



SOUTH GATE CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, March 24, 2020 at 6:30 p.m.

I. City Officials

MAYOR

M. Belen Bernal

CITY CLERK

Carmen Avalos

VICE MAYOR

Denise Diaz

CITY TREASURER

Gregory Martinez

COUNCIL MEMBERS

Al Rios

Maria Davila

Bill De Witt

CITY MANAGER

Michael Flad

CITY ATTORNEY

Raul F. Salinas

II. COVID-19 Meeting Procedures

Pursuant to Governor Newsom's Executive Order N-29-20, dated March 17, 2020, members of the South Gate City Council, staff, and the public will participate in the March 23, 2020 meeting via a teleconference. In-person attendance may be limited based on the number of individual and social distancing requirements. To avoid exposure to COVID-19 this meeting will be held with City Council Members participating in person as well as via teleconference by calling or by using a link that will be provided on Monday, March 23, 2020.

Additionally, you may submit your comments electronically by emailing cavalos@sogate.org.

Procedure for Participation:

Should you wish to participate in public comments or request to "speak" to an agenda item, you may speak when authorized by the Mayor of the meeting or submit your comments electronically by emailing cavalos@sogate.org. Submissions by email must be received prior to the posted start time of the meeting.

Please include in the subject line of the email: **COMMENTS FOR THE MEETING OF**

MARCH 23, 2020. Please indicate if you are addressing a specific agenda item or are making a “Public Comment.”

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 or email Debbie in the Office of the City Clerk at dmcevilly@sogate.org or 323.563.9573.

III. Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by City Council Members is \$650 monthly regardless of the amount of meetings.

IV. Public Hearings

1. The Americans With Disabilities Act Self Evaluation And Transition Plan Will Be Continued To The City Council Meeting Of April 28, 2020

The City Council will open the public hearing regarding the proposed Americans with Disabilities Act Self Evaluation and Transition Plan, City Project No. 538-ARC, and will continue said public hearing to the regularly scheduled City Council Meeting of April 28, 2020.

Documents:

[ITEM 1 REPORT 03242020.PDF](#)

2. The Citizens Advisory Committee’s (CAC) List Of Recommended CDBG Projects And Allocations Will Be Continued To The City Council Meeting Of April 28, 2020

The City Council will considering open the public hearing regarding projects and allocations eligible for funding from the Community Development Block Grant (CDBG) Program for Fiscal Year 2020/21 and will continue said public hearing to the regularly scheduled City Council meeting of April 28, 2020. (CD)

Documents:

[ITEM 2 REPORT 03242020.PDF](#)

V. Comments From The Audience

During this time, members of the public and staff may address the City Council regarding any items within the subject matter jurisdiction of the City Council. Comments from the audience will be limited to five (5) 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.

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 or interfere with 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.

VI. 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.

Following the City Council Members, reports and comments will be heard by the City Clerk, City Treasurer, City Manager and Department Heads.

VII. Consent Calendar Items

Agenda Items **3, 4 and 5** are consent Calendar Items. All items including Ordinances, Resolutions and Contracts, may be approved by adoption of the Consent Calendar, individually and collectively by one (1) motion.

There will be no separate discussion of these items unless Members of the City Council, the public, or staff request that specific items be removed from the Consent Calendar for separate discussion and action.

Any Motion to introduce or adopt an Ordinance on the Consent Calendar shall be: (1) a motion to waive the reading of the Ordinance and introduce the Ordinance or (2) a motion to waive the reading of the Ordinance and adopt the Ordinance, as appropriate.

3. Amendment No. 1 To Contract No. 3448 With PATH Villas South Gate, LP, Modifying The Construction Commencement Date For The Supportive Housing Project To Be Located At 5610 Imperial Highway

The City Council will consider: (CD)

- a. Finding this 60-unit permanent supportive housing project (Project) to be located at 5610 Imperial Highway is Categorically Exempt under Section 1506 I(b)(3) (General Rule Exemption) of the California Environmental Quality Act;
- b. Approving Amendment No. 1 to Contract No. 3448, Density Bonus Housing Agreement with Path Villas at South Gate, LP modifying the construction commencement date for the Project;
- c. Authorizing the Mayor to execute Amendment No. 1 in a form acceptable to the City Attorney; and
- d. Authorizing the Mayor to execute the Estoppel Certificate certifying the City's approval of Amendment No. 1, in a form acceptable to the City Attorney.

Documents:

[ITEM 3 REPORT 03242020.PDF](#)

4. Annual Housing Element Progress Report

The City Council will consider: (CD)

- a. Receiving and filing Housing Element Annual Progress Report for calendar year 2019; and
- b. Directing staff to provide a copy of the Housing Element Annual Progress Report to the State Department of Housing and Community Development.

Documents:

[ITEM 4 REPORT 03242020.PDF](#)

5. Minutes

The City Council will consider approving the Regular Meeting minutes of March 10, 2020. (CLERK)

Documents:

[ITEM 5 REPORT 03242020.PDF](#)

VIII. Reports, Recommendations And Requests

6. Resolution Ratifying Declaration Of Existence Of A Local Emergency As A Result Of The Spread Of The COVID-19

The City Council will consider adopting a **Resolution**_____ ratifying the declaration of the existence of a local emergency within the City as a result of the spread of the Coronavirus Disease 2019 as declared by the City's Director of Emergency Services on March 18, 2020. (ADMIN)

Documents:

[ITEM 6 REPORT 03242020.PDF](#)

7. Resolution Ratifying Issuance Of Executive Order No. 03.18.2020 Restricting Eviction Of Commercial And Residential Tenants Due To The Spread Of The COVID-19

The City Council will consider adopting a **Resolution** _____ ratifying the issuance of Executive Order No. 03.18.2020 by the Director of Emergency Services restricting eviction of commercial and residential tenants due to the spread of the Coronavirus Disease 2019.

Documents:

[ITEM 7 REPORT 03242020.PDF](#)

8. Warrant Register For March 24, 2020

The City Council will consider approving the Warrants and Cancellations for March 24, 2020. (ADMIN SVCS)

Total of Checks:	\$1,890,885.15
Voids: \$	0.00
Total Payroll Deductions:	(\$ 350,997.55)
Grand Total:	\$1,539,887.60

Documents:

[ITEM 8 REPORT 03242020.PDF](#)

IX. Adjournment

I, Carmen Avalos, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted March 19, 2020 at 5:40 p.m., as required by law.

Carmen Avalos, CMC
City Clerk

Materials related to an item on this Agenda submitted to the City Council 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 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.

RECEIVED

City of South Gate

Item No. 1

MAR 18 2020

CITY COUNCIL

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

4:35pm

AGENDA BILL

For the Regular Meeting of: March 24, 2020

Originating Department: Public Works

Department Director:

[Signature]
Arturo Cervantes

City Manager:

[Signature]
Michael Flad

SUBJECT: PROPOSED AMERICANS WITH DISABILITIES ACT SELF EVALUATION AND TRANSITION PLAN, CITY PROJECT NO. 538-ARC

PURPOSE: To CONTINUE the scheduled PUBLIC HEARING regarding the proposed Americans with Disabilities Act (ADA) Self Evaluation and Transition Plan (ADA Transition Plan). THIS ITEM WILL BE POSTPONED AND WILL NOT BE CONSIDERED UNTIL THE REGULARLY SCHEDULED CITY COUNCIL MEETING OF APRIL 28, 2020.

RECOMMENDED ACTION: The City Council will open the public hearing regarding the proposed Americans with Disabilities Act Self Evaluation and Transition Plan, City Project No. 538-ARC, and will continue said public hearing to the regularly scheduled City Council Meeting of April 28, 2020.

[Handwritten mark] **FISCAL IMPACT:** There is no impact to the General Fund; however, the ADA Transition Plan recommends a total of \$30 Million in improvements over a 40-year period to comply with ADA.

ANALYSIS: The Americans with Disabilities Act (ADA) was originally enacted on July 26, 1990, as Public Law 101- 336 (42 U.S.C. Sec. 12101 et seq.) and became effective on January 26, 1992. The fundamental goal of the ADA is to ensure equal access to civic life to persons with disabilities. Title II of the ADA requires state and local governments to make their programs, services and activities accessible to persons with disabilities. It also establishes physical access requirements for public facilities (buildings, sidewalks, etc.). Title II of the ADA further requires public entities with more than 50 employees to establish an ADA Transition Plan by 1995 that results in full compliance with the ADA over a 40-year period.

BACKGROUND: Public Works staff has prepared the proposed ADA Transition Plan. It is comprised of three parts: (a) ADA Self Evaluation Plan: This section evaluates the City's programs, activities, services, policies and procedures and provides recommendations to comply with ADA; (b) Transition Plan: This section identifies the physical barriers in the City's public facilities, and the cost to remove them to comply with ADA. It further establishes a priority list for the first ten years; and (c) ADA Toolkit: It provides information and guidelines that aim to comply with changing ADA requirements.

The ADA Transition Plan must be adopted by the City Council. Prior to its approval, the City must give the public an opportunity to provide comments. This public hearing meets that requirement however is recommended to be moved to the City Council Meeting of April 28, 2020

ATTACHMENTS: A. Proposed ADA Transition Plan (available for review at City Clerk's Office)
B. Notice of Public Hearing

Office of the
South Gate City Clerk
MAR - 9 2020
FILED

CITY OF SOUTH GATE
NOTICE OF PUBLIC HEARING

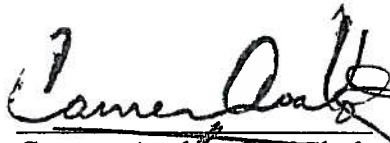
NOTICE IS HEREBY GIVEN that the City Council of South Gate, California will conduct a public hearing for the adoption of the Americans with Disabilities Act (ADA) Self Evaluation and Transition Plan, City Project No. 538-ARC, to protect qualified individuals with disabilities from discrimination on the basis of disability in the services, programs and activities of all local governments.

All cities with greater than 50 employees are legally required to comply with Americans with Disabilities Act (ADA) Title II (28CFR part 35) to actively plan for equal access for people with disabilities. A copy of the proposed Americans with Disabilities Act Self Evaluation and Transition Plan can be reviewed in the City Clerk's office during normal business hours.

DATE: Tuesday, March 24, 2020
TIME: 6:30 p.m.
LOCATION: Council Chambers
South Gate City Hall
8650 California Avenue
South Gate, CA 90280

NOTICE IS HEREBY GIVEN that any and all persons interested in the matter herein above set forth are privileged to attend said hearing and then there testify or present evidence upon any matter relating thereto.

NOTICE IS HEREBY GIVEN by order of the City Clerk of said City and is dated March 9, 2020.


Carmen Avalós, City Clerk

Publication date: Thursday, March 12, 2020

Account Number: 212-713-31-6101

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MAR 17 2020

City of South Gate
CITY COUNCIL

Item No. 2

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

2:50pm

AGENDA BILL

For the Regular Meeting of: March 24, 2020

Originating Department: Community Development

Department Director:

Joe Perez
Joe Perez

City Manager:

Michael Flad
Michael Flad

SUBJECT: PROJECTS AND ALLOCATIONS ELIGIBLE FOR FUNDING FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR FISCAL YEAR 2020/21

PURPOSE: To CONTINUE the scheduled PUBLIC HEARING regarding the Community Development Block Grant (CDBG) Programs for Fiscal Year 2020/21. **THIS ITEM WILL BE POSTPONED AND WILL NOT BE CONSIDERED UNTIL THE REGULARLY SCHEDULED CITY COUNCIL MEETING OF APRIL 28, 2020.**

RECOMMENDED ACTION: The City Council will open the public hearing regarding projects and allocations eligible for funding from the Community Development Block Grant (CDBG) Program for Fiscal Year 2020/21 and will continue said public hearing to the regularly scheduled City Council meeting of April 28, 2020.

AF

FISCAL IMPACT: There is no fiscal impact to the General Fund. The fiscal impact will be the expenditure of approximately \$1,400,000 in CDBG funds during Fiscal Year 2020/21. However, funding amounts are subject to change due to Congressional restrictions.

ANALYSIS: This item was noticed as a public hearing for the City Council to consider the Citizen's Advisory Committee's (CAC) recommended projects and funding amounts to be appropriated from Community Development Block Grant (CDBG) funds for fiscal year 2020/21.

NOTICING REQUIREMENT: Advertising and notification of the Public Hearing was conducted in compliance with Municipal Code Section 11.50.020 (Public Hearing Notification) and was published in the Long Beach Press Telegram newspaper on March 13, 2020.

BACKGROUND: During the month of October, letters were sent to non-profit organizations and city departments and a legal notice of funding availability was published on October 10, 2019, to inform prospective applicants of the availability of CDBG funds for fiscal year 2020-21. Completed applications were accepted in the City Clerk's office up until the deadline date of November 28, 2019. The CAC reviewed the applications and later heard presentations from the applicants at their meetings of January 22, 2020 and January 29, 2020. On February 5, 2020, the CAC discussed and recommended approval of projects and allocations. Upon approval of the CDBG projects and allocations, the Annual Action Plan Update will be finalized for submittal to HUD on or before May 15, 2020.

ATTACHMENT: Public Hearing Notice.

**PUBLIC NOTICE
CITY OF SOUTH GATE
CITY COUNCIL**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of South Gate, California may receive approximately \$1,487,150.00 dollars in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As part of this process, the City Council of South Gate will be conducting a Public Hearing to consider approving the Citizens Advisory Committee's (CAC) list of recommended projects and allocations.

DATE OF HEARING: Tuesday, March 24, 2020
TIME OF HEARING: 6:30 pm
LOCATION OF HEARING: City Hall Council Chamber, City of South Gate
8650 California Avenue
South Gate, California
PROJECT LOCATION: Citywide

The CAC's recommendations are as follows:

CDBG Allocation Total	\$1,400,000.00
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Program Administration Cap at 20%: Includes Fair Housing Foundation: (\$24,000)	\$280,000.00
Public Service Allocation Cap at 15%:	\$210,000.00
Program Delivery	\$100,000.00

<u>Non-Public Service Projects Available</u>	<u>\$810,000</u>
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S.G. Park Fence Restoration and Replacement:	\$400,000
Commercial Façade Improvement	\$350,000
Tweedy Mile - Window/Door Repairs:	\$ 60,000

<u>Public Service Projects Available</u>	<u>\$210,000</u>
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Police Department- Family Violence Prevention & Education:	\$10,000
Police Department - Police Explorers:	\$7,000
Public Works Department - Graffiti Abatement:	\$140,000
The Salvation Army - Homeless Shelter:	\$22,500
Helpline Youth Counseling — Homelessness Prevention:	\$22,500
Southern California Rehabilitation Services:	\$8,000

INVITATION TO BE HEARD: All interested persons are invited to the Public Hearing to be heard. In addition, written comments may be submitted to the City Council prior to the hearing. Comments may be submitted in writing by mailing comments to City of South Gate, Community Development Department, Attn: Dianne Guevara, Management Analyst, 8650 California Avenue, South Gate, CA 90280.

Those desiring a copy of the staff report or further information related to this project should contact

Contact: Dianne Guevara, Management Analyst
Phone: 323-563-9535
E-mail: dguevara@sogate.org

Mailing Address: Community Development Department
City of South Gate
8650 California Avenue
South Gate, CA 90280-3075

ESPAÑOL
Información en Español acerca de esta junta puede ser obtenida llamando al 323-563-9535

Published: March 13, 2020

RECEIVED

Item No. 3

MAR 1 9' 2020

City of South Gate
CITY COUNCIL

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

11:55am

AGENDA BILL

For the Regular Meeting of: March 24, 2020

Originating Department: Community Development

Department Director:


Joe Perez

City Manager:


Michael Flad

SUBJECT: AMENDMENT NO. 1 TO DENSITY BONUS HOUSING AGREEMENT FOR THE PATH VILLAS AT SOUTH GATE SUPPORTIVE HOUSING DEVELOPMENT AT 5610 IMPERIAL HIGHWAY

PURPOSE: To amend the Density Bonus Housing Agreement (Contract No. 3448) with PATH Villas South Gate, LP (Developer), for the supportive housing development to be located at 5610 Imperial Highway. This proposed amendment modifies the construction commencement date, which passed over a year ago without any construction due to an unforeseen lawsuit. This will enable the Developer to secure financing and initiate construction of the 60-unit permanent supportive housing project.

RECOMMENDED ACTIONS:

- a. Find this 60-unit permanent supportive housing project (Project) to be located at 5610 Imperial Highway is Categorically Exempt under Section 15061(b)(3) (General Rule Exemption) of the California Environmental Quality Act;
- b. Approve Amendment No. 1 to Contract No. 3448, Density Bonus Housing Agreement with Path Villas at South Gate, LP modifying the construction commencement date for the Project;
- c. Authorize the Mayor to execute Amendment No. 1 in a form acceptable to the City Attorney; and
- d. Authorize the Mayor to execute the Estoppel Certificate certifying the City's approval of Amendment No. 1, in a form acceptable to the City Attorney.

FISCAL IMPACT: None.

NOTICING REQUIREMENTS: A Notice of Public Hearing is not required.

ALIGNMENT WITH CITY COUNCIL GOALS: The approved Density Bonus Housing Agreement supports the City Council Goal of "creating and protecting strong neighborhoods" by requiring landscaping, building, and site improvements to enhance the pedestrian environment and urban character of the area; enabling households to be self-sufficient through supportive services; and creating a more sustainable community through the use of green technologies in the proposed building. Approving Amendment No. 1 furthers the said goal as it allows the project to continue on the path to development.

ENVIRONMENTAL EVALUATION: Proposed Amendment No. 1 to Contract No. 3448, Density Bonus Housing Agreement with PATH Villas South Gate LP, is exempt from the California

Environmental Quality Act (“CEQA”) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it is recognized with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA.

ANALYSIS: Contract No. 3448 states in Section 4 (c) that, “*Construction of the Residential Development shall commence on or before September 2019, and shall be completed on or before September, 2022.*” However, an unforeseen lawsuit delayed the project by over a year. The lawsuit has been resolved and PATH Villas South Gate, LP is now preparing to close on construction financing which requires the commencement deadline to be extended in order to satisfy its lenders and investors. Therefore, PATH Villas South Gate, LP has requested an Estoppel Certificate and to amend said section of the agreement to read, *Construction of the Residential Development shall commence on or before May, 31 2020 and shall be completed on or before September 30, 2022*, as identified in red in the attached Amendment #1 to Density Bonus Housing Agreement (Attachment B). Contract No. 3448 permits amendments under Section 25, which states, “*This Agreement may be amended only by written instrument signed by both City and Owner.*”

BACKGROUND: On September 12, 2017, the City Council adopted Resolution No. 7780 approving Density Bonus Permit No. 2017-01 (Exhibit D) at the request of PATH Ventures, for the construction of a four-story, 55,556 square foot affordable apartment community and support service facility with 59 rental units and one on site manager unit. The property is located at 5610 Imperial Highway. As part of the conditions of approval and as required by Section 11.31.070 of the South Gate Municipal Code, the applicant is required to submit an Affordable Housing Agreement and include an Affirmative Fair Marketing Plan to the satisfaction of the City Attorney and approved by the City Council. On June 26, 2018, the City Council adopted Resolution No. 7822 approving the Density Bonus Housing Agreement for the PATH Villas South Gate, LP development.

