



## HOUSING AUTHORITY HOUSING AUTHORITY AGENDA

Tuesday, August 9, 2022 at 5:30 p.m.

**SOUTH GATE COUNCIL CHAMBERS  
8650 CALIFORNIA AVE  
SOUTH GATE, CA 90280**

**DIAL-IN-NUMBER: 1 (669) 900-6833  
MEETING ID: 849 0306 8295  
[HTTPS://US02WEB.ZOOM.US/J/84903068295](https://us02web.zoom.us/j/84903068295)**

### **Call to Order/Roll Call**

**CALL TO ORDER:** Al Rios, Chairperson  
**ROLL CALL:** Yodit Glaze, Recording Secretary

### **Authority Members**

**CHAIRPERSON**  
Al Rios

**RECORDING SECRETARY**  
Yodit Glaze

**VICE CHAIRPERSON**  
Maria del Pilar Avalos

**AUTHORITY COUNSEL**  
Raul F. Salinas

**AUTHORITY MEMBERS**  
Maria Davila  
Denise Diaz  
Gil Hurtado

**EXECUTIVE DIRECTOR**  
Chris Jeffers

**SECRETARY**  
Meredith Elguira

### **Meeting Schedule**

The regular meetings of the Authority Members are held on the second and fourth Tuesday of each month, closed session business will usually commence at 5:30 p.m., when scheduled, and general business session will commence at 6:30 p.m.

## **Brown Act**

Agendas are drafted to accurately state what the legislative body is being asked to consider. The legislative body can take action on "all items" listed on the agenda and be in compliance with the open meeting laws. Under the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The governing body may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

## **City's Vision Statement**

Coming Soon

## **Public Communications**

Public Comments on agenda items are limited to three (3) minutes. All comments are to be addressed directly to the Authority Members not to the members of the public.

## **Meeting Compensation Disclosure**

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by Authority Members is \$75.00 per meeting regardless of the amount of meetings.

## **Closed Session: (ATTY)**

### **1. Conference with Legal Counsel - Real Property Negotiations**

Pursuant to Government Code Section 54956.8

Property APN: 6204-025-900  
Property Address: 9001-19 Long Beach Boulevard, South Gate, CA 90280  
City Negotiator: Chris Jeffers, City Manager  
Negotiating with: Pending  
Under Negotiation: Terms of Sale

Documents:

[HA CLOSED SESSION MEETING 08092022.pdf](#)

## **Open Session Agenda**

### **1. Minutes**

The South Gate Public Housing Authority will consider Approving: (CLERK)

- a. Regular Meeting Minutes of March 22, 2022
- b. Regular Meeting Minutes of April 26, 2022

Documents:

[Item 1 Report 08092022 HA.pdf](#)

## **Comments From The Audience - Non-Agenda Items**

## **Reports And Comments From City Officials**

### **Adjournment**

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on August 3, 2022, at 11:45 a.m., as required by law.

Yodit Glaze

City Clerk

### **GENERAL NOTICE TO THE PUBLIC**

The City Council adopted new rules relating to the conduct of the public meetings, proceedings, and business in the City of South Gate on July 12, 2022, (Resolution 2022-38-CC) and go into effect on August 1, 2022. Resolution #2022-38-CC is available at the City Clerk's Office.

### **MEETING SCHEDULE**

Regular meetings of the Housing Authority are held on the second and fourth Tuesday of each month, commencing at 5:30 p.m. unless posted otherwise on its agenda. The regular City Council meetings will commence at 6:30 p.m. Agendas are available at the following locations: City Clerk Office, Public Notice Boards at City Hall, and on the City's web page at

<https://www.cityofsouthgate.org>

The Public can sign up to receive automatic notices of postings of agendas for the City Council or any other Commission or Board of the City of South Gate. Visit the City webpage and click on the Agenda & Minutes icon. That will take you the page where an individual can enter their email in the "Email Updates" box to register.

### **PUBLIC COMMENT/PARTICIPATION**

Any person may request to address a legislative body during a public meeting. The Presiding Officer will call upon those present in the Council Chambers first. After all speakers in the Chambers have spoken, the Presiding Officer will call upon those participating via zoom or teleconference.

Speakers are limited to three (3) minutes on any item listed on the agenda, including public hearings. Under Comments from the Audience portion, speakers are also limited to a single three (3) minutes time limit. Comments from the Audience is initially limited to 45 minutes at each meeting. Any speaker still wishing to speak, that did not speak, will have an addition Comments from the Audience opportunity after the last business item is finished. The Presiding Officer may extend the time limit as long as there is no objection from the City Council as a body.

