



## HOUSING AUTHORITY REGULAR MEETING AGENDA

Tuesday, October 25, 2022 at 5:30 p.m.

**8650 CALIFORNIA AVENUE  
SOUTH GATE, CA 90280**

**DIAL-IN-NUMBER: 1 (669) 900-6833  
MEETING ID: 822 3220 1819  
[HTTPS://US02WEB.ZOOM.US/J/82232201819](https://us02web.zoom.us/j/82232201819)**

### Call to Order/Roll Call

**CALL TO ORDER:  
ROLL CALL:**

Al Rios, Chairperson  
Yodit Glaze, City Clerk

**City Officials  
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 City Council 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 Agency 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 monthly regardless of the amount of meetings.

## **Open Session**

### **1. Resolution declaring 2703 Tweedy Boulevard, South Gate, California (APN 6205-015-906) as surplus property**

The Housing Authority will consider: (CD)

- a. A Resolution declaring 2703 Tweedy Boulevard ("2703 Tweedy Boulevard") as surplus property; and
- b. Directing the Housing Authority Executive Director ("Executive Director") to follow disposition procedures set forth in the Surplus Lands Act ("Act").

Documents:

[Item 1 Report 10252022 HA.pdf](#)

### **2. Minutes**

The Housing Authority will consider approving the Regular Meeting Minutes of September 13, 2022. (CLERK)

Documents:

[Item 2 Report 10252022 HA.pdf](#)

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

During this time, members of the public may address the City Council regarding any items not listed on the agenda and within the subject matter jurisdiction of the City Council and not on this agenda. Comments from the audience will be limited to three (3) minutes per speaker; unless authorized by the Mayor, the time limit may not be extended by utilizing another member's time. There will be no debate or action on items not listed on the agenda unless authorized by law. The collective initial period of time for comments from the audience shall be limited to 45 minutes. Any speaker that did not get a chance to speak during this segment due to the 45-minute limitations will be able to speak at the end of the meeting prior to adjournment.

Note: The City Council desires to provide all members of the public with the opportunity to address the Council. Nevertheless, obscene language, comments intended to disrupt/interfere, other actions which disrupt the progress of the meeting or slanderous comments will not be tolerated and may result in ejection and/or may constitute a violation of South Gate Municipal Code Section 1.04.110.

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

During this time, members of the City Council will report on matters pertaining to their service on various intergovernmental boards and commissions as a representative of the City pursuant to Assembly Bill 1234. City Council Members will also have an opportunity to comment on matters not on the agenda.

### **Adjournment**

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on October 20, 2022, at 8:00 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 City Council are held on the second and fourth Tuesday of each month, closed session meetings will commence 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 City Council, the Presiding Officer may adjourn the City Council meetings at 10:30 p.m. The Presiding Officer may ask the City Council if any agenda items listed should be continued or dealt with during the meeting. For those items to be continued, the City Council can direct the item be placed on the next City Council 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 City Council 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 City Council meeting and a minimum of 24-hours prior to a Special City Council meeting. There are times when the City Council 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 City Council Meetings, please contact the Office of the City Clerk. Notification 48 hours prior to the City Council 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).

***City of South Gate***  
**SOUTH GATE HOUSING AUTHORITY**  
**AGENDA BILL**

For the Regular Meeting of: **October 25, 2022**

Originating Department: **Community Development**

Department Director:  City Manager:   
Meredith T. Elguira Chris Jeffers

**SUBJECT: RESOLUTION DECLARING 2703 TWEEDY BOULEVARD, SOUTH GATE, CALIFORNIA (APN 6205-015-906) AS SURPLUS PROPERTY**

**PURPOSE:** To consider adopting a Resolution of the South Gate Housing Authority ("Housing Authority") declaring 2703 Tweedy Boulevard ("Property") as surplus property

**RECOMMENDED ACTIONS:** The Housing Authority will consider:

- a. Declaring 2703 Tweedy Boulevard ("2703 Tweedy Boulevard") as surplus property; and
- b. Directing the Housing Authority Executive Director ("Executive Director") to follow disposition procedures set forth in the Surplus Lands Act ("Act").

**FISCAL IMPACT:** The designation of surplus property has nominal costs funded by the Housing Authority for property disposition. Costs include staff and consultant time for preparing the required documents, transmitting the Notice of Availability, receiving and analyzing offers, and presenting recommendations to the Housing Authority. These Housing Authority funds are appropriated in Fund 322, which are restricted to fund affordable housing development, homeless prevention solutions, and related administration. The estimated cost of the surplus property disposition is \$3,500. The predevelopment costs for all City-owned parcels were included in Fiscal Year 2022/2023 approved budget.