PROPERTY SUMMARY:

Applicant:

PATH Ventures
340 N. Madison Avenue
Los Angeles, CA 90004

Property Owner:

PATH Villas South Gate LP
340 N. Madison Avenue
Los Angeles, CA 90004

Representative:

Amy N. Anderson
Executive Director
Path Ventures
340 N. Madison Avenue
Los Angeles, CA 90004

Property Address:

5610 Imperial Hwy

Assessor’s Parcel No.:

6234-010-004

Zoning Designation:

Corridor 2 (CDR2)

General Plan Designation:

District Imperial (Sub Area 3)

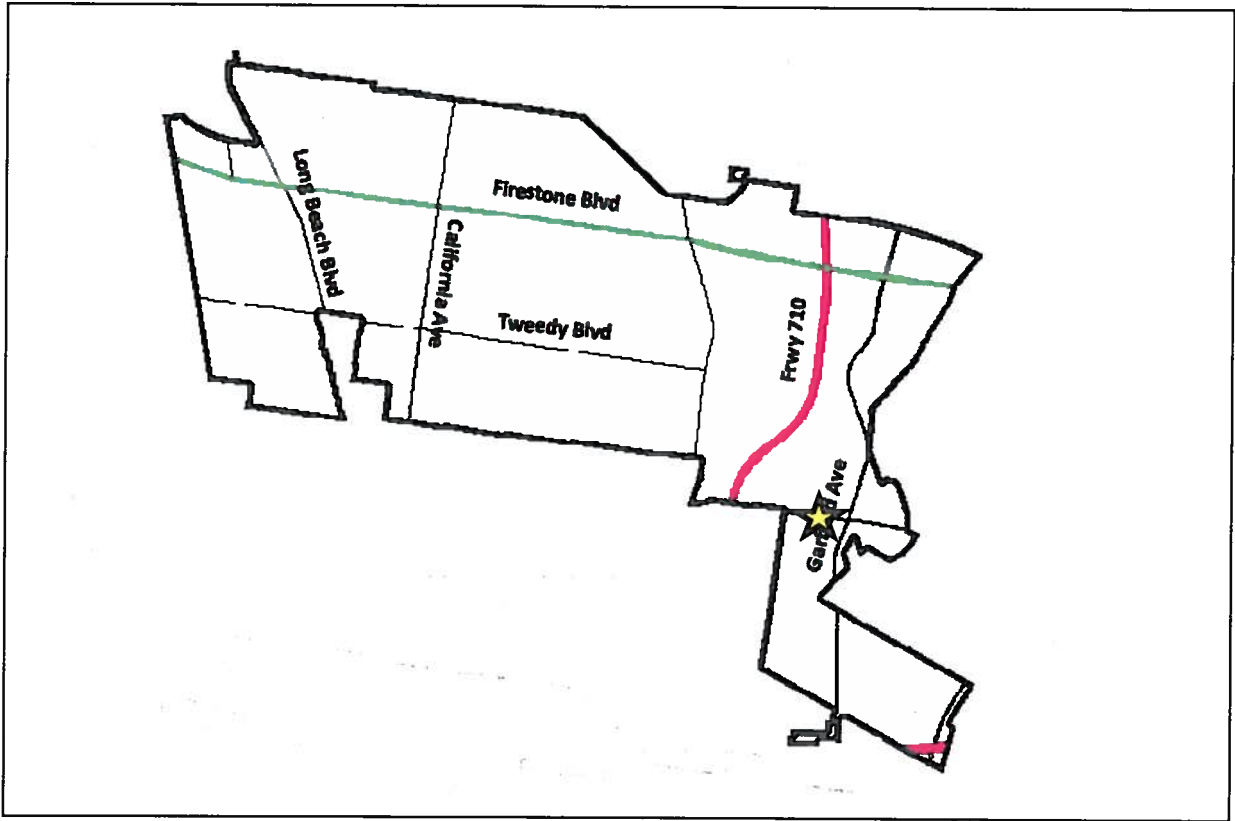
Surrounding Land Uses:

North: Industrial
South: Industrial
East: Industrial
West: Commercial/Industrial

- ATTACHMENTS:**
- A. Location Map and Aerial
 - B. Proposed Amendment No.1
 - C. Proposed Estoppel Certificate
 - D. City Council Resolution No. 7822
 - E. June 26, 2018 Agenda Bill
 - F. Construction Commencement Deadline Extension Request

Attachment "A"

Location Map for 5610 Imperial Highway



Attachment "B"

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)
)
City of South Gate)
Director of Community Development)
8650 California Avenue)
South Gate, CA 90280)

This document is exempt from the payment of a recording fee pursuant to Government Code Sections 27383 and 6103

DENSITY BONUS HOUSING AGREEMENT AMENDMENT NO. 1
PATH Villas at South Gate, LP

This Density Bonus Housing Agreement (the "Agreement") is entered into as of this 24th day of March 2020, by and between the CITY OF SOUTH GATE, a California municipal corporation ("City"), and PATH VILLAS SOUTH GATE, LP a California limited partnership ("Owner"), as follows:

RECITALS

A. Owner is the owner of certain real property (the "Property") located within the City of South Gate, County of Los Angeles, State of California, commonly known as 5610 Imperial Highway, and legally described in Exhibit "A" attached hereto and incorporated herein by reference; and

B. Chapter 11.31 (the "Chapter 11.31") Density Bonus for Affordable Housing of the South Gate Municipal Code (the "Code") provides a Density Bonus (defined in Chapter 11.31.030) and other incentives to multi-family residential development projects of five (5) or more units that require a specified percentage of all newly constructed dwelling units be developed, offered to and sold or rented to very low, low and moderate income households at an affordable housing cost; and

C. Chapter 11.23.090 Density Bonus Program of the Code (the "Chapter 11.23") provides opportunities for increased density, floor area, and/or building height, for projects that provide public improvements beyond those required by the Municipal Code; and

D. Contingent upon the receipt of an allocation of low income housing tax credits for the project, the Owner proposes to construct 60 new affordable dwelling units on the Property which shall be certified to the "green building standards" described in Chapter 11.23 (the "Residential Development"); and

E. Absent a Density Bonus, a maximum of 41 residential units would be permitted on the Property; and

F. Pursuant to the Chapter 11.31, Owner has agreed to restrict 9 units (20% of 41) to rental by Low-Income Households at an Affordable Rent; and

G. By agreeing to restrict 9 of the residential units on the Property to rental by Low-Income Households, at an Affordable Rent, Owner received a Density Bonus of 14 units, pursuant to the Chapter 11.31; and

H. By agreeing to obtain a green building certification for the Residential Development and implementing a Transportation Demand Management Program, Owner received a Density Bonus of 5 units, pursuant to the Chapter 11.23; and

I. City and Owner desire to enter into this Agreement pursuant to the provisions of Chapter 11.31 and Chapter 11.23; and

NOW, THEREFORE, in consideration of the mutual covenants and provisions contained herein, the parties agree as follows:

AGREEMENT

1. Recitals. The Recitals set forth above are true and accurate, and incorporated herein.
2. Code. The South Gate Municipal Code (the “Code”), as it now exists or may subsequently be amended, is incorporated into this Agreement.
3. Definitions. All defined terms, as indicated by initial capitalization, shall have the meanings set forth in Chapter 11.31 of the Code, except as expressly indicated otherwise. For purposes of this Agreement, the terms listed below shall have the meanings thereafter specified:
 - (a) “Adjusted for Household Size Appropriate for the Unit(s)” means for a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit.
 - (b) “Affordable Rent” means the total rent including parking amenities such as a garage or carport, that, when added to the Utility Allowance, does not exceed a specified fraction of the gross monthly income, Adjusted for Household Size Appropriate for the Unit(s), as set forth below. Rents may be set at the California Tax Credit Allocation Committee allowable rents for a specific year for the Low Income Households (or, at Owner’s discretion, Very Low Income Households), as those terms are defined in this Agreement.
 - (c) “Chapter 11.23” means Chapter 11.23 of the South Gate Municipal Code.
 - (d) “Chapter 11.31” means Chapter 11.31 of the South Gate Municipal Code.
 - (e) Reserved.

(f) “Designated Unit(s)” means a dwelling unit that will be offered for rent exclusively to an Income Eligible Household at an Affordable Rent pursuant to this Agreement. The Designated Units shall be “floating” units as set forth in Section 6 below; provided, however, all Designated Units shall be reasonably dispersed throughout the Residential Development as required by Section 11.31.060.B.1 of the Code.

(g) “Income Eligible Household” shall mean a Very Low or Low Income Household, as applicable in accordance with Section 4 of this Agreement, which is eligible to rent a particular Designated Unit(s).

(h) “Low Income Households” means households whose income does not exceed the lower-income limits applicable to Los Angeles County, as published and periodically updated by the California Department of Housing and Community Development pursuant to Section 50079.5 of the California Health and Safety Code.

(i) “Low Income Units” and “Very Low Income Units” means Designated Units restricted to occupancy by Low or Very Low Income Households, respectively, at the applicable Affordable Rent.

(j) Reserved.

(k) “Non-Designated Unit(s)” means those dwelling units in the Residential Development that are not Designated Unit(s).

(l) “Original Unit(s)” shall have the meaning defined in Section 6(b).

(m) “Owner” means the person or entity defined as such in the introductory paragraph of this Agreement, and includes all successors and assigns of that person or entity.

(n) “Property” shall have the meaning defined in Recital “A”.

(o) “Residential Development” shall have the meaning ascribed in Recital “C”.

(p) “Utility Allowance” means an amount designated by the City as a reasonable estimate of the cost of utilities for an Income Eligible Household, for purposes of calculating the applicable Affordable Rent.

(q) “Very Low Income Households” means households whose income does not exceed the very-low-income limits applicable to Los Angeles County as published and periodically updated by the California Department of Housing and Community Development pursuant to Section 50105 of the California Health and Safety Code.

4. Designated Unit(s).

(a) Owner hereby agrees that, for a period of 55 years from the date of recordation of this Agreement, 9 unit(s) in the Residential Development shall be rented to the indicated income groups, at an Affordable Rent:

DESIGNATED UNIT DISTRIBUTION

<u>INCOME GROUP</u>	<u>Number of Units</u>	<u>Size, Bedroom Count</u>
Low-Income Households	9	5 studio units, 4 one-bedroom units

(b) The Designated Unit(s) shall be floating units.

(c) The Designated Unit(s) shall be constructed at the same schedule, design, appearance, materials, finished quality and interior amenities of the Residential Development. Construction of the Residential Development shall commence on or before May 31, 2020, and shall be completed on or before September, 2022.

(d) Attached hereto as Exhibit B is the affirmative fair marketing plan for the Project which has been approved by the City.

5. Tenant Qualification for Rental Units; Income Limits and Affordable Rents.

(a) Owner agrees to rent the Designated Unit(s) solely to Income Eligible Households, at not more than the applicable Affordable Rent.

(b) Owner must take reasonable steps to certify the income level of prospective occupants of a Designated Unit, at the time of the initial rental, and to recertify such income levels annually thereafter. Owner shall request an income certification from the proposed occupant of the Designated Unit in one or more of the following methods, and Owner acknowledges that City may verify the occupant's income from time to time in order to insure affordability of the Designated Units in accordance with the terms of this Agreement:

(i) Obtain three (3) paycheck stubs from the proposed occupant's three (3) most recent pay periods;

(ii) Obtain a true copy of an income tax return from the proposed occupant for the most recent tax year in which return was filed;

(iii) Obtain an income verification certification from the employer of the proposed occupant;

(iv) Obtain an income verification certification from the Social Security Administration and/or the California Department of Social Services if the proposed occupant receives assistance from such agencies; or

(v) Obtain an alternate form of income verification acceptable to the Director.

(c) Owner shall apply the same rental terms and conditions to tenants of the Designated Unit(s) as are applied to all other tenants, except as otherwise required to comply with this Agreement (i.e., rent levels, occupancy restrictions and income requirements) and/or

government subsidy programs. Discrimination based on subsidies received by the prospective tenant is prohibited.

(d) Owner shall submit tenant income certifications, including all backup documentation to City or its designee within 5 business days following written request by the City. On an annual basis, Owner shall submit to the City an occupancy report, detailing the present occupants, rent and size of each Designated Unit at the Residential Development, and any other information which the City requests and which relates to the income eligibility of the occupants. The City, in its discretion, may delegate verification of tenant income to the Housing Authority of the County of Los Angeles or to the Housing Authority of the City of South Gate.

6. Changes in Tenant Income.

(a) If after moving into a Designated Unit(s), and during the annual audit of tenant's income, it is determined that the tenant's income exceeds the income limit for that unit, the tenant may remain in the unit (the "Original Unit(s)") as long as the tenant's income does not exceed 140% of the income limit for the Original Unit(s). In that event, the applicable Affordable Rent shall be that charged to a tenant whose income does not exceed the income limit for the Original Unit(s).

(b) If after moving into a Designated Unit(s) the tenant's income eventually exceeds 140% of the income limit for the Original Unit(s), the following shall apply:

(i) If the tenant's income does not exceed the income limits of other Designated Unit(s) in the Residential Development, the Owner may, at the Owner's sole option, allow the tenant to remain in the Original Unit at the tenant's new applicable Affordable Rent, as long as the next vacant unit is re-designated for the income category previously applicable to the Original Unit.

(ii) If a Non-Designated Unit in the Residential Development is available, the Owner may, at the Owner's option, allow the tenant to remain in the Original Unit(s) and raise the tenant's rent up to market rate (subject to the requirements of the California Tax Credit Allocation Committee and other applicable regulatory requirements) and designate the former Non-Designated Unit as a Designated Unit for the income category previously applicable to the Original Unit(s), subject to the requirement of Section 11.31.060.B.1 of the Code.

(c) So long as the Owner complies with the procedures set forth in this Section 6, Owner shall not be in violation of this Agreement due to a tenant's income eventually exceeding the income limit for the Designated Unit(s) occupied by that tenant.

7. Utilization of Designated Unit(s). The Designated Unit(s) required by this Agreement shall be leased or rented and fully utilized in accordance with this Agreement; no Designated Unit shall be withdrawn from the market or otherwise held vacant.

8. Development and Maintenance of Units; Physical Inspection. Owner shall perform a physical inspection of the Property annually for health and safety violations, and shall (a) maintain and operate all units on the Property so as to provide decent, safe and sanitary housing consistent with federal housing quality standards; (b) make any required repairs or provide any

required cleanup and (c) provide the Designated Unit(s) with the same levels of services and maintenance as are provided to the Non-Designated Unit(s) on the Property.

9. Green Building Certification. Owner shall obtain a green building certification from U.S. Green Building Council (“USGBC”), the Green Point Rated system, Build-it-Green, or compliance with another reputable independent and nationally-recognized organization, deemed appropriate by the City. All additional dwelling units permitted as a result of Chapter 11.23 shall be built to the same green building standards as the rest of the Residential Development. Intent to achieve the green building certification shall be demonstrated at the time of permitting, and subsequent final certification shall be demonstrated to the City per the USGBC (or applicable) certification schedule. Upon written confirmation by the City that Owner has complied with the requirements of this section [9], this section shall automatically terminate and be of no further force and effect.

10. Transportation Demand Management Program. Owner shall create a Transportation System Management Plan, which describes the full set of facilities and services to be provided by a development project, proposed to reduce the number of employee commute trips to the site; plus any other facilities, amenities, or services intended to encourage carpool, vanpool, transit, bicycle, or pedestrian commuting. Upon written confirmation by the City that Owner has complied with the requirements of this section [10], this section shall automatically terminate and be of no further force and effect.

11. Administration Fee. Owner agrees to pay such fees and deposits as the City Council may adopt by resolution to offset the administrative cost of performing the duties and responsibilities described in this Agreement.

12. Federal and State Laws. Notwithstanding the above provisions, nothing contained herein shall require Owner or City to do anything contrary to or refrain from doing anything required by Federal and State laws and regulations promulgated there under applicable to the construction, management, maintenance, and rental of Low-income housing units in the City of South Gate.

13. Prohibition Against Discrimination. Owner shall not discriminate against any tenant or potential tenant on the basis of sex, color, race, religion, ancestry, national origin, age, pregnancy, marital status, family composition, sexual orientation, or the potential or actual occupancy of minor children.

14. Indemnification. Owner shall defend, indemnify and hold harmless the City of South Gate and its officers, agents, employees, representatives, and volunteers from and against any loss, liability, claim or judgment relating in any manner to the Residential Development or this Agreement.

15. City’s Right to Inspect Units and Documents. The City may inspect the Designated Units (subject to the tenant’s privacy rights) and any documents or records relating thereto, including but not limited to tenant income certifications and health and safety violations, at any reasonable time upon 72 hours’ written notice to determine Owner’s compliance with this Agreement.

16. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of City and Owner, and their respective successors, owners and assigns. City reserves the right to designate another public agency to perform City's obligations or to exercise City's rights and options under this Agreement.

17. Burden to Run with Property. The covenants and conditions contained herein shall run with and burden the Property for 55 years from the date of recordation of this Agreement.

18. Notices. All notices required herein shall be sent by certified mail, return receipt requested or express delivery service with a delivery receipt and shall be deemed to be effective as date received or the date delivery was refused as indicated on the return receipt, as follows:

To Owner: PATH Villas South Gate, L.P.
 340 N. Madison Avenue
 Los Angeles, CA 90004
 Attn.: Executive Director

To City: City of South Gate
 Director of Community Development
 City of South Gate
 8650 California Avenue
 South Gate, CA 90280

The parties may subsequently change addresses by providing written notice of the change in address to the other parties in accordance with this Section 18.

19. Governing Law. The laws of the State of California shall govern this Agreement. Any legal action brought under this Agreement must be instituted in the Superior Court of the County of Los Angeles, State of California, in an appropriate municipal court in that County, or in Federal District Court in the Central District of California.

20. Default. Failure or delay by either party to perform any term or provision of this Agreement, which is not cured within thirty (30) days after receipt of notice from the other party, constitutes a default under this Agreement. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with due diligence. The injured party shall give written notice of default to the party in default specifying the default complained of by the injured party. Except as required to protect against further damages, the injured party may not initiate proceedings against the party in default until thirty (30) days after giving such notice. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

21. Remedies.

(a) Any individual who sells or rents (including subleasing) a Designated Unit in violation of the provisions of this Agreement shall be required to forfeit to City all monetary amounts so obtained.

(b) City may institute any appropriate legal actions or proceedings necessary to ensure compliance with this Agreement, including but not limited to actions for injunctive relief or damages.

22. Attorney's Fees. In any action brought to declare the rights granted herein or to enforce or to interpret any of the terms of this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees in an amount determined by the court.

23. Non-Waiver. Failure to exercise any right City may have or be entitled to, in the event of default hereunder shall not constitute a waiver of such right or any other right in the event of a subsequent default.

24. Further Assurances and Recordation. Owner shall execute any further documents consistent with the terms of this Agreement, including documents in recordable form and do such further acts as may be necessary, desirable or proper as City shall from time to time find necessary or appropriate to effectuate its purpose in entering this Agreement.

25. Entire Agreement. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statement or promise not contained in this Agreement shall not be valid or binding. This Agreement may be amended only by written instrument signed by both City and Owner.

26. Severability Clause. If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable term or provision had never been contained herein.

27. Density Bonus No. 2017-01. Density Housing Bonus Agreement is subject to the conditions of approval as contained within City Council Resolution No. 7780.

[Remainder of page left blank intentionally.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their respective officers thereunto duly authorized.

CITY OF SOUTH GATE:

By: _____
M. Belén Bernal, Mayor

Dated: _____

ATTEST:

By: _____
Carmen Avalos, City Clerk
(SEAL)

APPROVED AS TO FORM:

By: Paul F. Salinas / 130
Raul F. Salinas, City Attorney

OWNER:

PATH VILLAS SOUTH GATE, LP,
a California limited partnership

By: PV South Gate GP LLC,
a California limited liability company
its General Partner

By: Path Ventures,
a California nonprofit public benefit
corporation,

Lois Starr, Acting Executive Director

Dated: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, Notary Public, personally appeared, _____, proved to me the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, Notary Public, personally appeared, _____, proved to me the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The land referred to in this Commitment is situated in the City of South Gate, County of Los Angeles, State of California, and is described as follows:

THAT PORTION OF LOT 2 OF THE DOWNEY AND HELLMAN TRACT, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 31 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF IMPERIAL HIGHWAY, 40 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 333, RECORDED IN BOOK 14, PAGE 156 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 4 OF SAID TRACT NO. 333; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 154.355 FEET TO A POINT MIDWAY BETWEEN THE SAID POINT OF BEGINNING AND THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO SUSUMI CHIKANI AND WIFE, RECORDED APRIL 15, 1941 IN BOOK 18341 PAGE 193, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4 AND PROLONGATION THEREOF, A DISTANCE OF 389.85 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE SAID LAND OF CHIKANI; THENCE WESTERLY ALONG THE LAST MENTIONED PROLONGATION TO THE SAID EASTERLY LINE OF LOT 4; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND PROLONGATION THEREOF TO THE POINT OF BEGINNING.

EXCEPT FROM SAID LAND THAT PORTION INCLUDED WITHIN IMPERIAL HIGHWAY, 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF THE CENTER LINE OF SAID HIGHWAY (FORMERLY DOWNEY AND FLORENCE ROAD), AS SAID CENTER LINE IS SHOWN ON COUNTY SURVEYOR'S MAP NO. 8484 AND MORE PARTICULARLY SHOWN IN COUNTY OF LOS ANGELES ROAD DEPARTMENT FIELD BOOK "F.O. 80972".