To ensure that the public is able to participate, the City provides the opportunity to submit their

comments in person, virtually, email, phone call, mail and any other method which may become available. Methods of participation may be subject to change during other such times when a State of Emergency, Health Order or State Executive Order limits in-person participation.

## **CURFEW**

In absence of a motion duly adopted by majority vote of the Housing Authority, the Presiding Officer may adjourn the Housing Authority meetings at 10:30 p.m. The Presiding Officer may ask the Housing Authority if any agenda items listed should be continued or dealt with during the meeting. For those items to be continued, the Housing Authority can direct the item be placed on the next Housing Authority agenda or the current meeting may be adjourned to a time certain at which time the meeting shall be reconvened as an Adjourned Regular Meeting of the Housing Authority and action upon the published agenda continued.

## **STAFF REPORTS**

As a general rule, staff reports, or other written documentation are prepared/organized with respect to each item of business listed on the agenda. Meeting agendas and staff reports are available at least 72-hours prior to the scheduled regular Housing Authority meeting and a minimum of 24-hours prior to a Housing Authority. There are times when the Housing Authority receives written material, revised material after the posting of agendas, these materials are become a public record and will be available for public view within 72-hours after the meeting in which they were received. Those materials and any other public document can be inspected in the City Clerk's Office located at 8650 California Avenue, South Gate.

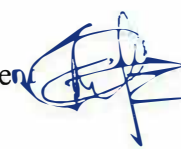
## **SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS**

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Housing Authority Meetings, please contact the Office of the City Clerk. Notification 48 hours prior to the Housing Authority Meeting will enable the City to make reasonable arrangements to assure accessibility. For further information, please contact the Office of the City Clerk at (323) 563-9510 or via email at [yglaze@sogate.org](mailto:yglaze@sogate.org).

## **MEMORANDUM**

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**TO:** Chris Jeffers, City Manager

**FROM:** Meredith Elguira, Director of Community Development 

**DATE:** August 2, 2022

**SUBJECT: CLOSED SESSION ITEM FOR THE SOUTH GATE HOUSING  
AUTHORITY MEETING OF AUGUST 9, 2022**

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The following item should be listed on the Closed Session Agenda for the South Gate Housing Authority Meeting of the City of South Gate on August 9, 2022, at 5:30 p.m.:

**1. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY  
NEGOTIATIONS**

Pursuant to Government Code Section 54956.8

Property APN: 6204-025-900  
Property Address: 9001-19 Long Beach Boulevard, South Gate, CA 90280  
City Negotiator: Chris Jeffers, City Manager  
Negotiating with: Pending  
Under Negotiation: Terms of Sale

If you have any questions, please do not hesitate to contact this office immediately.

# ITEM NO. 1

## MINUTES FOR THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH GATE

**TUESDAY, MARCH 22, 2022**

**CALL TO ORDER** The meeting of the South Gate Housing Authority was called to order by Chairperson Al Rios at 5:33 p.m.

**ROLL CALL** Carmen Avalos, City Clerk

**PRESENT** Chairperson Al Rios, Vice Chairperson Maria del Pilar Avalos, Authority Member Maria Davila, yes; Authority Member Denise Diaz and Authority Member Gil Hurtado; Interim Executive Director Chris Jeffers, Authority Counsel Raul F. Salinas, Director of the Housing Authority Meredith Elguira

**CLOSED SESSION** The Authority Members recessed into Closed Session at 5:35 p.m. and reconvened at 6:38 p.m. with all Members of the Housing Authority present. Authority Counsel Salinas reported the following:

1. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY NEGOTIATIONS  
Pursuant to Government Code Section 54956.8

Property APN: 6264-004-900  
Property Address: 13050 Paramount Boulevard, South Gate, CA 90280  
City Negotiator: Chris Jeffers, Interim City Manager  
Negotiating with: To Be Determined  
Under Negotiation: Terms of Sale

On item 1, the Housing Authority heard a presentation by the City Negotiator and staff. At the conclusion of that report, there was no reportable action taken.

**1 .**  
**MINUTES** The South Gate Public Housing Authority unanimously approved the Regular Meeting Minutes of January 11, 2022 by motion of Authority Member Davila and seconded by Authority Member Hurtado.