**ANALYSIS:** The subject property is comprised of a 0.12-acre parcel transferred from the former Community Development Commission ("CDC") when the Housing Authority became the housing Successor Agency upon dissolution of redevelopment statewide in February 2012. Under state law, the Housing Authority has until April 2023 to redevelop or dispose of the Property.

Under the Surplus Land Act and HCD's implementing guidelines, public agencies are now obligated to first make properties that are not under contract available as surplus properties before entertaining other offers. In short, public agencies with properties not under a current sales contract must first designate the properties as surplus property, then provide notice of their availability to specified nonprofit housing providers and certain other entities before engaging in negotiations to dispose of the properties with any other entity.

The process for surplus property disposition entails these main actions:

1. Under the Act, once the surplus designation is made, a notice of availability is prepared and transmitted to housing sponsors and other parties as required by law.
2. Those entities have sixty (60) days to notify the Housing Authority that they are interested in the property by providing a notice of intent.
3. Thereafter, the Housing Authority must negotiate, in good faith, with any qualifying entity expressing interest in the property.
4. If the Housing Authority and the qualifying entity cannot come to an agreement within ninety (90) days of the commencement of negotiations, or no qualifying entity expresses interest in the property during the sixty (60) day notice period, the Housing Authority is able to market and sell the property to any entity.
5. The Housing Authority is not required to sell the property to a qualifying entity for less than fair market value but is required to negotiate with qualifying entities in "good faith." Among other things, the Housing Authority is prohibited from negotiating with a potential buyer, other than a qualifying entity, until the ninety (90) day period has ended. In short, the Housing Authority could enter into an agreement within the 90 day period or wait until the 90 day period lapses before proceeding with negotiations with another buyer.

The tentative disposition schedule is detailed below:

- October 25, 2022 – Declare 2703 Tweedy Boulevard as Surplus Property
- October 27, 2022 – Distribute Notice of Availability
- December 26, 2022 – Notice of Intent Due from Qualifying Entities
- December 2022 – March 2023 – Negotiation Period<sup>1</sup>

The attached draft Notice of Availability is based on the HCD template and provides basic information as required HCD guidelines as well as states the Housing Authority's interest in disposing of the property for no less than fair market value. Under the HCD guidelines, housing is considered an acceptable use of any surplus property regardless of its zoning designation.

**BACKGROUND:** The Property is located within the City's Tweedy Mixed Use-1 (TMU1) Zoning District. Under the current zoning, residential is a permitted use at a maximum density of 20 units per acre, or up to 30 units per acre with density bonuses.

The Property is improved with a ~1,450 square foot building that is currently leased to a convenience store (Amigos Market) on a month-to-month basis. The Housing Authority will dispose of the Property with the current tenant occupying the Property. If the tenant is displaced as a result of disposition and relocation benefits are required pursuant to federal and/or state relocation law and implementing guidelines, the purchaser will be entirely responsible for any such relocation benefits.

Once any offers (notices of interest) are received, the Housing Authority may rank the proposals based on the objectives in the Surplus Land Act and which project proposals it may wish to offer assistance, if any. The Surplus Land Act does not obligate the Housing Authority to sell the

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<sup>1</sup> If the Housing Authority does not receive any Notices of Intent, a negotiation period is not required, and the Housing Authority may proceed with disposing of the property on the open market.



Property for less than fair market value nor provide financial assistance to a proposal it does not favor.

- ATTACHMENTS:**
- A. Proposed Resolution Declaring 2703 Tweedy Boulevard as Surplus Property
  - B. Draft Notice of Availability of Surplus Property – 2703 Tweedy Boulevard, South Gate

HOUSING AUTHORITY RESOLUTION NO. \_\_\_\_

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF  
SOUTH GATE, CALIFORNIA DECLARING 2703 TWEEDY  
BOULEVARD, SOUTH GATE, CALIFORNIA AS SURPLUS  
PROPERTY**

**WHEREAS**, the Community Development Commission of the City of South Gate ("CDC") previously was a public body, corporate and politic formed, organized, existing and exercising its powers pursuant to Section 34100, et seq. of the California Health and Safety Code ("HSC"), and exercised the powers, authority, functions, jurisdiction of a community redevelopment agency formed, organized, existing and exercising its powers pursuant to the California Community Redevelopment Law, HSC Section 33000, et seq., and specifically formed by the City Council ("City Council") of the City of South Gate ("City"); and