APN: 6234-010-004

EXHIBIT "B"

PATH Villas at South Gate

Preliminary Marketing and Lease-Up Plan

Project Description

PATH Villas at South Gate will be a 60-unit multi-family supportive housing apartment building, located at 5610 Imperial Highway, in the City of South Gate, California. The property will consist of thirty-one (31) studios, twenty-eight (28) one-bedroom units and one (1) two-bedroom unit set aside for management. All supportive housing units are designated for Veteran households and persons with fragile health that are transitioning from homelessness. Rent subsidies will be provided by The Housing Authority of the County of Los Angeles (HACoLA) through the Veteran Affairs Supportive Housing (VASH) or Project Based Voucher (PBV) programs, and the Department of Health Services' Flexible Housing Subsidy Pool. All applicants will be referred by The Department of Veteran Affairs (VA), the Department of Health Services (DHS) or Department of Mental Health (DMH), depending on program type, through the Coordinated Entry System (CES). The Coordinated Entry System (CES) is a system of care for households experiencing homelessness that matches homeless individuals and families to housing and non-housing resources (such as medical supports) based on the individual needs.

The above information reflects these requirements to the best of management knowledge but is subject to change if required for compliance with law or regulation.

Affirmative Fair Housing Marketing Procedures

PATH Villas at South Gate, PATH Ventures, PATH services, and John Stewart Company (JSCo) will comply with the provisions of California Tax Credit Allocation Committee (CTCAC), and other program affirmative fair housing marketing guidelines, and as applicable, other Federal, State and Local law prohibiting discrimination in the lease or rental or in the use, occupancy or tenure of enjoyment of the PATH Villas at South Gate, or any part thereof on the basis of marital status, race, color, religion, ancestry, sex, gender identity, sexual orientation, age, national origin, HIV, Acquired Immune Deficiency Syndrome (AIDS) or AIDS related condition (ARC), physical handicap, or on the basis of their receipt of, eligibility for, housing assistance programs or on the basis that the resident have a minor child or children who will be residing with them or any other arbitrary basis. PATH Villas at South Gate or any person claiming authority under or through them will not establish or permit any such practices of discrimination or segregation with references to the selection, location, number, use or occupancy of tenants or lessees in the project. All criteria shall be applied equitably and all information considered on an applicant shall be related solely to the attributes and behavior of individual members of the household as they may affect residency.

All rental advertisements will bear the fair housing logotype and slogan, and any information sheets will also indicate accessibility to the disabled. A Fair Housing poster will be conspicuously displayed in the rental office and where the initial rent-up process will occur.

Procedures to Provide Accessible Units to People with Disabilities



PATH Villas at South Gate/JSCo will take reasonable steps to maximize the utilization of accessible units by eligible individuals whose disability requires the accessibility features of the particular unit. Preference will be given to applicants who require a unit with the specific design features offered in accessible units in the development. All reasonable efforts will be made to rent accessible units to applicants who require or who could benefit from such units. In the case of an accessible unit, when no qualified household has applied that requires the design features offered, then the unit will be offered to the next qualified household. This applicant will be required to complete a Lease Addendum form, whereby they agree to transfer to a non-accessible unit within the development should a tenant or applicant require an accessible unit. To this end, any vacant, accessible unit will first be offered to a current, disabled tenant of the development. The disabled occupant must require the features in the vacant unit and must be occupying a unit not having such features. If no such occupant exists, the property manager will then offer the unit to a qualified occupant on the waiting list who has a disability requiring the accessibility features of the unit.

The application will include a section to be filled out by applicants requesting an accommodation with details on the applicant's special needs for accessible features or other accommodations. Applicants will not be required to disclose a disability under any circumstances unless requesting accommodation.

General Targeting

All 60 Units will be occupied by direct referrals through the Coordinated Entry System (CES) from the Department of Veteran Affairs (VA), the Los Angeles County Department of Health Services (DHS), and the Los Angeles County Department of Mental Health (DMH).

Marketing and outreach activities for the units include the following:

A. Direct Referrals

All supportive housing units will be for direct referrals from the VA, DHS, and DMH. Applicants will be referred through the Coordinated Entry System (CES).

B. Community Outreach Activities

Property will be listed on the Housing Resource Center website at www.housing.lacounty.gov

Flier distribution to social service agencies

Timeline and Details for Outreach and Marketing

Marketing and outreach efforts to resident service providers will begin approximately three to six months prior to project completion date to ensure timely lease-up.

TBD

JSCo establish a telephone information line for the project in English and Spanish. PATH Villas at South Gate telephone line will be established at a later date.



Telephone script:

"Thank you for calling the information line for PATH Villas at South Gate.

PATH Villas at South Gate is scheduled to open in TBD and is located at 5610 Imperial Highway, in the City of South Gate 90280. PATH Villas at South Gate is a Supportive Housing community serving Veterans and households with fragile health transitioning out of homelessness.

All units will be occupied by referrals from the Department of Veteran Affairs, the Los Angeles County Department of Health Services and the Los Angeles Department of Mental Health through the Coordinated Entry System. If you are experiencing homelessness you may contact your local Regional Center to be entered into the Coordinated Entry System (CES). No applications will be available to the general public for this building. Other eligibility requirements apply

Thank you again for calling the information line for PATH Villas at South Gate.

Special Needs application material prepared including:

- Marketing Plan and Resident Selection Criteria
- Application, Grounds for denial, and cover letter

All marketing materials need to be approved and signed off by the owner.

Step 1

Post on housing.lacounty.gov
Email flier to social service agencies
Email cover letter and application to referring agencies.

Step 2

Special Needs units will be processed by JSCo in the order received from the referring agencies and processed for move-in on a first completed, first move-in basis.

Invitations to schedule an appointment will be sent out to the applicant and their case manager and/or service provider if one is designated on the application.

Step 3

PATH Services will act as the intermediary between JSCo and the applicants and assist the applicant gathering JSCo's required documents and coordinating with the Housing Authority for subsidy program approval and rent determination.



Step 4

Certificate of Occupancy- Residents begin to move into the property once approval is received from the Housing Authority of the County of Los Angeles (HACoLA)

Step 5

100% occupancy by TBD date.

APPLICATION PROCESS

Initial Application Procedure

1. JSCo will create a PATH Villas at South Gate waitlist with application packets received from the various referring agency for the specific program in the order they are received.
2. Each prospective resident and the service provider will be contacted requesting an interview. Applicants will receive a checklist of the documents required to bring with them to the interview.
3. Ineligible applicants will receive a denial letter. All denial letters will describe the reason for ineligibility as well as appeal protocol. (See *Resident Selection Criteria* for more information).
4. Management will make the ultimate determination regarding tenant selection for all units.

Any applicant that fails to respond to a notice or who doesn't show up for the scheduled interview will be considered no longer interested.

PATH Villas at South Gate is subject to income limits that are published annually by HUD and available to the public from the property office. These income guidelines are subject to change.

The privacy of applicants will be guarded as conferred by the Federal Privacy Act of 1974. This Act in no way limits management's ability to collect such information as may be needed to determine eligibility, compute rent, or determine an applicant's suitability for tenancy.

An applicant household's combined gross annual income cannot exceed the published Area Median Income (AMI), depending on the income restriction for the unit for which a household is applying.

Interview Procedure

All applicants will be interviewed by JSCo. At the time of the interview, all members of the household must be in attendance. They will be asked to bring most recent three months' pay



stubs, if employed, income sources, assets, six-month bank statements, and previous rental history. Other documents or identification to determine household composition, income, and assets may be requested. During the interview, staff will clarify any information provided by the applicant household and answer questions regarding admission procedures.

At the interview the following items will be completed by or obtained from the household:

1. **Credit/ Criminal Release Form:** A credit report with a comprehensive unlawful detainer check will be obtained for each adult applicant. If the household meets the credit criteria a criminal report will be requested and they immediately will move to the next step.
2. A Tenant Income Certification Questionnaire form completed by each adult.
3. Applicant shall execute any releases and consents authorizing any private sources of income, or any federal, state, or local agency, to furnish or release to management such information as management and the applicable program regulations determined to be necessary.
4. All income will be verified in writing from the income source on appropriate income verification forms. For recipients of Social Security income or public assistance, current Notice of Action letters or Statement of Benefits will be accepted.
5. All assets, including bank accounts, will be verified in writing from the financial institution.
6. Verification of Homelessness and other program eligibility requirements.
7. Applicants will be asked to verify their student status to ensure compliance with tax credit requirements.
8. Submission of an application and attendance at an interview does not indicate the offer of a unit or acceptance for housing. Formal determination of eligibility will be made when an appropriate unit is available and all information is verified.
9. Once the final application review requirements have been satisfied, approved prospective residents will be notified and a request to provide a deposit to hold a specific unit will be issued.
10. The Housing Authority of the County of Los Angeles (HACoLA) must approve the applicant, inspect and pass the unit, and send a Certificate of Eligibility with rent determination prior for management to approve move-in.
11. JSCo will prepare welcome packages for the new residents.



On-Going Advertising

Once sufficient interest in the property is generated advertising will occur on an as-needed basis.



Attachment "C"



Office of the City Council

8650 California Avenue, South Gate, CA 90280

P: (323) 563-9543 F: (323) 569-2678

www.cityofsouthgate.org

BELÉN BERNAL, Mayor
DENISE DIAZ, Vice Mayor
MARIA DAVILA, Council Member
BILL DE WITT, Council Member
AL RIOS, Council Member

ESTOPPEL CERTIFICATE

March 24, 2020

Bank of America, N.A.
Community Development Banking
Mail Code: CA4- 704-06-06
2000 Clayton Road, Building D, 6th Floor
Concord, California 94520
Attention: Loan Administration Manager

RE: PATH VILLAS SOUTH GATE, LP (THE "PARTNERSHIP")

Ladies and Gentlemen:

Please refer to the certain Density Bonus Housing Agreement (the "Density Bonus Agreement") dated June 12, 2019, by and between the Partnership and the City of South Gate, a California municipal corporation ("City"), which was recorded on August 8, 2019 as Document No. 2019-0789642 in the Official Records of the County of Los Angeles, State of California ("Official Records"), (the "Agreement"), on property located at 5610 Imperial Highway, South Gate, California (the "Property").

The City has been advised by the Partnership that Bank of America, N.A., a national banking association ("Lender") is making a construction loan to the Partnership in the approximate amount of \$28,000,000 (the "Loan"), and that Lender has requested that the City execute this Estoppel Certificate (this "Certificate") in connection therewith.

The City hereby represents and warrants to Lender that, to its actual knowledge:

1. The Agreement has not been modified or amended and is in full force and effect, there is no default on the part of the Partnership under the Agreement, nor does any condition exist which, with notice or the passage of time or both, would constitute a default on the part of the Partnership under the Agreement.

2. The City confirms that the Agreement provides for a construction commencement date set forth of September 1, 2019 in Section 4(c) of the Agreement, which date has lapsed. The City acknowledges that the Partnership has requested an amendment to the Agreement that, upon being approved during the regularly scheduled City Council meeting of March 24, 2020, the City Council would allow the Partnership until May 1, 2020 to commence construction.
3. The undersigned has executed this Certificate with the knowledge and agreement that the City will be bound by the statements contained herein and that they may be relied upon by the Partnership, and Lender, and their respective successors and assigns.
4. This Certificate may not be relied on by any party other than the addressees without the prior written consent of the City.
5. The person executing this Certificate on behalf of the City represents and warrants that he or she is duly authorized to execute and deliver the same on behalf of the City.

For purposes of this Certificate, the term “to its actual knowledge” of the City means the present, actual knowledge of Joe Perez, Director, Community Development, without any duty of investigation.

This Certificate shall be governed by the laws of the State of California.

Sincerely,

Belén Bernal
Mayor



Attachment "D"

RESOLUTION NO. 7822

**CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE APPROVING DENSITY BONUS HOUSING AGREEMENT FOR THE PATH VILLAS AT SOUTH GATE SUPPORTIVE HOUSING AGREEMENT AT 5610 IMPERIAL HIGHWAY

WHEREAS, on April 24, 2017, the Department of Community Development received an application from Path Ventures for Density Bonus Permit No. 2017-01 to allow the construction of an additional five (5) units to a proposed fifty-five (55) unit affordable housing project at 5610 Imperial Highway ("Project"); and

WHEREAS, at the conclusion of the noticed public hearing held at the August 1, 2017 meeting of the Planning Commission, the Planning Commission adopted Resolution No. 2017-04 recommending that the City Council approve Density Bonus Permit No. 2017-01; and

WHEREAS, at its regular meeting of September 12, 2017, the City Council conducted a duly noticed public hearing and adopted Resolution No. 7780 determining that Density Bonus Permit No. 2017-01 is consistent with the goals, policies, and implementation measures set forth in the 2009 General Plan and 2014 Housing Element;

WHEREAS, as part of the approval, the applicant was required to submit an Affordable Housing Agreement and include an Affirmative Fair Marketing Plan; and

WHEREAS, the submitted Affordable Housing Agreement (Exhibit A) and Affirmative Fair Marketing Plan (Exhibit B) meet the criteria as set forth by Section 11.31.070 (Affordable Housing Agreement) of the South Gate Municipal Code; and

WHEREAS, the 2014 Housing Element calls for the City to "provide a range of housing prices, unit types, and sizes to accommodate the varied needs of all socioeconomic segments of South Gate, fostering a diverse and balanced community"; and

WHEREAS, the 2014 Housing Element calls for the City to "encourage the development of housing that caters to the special needs groups, including the elderly, persons with disabilities (including developmental disabilities), students, large families, and the homeless"; and

WHEREAS, the 2009 General Plan calls for a "robust green building program"; and

WHEREAS, the 2009 General Plan calls encourages the provision of supportive services that enable households to be self-sufficient; and

WHEREAS, the approval of Density Bonus Permit No. 2017-01 increases the use of green techniques in new buildings and new building sites; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH GATE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council, pursuant to the facts noted above, does hereby approve Density Bonus Housing Agreement for the Path Villas at South Gate, a 60-unit supportive housing development to be located at 5610 Imperial Highway. The affordable housing agreement describes the density bonus, incentives, and affordability restrictions. The applicant will record the agreement against the entire residential development. The approval and execution of the affordable housing agreement shall take place prior to the issuance of building permits. The affordable housing agreement shall bind all future owners and successors in interest for the term of 55 years. The Affirmative Fair Marketing Plan demonstrates the marketing strategy designed to attract renters of all majority and minority groups, regardless of sex, handicap, and familial status to assisted rental units that are being marketed.

SECTION 2. The adoption of Density Bonus Housing Agreement and Affirmative Fair Marketing Plan for the Path Villas at South Gate is consistent with the goals and objectives of the adopted 2014 Housing Element and 2009 General Plan.

SECTION 3. The foregoing Density Bonus Housing Agreement is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

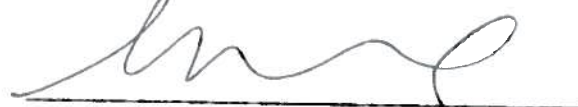
SECTION 4. If any section, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have passed this Resolution, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

[Remainder of page left blank intentionally]

SECTION 5. The City Clerk shall certify to the adoption of this Resolution which shall be effective upon its adoption.


PASSED, APPROVED AND ADOPTED this 26th day of June 2018.

CITY OF SOUTH GATE:



María Belén Bernal, Mayor


ATTEST:



Carmen Avalos, City Clerk

(SEAL)

APPROVED AS TO FORM:



Raul F. Salinas, City Attorney

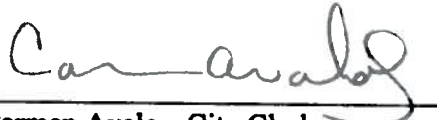
RESOLUTION CERTIFICATION PAGE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH GATE)

I, Carmen Avalos, City Clerk of the City of South Gate, California, hereby certify that the whole number of Members of the City Council of said City is five; that Resolution No. 7822 was adopted by the City Council at their Regular Meeting held on June 26, 2018, by the following vote:

Ayes: Council Members: Bernal, Davila, Diaz and Rios
Noes: Council Members: None
Absent: Council Members: Morales
Abstain: Council Members: None

Witness my hand and the seal of said City on June 28, 2018.



Carmen Avalos, City Clerk
City of South Gate, California

RECORDING REQUESTED BY AND)
 WHEN RECORDED MAIL TO:)
)
 City of South Gate)
 Director of Community Development)
 8650 California Avenue)
 South Gate, CA 90280)

This document is exempt from the payment of a recording fee pursuant to Government Code Sections 27383 and 6103

DENSITY BONUS HOUSING AGREEMENT

PATH Villas at South Gate

This Density Bonus Housing Agreement (the "Agreement") is entered into as of this ___ day of _____, 201_, by and between the CITY OF SOUTH GATE, a California municipal corporation ("City"), and PATH VILLAS SOUTH GATE, a California limited partnership ("Owner"), as follows:

RECITALS

A. Owner is the owner of certain real property (the "Property") located within the City of South Gate, County of Los Angeles, State of California, commonly known as 5610 Imperial Highway, and legally described in Exhibit "A" attached hereto and incorporated herein by reference; and

B. Chapter 11.31 (the "Chapter 11.31") Density Bonus for Affordable Housing of the South Gate Municipal Code (the "Code") provides a Density Bonus (defined in Chapter 11.31.030) and other incentives to multi-family residential development projects of five (5) or more units that require a specified percentage of all newly constructed dwelling units be developed, offered to and sold or rented to very low, low and moderate income households at an affordable housing cost; and

C. Chapter 11.23.090 Density Bonus Program of the Code (the "Chapter 11.23") provides opportunities for increased density, floor area, and/or building height, for projects that provide public improvements beyond those required by the Municipal Code; and

D. Contingent upon the receipt of an allocation of low income housing tax credits for the project, the Owner proposes to construct 60 new affordable dwelling units on the Property which shall be certified to the "green building standards" described in Chapter 11.23 (the "Residential Development"); and

E. Absent a Density Bonus, a maximum of 41 residential units would be permitted on the Property; and

F. Pursuant to the Chapter 11.31, Owner has agreed to restrict 9 units (20% of 41) to rental by Low-Income Households at an Affordable Rent; and

G. By agreeing to restrict 9 of the residential units on the Property to rental by Low-Income Households, at an Affordable Rent, Owner received a Density Bonus of 14 units, pursuant to the Chapter 11.31; and

H. By agreeing to obtain a green building certification for the Residential Development and implementing a Transportation Demand Management Program, Owner received a Density Bonus of 5 units, pursuant to the Chapter 11.23; and

I. City and Owner desire to enter into this Agreement pursuant to the provisions of Chapter 11.31 and Chapter 11.23; and

NOW, THEREFORE, in consideration of the mutual covenants and provisions contained herein, the parties agree as follows:

AGREEMENT

1. **Recitals.** The Recitals set forth above are true and accurate, and incorporated herein.
2. **Code.** The South Gate Municipal Code (the "Code"), as it now exists or may subsequently be amended, is incorporated into this Agreement.
3. **Definitions.** All defined terms, as indicated by initial capitalization, shall have the meanings set forth in Chapter 11.31 of the Code, except as expressly indicated otherwise. For purposes of this Agreement, the terms listed below shall have the meanings thereafter specified:
 - (a) "Adjusted for Household Size Appropriate for the Unit(s)" means for a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit.
 - (b) "Affordable Rent" means the total rent including parking amenities such as a garage or carport, that, when added to the Utility Allowance, does not exceed a specified fraction of the gross monthly income, Adjusted for Household Size Appropriate for the Unit(s), as set forth below. Rents may be set at the California Tax Credit Allocation Committee allowable rents for a specific year for the Low Income Households (or, at Owner's discretion, Very Low Income Households), as those terms are defined in this Agreement.
 - (c) "Chapter 11.23" means Chapter 11.23 of the South Gate Municipal Code.
 - (d) "Chapter 11.31" means Chapter 11.31 of the South Gate Municipal Code.
 - (e) Reserved.