**ROLL CALL:** Authority Member Davila, yes; Authority Member Diaz, yes; Authority Member Hurtado, yes; Vice Mayor Avalos, yes; Mayor Rios, yes

**2**  
**COMMENTS FROM**  
**THE AUDIENCE** None

3  
COMMENTS FROM THE  
AUTHORITY MEMBERS    None

ADJOURNMENT            Vice Chairperson Avalos unanimously adjourned the meeting at 6:39 p.m.  
and seconded by Council Member Davila.

**PASSED** and **APPROVED** this 9<sup>th</sup> day of August 2022.

ATTEST:

\_\_\_\_\_  
Al Rios, Chairperson

\_\_\_\_\_  
Yodit Glaze, City Clerk

# **MINUTES FOR THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH GATE**

**TUESDAY, APRIL 26, 2022**

- CALL TO ORDER** The meeting of the South Gate Housing Authority was called to order by Chairperson Al Rios at 5:38 p.m.
- ROLL CALL** Sonia Guerrero, Recording Secretary
- PRESENT** Chairperson Al Rios, Vice Chairperson Maria del Pilar Avalos, Authority Member Maria Davila, yes; Authority Member Denise Diaz and Authority Member Gil Hurtado; Interim Executive Director Chris Jeffers, Authority Counsel Raul F. Salinas, Director of the Housing Authority Meredith Elguira
- 1  
COMMUNITY DEV/  
HOUSING**
- The South Gate Housing Authority conducted a public hearing and unanimously approved Items A, B & C by motion of Vice Chairperson Avalos and seconded by Authority Member Davila.
- ROLL CALL:** Authority Member Davila, yes; Authority Member Diaz, yes; Authority Member Hurtado, yes; Vice Chairperson Avalos, yes, Chairperson Rios, yes
- a. The Annual Public Housing Agency (PHA) Plan for Fiscal Year 2022/23 pertaining to the City's Section 8 Program pertaining to the City's Housing Authority's overall mission;
  - b. Authorized the Chairperson to execute the Certification by State or Local Official of PHA Plans, the Civil Rights Certification, and the PHA Certification of Compliance with the PHA Plan and Related Regulations, in a form acceptable to the City Attorney; and
  - c. Authorized the Interim Executive Director, or his designee, to submit the PHA Plans to the U.S. Department of Housing and Urban Development.
- Ms. Elguira asked Ms. Vanessa Barrera, Housing Specialist to present the item.
- Ms. Barrera stated that the purpose of the annual plan is to inform HUD, the families the City of South Gate serves, and the members of the public of our mission, goals, and objectives for serving the needs of low income, very low income, and extremely low-income families.
- Ms. Barrera also stated that they would like to open the wait list and with more staff to be able to complete all the goals and utilize the thirty-four (34) emergency housing vouchers.



**1**  
**COMMUNITY DEV/**  
**HOUSING CONT'D**

Chairperson Rios asked about the "wait list."

Ms. Barrera stated the only list available now is the "Section 8 wait list."

Vice Chairperson asked for clarification on how many people are on the wait list. And how many applicants are being serviced.

Ms. Barrera stated about three hundred fifty applicants are on the wait list and about four hundred families on the program.

Authority Member Hurtado asked the expectant time the applicants are being called.

Ms. Barrera stated a couple of years but sometimes it runs longer due to the lack of staff in the department. The wait list does not have an end time.

Authority Member Hurtado inquired if families on the program need to update any changes in their status or have any family members move in with them.

Ms. Barrera stated if an applicant were on the program the staff would ask for documentation on family members.

Authority Member Davila inquired on the percentage of applicants that qualify.

Ms. Barrera stated about 60% qualify.

Chairperson Rios inquired what the percentage of rent does the City pay and how does the formula work.

Ms. Barrera stated that the participants pay 30% of their income and the City covers the rest.

Vice Chairperson Avalos inquired how many veterans does the City service.

Ms. Barrera stated about 30% and they are the City's priority.

**2**  
**COMMENTS FROM**  
**THE AUDIENCE**

None

**3**  
**COMMENTS FROM THE**  
**AUTHORITY MEMBERS**

None

**ADJOURNMENT**

Vice Chairperson Avalos unanimously adjourned the meeting at 5:49 p.m.  
and seconded by Council Member Davila.

**PASSED** and **APPROVED** this 9<sup>th</sup> day of August 2022.

ATTEST:

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Al Rios, Chairperson

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Yodit Glaze, City Clerk