**WHEREAS**, as of February 1, 2012, the former CDC was dissolved pursuant to the Dissolution Law, HSC Sections 34170 and 34191.6; and

**WHEREAS**, pursuant to HSC Section 34176, the City of South Gate Housing Authority ("Housing Authority") elected to become the housing successor to the former CDC, receiving housing assets rights, powers, duties, and obligations from the CDC, including those of 2703 Tweedy Boulevard ("Property"); and

**WHEREAS**, HSC Section 33334.16 provides that within five years from the date a property is acquired with Low & Moderate-Income Housing Funds, activities must be initiated consistent with the development of the property for affordable housing purposes, or the property must be sold, and sales proceeds should be deposited into the Low and Moderate-Income Housing Fund (now the Low & Moderate-Income Housing Asset Fund established pursuant to HSC Section 34176(d)); and

**WHEREAS**, HSC Section 33334.16 further states that the legislative body may extend the aforementioned property development deadline for one additional period not to exceed five years; and

**WHEREAS**, the Housing Authority, in its capacity as housing successor to the former CDC, extended the deadline for property development of all real properties transferred from the CDC to April 1, 2023; and

**WHEREAS**, the Housing Authority desires to proceed with the disposition and potential development of the Property; and

**WHEREAS**, the Surplus Lands Act (California Government Code Section 54220 through 54234) and the implementing guidelines adopted by the California Department of Housing and Community Development (HCD) generally require, with limited exceptions, public agencies,



including housing authorities, to offer property not under contract to nonprofit housing providers and certain other entities before the public agency disposes of the property.

**NOW, THEREFORE, THE HOUSING AUTHORITY OF THE CITY OF SOUTH GATE, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. For the reasons set forth in the foregoing Recitals, 2703 Tweedy Boulevard, South Gate, California is hereby declared as surplus land pursuant to the Surplus Lands Act.

Section 3. The Housing Authority Executive Director is authorized and directed to follow the notice and negotiations procedures set forth in the Surplus Lands Act for 2703 Tweedy Boulevard, South Gate, California.

**PASSED, APPROVED, and ADOPTED this 25<sup>th</sup> day of October 2022.**


**HOUSING AUTHORITY OF THE CITY OF  
SOUTH GATE:**

By: \_\_\_\_\_  
Al Rios, Chair

**ATTEST:**

By: \_\_\_\_\_  
Yodit Glaze, Recording Secretary  
(SEAL)