(f) "Designated Unit(s)" means a dwelling unit that will be offered for rent exclusively to an Income Eligible Household at an Affordable Rent pursuant to this Agreement. The Designated Units shall be "floating" units as set forth in Section 6 below; provided, however, all Designated Units shall be reasonably dispersed throughout the Residential Development as required by Section 11.31.060.B.1 of the Code.

(g) "Income Eligible Household" shall mean a Very Low or Low Income Household, as applicable in accordance with Section 4 of this Agreement, which is eligible to rent a particular Designated Unit(s).

(h) "Low Income Households" means households whose income does not exceed the lower-income limits applicable to Los Angeles County, as published and periodically updated by the California Department of Housing and Community Development pursuant to Section 50079.5 of the California Health and Safety Code.

(i) "Low Income Units" and "Very Low Income Units" means Designated Units restricted to occupancy by Low or Very Low Income Households, respectively, at the applicable Affordable Rent.

(j) Reserved.

(k) "Non-Designated Unit(s)" means those dwelling units in the Residential Development that are not Designated Unit(s).

(l) "Original Unit(s)" shall have the meaning defined in Section 6(b).

(m) "Owner" means the person or entity defined as such in the introductory paragraph of this Agreement, and includes all successors and assigns of that person or entity.

(n) "Property" shall have the meaning defined in Recital "A".

(o) "Residential Development" shall have the meaning ascribed in Recital "C".

(p) "Utility Allowance" means an amount designated by the City as a reasonable estimate of the cost of utilities for an Income Eligible Household, for purposes of calculating the applicable Affordable Rent.

(q) "Very Low Income Households" means households whose income does not exceed the very-low-income limits applicable to Los Angeles County as published and periodically updated by the California Department of Housing and Community Development pursuant to Section 50105 of the California Health and Safety Code.

4. Designated Unit(s).

(a) Owner hereby agrees that, for a period of 55 years from the date of recordation of this Agreement, 9 unit(s) in the Residential Development shall be rented to the indicated income groups, at an Affordable Rent:

DESIGNATED UNIT DISTRIBUTION

<u>INCOME GROUP</u>	<u>Number of Units</u>	<u>Size, Bedroom Count</u>
Low-Income Households	9	5 studio units, 4 one-bedroom units

(b) The Designated Unit(s) shall be floating units.

(c) The Designated Unit(s) shall be constructed at the same schedule, design, appearance, materials, finished quality and interior amenities of the Residential Development. Construction of the Residential Development shall commence on or before September, 2019, and shall be completed on or before September, 2022.

(d) Attached hereto as Exhibit B is the affirmative fair marketing plan for the Project which has been approved by the City.

5. Tenant Qualification for Rental Units: Income Limits and Affordable Rents.

(a) Owner agrees to rent the Designated Unit(s) solely to Income Eligible Households, at not more than the applicable Affordable Rent.

(b) Owner must take reasonable steps to certify the income level of prospective occupants of a Designated Unit, at the time of the initial rental, and to recertify such income levels annually thereafter. Owner shall request an income certification from the proposed occupant of the Designated Unit in one or more of the following methods, and Owner acknowledges that City may verify the occupant's income from time to time in order to insure affordability of the Designated Units in accordance with the terms of this Agreement:

(i) Obtain three (3) paycheck stubs from the proposed occupant's three (3) most recent pay periods;

(ii) Obtain a true copy of an income tax return from the proposed occupant for the most recent tax year in which return was filed;

(iii) Obtain an income verification certification from the employer of the proposed occupant;

(iv) Obtain an income verification certification from the Social Security Administration and/or the California Department of Social Services if the proposed occupant receives assistance from such agencies; or

(v) Obtain an alternate form of income verification acceptable to the Director.

(c) Owner shall apply the same rental terms and conditions to tenants of the Designated Unit(s) as are applied to all other tenants, except as otherwise required to comply with this Agreement (i.e., rent levels, occupancy restrictions and income requirements) and/or

government subsidy programs. Discrimination based on subsidies received by the prospective tenant is prohibited.

(d) Owner shall submit tenant income certifications, including all backup documentation to City or its designee within 5 business days following written request by the City. On an annual basis, Owner shall submit to the City an occupancy report, detailing the present occupants, rent and size of each Designated Unit at the Residential Development, and any other information which the City requests and which relates to the income eligibility of the occupants. The City, in its discretion, may delegate verification of tenant income to the Housing Authority of the County of Los Angeles or to the Housing Authority of the City of South Gate.

6. Changes in Tenant Income.

(a) If after moving into a Designated Unit(s), and during the annual audit of tenant's income, it is determined that the tenant's income exceeds the income limit for that unit, the tenant may remain in the unit (the "Original Unit(s)") as long as the tenant's income does not exceed 140% of the income limit for the Original Unit(s). In that event, the applicable Affordable Rent shall be that charged to a tenant whose income does not exceed the income limit for the Original Unit(s).

(b) If after moving into a Designated Unit(s) the tenant's income eventually exceeds 140% of the income limit for the Original Unit(s), the following shall apply:

(i) If the tenant's income does not exceed the income limits of other Designated Unit(s) in the Residential Development, the Owner may, at the Owner's sole option, allow the tenant to remain in the Original Unit at the tenant's new applicable Affordable Rent, as long as the next vacant unit is re-designated for the income category previously applicable to the Original Unit.

(ii) If a Non-Designated Unit in the Residential Development is available, the Owner may, at the Owner's option, allow the tenant to remain in the Original Unit(s) and raise the tenant's rent up to market rate (subject to the requirements of the California Tax Credit Allocation Committee and other applicable regulatory requirements) and designate the former Non-Designated Unit as a Designated Unit for the income category previously applicable to the Original Unit(s), subject to the requirement of Section 11.31.060.B.1 of the Code.

(c) So long as the Owner complies with the procedures set forth in this Section 6, Owner shall not be in violation of this Agreement due to a tenant's income eventually exceeding the income limit for the Designated Unit(s) occupied by that tenant.

7. Utilization of Designated Unit(s). The Designated Unit(s) required by this Agreement shall be leased or rented and fully utilized in accordance with this Agreement; no Designated Unit shall be withdrawn from the market or otherwise held vacant.

8. Development and Maintenance of Units; Physical Inspection. Owner shall perform a physical inspection of the Property annually for health and safety violations, and shall (a) maintain and operate all units on the Property so as to provide decent, safe and sanitary housing consistent with federal housing quality standards; (b) make any required repairs or provide any

required cleanup and (c) provide the Designated Unit(s) with the same levels of services and maintenance as are provided to the Non-Designated Unit(s) on the Property.

9. **Green Building Certification.** Owner shall obtain a green building certification from U.S. Green Building Council ("USGBC"), the Green Point Rated system, Build-it-Green, or compliance with another reputable independent and nationally-recognized organization, deemed appropriate by the City. All additional dwelling units permitted as a result of Chapter 11.23 shall be built to the same green building standards as the rest of the Residential Development. Intent to achieve the green building certification shall be demonstrated at the time of permitting, and subsequent final certification shall be demonstrated to the City per the USGBC (or applicable) certification schedule. Upon written confirmation by the City that Owner has complied with the requirements of this section [9], this section shall automatically terminate and be of no further force and effect.

10. **Transportation Demand Management Program.** Owner shall create a Transportation System Management Plan, which describes the full set of facilities and services to be provided by a development project, proposed to reduce the number of employee commute trips to the site; plus any other facilities, amenities, or services intended to encourage carpool, vanpool, transit, bicycle, or pedestrian commuting. Upon written confirmation by the City that Owner has complied with the requirements of this section [10], this section shall automatically terminate and be of no further force and effect.

11. **Administration Fee.** Owner agrees to pay such fees and deposits as the City Council may adopt by resolution to offset the administrative cost of performing the duties and responsibilities described in this Agreement.

12. **Federal and State Laws.** Notwithstanding the above provisions, nothing contained herein shall require Owner or City to do anything contrary to or refrain from doing anything required by Federal and State laws and regulations promulgated there under applicable to the construction, management, maintenance, and rental of Low-income housing units in the City of South Gate.

13. **Prohibition Against Discrimination.** Owner shall not discriminate against any tenant or potential tenant on the basis of sex, color, race, religion, ancestry, national origin, age, pregnancy, marital status, family composition, sexual orientation, or the potential or actual occupancy of minor children.

14. **Indemnification.** Owner shall defend, indemnify and hold harmless the City of South Gate and its officers, agents, employees, representatives, and volunteers from and against any loss, liability, claim or judgment relating in any manner to the Residential Development or this Agreement.

15. **City's Right to Inspect Units and Documents.** The City may inspect the Designated Units (subject to the tenant's privacy rights) and any documents or records relating thereto, including but not limited to tenant income certifications and health and safety violations, at any reasonable time upon 72 hours' written notice to determine Owner's compliance with this Agreement.

16. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of City and Owner, and their respective successors, owners and assigns. City reserves the right to designate another public agency to perform City's obligations or to exercise City's rights and options under this Agreement.

17. **Burden to Run with Property.** The covenants and conditions contained herein shall run with and burden the Property for 55 years from the date of recordation of this Agreement.

18. **Notices.** All notices required herein shall be sent by certified mail, return receipt requested or express delivery service with a delivery receipt and shall be deemed to be effective as date received or the date delivery was refused as indicated on the return receipt, as follows:

To Owner: PATH Villas South Gate, L.P.
 340 N. Madison Avenue
 Los Angeles, CA 90004
 Attn.: Executive Director

To City: City of South Gate
 Director of Community Development
 City of South Gate
 8650 California Avenue
 South Gate, CA 90280

The parties may subsequently change addresses by providing written notice of the change in address to the other parties in accordance with this Section 18.

19. **Governing Law.** The laws of the State of California shall govern this Agreement. Any legal action brought under this Agreement must be instituted in the Superior Court of the County of Los Angeles, State of California, in an appropriate municipal court in that County, or in Federal District Court in the Central District of California.

20. **Default.** Failure or delay by either party to perform any term or provision of this Agreement, which is not cured within thirty (30) days after receipt of notice from the other party, constitutes a default under this Agreement. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with due diligence. The injured party shall give written notice of default to the party in default specifying the default complained of by the injured party. Except as required to protect against further damages, the injured party may not initiate proceedings against the party in default until thirty (30) days after giving such notice. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

21. **Remedies.**

(a) Any individual who sells or rents (including subleasing) a Designated Unit in violation of the provisions of this Agreement shall be required to forfeit to City all monetary amounts so obtained.

(b) City may institute any appropriate legal actions or proceedings necessary to ensure compliance with this Agreement, including but not limited to actions for injunctive relief or damages.

22. Attorney's Fees. In any action brought to declare the rights granted herein or to enforce or to interpret any of the terms of this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees in an amount determined by the court.

23. Non-Waiver. Failure to exercise any right City may have or be entitled to, in the event of default hereunder shall not constitute a waiver of such right or any other right in the event of a subsequent default.

24. Further Assurances and Recordation. Owner shall execute any further documents consistent with the terms of this Agreement, including documents in recordable form and do such further acts as may be necessary, desirable or proper as City shall from time to time find necessary or appropriate to effectuate its purpose in entering this Agreement.

25. Entire Agreement. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statement or promise not contained in this Agreement shall not be valid or binding. This Agreement may be amended only by written instrument signed by both City and Owner.

26. Severability Clause. If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable term or provision had never been contained herein.

27. Density Bonus No. 2017-01. Density Housing Bonus Agreement is subject to the conditions of approval as contained within City Council Resolution No. 7780.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY:

CITY OF SOUTH GATE



María Belén Bernal, Mayor

OWNER:

**PATH VILLAS SOUTH GATE, LP,
a California limited partnership**

**By: PV South Gate GP LLC,
a California limited liability company
its General Partner**

**By: Path Ventures,
a California nonprofit public benefit
corporation,**

ATTEST:

Amy Anderson, Executive Director

Carmen Avalos, City Clerk

(SEAL)

APPROVED AS TO FORM:



Raul F. Salinas, City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, Notary Public, personally appeared, _____, proved to me the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, Notary Public, personally appeared, _____, proved to me the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The land referred to in this Commitment is situated in the City of South Gate, County of Los Angeles, State of California, and is described as follows:

THAT PORTION OF LOT 2 OF THE DOWNEY AND HELLMAN TRACT, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 31 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF IMPERIAL HIGHWAY, 40 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 333, RECORDED IN BOOK 14, PAGE 156 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 4 OF SAID TRACT NO. 333; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 154.355 FEET TO A POINT MIDWAY BETWEEN THE SAID POINT OF BEGINNING AND THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO SUSUMI CHIKANI AND WIFE, RECORDED APRIL 15, 1941 IN BOOK 18341 PAGE 193, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4 AND PROLONGATION THEREOF, A DISTANCE OF 389.85 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE SAID LAND OF CHIKANI; THENCE WESTERLY ALONG THE LAST MENTIONED PROLONGATION TO THE SAID EASTERLY LINE OF LOT 4; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND PROLONGATION THEREOF TO THE POINT OF BEGINNING.

EXCEPT FROM SAID LAND THAT PORTION INCLUDED WITHIN IMPERIAL HIGHWAY, 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF THE CENTER LINE OF SAID HIGHWAY (FORMERLY DOWNEY AND FLORENCE ROAD), AS SAID CENTER LINE IS SHOWN ON COUNTY SURVEYOR'S MAP NO. 8484 AND MORE PARTICULARLY SHOWN IN COUNTY OF LOS ANGELES ROAD DEPARTMENT FIELD BOOK "F.O. 80972".

APN: 6234-010-004

PATH Villas at South Gate

Preliminary Marketing and Lease-Up Plan

Project Description

PATH Villas at South Gate will be a 60-unit multi-family supportive housing apartment building, located at 5610 Imperial Highway, in the City of South Gate, California. The property will consist of thirty-one (31) studios, twenty-eight (28) one-bedroom units and one (1) two-bedroom unit set aside for management. All supportive housing units are designated for Veteran households and persons with fragile health that are transitioning from homelessness. Rent subsidies will be provided by The Housing Authority of the County of Los Angeles (HACoLA) through the Veteran Affairs Supportive Housing (VASH) or Project Based Voucher (PBV) programs, and the Department of Health Services' Flexible Housing Subsidy Pool. All applicants will be referred by The Department of Veteran Affairs (VA), the Department of Health Services (DHS) or Department of Mental Health (DMH), depending on program type, through the Coordinated Entry System (CES). The Coordinated Entry System (CES) is a system of care for households experiencing homelessness that matches homeless individuals and families to housing and non-housing resources (such as medical supports) based on the individual needs.

The above information reflects these requirements to the best of management knowledge but is subject to change if required for compliance with law or regulation.

Affirmative Fair Housing Marketing Procedures

PATH Villas at South Gate, PATH Ventures, PATH services, and John Stewart Company (JSCo) will comply with the provisions of California Tax Credit Allocation Committee (CTCAC), and other program affirmative fair housing marketing guidelines, and as applicable, other Federal, State and Local law prohibiting discrimination in the lease or rental or in the use, occupancy or tenure of enjoyment of the PATH Villas at South Gate, or any part thereof on the basis of marital status, race, color, religion, ancestry, sex, gender identity, sexual orientation, age, national origin, HIV, Acquired Immune Deficiency Syndrome (AIDS) or AIDS related condition (ARC), physical handicap, or on the basis of their receipt of, eligibility for, housing assistance programs or on the basis that the resident have a minor child or children who will be residing with them or any other arbitrary basis. PATH Villas at South Gate or any person claiming authority under or through them will not establish or permit any such practices of discrimination or segregation with references to the selection, location, number, use or occupancy of tenants or lessees in the project. All criteria shall be applied equitably and all information considered on an applicant shall be related solely to the attributes and behavior of individual members of the household as they may affect residency.

All rental advertisements will bear the fair housing logotype and slogan, and any information sheets will also indicate accessibility to the disabled. A Fair Housing poster will be conspicuously displayed in the rental office and where the initial rent-up process will occur.

Procedures to Provide Accessible Units to People with Disabilities



PATH Villas at South Gate/JSCo will take reasonable steps to maximize the utilization of accessible units by eligible individuals whose disability requires the accessibility features of the particular unit. Preference will be given to applicants who require a unit with the specific design features offered in accessible units in the development. All reasonable efforts will be made to rent accessible units to applicants who require or who could benefit from such units. In the case of an accessible unit, when no qualified household has applied that requires the design features offered, then the unit will be offered to the next qualified household. This applicant will be required to complete a Lease Addendum form, whereby they agree to transfer to a non-accessible unit within the development should a tenant or applicant require an accessible unit. To this end, any vacant, accessible unit will first be offered to a current, disabled tenant of the development. The disabled occupant must require the features in the vacant unit and must be occupying a unit not having such features. If no such occupant exists, the property manager will then offer the unit to a qualified occupant on the waiting list who has a disability requiring the accessibility features of the unit.

The application will include a section to be filled out by applicants requesting an accommodation with details on the applicant's special needs for accessible features or other accommodations. Applicants will not be required to disclose a disability under any circumstances unless requesting accommodation.

General Targeting

All 60 Units will be occupied by direct referrals through the Coordinated Entry System (CES) from the Department of Veteran Affairs (VA), the Los Angeles County Department of Health Services (DHS), and the Los Angeles County Department of Mental Health (DMH).

Marketing and outreach activities for the units include the following:

A. Direct Referrals

All supportive housing units will be for direct referrals from the VA, DHS, and DMH. Applicants will be referred through the Coordinated Entry System (CES).

B. Community Outreach Activities

Property will be listed on the Housing Resource Center website at www.housing.lacounty.gov

Flier distribution to social service agencies

Timeline and Details for Outreach and Marketing

Marketing and outreach efforts to resident service providers will begin approximately three to six months prior to project completion date to ensure timely lease-up.

TBD

JSCo establish a telephone information line for the project in English and Spanish. PATH Villas at South Gate telephone line will be established at a later date.



Telephone script:

"Thank you for calling the information line for PATH Villas at South Gate.

PATH Villas at South Gate is scheduled to open in TBD and is located at 5610 Imperial Highway, in the City of South Gate 90280. PATH Villas at South Gate is a Supportive Housing community serving Veterans and households with fragile health transitioning out of homelessness.

All units will be occupied by referrals from the Department of Veteran Affairs, the Los Angeles County Department of Health Services and the Los Angeles Department of Mental Health through the Coordinated Entry System. If you are experiencing homelessness you may contact your local Regional Center to be entered into the Coordinated Entry System (CES). No applications will be available to the general public for this building. Other eligibility requirements apply

Thank you again for calling the information line for PATH Villas at South Gate.

Special Needs application material prepared including:

- Marketing Plan and Resident Selection Criteria
- Application, Grounds for denial, and cover letter

All marketing materials need to be approved and signed off by the owner.

Step 1

Post on housing.lacounty.gov
Email flier to social service agencies
Email cover letter and application to referring agencies.

Step 2

Special Needs units will be processed by JSCo in the order received from the referring agencies and processed for move-in on a first completed, first move-in basis.

Invitations to schedule an appointment will be sent out to the applicant and their case manager and/or service provider if one is designated on the application.

Step 3

PATH Services will act as the intermediary between JSCo and the applicants and assist the applicant gathering JSCo's required documents and coordinating with the Housing Authority for subsidy program approval and rent determination.



Step 4

Certificate of Occupancy- Residents begin to move into the property once approval is received from the Housing Authority of the County of Los Angeles (HACoLA)

Step 5

100% occupancy by TBD date.

APPLICATION PROCESS

Initial Application Procedure

1. JSCo will create a PATH Villas at South Gate waitlist with application packets received from the various referring agency for the specific program in the order they are received.
2. Each prospective resident and the service provider will be contacted requesting an interview. Applicants will receive a checklist of the documents required to bring with them to the interview.
3. Ineligible applicants will receive a denial letter. All denial letters will describe the reason for ineligibility as well as appeal protocol. (See *Resident Selection Criteria* for more information).
4. Management will make the ultimate determination regarding tenant selection for all units.

Any applicant that fails to respond to a notice or who doesn't show up for the scheduled interview will be considered no longer interested.

PATH Villas at South Gate is subject to income limits that are published annually by HUD and available to the public from the property office. These income guidelines are subject to change.

The privacy of applicants will be guarded as conferred by the Federal Privacy Act of 1974. This Act in no way limits management's ability to collect such information as may be needed to determine eligibility, compute rent, or determine an applicant's suitability for tenancy.

An applicant household's combined gross annual income cannot exceed the published Area Median Income (AMI), depending on the income restriction for the unit for which a household is applying.

