



SOUTH GATE HOUSING AUTHORITY REGULAR MEETING AGENDA

Tuesday, April 27, 2021 at 5:30 p.m.

TELECONFERENCE

DIAL-IN-NUMBER: 1 (669) 900-6833

MEETING ID: 811 1740 4550

<https://us02web.zoom.us/j/81117404550>

I. Call To Order/Roll Call

CALL TO ORDER

Al Rios, Chairperson

ROLL CALL

Carmen Avalos, City Clerk

II. City Officials

CHAIRPERSON

Al Rios

INTERIM EXECUTIVE DIRECTOR

Chris Jeffers

VICE CHAIRPERSON

Maria del Pilar Avalos

RECORDING SECRETARY

Carmen Avalos

**HOUSING AUTHORITY
MEMBERS**

Maria Davila

Denise Diaz

Gil Hurtado

**INTERIM DIRECTOR OF THE HOUSING
AUTHORITY**

Paul Adams

AUTHORITY COUNSEL

Raul F. Salinas

TREASURER/CHIEF FINANCIAL

OFFICER

Jackie Acosta

COVID 19 Meeting Procedures

Pursuant to Governor Newsom's Executive Order N-29-20, dated March 17, 2020, members of the South Gate City Housing Authority, staff, and the public will participate in the April 27, 2021 meeting via a teleconference. To avoid exposure to COVID-19 this meeting will be held with City Council Members participating via teleconference by calling Dial-in-Number: 1 (669) 900-6833 and Meeting ID: 811 1740 4550 and <https://us02web.zoom.us/j/81117404550>

Procedure for Participation:

Any person wanting to participate may request to "speak" on an agenda item. Once acknowledged and authorized by the Chairperson the person may speak. Alternatively, any person may submit comments on an item electronically by emailing cavalos@sogate.org. Submissions by email must be received **45 minutes** prior to the posted start time of the meeting if emailing subject/public comment. All emails will be made part of the record, copies to City Council and filed.

Subject line should read: **COMMENTS FOR ITEM _____, MEETING OF APRIL 27, 2021.**

Please note, you will enter the meeting muted, but if you want to comment on an Agenda Item or during the public comment portion of the Agenda, raise your hand or press *9 at the appropriate time indicated by the Mayor. When you are selected to speak, you will hear that you are unmuted, this is the time to make your public comments. Your patience with these changes is appreciated as the City adjusts to new ways of conducting business during the COVID-19 pandemic. Thank you.

Accessibility: Reasonable accommodations for individuals with disabilities will be handled on a case-by-case basis and in accordance with the Americans with Disabilities Act and Governor Newsom's Executive Order N-29-20. Please call the Office of the City Clerk at 323.563.9510.

III. Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by Housing Authority Commissioners is \$75 per meeting.

IV. Public Hearings

1. Annual Public Housing Agency Plan And Five-Year Public Housing Agency Plan

The South Gate Housing Authority will conduct a Public Hearing to consider: (CD)

- a. Approving the Annual Public Housing Agency (PHA) Plan for Fiscal Year 2021/22 pertaining to the City's Section 8 Program pertaining to the City's Housing Authority's overall mission;
- b. Authorizing 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. Authorizing the Interim Executive Director, or his designee, to submit the PHA Plans to the U.S. Department of Housing and Urban Development.

Documents:

[ITEM 1 REPORT 042721 HA.PDF](#)

V. Comments From The Audience

VI. Comments From The Authority Members

VII. Adjournment

I, Carmen Avalos, Secretary, certify that a true and correct copy of the foregoing Meeting Agenda was posted on April 21, 2021, at 4:30 p.m., as required by law.

Carmen Avalos, CMC
City Clerk

Materials related to an item on this Agenda submitted to the Housing Authority after distribution of the agenda packet are available for public inspection in the City Clerk's Office

8650 California Avenue, South Gate, California 90280
(323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org

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.

RECEIVED

City of South Gate

Item No. 1

APR 21 2021

SOUTH GATE HOUSING AUTHORITY

**CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER**

AGENDA BILL

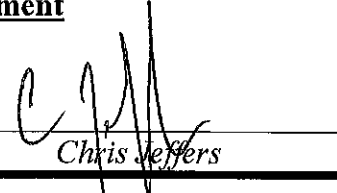
For the Regular Meeting of April 27, 2021

Originating Department: Community Development

Interim Director:


Paul E. Adams

Interim Executive Director:


Chris Jeffers

SUBJECT: SOUTH GATE HOUSING AUTHORITY ANNUAL PUBLIC HOUSING AGENCY PLAN AND FIVE-YEAR PUBLIC HOUSING AGENCY PLAN

PURPOSE: The Department of Housing and Urban Development (HUD) requires the South Gate Housing Authority to prepare and submit an Annual Public Housing Agency Plan as part of the Five-Year Public Housing Agency Plan that identifies the City's goals that will be accomplished during the program year.