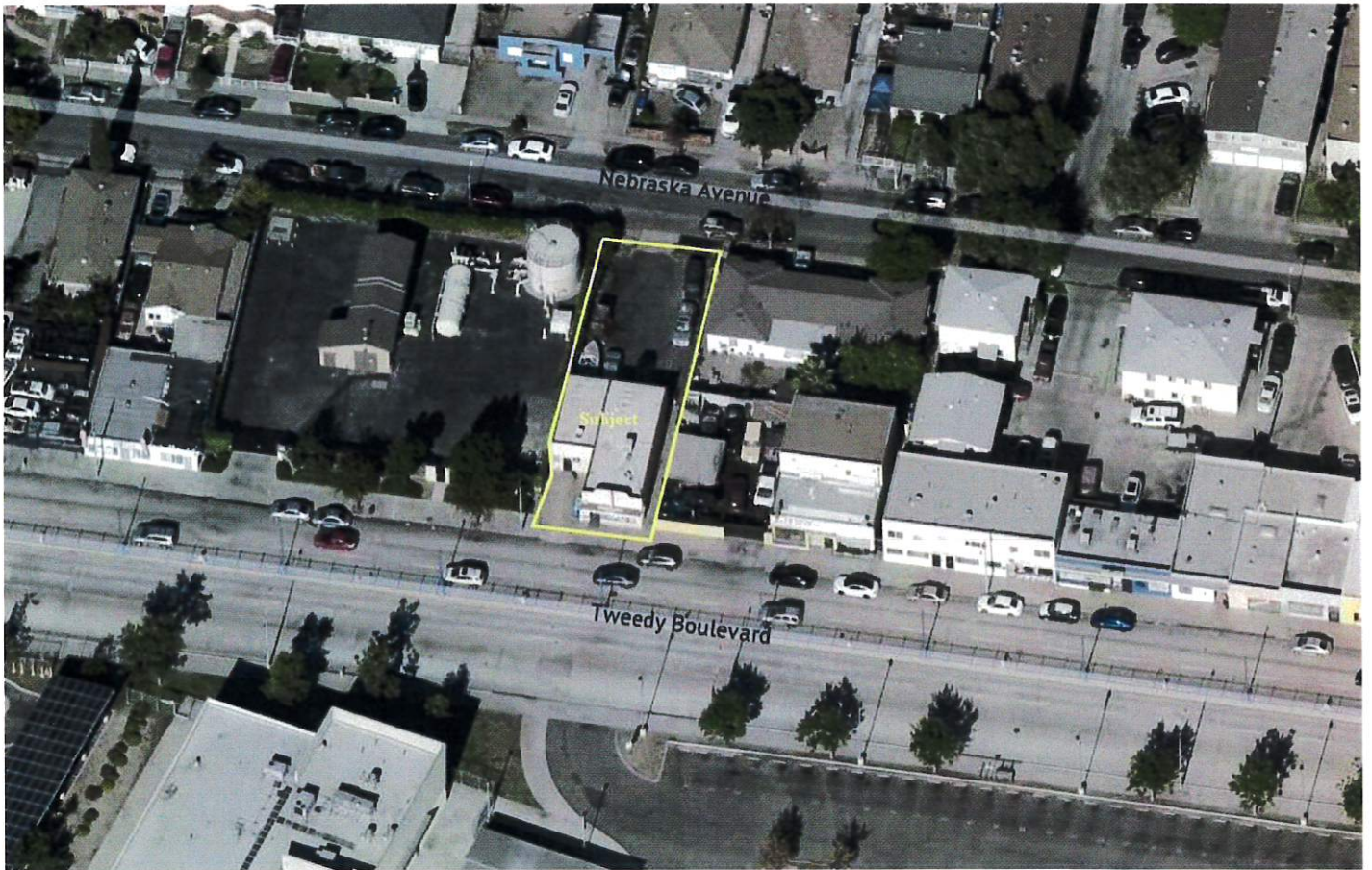
**APPROVED AS TO FORM:**

By: Raul F. Salinas   
Raul F. Salinas, General Counsel  
Housing Authority of the City of South Gate

**EXHIBIT "A"**

MAP OF SUBJECT PROPERTY  
2703 TWEEDY BOULEVARD, SOUTH GATE

(APN 6205-015-906)



## EXHIBIT "B"

### LEGAL DESCRIPTION

#### **2703 Tweedy Blvd. Property**

WEST 40 FEET OF LOT 124 OF TRACT NO. 4753, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6205-015-906

**Notice of Availability/Offer to Sell Surplus Property**  
**2703 Tweedy Boulevard, South Gate**  
Housing Authority of the City of South Gate

October 27, 2022

To All Interested Parties:

As required by Government Code Section 54220 of the State of California, the Housing Authority of the City of South Gate ("Housing Authority") is providing notification that the Housing Authority intends to sell surplus property located at 2703 Tweedy Boulevard ("Property") in the City of South Gate. The Housing Authority declared the Property surplus on October 25, 2022.

A map showing the location of the Property is presented in Attachment 2.

About the Subject Property and Goals for the Site

The subject Property (APN 6205-015-906) is a 5,030 square foot lot located on Tweedy Boulevard between Truba Avenue and Stanford Avenue. The Property is located near commercial businesses to the east and west, residential homes to the north, and is across the street from South East High School. The Housing Authority seeks to sell the Property at no less than fair market value.

The Property is improved with a ~1,450 square foot building that is currently leased to a convenience store (Amigos Market) on a month-to-month basis. The Housing Authority will dispose of the Property with the current tenant occupying the Property. If the tenant is displaced as a result of disposition and relocation benefits are required pursuant to Federal and/or State Relocation Law and implementing guidelines, the purchaser will be entirely responsible for any such relocation benefits.

The Property is located within the City's "Tweedy Mixed Use-1" Zoning District ("TMU1") in the Tweedy Boulevard Specific Plan Area.

Responding to this Notice of Availability

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

In accordance with Government Code Section 54222, an interested party has sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the Housing Authority of its interest in acquiring the Property. However, this offer shall not obligate the Housing Authority to sell the Property to an interested party. Instead, the Housing Authority would enter into at least ninety (90) days of negotiations with an interested party pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, the Housing Authority may market the Property to the general public.