Interview Procedure

All applicants will be interviewed by JSCo. At the time of the interview, all members of the household must be in attendance. They will be asked to bring most recent three months' pay



stubs, if employed, income sources, assets, six-month bank statements, and previous rental history. Other documents or identification to determine household composition, income, and assets may be requested. During the interview, staff will clarify any information provided by the applicant household and answer questions regarding admission procedures.

At the interview the following items will be completed by or obtained from the household:

1. **Credit/ Criminal Release Form:** A credit report with a comprehensive unlawful detainer check will be obtained for each adult applicant. If the household meets the credit criteria a criminal report will be requested and they immediately will move to the next step.
2. A Tenant Income Certification Questionnaire form completed by each adult.
3. Applicant shall execute any releases and consents authorizing any private sources of income, or any federal, state, or local agency, to furnish or release to management such information as management and the applicable program regulations determined to be necessary.
4. All income will be verified in writing from the income source on appropriate income verification forms. For recipients of Social Security income or public assistance, current Notice of Action letters or Statement of Benefits will be accepted.
5. All assets, including bank accounts, will be verified in writing from the financial institution.
6. Verification of Homelessness and other program eligibility requirements.
7. Applicants will be asked to verify their student status to ensure compliance with tax credit requirements.
8. Submission of an application and attendance at an interview does not indicate the offer of a unit or acceptance for housing. Formal determination of eligibility will be made when an appropriate unit is available and all information is verified.
9. Once the final application review requirements have been satisfied, approved prospective residents will be notified and a request to provide a deposit to hold a specific unit will be issued.
10. The Housing Authority of the County of Los Angeles (HACoLA) must approve the applicant, inspect and pass the unit, and send a Certificate of Eligibility with rent determination prior for management to approve move-in.
11. JSCo will prepare welcome packages for the new residents.



On-Going Advertising

Once sufficient interest in the property is generated advertising will occur on an as-needed basis.



City of South Gate
CITY COUNCIL

AGENDA BILL

For the Regular Meeting of: June 26, 2018

Originating Department: Community Development

Department Head:

Joe Perez
Joe Perez

City Manager:

Michael Flad
Michael Flad

SUBJECT: DENSITY BONUS HOUSING AGREEMENT FOR THE PATH VILLAS AT SOUTH GATE SUPPORTIVE HOUSING DEVELOPMENT AT 5610 IMPERIAL HIGHWAY

PURPOSE: To consider the Density Bonus Housing Agreement for the Path Villas at South Gate supportive housing development as required by Chapter 11.31.070 (Affordable Housing Agreement) of the South Gate Municipal Code.

RECOMMENDED ACTIONS:

- a. Find that project is Categorically Exempt under Section 15061(b)(3) (General Rule Exemption) of the California Environmental Quality Act; and
- b. Adopt Resolution approving Density Bonus Housing Agreement for the Path Villas at South Gate for a 60-unit supportive housing development at 5610 Imperial Highway.

FISCAL IMPACT: None

NOTICING REQUIREMENTS: A Notice of Public Hearing is not required.

ALIGNMENT WITH CITY COUNCIL GOALS: The approval of the Density Bonus Housing Agreement as a condition of Density Bonus Permit No. 2017-01 supports the City Council Goal of "creating and protecting strong neighborhoods" by requiring landscaping, building, and site improvements to enhance the pedestrian environment and urban character of the area; enabling households to be self-sufficient through supportive services; and creating a more sustainable community through the use of green technologies in the proposed building.

ENVIRONMENTAL EVALUATION: The foregoing Density Bonus Housing Agreement is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

ANALYSIS: On September 12, 2017, the City Council adopted Resolution No. 7780 approving Density Bonus Permit No. 2017-01 (Exhibit D) at the request of Path Ventures, for the construction of a four-story, 55,556 square foot affordable apartment community and support service facility with

59 rental units and one on site manager unit. The property is located at 5610 Imperial Highway. As part of the conditions of approval and as required by Chapter 11.31.070 of the South Gate Municipal Code, the applicant is required to submit an Affordable Housing Agreement and include an Affirmative Fair Marketing Plan to the satisfaction of the City Attorney and approved by the City Council.

Affordable Housing Agreement

The affordable housing agreement describes the density bonus, incentives, and affordability restrictions. Once approved, the applicant will record the agreement against the entire residential development. As required by the Municipal Code, the approval and execution of the affordable housing agreement shall take place prior to the issuance of building permits by the Community Development Department.

The affordable housing agreement will bind all future owners and successors in interest for the term of 55 years. Highlights of the agreement include:

- Nine (9) floating units designated for low-income households for a period of 55 years.
- The designated units will be constructed at the same schedule, design, appearance, materials, finished quality and interior amenities of the residential development.
- Construction of the residential development will commence on or before September 2019, and will be completed on or before September 2022.
- Path Ventures will rent the designated units solely to income eligible households, at not more than the applicable affordable rent.
- Path Ventures must take reasonable steps to certify the income level of prospective occupants of a designated unit, at the time of the initial rental, and to recertify such income levels annually thereafter.
- On an annual basis Path Ventures shall submit to the City an occupancy report, detailing the present occupants, rent and size of each designated unit at the residential development, and any other information which the City requests and which relates to the income eligibility of the occupants.
- Path Ventures will obtain a green building certification from U.S. Green Building Council (“USGBC”).

Affirmative Fair Marketing Plan

In keeping Chapter 11.31.070 (Affordable Housing Agreement) of the Zoning Ordinance, an Affirmative Fair Marketing Plan (Exhibit B) must accompany the Affordable Housing Agreement. The Affirmative Fair Housing Marketing Plan is a marketing strategy designed to attract renters of all majority and minority groups, regardless of sex, handicap and familial status to assisted rental units that are being marketed.

The following elements are a sample of the Affirmative Fair Housing Marketing Plan:

- Project Description
- Affirmative Fair Housing Marketing Procedures
- Procedures to Provide Accessible Units to People with Disabilities
- General Targeting
- Marketing and outreach activities
- Timeline and Details for Outreach and Marketing
- Application Process

- Ongoing Advertising

Project Summary: PATH Villas at South Gate will provide affordable supportive housing with a particular emphasis on assisting veterans and homeless persons. As a mission-based organization, PATH Ventures is committed to developing and operating housing for low-income residents. As such, the impetus for PATH Villas at South Gate is a response to the need for affordable housing, particularly for those transferring from homelessness, in and around the South Gate area.

PATH Ventures is an arm of PATH (People Assisting the Homeless), which is a non-profit organization dedicated to ending homelessness through supportive services, permanent housing development, support for homeless families, and community engagement.

Resident and Unit Mix – Affordability Restrictions

The development will include one (1) unit for an on-site manager. The remaining 59 units will be income restricted to below 60% of the Area Median Income (AMI) for 55 years and will contain the following tenant mix:

- High utilizers of the LA County Department of Health Services, including homeless and chronically homeless (Total – 20)
- Veterans (Total - 39):
 - Chronically homeless - 25
 - Homeless with a disability - 4
 - Low income – 10

Once completed, PATH Villas at South Gate will include 31 studio units, 28 one-bedroom units, and 1 two-bedroom manager's unit. The unit sizes for the studios, one-bedrooms, and the two-bedroom for the on-site property manager will be approximately 400, 590, and 925 square feet respectfully.

Prospective tenants are referred to PATH Villas by way of local service providers through the Los Angeles County Service Planning Area (SPA) 7 Coordinated Entry System who specialize in serving the aforementioned target population. These service providers and programs are described below:

- Los Angeles County Department of Health Services - In exchange for operating subsidies, Path will set aside 20 units for high utilizers of the LA County Department of Health Services.
- The California Housing and Community Development Department's Veteran Housing and Homelessness Prevention program - In exchange for capital and operating subsidies, PATH will set aside 39 units for veterans (chronically homeless and homeless with a disability).
- US Department of Veteran Affairs in exchange for an operating subsidy, PATH will set aside 25 units.

Project Timeline and Funding Sources

This summer, the project was awarded funding from the California Department of Housing and Community Development Veterans Housing and Homelessness Prevention (VHHP) Program and Path Ventures will be pursuing funding from the County of Los Angeles Community Development Commission in their fall Notice of Funding Availability (estimated, October 2017 application). Path

Ventures also intends to apply for California Tax Credits in March 2018. If approved, Path intends to begin construction in September 2018.

Density Bonus Concession

Based on the existing Corridor 2 Zone (CDR2), 41 units are allowed by right at the subject property. However, the developer intends to make use of two provisions as described below from the State Density Bonus Law and the City of South Gate Zoning Ordinance to increase the project from 41 by right units to a total of 60 units. The Density Bonus provisions in the City's Code allow opportunities for increased density for projects that provide affordable housing and/or improvements beyond the basic standards in the Zoning Code. One such improvement that is include in the Density Bonus Program is the construction of a "Green Building Project" that is certified by a reputable independent and nationally recognized organization such as the U.S. Green Building Council.

Provided below is a summary of the residential units allowed by right and those units being proposed under the State's Density Bonus Law and the City's Density Bonus Program:

- Under the City's Zoning Ordinance, the prevailing zoning allows by right for a 41-unit residential development (32 du/ac) and up to 111 units with a Density Bonus.
- Per Senate Bill 1818 State Density Bonus Law, for each 1% increase in the percentage of Low Income affordable units, a developer will receive an additional 1.5% density bonus up to a maximum of 35%. The proposed project meets the required affordable units, 20% ($41 \times 0.20 = 9$ units) to qualify for the additional 35% density bonus thus allowing an additional 14 units ($41 \times 0.35 = 14$). The City is preempted by State law in regards to this affordable housing density bonus.
- Per the City's Zoning Ordinance Section 11.23.090, Density Bonus Program ("Green Building Project"), the project will be built with a LEED "Leadership in Energy and Environmental Design" Certified Rating or equivalent. Such a rating will ensure that both the process of construction and building itself will be environmentally responsible and resource-efficient. This LEED certification makes the project eligible for a 10% density bonus or an additional 5 units ($55 \times 0.10 = 5.5$), thus a total of 60 units. This density bonus requires Planning Commission review and City Council approval.

Zoning and General Plan

The zoning designation for the property is Corridor 2 (CDR2) and the General Plan designation is Imperial District (Sub Area 3). The CDR2 Zone applies to secondary corridors such as Imperial Highway to provide a variety of housing choices. The Imperial District, as identified in the General Plan, indicates that new residential uses should include multi-family housing to help diversify the housing types present on the eastern side of the City.

The proposed use is consistent with the following goals and objectives of the South Gate General Plan:

- Allow increased densities for projects that provide public amenities and improvements beyond those required by Code (CD 2.7);
- Design landscaping, buildings and sites to enhance the pedestrian environment and enhance the urban character of the City's Districts (CD 6.2);
- Ensure high quality architecture and urban design throughout the City (CD 8.1)

- Strive to reduce poverty throughout the City and encourage the provision of supportive services that enable households to be self-sufficient (HC 10.2 – P.2); and
- Increase the use of green techniques in new buildings, new building sites and building remodels and retrofits and create incentives for green building techniques (GC 6.1 – P.3).
- 2014 Housing Element calls for the City to Provide a range of housing prices, unit types, and sizes to accommodate the varied needs of all socioeconomic segments of South Gate, fostering a diverse and balanced community.
- The 2014 Housing Element calls for the City to “Encourage the development of housing that caters to the special needs groups, including the elderly, persons with disabilities (including developmental disabilities), students, large families, and the homeless” and

BACKGROUND: On September 17, 2018, the City Council conducted a noticed public hearing and approved Density Bonus No. 2017-01, allowing an additional fourteen units for the proposed permanent supportive housing project at 5610 Imperial Hwy. As part of the approval, the applicant was required to submit an Affordable Housing Agreement.

PROPERTY SUMMARY:

Applicant:

Path Ventures
340 N. Madison Avenue
Los Angeles, CA 90004

Property Address:

5610 Imperial Hwy

Assessor’s Parcel No.:

6234-010-004

Property Owner:

Path Ventures
340 N. Madison Avenue
Los Angeles, CA 90004

Zoning Designation:

Corridor 2 (CDR2)

General Plan Designation:

District Imperial (Sub Area 3)

Representative:

Amy N. Anderson
Executive Director
Path Ventures
340 N. Madison Avenue
Los Angeles, CA 90004

Surrounding Land Uses:

North: Industrial
South: Industrial
East: Industrial
West: Commercial/Industrial

- ATTACHMENTS:**
- A. Proposed Resolution
 - B. Density Bonus Housing Agreement
 - C. Affirmative Fair Marketing Plan
 - D. City Council Resolution No. 7780
 - E. Notice of Exemption

Attachment "F"



340 North Madison Ave.
Los Angeles, CA 90004
(323) 644-2209
www.PATHVentures.org

March 4, 2020

Mr. Joe Perez

Community Development Director
City of South Gate
JPerez@SoGate.org
(323) 563-9566

**RE: PATH Villas South Gate (the "Project")
PATH Villas South Gate LP ("PVSG")
Construction Commencement Deadline Extension Request**

Dear Mr. Perez,

The purpose of this letter is to request a one-year extension to the Project's construction commencement deadline of September 2019 as stipulated in Section 4(c) of the Density Bonus Agreement dated June 12th, 2019 between PVSG and the City of South Gate.

Due to an unforeseen lawsuit the project was delayed by over a year. PVSG has since resolved the lawsuit and is preparing to close on construction financing and requires that the commencement deadline be extended in order to satisfy its lenders and investors.

PVSG appreciates your thoughtful consideration of its request. If you have any questions, please contact me at 323-644-2291 or by email at AJAzara@PATHVentures.org.

Sincerely,

AJ Azara



Project Manager
PATH Ventures
AJAzara@PATHVentures.org

RECEIVED

MAR 16 2020

City of South Gate
CITY COUNCIL

Item No. 4

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

12:00pm

AGENDA BILL

For the Regular Meeting of: March 24, 2020

Originating Department: Community Development

Department Director:

Joe Perez
Joe Perez

City Manager:

Michael Flad
Michael Flad

SUBJECT: HOUSING ELEMENT ANNUAL PROGRESS REPORT 2019

PURPOSE: To review the Housing Element Annual Progress Report (Housing Element APR) and direct that it be submitted to the State Department of Housing and Community Development (HCD). This report identifies the City's progress in implementing the Housing Element. Each jurisdiction is required to create an annual report on the status and progress in implementing the housing element of its general plan. The Housing Element APR submittal deadline is April 1, 2020.

RECOMMENDED ACTIONS:

- a. Receive and file Housing Element Annual Progress Report for calendar year 2019; and
- b. Direct staff to provide a copy of the Housing Element Annual Progress Report to the State Department of Housing and Community Development.

FISCAL IMPACT: None.

ALIGNMENT WITH COUNCIL GOALS: The filing of the Housing Element APR supports the goal of creating strong and sustainable neighborhoods. Monitoring housing development ensures the City is making progress in the creation of new housing stock and working toward creating greater housing opportunities for South Gate residents.

ANALYSIS: State law requires cities to provide an annual report to the legislative body (Mayor and City Council) on the status of its progress in implementing the Housing Element. These reports are required to be submitted to the HCD each year for the reporting period of the previous calendar year by April 1st.

The Housing Element APR was prepared using the standard forms developed by HCD and must be submitted either via their online portal or email. Included in this Agenda Bill is a summary of the City's progress and the Housing Element APR is attached. The Housing Element APR documents the City's progress implementing the Goals, Policies, and Programs within the current Housing Element. The Housing Element APR also tracks the City's progress in developing residential units in the various income categories pursuant to the City's Regional Housing Needs Allocation (RHNA).

Summary of progress

Attached to this report are a series of tables that constitute the State's required format for a Housing Element APR:

- Table A: Housing Development Applications Submitted
- Table A2: Annual Building Activity Report Summary
- Table B: Regional Housing Needs Allocation (RHNA) Progress
- Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need
- Table D: Program Implementation Status pursuant to Government Code Section 65583
- Table E: Commercial Development Bonus Approved pursuant to Government Code Section 65915.7
- Table F: Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1(c)(2).

RHNA PROGRESS

The City's RHNA is summarized in Table #1 below by income level. The number of units assigned to South Gate for the 2013- 2021 period was 1,262 housing units. It should be noted that the City is not required to construct these units, but rather plan for them through Zoning Code development standards and the Housing Programs adopted as part of the 2013-2021 Housing Element.

TABLE #1
CITY'S REGIONAL HOUSING NEEDS ALLOCATION

INCOME GROUP	NUMBER OF UNITS	PERCENTAGE OF TOTAL UNITS
Above-Moderate	558	43.9%
Moderate	205	16.6%
Low Income	185	15.1%
Very Low Income	314	24.4%
TOTAL	1,262	100%

In 2019, building permits were issued for 500 new housing units, 7 were above-moderate income single-family residences and 493 were moderate income units comprised of Accessory Dwelling Units (ADU) and multi-family residential units. The number of permits issued by the City according to income level is summarized below in table #2.

TABLE #2
BUILDING ACTIVITY- 2019- NEW CONSTRUCTION

INCOME GROUP	NUMBER OF NEW PERMITS ISSUED
Above-Moderate	7
Moderate	493
Low	0
Very Low	0
TOTAL	500

A comparable rents analysis was used to determine the affordability of the ADUs (Attachment B). Based on the numbers below as of December 31, 2019, the City has met approximately 35% of its RHNA.

INCOME GROUP	NUMBER OF RHNA UNITS	YTD PERMITTED UNITS	REMAINING RHNA UNITS*	% OF RHNA ACHIEVED
Above-Moderate	558	26	532	4.7%
Moderate	205	575	-370 (surplus)	280.5%
Low	185	192	-7 (surplus)	103.8%
Very Low	314	22	292	7.0%
TOTAL	1,262	815	824	35%

**Surplus units within an income group cannot reduce the overall number of required RHNA units.*

RHNA CYCLES

Each Housing Element update cycle is accompanied with a RHNA. The RHNA planning period, however, does not usually coincide with the Housing Element planning period precisely. The fifth Housing Element update is as follows:

- Housing Element Planning Period: October 15, 2013 through October 15, 2021
- RHNA Planning Period (5th Cycle): January 1, 2014 through October 31, 2021

The 6th cycle RHNA will cover the period of October 2021 through October 2029.

Key Program Accomplishments 2019

- Permits were issued for Garfield Apartments (244-units)
- Other housing opportunities: permits were issued for 38 accessory dwelling units (ADUs); and 4 single family residences.
- Continued to provide home improvement loans to 7 income-eligible households
- Adopted Tweedy Boulevard Specific Plan and continue working on the Gateway District Specific Plan
- The City continues to partner with several organizations for homeless housing and services such as LAHSA, LA County Dept. of Mental Health, PATH, HYC, and Salvation Army. The City created a Homeless Education flyer to provide the community with information about the City’s homeless situation, efforts undertaken, and resources.

Background:

Pursuant to California Government Code Section 65400, local governments shall prepare and provide an annual report on the progress of the City’s Housing Element for the previous calendar year to the City Council, Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

ATTACHMENTS: A: Housing Element Progress Report for the 2019 Calendar Year.
B: Comparable Rents Analysis for ADU Affordability

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "*" Indicates an optional field
 Cells in grey contain auto-calculation formulas

Housing Development Applications Submitted																			
Project Identifier		Unit Types			Date Application Submitted	Proposed Units - Affordability by Household Incomes						Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes				
1	2	3	4	5	6	7	8	9	10										
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4 S+,ADU,MH)	Tenure R-Renter O-Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC §891.3.4(f)? (SB 35 Streamlining)	Notes
Summary Row: Start Data Entry Below																			
	621804054	10520 ALEXANDER AVE			ADU	R	1/9/2019	0	0	0	0	0	0	18	17	0	0	No	
	6208019007	10348 ELIZABETH AVE			ADU	R	3/26/2018							1	1	0	0	No	
	6206025010	9514 MADISON AVE			SFD	O	3/29/2018							1	1	0	0	No	
	6216019007	8171 SAN CARLOS AVE			ADU	R	4/8/2018							1	1	0	0	No	
	6211002028	8198 STATE ST			SFD	O	1/10/2019							1	1	0	0	No	
	621804051	10582 ALEXANDER AVE			ADU	R	1/16/2018							1	1	0	0	No	
	6243013024	5794 HARBING AVE			ADU	R	4/4/2019							1	1	0	0	No	
	6216019031	10968 WALLISON AVE			ADU	R	2/21/2019							1	1	0	0	No	
	6204015014	8618 CHESTNUT AVE			ADU	R	1/10/2019							1	1	0	0	No	
	6217023004	6525 CONROTH AVE			ADU	R	6/29/2018							1	1	0	0	No	
	6208019055	10600 ELIZABETH AVE			ADU	R	6/11/2018							1	1	0	0	No	
	6204031010	8901 FIRESTONE			ADU	R	4/29/2018							1	1	0	0	No	
	6216019018	8125 SAN CARLOS AVE			ADU	R	1/9/2019							1	1	0	0	No	
	6210013009	6976 SAN GABRIEL AVE			ADU	R	4/8/2018							1	1	0	0	No	
	6223013025	10220 SAN JUAN AVE			ADU	R	10/24/2018							1	1	0	0	No	
	6216019034	8452 SAN LUIS AVE			ADU	R	4/23/2018							1	1	0	0	No	
	6209008008	8535 VICTORIA AVE			ADU	R	5/6/2018							1	1	0	0	No	
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ANNUAL ELEMENT PROGRESS REPORT
 Housing Element Implementation

Use "X" to indicate a completed item.
 Cells for which data is not available.