RECOMMENDED ACTIONS: Following the conclusion of the Public Hearing, the South Gate Housing Authority will:

- a. Approve the Annual Public Housing Agency (PHA) Plan for Fiscal Year 2021/22 pertaining to the City's Section 8 Program pertaining to the City's Housing Authority's overall mission;
- b. Authorize 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. Authorize the Interim Executive Director, or his designee, to submit the PHA Plans to the U.S. Department of Housing and Urban Development.

FISCAL IMPACT: There is no fiscal impact to the General Fund.

NOTICING REQUIREMENTS: Advertising and notification of the Public Hearing was conducted in compliance with the Municipal Code Section 11.50.020 (Public Hearing Notification) and was published in the *Los Angeles Wave* newspaper on April 12, 2021. A copy of the draft PHA Plans were available on the Community Development Department webpage in the City's website for public review.

ANALYSIS: As a condition of continued funding for the Section 8 Program, HUD requires the Housing Authority to prepare and submit an Annual Public Housing Authority (PHA) Plan. The Annual PHA Plan provides details about the Housing Authority's operations, program participants and services. Approval of the Five-Year PHA Plan and Annual PHA Plan are requirements from HUD.

It is recommended that the Housing Authority approve the Annual PHA Plan for Fiscal Year 2021/22, authorize the Chairperson to execute the appropriate documents, and authorize the City Manager, or his designee, to submit the PHA Plan to HUD. Each qualified PHA must conduct a public hearing regarding any changes to the goals, objectives, and policies and invite public

comment regarding such changes. The qualified PHA must also consult with and consider the recommendations of the resident advisory boards for the agency at the public hearing.

Resident Advisory Board Review and Comments:

The Resident Advisory Board met on April 1, 2021, via Zoom teleconference to review the plan prior to submission to the Housing Authority Board. No residents were in attendance and no comments were received from the Section 8 residents. They were all notified by email and letters were sent by mail.

In addition to submitting the PHA Plan to HUD, the Housing Authority is also required to submit the following items:

- Resident Advisory Board comments.
- HUD Form 50077-ST-HCV-HP Certification of Compliance with the PHA Plans and Related Regulations HUD Form 50077-SL-Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan HUD Form 50077-CR-Civil Rights Certification.

The Housing Authority is also required to keep a copy of the executed HUD Form entitled "Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan" on file to be readily available.

BACKGROUND: In 1998, HUD published Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), creating significant changes and new requirements for administration of the Section 8 Program. One requirement of QHWRA mandates that Housing Authorities prepare an Agency Five-Year and Annual Plan (generally referred to as "The Agency Plan"). It was HUD's intent that the Annual Plan would provide detailed information about the status of the Section 8 Program.

In 2015, HUD issued Public and Indian Housing (PIH) notice 2015-18 and instituted a revised, streamlined Agency Plan process to reduce burdens on Housing Authorities. Additionally, for Housing Authorities rated as "High Performers," no changes to the Annual portion of the PHA Plan are required for the four years following the initial adoption of the 5-Year portion of the PHA Plan.

In 2020, the South Gate Housing Authority once again received "High Performer" status recognition from HUD. High performing agencies are exempt from submitting a full update of their annual agency plan. "High Performer" status is achieved by obtaining a score of 90% or more on HUD's annual Section 8 Management Assessment Program (SEMAP) certification. The SEMAP certification consists of fourteen (14) individual indicators. HUD assigns a rating on each of the fourteen (14) indicators and an overall performance rating. South Gate has earned the "High Performer" rating for the past ten years.

Included in the PHA are the Housing Authority's goals and objectives for the 2021-2022 period. Housing Division staff will continue striving to maintain its "High Performer" rating by utilizing all available Housing Assistance Payments (HAP), by adhering to all regulations and established policies, and by managing the program in an efficient and responsible manner.

- ATTACHMENTS:**
- A. HUD Form 50075-HP Streamlined Annual PHA Plan
 - B. HUD Form 50077-ST-HCV-HP Certifications of Compliance with the PHA Plans and Related Regulations
 - C. HUD Form 50077-SL-Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

D. HUD Form 50077-CR-Civil Rights Certification
E. Public Hearing Notice

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information																														
A.1	<p>PHA Name: <u> South Gate Housing Authority </u> PHA Code: <u> CA119 </u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u> 07/2021 </u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u> 654 </u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>Copies of the, Annual PHA Plan, 5-Year Plan are available to the public at– 8650 California Avenue, South Gate, CA 90280</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 15%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 15%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																								
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B.	Annual Plan.				
B.1	Revision of PHA Plan Elements.				
	(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?				
	Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.				
	(b) If the PHA answered yes for any element, describe the revisions for each element(s):				
B.2	New Activities				
	(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?				
	Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.				
	(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.				
B.3	Most Recent Fiscal Year Audit.				
	(a) Were there any findings in the most recent FY Audit?				
	Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>				
	(b) If yes, please describe:				
B.4	Civil Rights Certification				
	Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.				
B.5	Certification by State or Local Officials.				
	Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.				