As required by Government Code Section 54227, if the Housing Authority receives more than one letter of interest during this 60-day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest

number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event any party is interested in purchasing the property, each interested party must provide a Notice of Interest in writing to the Housing Authority no later than sixty (60) days of the date of this Notice of Availability.

Following receipt of all Notices of Interest, the Housing Authority will review and engage in good faith negotiations for a period of not less than ninety (90) days.

#### SUBMITTAL REQUIREMENTS (IMPORTANT)

The Notice of Interest in acquiring the Property shall be received (not postmarked) no later than 5:00 pm Monday, December 26, 2022. An interested party may send the Notice of Interest by email or regular mail by way of the United States Postal Service. If by regular mail, we suggest that an interested party send it via certified mail with return receipt requested. However, the Housing Authority is not responsible for delays in mail delivery so please plan accordingly to ensure that submittals are received before the deadline to be considered. The Notice of Interest should contain at a minimum, the name of the entity interested in purchasing the Property, proposed use, proposed purchase price, and terms and conditions to closing. The Notice of Interest shall be addressed to:

Jenny Benitez, RSG, Inc.  
17872 Gillette Avenue, Suite 350, Irvine, CA 92614  
[jbenitez@webrsg.com](mailto:jbenitez@webrsg.com)

***If you have any questions, please contact Jenny Benitez at [jbenitez@webrsg.com](mailto:jbenitez@webrsg.com) or (949) 316-3746.***

**Attachment 1: Property Summary Sheet**

South Gate Housing Authority Notice of Availability of Surplus Land (October 2022) Property Summary Sheet	
Address	2703 Tweedy Boulevard, South Gate, CA, 90280
County	County of Los Angeles
APNs	6205-015-906
Lot Size	+/- 0.12 acres; 5,030 sq. ft.
Improvements	Single Story Building (Retail / Market)
Building Size	~1,454 sq. ft.
Zoning Designation	Tweedy Mixed Use-1
General Plan Designation	Corridor Overlay Zone; Sub Area 1 Tweedy Corridor
Density	Min: N/A Maximum: 20 du/acre Maximum with Density Bonus: 30 du/acre
Existing Use	A portion of the Property is leased to a convenience store on a month-to-month basis.
Legal Description	See Attachment 3
Minimum Asking Price	The Housing Authority would expect no less than fair market value for the Property.
Value and Date of Most Recent Appraisal	2703 Tweedy Boulevard was appraised at \$460,000 on August 31, 2022



Attachment 2: Property Map





**Attachment 3: Legal Description**

**2703 Tweedy Boulevard Property**

WEST 40 FEET OF LOT 124 OF TRACT NO. 4753, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 50, PAGE 51](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6205-015-906

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

**TUESDAY, SEPTEMBER 13, 2022**

**CALL TO ORDER** The meeting of the South Gate Housing Authority was called to order by Chairperson Al Rios at 5:29 p.m.

**ROLL CALL** Yodit Glaze, Recording Secretary

**PRESENT** Chairperson Al Rios, Vice Chairperson Maria del Pilar Avalos, Authority Member Maria Davila, Authority Member Denise Diaz, and Authority Member Gil Hurtado; 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 5:34 p.m. and reconvened at 6:34 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: 6205-015-906  
 Property Address: 2703 Tweedy Boulevard, South Gate, CA 90280  
 City Negotiator: Chris Jeffers, City Manager  
 Negotiating with: TBD  
 Under Negotiation: TBD

On item 1, the Housing Authority discussed how to dispose the above-mentioned property according to state law. There was a brief presentation made by City Manager and outside consultant and upon completion on that report, there was no reportable action taken.

1

**MINUTES** The South Gate Public Housing Authority unanimously approved the Regular Meeting Minutes of August 9, 2022, by motion of Authority Member Davila and seconded by Vice Chairperson Avalos.

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

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**COMMENTS FROM THE  
AUDIENCE - NON-AGENDA**

**ITEMS** None

## COMMENTS FROM THE AUTHORITY MEMBERS

None

## ADJOURNMENT

Authority Member Davila adjourned the meeting at 6:40 p.m. and seconded by Authority Member Hurtado.

**PASSED and APPROVED** this 25<sup>th</sup> day of October 2022.

ATTEST:

Al Rios, Chairperson

**Yodit Glaze, City Clerk**