Project Number	Use Type			Availability by Housing Element - Completed Elements										Availability by Housing Element - Building Permits										Availability by Housing Element - Certificates of Occupancy										Housing with Physical Attributes				Housing with Physical Attributes				Total of Availability		Housing with Physical Attributes		Housing with Physical Attributes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	Single-Family	Multi-Family	Other	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here.

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level		
		2013	2014	2015	2016	2017	2018	2019	2020	2021					
Very Low	Deed Restricted		22											22	292
	Non-Deed Restricted	314													
	Deed Restricted		192											192	
Low	Deed Restricted	195													
	Non-Deed Restricted														
Moderate	Deed Restricted	205													
	Non-Deed Restricted		15		12		15		14	26		290		372	
Above Moderate		558	6	3	4	4	2	7					26	532	
Total RHNA		1262													
Total Units			235	15	19	18	26	297					612	824	

Note: Units serving extremely low-income households are included in the very low-income permitted units totals. Cells in grey contain auto-calculation formulas.

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Reporting Year: 2019

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Table D
Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
P1 Program 1: Maintain a Residential Sites Inventory	Maintain an inventory of vacant and underutilized sites	Update Annually	In 2017, the City processed the application for a 244-unit apartment development (Garfield Apartments). This market-rate development was entitled in 2017. No major projects were approved in 2019. The City updated the sites inventory to reassess its ability to meet the remaining RHNA. The City continued to have adequate sites for its RHNA. Zoning Code provides density bonus incentives for lot consolidations.
P1	Maintain an inventory of city-owned and surplus sites	Update Annually	Accomplishments above
P1	Monitor consumption of residential acreage	Ongoing	The City approved the development of the several multi-family projects: 1) The 60-unit Path Villas at 5610 Imperial Highway will provide 59 units of affordable supportive housing for formerly homeless. 2) The 91-unit apartment project in a mixed use development at 9923 Atlantic Boulevard. 3) The 10-unit apartment project at 13400 Paramount Blvd. 4) The 3-unit apartment project at 4136 Santa Ana Street. The 10-unit project was issued building permits in 2018. The City monitored its sites inventory and concludes that it continues to have adequate sites for its remaining RHNA.
P1	Facilitate lot consolidation	Ongoing	Accomplishments above
Program 2: Mixed Use and Transit-Oriented Development	Promote mixed-use and TOD via marketing materials	Update Annually	On June 27, 2017, the City adopted the Hollydale Specific Plan. On March 12, 2019, the City adopted the Tweedy Boulevard Specific Plan. And during 2018, the City continued community outreach for the Gateway District Specific Plan, completed the final draft and adoption is scheduled for late 2020. The zoning and specific plan allow for increased densities up to 75 du/ac by right and up to 120 du/ac with density bonuses. In 2018, the City approved a mixed use project with 91 rental units and 39,482 sf of commercial at Atlantic Bl. and Tweedy Av.

P2		Assist in site identification	Ongoing	Accomplishments above
P2		Provide technical assistance	Ongoing	Accomplishments above
P2		Complete Tweedy Boulevard, Hollydale Village and Firestone and Atlantic Specific plans	2015	On June 27, 2017, the City adopted the Hollydale Specific Plan and conducted public hearings on the Final Draft Tweedy Boulevard Specific Plan. On March 12, 2019, the City adopted the Tweedy Boulevard Specific Plan. During 2017 and 2018, the City continued community outreach and finalized the Gateway District Specific Plan. Adoption of the Specific Plan is scheduled for late 2020.
P2		Provide financial assistance to MU projects with affordable housing	Ongoing	Accomplishments above
Program 3: Offer Density Bonus Incentives		Adopt comprehensive Zoning Code Update	Fall 2014	The Comprehensive Zoning Code Update was adopted in March 2015. The new code includes updated Density Bonus provisions. The new TOD/Mixed-use specific plans also include Density Bonus provisions of up to 120 du/ac.
P3		Continue to offer density incentives	Ongoing	In 2018 the 60-unit Path Villas project received a density bonus.
P3		Promote density bonus program to developers	Ongoing	Accomplishments above
Program 4: Provide Assistance for Affordable Housing Development		Continue to pursue affordable housing opportunities	Ongoing	The City had limited funding for affordable housing. HOME funds were prioritized for preserving and improving the existing affordable housing stock. In 2018, the City approved the 60 unit Path Villas at South Gate, an affordable housing project which received a density bonus
P4		Evaluate financial status and consider setting aside funding for affordable housing	Update Annually	The City's Housing Division, through its annual planning process, allocates funding for affordable housing development.
P4		Continue to pursue affordable housing opportunities for special needs groups	Ongoing	Accomplishments above
P4		Encourage developers to include extremely low income units	Ongoing	The City is currently considering the adoption of an inclusionary housing ordinance.
P4		Encourage developers to include large units	Ongoing	Accomplishments above
P4		Provide fee deferrals/expedited processing for affordable housing	Ongoing	Accomplishments above
P4		Explore funding opportunities	Ongoing	Accomplishments above
Program 5: Provide Fair Housing Services		Provide fair housing and tenant/landlord dispute resolution services	Ongoing	The City contracted with the Fair Housing Foundation (FHF) to provide fair housing and tenant/landlord dispute resolution services. Annually FHF provides tenants rights workshops and landlord workshops.
P5		Monitor compliance with affirmative fair marketing for City-funded affordable housing projects	Ongoing	Accomplishments above

Program 6: Participate in County Administered Homebuyer Assistance Programs	Promote MCC and SCHFA programs	Ongoing	The City's website provides information on foreclosure assistance. The City also continued to participate in the County MCC program.
P6	Work with developers of new for sale development to promote MCC and SCHFA programs	Ongoing	Accomplishments above
Program 7: Provide Housing Choice Vouchers	Promote HCV to landlords	Ongoing	The City continued to operate the HCV program with the budget and goal to provide 660 vouchers to households. The City's website contains resources for both tenants and landlords to participate in the HCV program.
P7	Purdue additional funding to expand voucher program	Ongoing	Accomplishments above
P7	Allocate 70% of new Section 8 assistance to extremely low income households	Ongoing	Accomplishments above
Program 8: Work to Preserve Assisted Housing at Risk of Converting to Market Rate	Monitor status of HUD Notice of Intent	Ongoing	Of the three projects identified to be potentially at-risk of converting to market rate, Pennsylvania Square and Dudlext II Senior Apartments continued to operate as affordable housing. Pine Place opted out of low-income use.
P8	Establish contacts with agencies interested in preserving at-risk housing	Update Annually	Accomplishments above
P8	Work with tenants of at-risk units by providing information on tenant rights and conversion procedures	Ongoing	Accomplishments above
P8	Ensure property owners comply with notification requirements	Ongoing	Accomplishments above
P8	Explore funding sources for preservation	Update Annually	Accomplishments above
P8	Assist tenants in applying for Section 8 upon notification of owner's decision to discontinue low-income use	Ongoing	Accomplishments above
Program 9: Provide Home Improvement Assistance	Assist 47 households	2013-2021	City funded seven Home Improvement Program rehabilitation loans to income eligible households in FY 2018-2019.
Program 10: Assist in the Acquisition/Rehabilitation of Rental Housing	Solicit participation of CHDOs to implement acquisition/rehabilitation projects	Ongoing	The City continued to work with certified Community Housing Development Organizations (CHDOs) such as Oldtimers Housing Development Corporation and HOPE to pursue opportunities to preserve its affordable housing rental stock.
P10	Acquire and/or rehabilitate 16 rental units	2013-2021	Accomplishments above

Program 11: Remove Constraints to the Development of Housing	Adopt comprehensive Zoning Code Update	2014	The Comprehensive Zoning Code Update was adopted in March 2015. The new code includes updated Density Bonus provisions. The new TOD/Mixed-uses specific plans also include Density Bonus provisions of up to 120 du/ac. The City is considering adopted an inclusionary housing ordinance. Accomplishments above
P11	Continue to monitor Municipal Code and City policies	Ongoing	Accomplishments above
Program 12: Continuum of Care for the Homeless	Allocate funding to address emergency shelter and services	Update Annually	As of FY 2015-16 the City no longer receives ESG funds from HUD. The City addresses homeless issues through participate of LAC Health Service Planning area 7
P12	Continue to participate in LAHSA efforts	Ongoing	The City continues to plan, coordinate and organize strategies to assist the City's homeless population in collaboration with other agencies including LAHSA, LA County Department of Mental Health, PATH, HYC, Salvation Army, and others. The City created a Homeless Education Flyer to provide the community information about the City's homeless situation and efforts the City is undertaking to address the homeless issues.
Program 13: Energy Conservation	Promote emergency efficiency improvements in residential rehabilitation programs	Update Annually	Energy efficiency improvements are eligible repairs under the City's Home Improvement Program
P13	Continue to work with community colleges and developers to implement "Savings by Design"	Ongoing	The Path Villas at South Gate is an affordable housing project. This project (entitled in 2018) is LEED certified.
P13	Continue to implement goals and policies in Green City Element	Ongoing	Accomplishments above

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
Summary Row: Start Data Entry Below									

Jurisdiction	South Gate
Reporting Period	2019 (Jan. 1 - Dec. 31)

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Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				TOTAL UNITS*	TOTAL UNITS*	The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*			
Rehabilitation Activity											
Preservation of Units At-Risk											
Acquisition of Units											
Total Units by Income											

Comparable Rents Analysis for Accessory Dwelling Units (ADUs)

To classify the ADUs to a specific "Affordability by Household Income", current rental listings for single rooms, studio apartments, and one-bedroom apartments in South Gate were reviewed. These rental housing arrangements are most comparable to ADUs in South Gate and therefore, the average rent for these units is used to approximate the affordability of ADU units.

From listings on Craigslist accessed on March 11, 2020, the average rent for the three rental types was \$1,208 per month. Comparing this rent level to the "affordable rent" in the Housing Affordability Matrix (below), a one- to two-person household with median income can afford the monthly rent for these ADUs. Therefore, the ADUs permitted in 2019 have been identified as Moderate-Income Non Deed Restricted units in the Housing Element Annual Progress Report.

Rental Listings

Single Bedroom	Studio Apartments	One Bedroom Apartments
\$1,000	\$1,000	\$1,400
\$1,200	\$1,240	\$1,540
\$980	\$1,300	
Average Rent: \$1,208		

Source: www.Craigslist.com, 2020.

Housing Affordability Matrix – Los Angeles County (2019)

Household	Annual Income	Affordable Costs		Utilities		Taxes and Insurance	Affordable Rent	Affordable Home Price
		Rental	Ownership	Renters	Owners			
Extremely Low Income (0-30% AMI)								
1-Person	\$21,950	\$549	\$549	\$122	\$90	\$192	\$427	\$62,067
2-Person	\$25,050	\$626	\$626	\$143	\$111	\$219	\$483	\$68,904
3-Person	\$28,200	\$705	\$705	\$161	\$133	\$247	\$544	\$75,697
4-Person	\$31,300	\$783	\$783	\$191	\$164	\$274	\$592	\$80,206
5-Person	\$33,850	\$846	\$846	\$223	\$202	\$296	\$623	\$81,006
Low Income (31-50% AMI)								
1-Person	\$36,550	\$914	\$914	\$122	\$90	\$320	\$792	\$117,284
2-Person	\$41,800	\$1,045	\$1,045	\$143	\$111	\$366	\$902	\$132,251
3-Person	\$47,000	\$1,175	\$1,175	\$161	\$133	\$411	\$1,014	\$146,797
4-Person	\$52,200	\$1,305	\$1,305	\$191	\$164	\$457	\$1,114	\$159,249
5-Person	\$56,400	\$1,410	\$1,410	\$223	\$202	\$494	\$1,187	\$166,289
Moderate Income (51-80% AMI)								
1-Person	\$58,450	\$768	\$895	\$122	\$90	\$313	\$646	\$114,519
2-Person	\$66,800	\$877	\$1,023	\$143	\$111	\$358	\$734	\$128,984
3-Person	\$75,150	\$987	\$1,151	\$161	\$133	\$403	\$826	\$143,216
4-Person	\$83,500	\$1,097	\$1,279	\$191	\$164	\$448	\$906	\$155,353
5-Person	\$90,200	\$1,184	\$1,382	\$223	\$202	\$484	\$961	\$161,991
Median-Income (81 to 100% AMI)								
1-Person	\$51,150	\$1,151	\$1,343	\$122	\$90	\$470	\$1,029	\$182,252
2-Person	\$58,500	\$1,316	\$1,535	\$143	\$111	\$537	\$1,173	\$206,393
3-Person	\$65,800	\$1,480	\$1,727	\$161	\$133	\$604	\$1,319	\$230,301
4-Person	\$73,100	\$1,645	\$1,919	\$191	\$164	\$672	\$1,454	\$252,114
5-Person	\$78,950	\$1,776	\$2,072	\$223	\$202	\$725	\$1,553	\$266,493
Middle-Income (100 to 120% AMI)								
1-Person	\$61,400	\$1,407	\$1,642	\$122	\$90	\$575	\$1,285	\$227,407
2-Person	\$70,150	\$1,608	\$1,876	\$143	\$111	\$657	\$1,465	\$257,998
3-Person	\$78,950	\$1,809	\$2,111	\$161	\$133	\$739	\$1,648	\$288,357
4-Person	\$87,700	\$2,010	\$2,345	\$191	\$164	\$821	\$1,819	\$316,622
5-Person	\$94,700	\$2,171	\$2,533	\$223	\$202	\$887	\$1,948	\$336,161

1. California Department of Housing and Community Development (HCD) income limits, 2019.
2. Health and Safety code definitions of affordable housing costs (between 30 and 35 percent of household income depending on tenure and income level).
3. Housing Authority of the County of Los Angeles (HACoLA), Utility Allowance, 2019.
4. 35 percent of monthly affordable cost for taxes and insurance.
5. Five percent down payment.
6. Four percent interest rate for a 30-year fixed-rate mortgage loan.
7. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

RECEIVED

MAR 17 2020

Item No. 5

City of South Gate
CITY COUNCIL

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

10:30am

AGENDA BILL

For the Regular Meeting of: March 24, 2020
Originating Department: Office of the City Clerk

City Clerk:



Carmen Avalos

City Manager:



Michael Flad

SUBJECT: APPROVAL OF CITY COUNCIL MEETING MINUTES.

PURPOSE: To historically preserve the events of the City Council Meetings.

RECOMMENDED ACTION:

- A. Approve the Regular Meeting minutes of March 10, 2020

FISCAL IMPACT: None.

ANALYSIS: The minutes are provided to the City Council on the Wednesday prior to their regular business meeting. Amendments should be provided to the City Clerk's Office within 24 hours of a City Council Meeting so that verification of the record and corrections are made accordingly. A revised document will be provided to the City Council prior to the Meeting.

BACKGROUND: The minutes typically describe the events of the meeting and may include a list of attendees, a statement of the issues considered by the participants, and related responses or decisions for the issues.

ATTACHMENTS: City Council Minutes

**CITY OF SOUTH GATE
REGULAR CITY COUNCIL MEETING
MINUTES
TUESDAY, MARCH 10, 2020**

CALL TO ORDER M. Belén Bernal, Mayor called a Regular City Council meeting to order at 7:04 p.m.

INVOCATION Pastor Anthony Kidd, Community of Faith Bible Church

PLEDGE OF ALLEGIANCE Steve Costley, Deputy Director of Parks & Recreation

ROLL CALL Carmen Avalos, City Clerk

PRESENT Mayor M. Belén Bernal, Vice Mayor Denise Diaz, Council Member Al Rios, and Council Member Bill De Witt; City Treasurer Gregory Martinez, Mike Flad, City Manager, City Attorney Raul F. Salinas

ABSENT Council Member Maria Davila

1
PROCLAMATIONS The City Council issued a Proclamation to Pete Morales in recognition for his 18 years of dedicated service to Golf Course patrons at South Gate Park and to wish him well in his retirement.

WALK ON ITEM Raul F. Salinas, City Attorney stated that this item was not previously listed on the agenda. The Government Code allows the City to discuss an item that is not previously posted on the agenda if it meets two criteria. The first is the significance of the item did not come to the City's attention until after the posting of the agenda and second is that it cannot wait until the City Council meets again. The City Attorney believes that this item regarding the coronavirus fits this criteria. In order to bring this item forward the City Attorney asked that the City Council motion to receive and file the update report regarding the evolving Coronavirus Disease 2019.

Council Member De Witt motioned and Mayor Bernal seconded to walk on this item.

ROLL CALL: Mayor Bernal, yes; Vice Mayor Diaz, yes; Council Member De Witt, yes; Council Member Rios, yes; Council Member Davila, absent.

The City Council received and filed an update report regarding the evolving Coronavirus Disease 2019 by motion of Council Member Rios and seconded by Mayor Bernal.

REGULAR CITY COUNCIL MEETING MINUTES OF MARCH 10, 2020

2

TWEEDY ADVISORY

Council Member Al Rios considered appointing to the Tweedy Mile Advisory Board to fill a vacancy for the unexpired term ending on January 31, 2021; the appointment will be ratified by a majority vote of the City Council.

This Item was continued to the next meeting of March 24, 2020.

COMMENTS FROM THE AUDIENCE

Mr. Campos, 8467 San Vicente Avenue, complained about his neighbor. He admonished feels that the Police Department, Code Enforcement, Business License for being ineffective.

Member of Ahmadiyya Muslim Community, Pico Rivera, gave a message to City Council about his Islamic beliefs.

Alma Santana, 9607 Bryson Avenue, thanked City Council and staff for their leadership. She wants the City Council to remember the youth of our community when planning for Coronavirus.

Sergio, 6153 Florence Avenue, complained about a tree in front of his home.

Martha Vegas, 3816 Santa Ana Street, complained about a tree in front of her home.

Virginia Johnson, 5751 McKinley Avenue, commented on Assembly Member Cristina Garcia's bill for spending habits of government officials. She complimented City Officials for putting on an outstanding State of the City event.

Nick Godoy, 8611 San Gabriel Avenue, commented on the Election.

REPORTS AND COMMENTS FROM CITY OFFICIALS

Joe Perez, Director of Community Development, the Community Development will be hosting an informational meeting regarding housing trends and policies. There will also be a community meeting at AltaMed on the Census. Lastly, the will be a consolidated meeting on March 25th and 26th to discuss the use of CDBG funds.

Steve Costley, Acting Parks and Recreation Director, updated everyone on the Azalea Festival. Cynthia Esquivel is the new Azalea Queen.

Raul F. Salinas, City Attorney updated the City Council on upcoming mediation between two residents.

Greg Martinez, City Treasurer, spoke about James Manuel, CAC Commissioner.

REGULAR CITY COUNCIL MEETING MINUTES OF MARCH 10, 2020

**REPORTS AND COMMENTS
FROM CITY OFFICIALS**

CON'T

Carmen Avalos, City Clerk, updated everyone on the election.

Council Member De Witt felt that the election would have run smoother if it was still run by the Cities.

Council Member Rios commented on some of the issues with the new Vote Centers. He encouraged everyone to participate with the Census. He also requested an update on the Delta fuel spill.