<p>B.6</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>The SGHA continues to achieve its mission and stated goals by expanding the supply of quality affordable housing, promoting economic opportunities and consistently seeking to ensure equal opportunity for affordable housing in our community. SGHA identified and implemented strategies to address needs as follows:</p> <ul style="list-style-type: none"> • The Wait list was opened in 2016 and had over 9,000 applicants we placed 2,500 people on the Waiting List • Continuously call applicants from the Waiting List to reach and maintain a 98% lease up rate. ✓ Although the Agency lease-up rate is not at the proposed goal, the Agency has utilized 94%-99% of the monthly Authorized Budget Authority and approximately 1,279 applicants from the waiting list were called for intake. • Promote equal opportunity housing by recommending landlords to educational workshops offered by the Fair Housing Foundation ✓ The Agency hosted workshops presented by the Fair Housing Council of Long Beach twice per year. Staff refers residents daily to the Fair Housing Foundation hotline. • Continue to apply protection under VAWA to applicants and participants that are denied or terminated assistance and are, or have been, a victim of domestic violence, dating violence, sexual assault, or stalking, which may have caused the denial or termination. ✓ The Agency continues to apply protection under VAWA to applicants and participants that are denied or terminated assistance. • Maximize housing choices for participants by increasing unit comparable to the Agency's rent reasonableness database. ✓ The Agency contracted with GoSection 8. The GoSection 8 provides access to their internet-based databank of open market rental units in the jurisdiction that are used as comparable for rent reasonableness. The agency provided Courtesy Property Listings and GoSection8 referrals to assist in locating affordable units in a variety of areas. • SGHA has partnerships with other City departments and nonprofit agencies contracted to support City of South Gate centers to increase services and resources available to HCV voucher holders to move towards personal development, education, and employability. • The City of South Gate serves as a member of the region's Continuum of Care to collaborate with Los Angeles County homeless community. <p>SGHA efforts and accomplishments to address COVID include:</p> <ul style="list-style-type: none"> • SGHA implemented HUD COVID waivers. • Revised SGHA's way of delivering services through staff telework, lobby only open for paperwork drop off/pick up, installing an exterior drop box for customer convenience and enhanced safety, installed a copier in lobby, and implemented phone/video appointments, and virtual Briefings.
<p>B.7</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>The Resident Advisory Board convened on April 1, 2021. The Resident Advisory Board concurred with policy changes. See Attachment.</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.23(4)(c))

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA's jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)(3)(4)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark "yes" for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark "no." (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.11(c)(3), 24 CFR §903.7(p))

B.4 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.5 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

B.6 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

B.7 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning 07/2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

South Gate Housing Authority
 PHA Name

CA119
 PHA Number/HA Code

SGHA Annual PHA Plan for Fiscal Year 2021

SGHA 5-Year PHA Plan for Fiscal Years 2020 - 2025

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title
Signature	Date

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

South Gate Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
 Consolidated Plan and the AI.

The PHA plan is consistent with the Consolidated Plan where it addresses the need to provide decent, safe, sanitary, and affordable rental units. A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Signature	Date

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

South Gate Housing Authority

PHA Name

CA119

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Chris Jeffers

Title

City Manager

Signature

Date

**CITY OF SOUTH GATE
NOTICE OF PUBLIC HEARING FOR
ADOPTION OF THE SOUTH GATE HOUSING AUTHORITY
2021-2022 ANNUAL PLAN**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of South Gate City Council to consider the adoption of the South Gate Housing Authority's 2021-2022 Annual Plan.

The Annual Plan and Five Year Agency Plan provide information about the Agency's operations, services, and the Agency's strategy for addressing the needs of the community in the upcoming fiscal year and five years. The Annual Plan covers the administration of the Housing Choice Voucher (Section 8) program for the period of July 1, 2021 – June 30, 2022.

DATE OF HEARING: April 27, 2021, at 6:00 p.m.
LOCATION OF HEARING: Members of the public wishing to observe the meeting may join through a Call-in Conference. For the updated Dial-In Number and Conference Code for the April 27th Housing Authority meeting please visit the City's website at www.cityofsouthgate.org/AgendaCenter.

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter.

The South Gate Housing Authority's 2021–2022 Annual Plan will be available for public review at the City of South Gate Community Development Department webpage: <https://www.cityofsouthgate.org/576/Section-8-Participant-Information>. The public review and comment period will be from Monday, March 29, 2021, through Monday April 26, 2021. Citizens wishing to comment on the Annual Plan and/or Five Year Agency Plan must do so in writing. Comments may be submitted in writing by mailing comments to South Gate Housing Authority, Attn: Vanessa Barrera, Housing Specialist, 8650 California Avenue, South Gate, CA 90280, via email at vfernandez@sogate.org or by calling in during the meeting. Those desiring a copy of the staff report of further information related to this project should contact:

Contact: Vanessa Barrera, Housing Specialist
Phone: (323) 563-9590
Email: vfernandez@sogate.org
Mailing Address: South Gate Housing Authority
8650 California Avenue
South Gate, CA 90280

Paul Adams
Interim Community Development Director
Hearing: April 27, 2021, 6:00 p.m.
2021 – 2022 Annual Plan

Published: April 12, 2021