Vice Mayor Diaz attended a stake holder round table with the California Department of Public Health.

Mayor Bernal spoke about the election and the State of the City address.

CONSENT CALENDAR

Agenda Items 4 and 6 were unanimously approved by motion of Mayor Bernal and seconded by Council Member Rios. Items 3 and 5 were pulled for separate discussion.

3

TESORO

The City Council waived the reading in full and adopted Ordinance No. 2020-01-CC entitled - An Ordinance of the City Council of City of South Gate granting a five-year franchise to Tesoro SoCal Pipeline Company, LLC, a Delaware limited liability company, commencing retroactively on February 27, 2019, to lay and use pipes, ditches, flumes, conduits and appurtenances for transmitting and distributing oil or products thereof, for any and all purposes in, along, across, upon and under the public streets, ways, alleys and places, as the same now or may hereafter exist within the City of South Gate by motion of Vice Mayor Diaz and seconded by Council Member Rios.

ROLL CALL: Mayor Bernal, abstained; Vice Mayor Diaz, yes; Council Member De Witt, yes; Council Member Rios, yes; Council Member Davila, absent.

4

**ADMINISTRATIVE
SERVICES**

The City Council approved A and B during Consent Calendar.

- a. Approved an Agreement (Contract No. 2020-19-CC) with RSG, Inc., for general on-call services through and including June 30, 2021, in an amount not-to-exceed \$172,115; and
- b. Authorized the Mayor to execute the Agreement in a form acceptable to the City Attorney.

REGULAR CITY COUNCIL MEETING MINUTES OF MARCH 10, 2020

5

POLICE

The City Council approved the change of use of the park space adjacent to the Police Department from open city park space to exclusive use parking for Police vehicles by motion of Council Member Rios and seconded by Council Member De Witt.

6

MINUTES

The City Council approved A and B during Consent Calendar.

- a. The Regular and Special Meeting minutes of February 11, 2020; and
- b. The Regular and Special Meeting minutes of February 25, 2020.

7

WARRANTS

The City Council approved the Warrants and Cancellations for March 10, 2020 by motion of Council Member Rios and seconded by Mayor Bernal.

Total of Checks:	\$3,610,354.83
Voids:	(\$ 1,143.09)
Total Payroll Deductions:	<u>\$ 417,144.56</u>
Grand Total:	\$3,192,067.18

Cancellations: 86829, 86946, 87198, 86923

ADJOURNMENT

Mayor Bernal adjourned the meeting in Memory of James Kawai Manuel, long time South Gate resident and member of the Citizens' Advisory Committee at 8:39 p.m. and seconded by Council Rios.

PASSED and APPROVED this 24th day of March, 2020.

ATTEST:

M. Belén Bernal, Mayor

Carmen Avalos, City Clerk

RECEIVED

Item No. 6

MAR 18 2020

City of South Gate
CITY COUNCIL

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

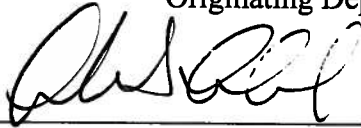
3:40pm

AGENDA BILL

For the Regular Meeting of: March 24, 2020

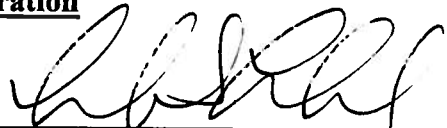
Originating Department: Administration

City Manager:



Michael Flad

City Manager:



Michael Flad

SUBJECT: RESOLUTION RATIFYING THE DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY WITHIN THE CITY AS A RESULT OF THE SPREAD OF THE CORONAVIRUS DISEASE 2019 AS DECLARED BY THE CITY'S DIRECTOR OF EMERGENCY SERVICES ON MARCH 18, 2020

PURPOSE: To ratify the City's Director of Emergency Services' declaration of the existence of a local emergency within the City as a result of the spread of the Coronavirus Disease 2019 (COVID-19).

RECOMMENDED ACTION: Adopt Resolution ratifying the declaration of the existence of a local emergency within the City as a result of the spread of the Coronavirus Disease 2019 as declared by the City's Director of Emergency Services on March 18, 2020.

FISCAL IMPACT: The estimated costs in responding to the COVID-19 are unknown but are being assessed by City staff.

ANALYSIS: Section 7.14.050 (Office of Director and Office of Deputy Director of Emergency Services, Office of Emergency Services Coordinator), of Chapter 7.14 (Emergency Organizations and Functions), of Title 7 (Public Safety and Morals), of the South Gate Municipal Code, designates the City Manager as the City's Director of Emergency Services. On March 18, 2020, the City's Director of Emergency Services proclaimed the existence of a local emergency within the City as a result of the spread of the COVID-19 to ensure authority to take measures necessary to protect and preserve public health and safety, including seeking aid from state and federal authorities as necessary.

BACKGROUND: On March 4, 2020, pursuant to the State Constitution and statutes, including the California Emergency Services Act, and in particular Government Code Section 8625, Governor Gavin Newsom declared a State of Emergency pertaining to the threat posed by the COVID-19.

The information below is provided from the Emergency Procedures Handbook to provide a better understanding and guidance to declaring a local emergency and its procedures.

Definition of Emergency: The California Emergency Services Act (California Government Code Section 8550 et seq.) provides guidelines for the declaration of an emergency by the Governor or a designated local official depending on the extent of the disaster. The Governor and other state agencies

(California Emergency Council and Office of Emergency Services) are empowered to coordinate efforts and declare state emergencies, and local governments are able to do the same on a local level. The declaration of a local emergency is one of the first procedures to be accomplished by local government after a disaster. The declaration of emergency is necessary to provide for the carrying out of plans for the protection of persons and property within a county or city boundaries during a condition of a disaster or extreme peril to life. In addition, the declaration of emergency gives a county or city the necessary powers needed to protect citizens and property, preserve municipal government and assure mutual disaster aid from appropriate local, state and federal agencies.

Pursuant to the Emergency Act, a state of emergency occurs when the existence of conditions of disaster or a possible disaster threatens the safety of person and property within its territorial limits caused by such conditions as set out in Government Code Section 8558(c):

Air pollution, fire, flood, storm, epidemic, riot, drought, sudden and severe energy shortage, plant or animal infestation or disease, the Governor's warning of an earthquake or volcanic prediction earthquake, an earthquake, other conditions (excluding conditions resulting from a labor controversy) which are or are likely to be beyond the control of the services, personnel, equipment, and facilities of that political subdivision and require the combined forces of other political subdivisions to combat), or with respect to regulated energy utilities, a sudden and severe energy shortage requiring extraordinary measures beyond the authority vested in the California Public Utilities Commission.

The Emergency Act also sets forth degrees of emergencies which are defined in Government Code Section 8558 as:

"state of war emergency" (or threat of attack by enemy),

"state of emergency" (threat of or conditions of disaster within state), and

"local emergency" (threat of or conditions of disaster within territorial boundaries of county or city).

The only difference between the "state of emergency" and "local emergency" is the magnitude of the emergency. A "state of emergency" is one which would "require the combined forces of mutual aid region or regions to combat" the disaster, whereas a "local emergency" is one which would "require the combined forces of other political subdivisions to combat." See 62 Opinion Attorney General 701 n.3 (1979). Thus, a local emergency may be declared when it is determined that the emergency situation calls for forces beyond those within the City.

Purpose of Declaration of Emergency: The Emergency Act recognizes the fundamental role of state and local government to provide services in the event of emergencies resulting from conditions of disaster or of extreme peril to life and property. The purpose is to protect and preserve health, safety, life, and property within the state. The provision ensures that adequate preparations are made to deal with emergencies and that all governmental efforts to deal with emergencies are coordinated to make the most effective use of all available resources. See Adkins v. State of California (1996) 50 Cal.App.4th

1802.

The Emergency Act confers special powers on state and local governments during an emergency. Specifically, a local governing body or a designated official may promulgate orders and regulations necessary for the protection of life and property, including orders or regulations imposing a curfew within designated boundaries where necessary to preserve the public order and safety. California Government Code Section 8634.

Imposing curfews and restrictions within specific boundaries are particularly effective during a disaster; however, as discussed further below, these types of orders and regulations must be written and given widespread publicity and notice. Penalties for violation of any emergency rules, orders, or regulations are enforced by the City of South Gate Disaster Council (Section 7.14.110 (Punishment of Violations), of Chapter 7.14 (Emergency Organizations and Functions), of Title 7 (Public Safety and Morals), of the South Gate Municipal Code, Government Code Section 8665 or Penal Code Section 409.5).

In addition, the Emergency Act recognizes that conditions constituting an emergency usually affect more than one local area or political subdivision. Therefore, mutual aid regions (or operational areas) have been designated. Cal. Government Code Section 8600. Each county is designated as an operational area and the governing bodies of each county or the political subdivision in the county may organize and structure their operational area. An operational area may be used by the county and the political subdivisions comprising the operational area for the coordination of emergency activities and to serve as a link in the communications system during a state of emergency or a local emergency. Cal. Government Code Section 8605. However, the power to declare an emergency is conferred on both a county and a city. While both political subdivisions can declare an emergency, the Emergency Act has been construed to give the county (larger territorial area) the ultimate power to govern the disaster area. See 62 Opinion Attorney General 701, 708 (1979).

In order to obtain funds from both state and federal agencies, the local government must declare a local emergency. Cal. Government Code Section 8685. In the case of a natural disaster, such a declaration should be made quickly. Government Code Sections 8680 *et seq.* provide that when a natural disaster occurs, an allocation may be made to a local agency for a project when, within 10 days after the actual occurrence of a natural disaster, the local agency has declared an emergency and that declaration is acceptable to the director or upon the order of the Governor when a state of proclamation has been issued, and if the Legislature has appropriated funds for allocation for purposes of this chapter.

Declaring the existence of a local emergency also ensures that local officials and employees are protected from liability when taking steps to deal with the disaster. County and city governments are not held liable for any claim based on the exercise or performance, or failure to exercise or perform, a discretionary function or duty on the part of a local agency or any local agency in carrying out the provisions of the Emergency Act. Cal. Government Code Section 8655.

Declaration of Local Emergency: The City of South Gate's Emergency Services Ordinance provides the City with guidelines and powers to combat the onslaught of post-disaster events. Ordinance No. 1626 designates the Chief Administrative Officer/City Manager as the Director of Emergency Services.

While the decision to declare an emergency is discretionary (Cal. Government Code Section 8558(c), it is usually based on the City needing mutual aid in controlling the disaster. The individual making the decision to declare an emergency may decide that, while mutual aid is necessary, the primary factors in the decision are based on the need to react to the disaster quickly and efficiently with the assistance of orders and regulations needed to preserve public order and safety. California Government Code Section 8634. Therefore, the requisite conditions for declaring the emergency can be based on the following: 1) conditions set out in local or state legislation; 2) conditions where the county or city makes the determination that mutual aid is needed; or, 3) conditions that the disaster can be better controlled if the local government has specific powers granted through the declaration of a local emergency.

The declaration of emergency can be made prior to, during, or after the disaster, depending upon the circumstances. Such action may be taken by the City Council in an emergency meeting pursuant to Government Code Section 54956.5 or the director of emergency services may declare an emergency if the City Council cannot quickly be called into session. In the latter case, the proclamation must then be confirmed by the governing body within seven days. Once the local emergency is declared, it will remain in effect for a period of no more than seven days unless extended by the City Council. Cal. Government Code Section 8630. However, a local governing body is required to meet "as soon as possible" after the local emergency is proclaimed. Cal. Government Code Section 8642. The City Council may meet outside the jurisdiction and the meeting may be called by the chief executive of the political subdivision or by a majority of the members of the governing body. Should there be only one member of the governing body, he may call and hold said meeting and perform acts necessary to reconstitute the governing body. Cal. Government Code Section 8642. Also, strict compliance with the notice requirements of the Brown Act are not required, although proper compliance should be attempted if at all practical. Cal. Government Code Sections 8642, 54956.5. Provisions for succession of officers are established by Section 7.14.070 (Succession to the Office of the Director of Emergency Services), of Chapter 7.14 (Emergency Organizations and Functions), of Title 7 (Public Safety and Morals), of the South Gate Municipal Code and Government Code Section 8637.

If the City Council finds it necessary to continue the existence of local emergency, it must review the conditions of the local emergency at least every fourteen days and ratify the continuing existence of the local emergency. This may be desirable if rules and regulations promulgated thereunder are necessary for an ongoing disaster. Some cities have placed the item on the City Council agenda for each consecutive meeting until the emergency conditions subside.

Once the City Council determines that post disaster conditions have ceased, a declaration terminating the existence of the local emergency should be made at the earliest possible date that conditions warrant. Cal. Government Code Section 8630.

City staff continues to verify with the Centers for Disease Control and Prevention (CDC), California Department of Public Health, and the Los Angeles County Department of Public Health for updates on the spread of the COVID-19. It is difficult to determine the number of COVID-19 cases, but it is expected to continue to rise as testing becomes more widely available. As of March 18, 2020, there are 190 coronavirus cases in Los Angeles County with one (1) death, 598 cases in California, and over 7,038 cases in the United States with over 97 deaths.

The following cities have declared local emergencies: Alhambra, Arcadia, Baldwin Park, Bell, Bellflower, Bell Gardens, Burbank, Commerce, Glendale, La Mirada, Long Beach, Lynwood, La Habra Heights, Maywood, Montebello, Paramount, Pasadena, San Fernando, San Marino, Santa Clarita, Sierra Madre, South El Monte, Vernon.

The proposed Resolution authorizes the Director of Emergency Services to efficiently strategize and allocate resources to take measures necessary to address the ongoing and forthcoming threat to public safety.

ATTACHMENT: Proposed Resolution (with Proclamation declaring local emergency).

RESOLUTION NO.

**CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE,
CALIFORNIA, RATIFYING THE DECLARATION OF THE EXISTENCE
OF A LOCAL EMERGENCY WITHIN THE CITY AS A RESULT OF THE
SPREAD OF THE CORONAVIRUS DISEASE 2019 AS DECLARED BY THE
CITY'S DIRECTOR OF EMERGENCY SERVICES ON MARCH 18, 2020**

WHEREAS, since its discovery in December 2019, mainland Chinese authorities have identified thousands of human infections, resulting in thousands of deaths associated with the novel Coronavirus Disease 2019 ("COVID-19"), a respiratory illness which began in Wuhan City, Hubei Province and has spread outside of China, impacting more than 140 countries, including the United States; and

WHEREAS, COVID-19 symptoms typically cause mild to moderate illness, such as the common cold/flu, infected people with COVID-19 also have fever, cough and have a difficulty breathing which may result with pneumonia; and

WHEREAS, on January 23, 2020, the national Centers for Disease Control and Prevention ("CDC") activated its Emergency Response System to provide ongoing support for the responses to the COVID-19 across the country; and

WHEREAS, pursuant to the State Constitution and statutes, including the California Emergency Services Act, and in particular Government Code Section 8625, Governor Gavin Newsom declared a State of Emergency on March 4, 2020, pertaining to the threat posed by the COVID-19; and

WHEREAS, on March 11, 2020, Governor Gavin Newsom announced that California public health officials had issued an updated policy on gatherings to protect public health and slow the spread of COVID-19 determining that gatherings should be postponed or canceled across the state until at least the end of March, and non-essential gatherings must be limited to no more than 250 people, while smaller events can proceed only if the organizers can implement social distancing of 6 feet per person; and

WHEREAS, Governor Gavin Newsom on March 12, 2020 issued a new executive order further enhancing California's ability to respond to the COVID-19 pandemic by waiving the one-week waiting period for people who are unemployed and/or disabled as a result of COVID-19; delaying the deadline for state tax filing by 60 days for individuals and businesses unable to file on time based on compliance with public health requirements related to COVID-19 filings; directing residents to follow public health directives and guidance, including to cancel large non-essential gatherings that do not meet state criteria; allowing local or state legislative bodies to hold meetings via teleconference and to make meetings accessible electronically; and allowing local and state emergency administrators to act quickly to protect public health; and

WHEREAS, the Los Angeles Unified School District (“LAUSD”) had declared a state of emergency over the spread of the COVID-19, on March 13, 2020, LAUSD announced the closure of schools for at least two weeks beginning Monday, March 16, 2020, to prevent the spread of the COVID-19; and

WHEREAS, on March 15, 2020, Governor Gavin Newsom issued sweeping new restrictions calling for home isolation of everyone 65 years and older and people with chronic disease, both high-risk populations; requested the closure of bars, wineries, night clubs and brew pubs; no visitations for hospitals and congregate living facilities (assisted living, nursing homes, etc.) except for end of life visitations; and called for restaurants to reduce their occupancy by half, calling this “deep social distancing” and a “pragmatic response to the moment;” and

WHEREAS, on March 16, 2020, the Los Angeles County Department of Public Health issued an order to prohibit all indoor and outdoor, public and private events and gatherings within a confined space, where 50 or more members of the public are expected to attend at the same time, to require social distancing measures and temporary closure of certain businesses. The decision for the Order is based on evidence of increasing community transmission requiring the immediate implementation of additional community mitigation efforts for organizations to help reduce the spread of COVID-19 within the county. This Order will remain in effect at least through March 31, 2020; and

WHEREAS, President Donald Trump issued Coronavirus Guidelines which include following directions of state and local authorities; contacting your medical provider if you or your children feel sick and stay home; if someone in your household has tested positive, keep the entire household at home; if you are an older person, stay home and away from other people; and if you are a person with a serious underlying health condition that can put you at an increased risk, stay home and away from other people; and

WHEREAS, on March 16, 2020, President Trump called for Americans to avoid social gatherings of more than 10 people and to limit discretionary travel; and

WHEREAS, on March 17, 2020, Governor Gavin Newsom expanded his call for extraordinary restaurant measures to help prevent the further spread of the COVID-19 by the statewide closures of dine-in restaurants for the foreseeable future; and

WHEREAS, the number of COVID-19 cases is expected to continue to rise as testing becomes more widely available; and

WHEREAS, although it is difficult to determine as the number of cases keeps increasing, as of March 18, 2020, there are currently 190 cases of the COVID-19 in Los Angeles County with one (1) death, 598 cases in California with 13 deaths, and over 7,038 cases in the United States with over 97 deaths; and

WHEREAS, Section 7.14.050 (Office of Director and Office of Deputy Director of Emergency Services, Office of Emergency Services Coordinator), of Chapter 7.14 (Emergency Organizations and Functions), of Title 7 (Public Safety and Morals), of the South Gate Municipal Code, empowers the Director of Emergency Services to proclaim the existence or threatened

existence of a local emergency when the city is affected or likely to be affected by a public calamity and the City Council is not in session; and

WHEREAS, Section 7.14.050 (Office of Director and Office of Deputy Director of Emergency Services, Office of Emergency Services Coordinator), of Chapter 7.14 (Emergency Organizations and Functions), of Title 7 (Public Safety and Morals), of the South Gate Municipal Code, designates the City Manager of the City of South Gate as the City's Director of Emergency Services; and

WHEREAS, on March 18, 2020, the City's Director of Emergency Services proclaimed the existence of a local emergency ("Local Emergency") within the City as a result of the spread of the COVID-19;

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF SOUTH GATE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby ratifies the declaration of the existence of a Local Emergency within the City as a result of the spread of the COVID-19, as declared by the Director of Emergency Services on March 18, 2020, as indicated in the Proclamation attached hereto as Exhibit "A."

SECTION 2. The City Council hereby declares:

1. A Local Emergency now exists throughout the City;
2. During the existence of said Local Emergency the powers, functions and duties of the emergency organization of the City shall be those prescribed by state law, by ordinances and resolutions of the City, as approved by the City Council;
3. During the existence of said Local Emergency, the City shall follow and impose all directives, mandates, Executive Orders and any other emergency related restrictions issued by the State of California and/or the County of Los Angeles, including any and all social distancing recommendation;
4. Should he deem it necessary, the Director of Emergency Services/City Manager is authorized to direct the immediate closure of City facilities (including City Hall) during normal business hours;
5. The Director of Emergency Services'/City Manager's purchasing authority is hereby increased to meet the needs of addressing this emergency;
6. The normal City goods and service procurement requests and purchase practices, including bidding requirements, are stayed during this period of emergency;

7. Purchases of items that are not budgeted are authorized to be purchased in order to respond during this period of emergency;
8. Authorizes all City officers and employees to take steps requested by the Director of Emergency Services/City Manager to qualify the City for reimbursement from the Federal Emergency Management Agency and for other state and federal relief as may be available to reimburse the City for the expenses it incurs in addressing this emergency;
9. Other actions deemed necessary by the Director of Emergency Services/City Manager to reasonably respond to the emergency and to effectively serve the community within the City;
10. The local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council of the City of South Gate; and
11. As required by law, the City Council shall review the need to continue the state of emergency every thirty (30) days until this Resolution is terminated.

SECTION 3. The City Clerk shall certify to the adoption of this Resolution which shall be effective upon its adoption.

PASSED, APPROVED and ADOPTED this 24th day of March 2020.

CITY OF SOUTH GATE:

By: _____
M. Belén Bernal, Mayor

ATTEST

By: _____
Carmen Avalos, City Clerk
(SEAL)

APPROVED AS TO FORM:

By:  _____
Raul F. Salinas, City Attorney

Exhibit "A"

PROCLAMATION DECLARING THE EXISTENCE OF A LOCAL EMERGENCY AS A RESULT OF THE SPREAD OF THE CORONAVIRUS DISEASE 2019 AS DECLARED BY THE DIRECTOR OF EMERGENCY SERVICES

WHEREAS, Section 7.14.050 (Office of Director and Office of Deputy Director of Emergency Services, Office of Emergency Services Coordinator), of Chapter 7.14 (Emergency Organizations and Functions), of Title 7 (Public Safety and Morals), of the South Gate Municipal Code, empowers the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when the city is affected or likely to be affected by a public calamity and the City Council is not in session; and

WHEREAS, the City Manager, as Director of Emergency Services of the City of South Gate ("City"), does hereby find that:

1. Conditions of extreme peril to the safety of persons have risen within the City, caused by the Coronavirus 2019 (COVID-19) pandemic which commenced in December of 2019, in Wuhan City, Hubei Province and continues to spread outside of China; and
2. The City Council of the City of South Gate is not in session and cannot immediately be called into session.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that during the existence of said local emergency, the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law, ordinances, and resolutions of this City, and by the City of South Gate Emergency Plan.

EXISTENCE OF A LOCAL EMERGENCY IS HEREBY DECLARED on this 18th day of March 2020.

Office of the
South Gate City Clerk

MAR 18 2020

FILED

CITY OF SOUTH GATE:

By: 

Michael Flad, City Manager/
Director of Emergency Services

ATTEST:

By: 

Carmen Avalos, City Clerk

(SEAL)

APPROVED AS TO FORM:

By: 

Raul F. Salinas, City Attorney

RECEIVED

Item No. 7

MAR 19 2020

City of South Gate
CITY COUNCIL

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

2:50pm

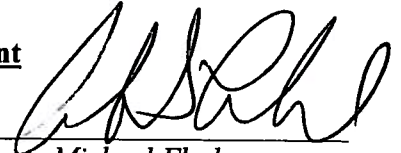
AGENDA BILL

For the Regular Meeting of: March 24, 2020
Originating Department: Community Development

Department Director:


Joe Perez

City Manager:


Michael Flad

SUBJECT: RESOLUTION RATIFYING EXECUTIVE ORDER NO. 03.18.2020 BY THE DIRECTOR OF EMERGENCY SERVICES RESTRICTING COMMERCIAL AND RESIDENTIAL EVICTIONS DUE TO THE SPREAD OF THE CORONAVIRUS DISEASE 2019

PURPOSE: To consider adopting a Resolution ratifying an executive order that temporarily halts evictions due to nonpayment of rent for residential and commercial tenants where the failure to pay rent results from income loss resulting from the novel Coronavirus (COVID-19), and setting forth the facts constituting such urgency. This proposed Resolution will go into effect immediately upon adoption and will remain in effect through and including April 30, 2020.

RECOMMENDED ACTION: Adopt Resolution ratifying the issuance of Executive Order No. 03.18.2020 by the Director of Emergency Services restricting eviction of commercial and residential tenants due to the spread of the Coronavirus Disease 2019.

FISCAL IMPACT: None.

ANALYSIS: The Coronavirus pandemic (COVID-19) has impacted the operations of restaurants, schools, businesses and other establishments throughout the County of Los Angeles, including the City of South Gate. These disruptions have mostly been the result of the County and State orders to close businesses, restrict services provided to the public, or limit the number of persons that can gather in contained areas. As a result of this public health emergency and the precautions recommended by health authorities, many residential and commercial tenants in South Gate have experienced or expect soon to experience sudden and unexpected income loss.

Federal Actions

On March 18, 2020, the Department of Housing and Urban Development (HUD) suspended evictions and foreclosures through the end of April, 2020. HUD's action applies only to homeowners with mortgages insured by the Federal housing administration, a HUD agency that backs affordable home loans issued through private firms.

State Executive Order

On Monday, March 16, 2020, California Governor Gavin Newsom issued Executive Order N-28-20 (Attachment A), allowing local governments to exercise their police powers to impose substantive limitations on residential and/or commercial evictions to help protect renters and homeowners during

the coronavirus pandemic, which includes halting evictions, slowing foreclosures and protecting against utility shutoffs. Many entities including the City of Los Angeles, City of Santa Monica, City of West Hollywood, City of Maywood and others have recently issued orders or adopted regulations to prevent the eviction of tenants.

Proposed City Resolution

The proposed Resolution ratifies Executive Order 03.18.2020, which declared a temporary moratorium on evictions for nonpayment of rent by residential or commercial tenants impacted by the COVID -19 crisis. This Executive Order was executed on March 18, 2020, filed with the City Clerk's Office, posted on the City's website and via social media outlets. Landlords are also prohibited from evicting tenants for no fault evictions unless necessary for Health and Safety purposes. The Resolution requires tenants to demonstrate that they are unable to pay their rent due to financial impacts related to COVID-19. The tenant, within 30 days after the date the rent is due, must notify the landlord in writing of their lost income and inability to pay the full rent due to financial impacts related to COVID-19 and provide documentation for support of the claim.

In addition, the proposed Resolution will apply if the inability to pay rent is due to substantial medical costs related to COVID-19. Any medical or financial information provided to the landlord shall be held in confidence, and only used for evaluating the tenant's claim. For purposes of this Resolution "financial impacts related to COVID-19" include, but are not limited to, tenant lost household income as a result of any of the following: (1) being sick with COVID-19, or caring for a household or family member who is sick with COVID19; (2) lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19; (3) compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency; (4) extraordinary out of pocket medical expenses; or (5) child care needs arising from school closures related to COVID-19.

The Resolution does not relieve the tenant from eventually paying the rent within six months after the expiration of the local emergency. The landlord may not charge a late fee on the rent. The Resolution is intended to be narrow and no other legal remedies available to landlord are affected by this Resolution. If approved, the Resolution will go into effect immediately upon adoption and will remain in effect through and including **April 30, 2020**.

BACKGROUND: On March 4, 2020, Los Angeles County declared a local and public health state of emergency in response to the increased spread of COVID-19, the disease caused by the novel coronavirus. As of March 19, 2020, there are 231 confirmed cases of COVID-19 and two deaths in Los Angeles County. This number is expected to continue to grow as the virus spreads throughout the community.

In response to the global pandemic, experts are urging all individuals to practice social distancing, which refers to avoiding close contact with other individuals in order to avoid catching the virus yourself and to avoid passing it on to others. The Centers for Disease Control and Prevention recommends that people who are mildly ill with COVID-19 or other similar illnesses self-isolate to avoid interacting in public. The State of California has also issued a policy that large gatherings should be rescheduled or canceled, while smaller events can proceed only if the organizers can implement social distancing of six feet per person. While these measures are necessary to fight the global pandemic, they can have extreme economic impacts. Fear of the widening public health crisis has

impacted consumer behavior, and as a result, people in our community may see their incomes reduced or may have to take time off work to care for their health or the health of family members. In the face of this uncertainty, residents and business owners may need to make difficult financial decisions and may be unable to pay rent due to reduced income.

During a state of emergency, it is a crime for a landlord to take advantage of the situation by evicting a tenant and then raising the rent above the existing tenant's rent under Penal Codes. 396(f). In addition to the City's general police power under article XI, section 7 of the California Constitution to make and enforce within its limits all local, police, sanitary, and other Resolutions and regulations not in conflict with general laws, during a local emergency, Government Code, § 8634 (and WHMC Chapter 2.80) also authorize the City to promulgate orders and regulations necessary to provide for the protection of life and property.

ATTACHMENTS: A. Proposed Resolution
B. South Gate Proclamation Issuing Executive Order No. 03.18.2020
C. State of California Executive Order N-28-20

RESOLUTION NO.

**CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE,
CALIFORNIA, RATIFYING THE ISSUANCE OF EXECUTIVE ORDER
NO. 03.18.2020 BY THE DIRECTOR OF EMERGENCY SERVICES
TO RESTRICT EVICTION OF COMMERCIAL AND RESIDENTIAL
TENANTS DUE TO THE SPREAD OF THE CORONAVIRUS DISEASE 2019**

WHEREAS, international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named "SARS-CoV-2," and the disease it causes has been named "coronavirus disease 2019," abbreviated COVID-19, ("COVID-19"); and

WHEREAS, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local emergency and local public health emergency to aid the regional healthcare and governmental community in responding to COVID-19; and

WHEREAS, on March 4, 2020, the Governor of the State of California declared a state of emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States of America declared a national emergency and announced that the federal government would make emergency funding available to assist state and local governments in preventing the spread of and addressing the effects of COVID-19; and

WHEREAS, on March 16, 2020, the Health Officer for the County of Los Angeles Department of Public Health issued a countywide order temporarily prohibiting group events and gatherings, and required the implementation of social distancing measures by at least six (6) feet; and

WHEREAS, the Centers for Disease Control and Prevention, the California Department of Health, and the Los Angeles County Department of Public Health have all issued recommendations including but not limited to social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus; and

WHEREAS, as a result of the public health emergency and the precautions recommended by health authorities, many tenants in South Gate have experienced or expect soon to experience sudden and unexpected income loss; and

WHEREAS, the Governor of the State of California has stated that individuals exposed to COVID-19 may be temporarily unable to report to work due to illness caused by COVID-19 or quarantines related to COVID-19 and individuals directly affected by COVID-19 may experience potential loss of income, health care and medical coverage, and ability to pay for housing and basic needs, thereby placing increased demands on already strained regional and local health and safety resources, including shelters and food banks; and

WHEREAS, further economic impacts are anticipated, leaving tenants vulnerable to eviction; and

WHEREAS, during this local emergency, and in the interest of protecting the public health and preventing transmission of COVID-19, it is essential to avoid unnecessary housing displacement, to protect the City's affordable housing stock, and to prevent housed individuals from falling into homelessness; and

WHEREAS, on March 18, 2020, the Federal Housing Finance Agency has directed Fannie Mae and Freddie Mac to suspend foreclosures and evictions for a limited time due to the coronavirus national emergency. Borrowers impacted by the coronavirus may apply to their lender for a mortgage payment to be suspended for up to 12 months due to hardship caused by the coronavirus; and

WHEREAS, several municipalities in relation to residential and commercial tenancies have imposed limitations on the ability of a landlord to evict a tenant in light of the municipality having declared a local emergency; and

WHEREAS, the City's residential rental units (including 1-4 single family units, apartments, condominiums and townhomes) are, in part, owned by individuals who rely on rental income for the repayment of loans on those very same units; and/or rely on said rental income as retirement income, and the non-payment of rent could create a financial hardship for the individual owner(s), that could lead to potential or threatened foreclosure of said unit; and

WHEREAS, the City desires to provide a limited, measured response to restrict evictions for a limited period, by balancing potentially competing financial hardships between tenants and landlords during the period of declared emergency; and

WHEREAS, commercial businesses within the City have been particularly affected by federal, state and county recommendations and directives to avoid mass gatherings, enforce social distancing measures, offer food only via delivery service, via pick-up for takeout dining, and via drive through; and

WHEREAS, it is the intent of the City to provide a measured response to restrict evictions for a limited period, by balancing the potentially competing financial hardships between commercial property owners and the business tenants that rent from them; and

WHEREAS, the Los Angeles Superior Court has announced the closure of several civil courtrooms, thus contributing to the likely delay in the processing of eviction related cases; and

WHEREAS, loss of income because of COVID-19 may inhibit City residents and businesses from fulfilling their financial obligations, including public utility payments such as water and sewage charges and parking penalties; and

WHEREAS, ensuring that all people in the City continue to have access to running water during this public health crisis will enable compliance with public health directives that people regularly wash their hands will help to prevent the further spread of COVID-19; and

WHEREAS, in the interest of public health and safety, as affected by the emergency caused by the spread of COVID-19, it is necessary to exercise the authority to issue this regulation related to the protection of life and property; and

WHEREAS, on March 18, 2020, the City Manager of the City of South Gate, in his role as the Director of Emergency Services, proclaimed the existence of a local emergency within the City pursuant to Section 7.14.060(a) of the South Gate Municipal Code to ensure authority to take measures necessary to protect and preserve public health and safety, including seeking aid from state and federal authorities as necessary; and

WHEREAS, on March 18, 2020, the Director of Emergency Services also issued Executive Order No. 03.18.2020 to restrict eviction of commercial and residential tenants due to the spread of the COVID-19.

[Remainder of page left blank intentionally.]

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF SOUTH GATE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby ratifies the issuance of Executive Order No. 03.18.2020 by the Director of Emergency Services to restrict eviction of commercial and residential tenants due to the spread of the COVID-19, attached hereto as Exhibit "A" and dated March 18, 2020.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution which shall be effective upon its adoption.

PASSED, APPROVED and ADOPTED this 24th day of March 2020.

CITY OF SOUTH GATE:

By: _____
M. Belen Bernal, Mayor

ATTEST:

By: _____
Carmen Avalos, City Clerk
(SEAL)

APPROVED AS TO FORM:

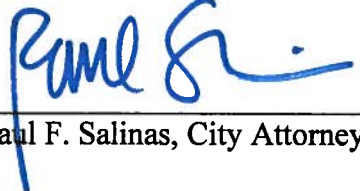
By:  _____
Raul F. Salinas, City Attorney

Exhibit "A"

PROCLAMATION ISSUING EXECUTIVE ORDER NO. 03.18.2020 BY THE DIRECTOR OF EMERGENCY SERVICES TO RESTRICT EVICTION OF COMMERCIAL AND RESIDENTIAL TENANTS DUE TO THE SPREAD OF THE CORONAVIRUS DISEASE 2019

WHEREAS, international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named "SARS-CoV-2," and the disease it causes has been named "coronavirus disease 2019," abbreviated COVID-19, ("COVID-19"); and

WHEREAS, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local emergency and local public health emergency to aid the regional healthcare and governmental community in responding to COVID-19; and

WHEREAS, on March 4, 2020, the Governor of the State of California declared a state of emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States of America declared a national emergency and announced that the federal government would make emergency funding available to assist state and local governments in preventing the spread of and addressing the effects of COVID-19; and

WHEREAS, on March 16, 2020, the Health Officer for the County of Los Angeles Department of Public Health issued a countywide order temporarily prohibiting group events and gatherings, and required the implementation of social distancing measures by at least six (6) feet; and

WHEREAS, on March 18, 2020, the City Manager of the City of South Gate, in his role as the Director of Emergency Services, proclaimed the existence of a local emergency within the City of South Gate ("City") pursuant to Chapter 7.14.060(a) of the South Gate Municipal Code to ensure authority to take measures necessary to protect and preserve public health and safety, including seeking aid from state and federal authorities as necessary; and

WHEREAS, the Centers for Disease Control and Prevention, the California Department of Health, and the Los Angeles County Department of Public Health have all issued recommendations including but not limited to social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus; and

WHEREAS, as a result of the public health emergency and the precautions recommended by health authorities, many tenants in South Gate have experienced or expect soon to experience sudden and unexpected income loss; and

WHEREAS, the Governor of the State of California has stated that individuals exposed to COVID-19 may be temporarily unable to report to work due to illness caused by COVID-19 or quarantines related to COVID-19 and individuals directly affected by COVID-19 may experience potential loss of income, health care and medical coverage, and ability to pay for housing and basic needs, thereby placing increased demands on already strained regional and local health and safety resources, including shelters and food banks; and

WHEREAS, further economic impacts are anticipated, leaving tenants vulnerable to eviction; and

WHEREAS, during this local emergency, and in the interest of protecting the public health and preventing transmission of COVID-19, it is essential to avoid unnecessary housing displacement, to protect the City's affordable housing stock, and to prevent housed individuals from falling into homelessness; and

WHEREAS, on March 18, 2020, the Federal Housing Finance Agency has directed Fannie Mae and Freddie Mac to suspend foreclosures and evictions for a limited time due to the coronavirus national emergency. Borrowers impacted by the coronavirus may apply to their lender for a mortgage payment to be suspended for up to 12 months due to hardship caused by the coronavirus; and

WHEREAS, several municipalities in relation to residential and commercial tenancies have imposed limitations on the ability of a landlord to evict a tenant in light of the municipality having declared a local emergency; and

WHEREAS, the City's residential rental units (including 1-4 single family units, apartments, condominiums and townhomes) are, in part, owned by individuals who rely on rental income for the repayment of loans on those very same units; and/or rely on said rental income as retirement income, and the non-payment of rent could create a financial hardship for the individual owner(s), that could lead to potential or threatened foreclosure of said unit; and

WHEREAS, the City desires to provide a limited, measured response to restrict evictions for a limited period, by balancing potentially competing financial hardships between tenants and landlords during the period of declared emergency; and

WHEREAS, commercial businesses within the City have been particularly affected by federal, state and county recommendations and directives to avoid mass gatherings, enforce social distancing measures, offer food only via delivery service, via pick-up for takeout dining, and via drive through; and

WHEREAS, the Health Officer for Los Angeles County, effective March 16, 2020, has ordered the immediate closure of several business establishments, including bars and nightclubs that do not serve food, movie theatres, live performance venues, and gyms and fitness centers;

WHEREAS, it is the intent of the City to provide a measured response to restrict evictions for a limited period, by balancing the potentially competing financial hardships between commercial property owners and the business tenants that rent from them; and

WHEREAS, the Los Angeles Superior Court has announced the closure of several civil courtrooms, thus contributing to the likely delay in the processing of eviction related cases; and

WHEREAS, loss of income because of COVID-19 may inhibit City residents and businesses from fulfilling their financial obligations, including public utility payments such as water and sewage charges and parking penalties; and

WHEREAS, ensuring that all people in the City continue to have access to running water during this public health crisis will enable compliance with public health directives that people regularly wash their hands will help to prevent the further spread of COVID-19; and

WHEREAS, in the interest of public health and safety, as affected by the emergency caused by the spread of COVID-19, it is necessary to exercise my authority to issue this regulation related to the protection of life and property.

NOW, THEREFORE, I, Michael Flad, the Director of Emergency Services for the City of South Gate, do hereby issue the following Executive Order No. 03.18.2020 ("Order") to become effective immediately, subject to ratification as soon as practicable by the City Council:

IT IS HEREBY ORDERED THAT:

A temporary moratorium on eviction for non-payment of rent by residential or commercial tenants impacted by the COVID-19 crisis is imposed as follows:

For purposes of this Order, from March 18, 2020 through and including April 30, 2020, no landlord shall endeavor to evict a residential or commercial tenant in either of the following situations:

- (1) For nonpayment of rent if the tenant demonstrates that the tenant is unable to pay rent due to financial impacts related to COVID-19; or
- (2) For a no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord.

A landlord who knows that a tenant cannot pay some or all the rent temporarily for the reasons set forth above shall not serve a notice pursuant to California Code of Civil Procedure 1161(2), file or prosecute an unlawful detainer action based on a 3-day pay or quit notice, or otherwise seek to evict for nonpayment of rent. A landlord knows of a tenant's inability to pay rent within the meaning of this Order if the tenant, within 30 days after the date that rent is due, notifies the landlord in writing of lost income and inability to pay full rent due to financial impacts related to COVID-19, and provides documentation to support the claim. For purposes of this Order, "in writing" includes email or text communications to a landlord or the landlord's representative with whom the tenant has previously corresponded by email or text. Any medical or financial information provided to the landlord shall be held in confidence, and only used for evaluating the tenant's claim. Nothing in this Order shall relieve the tenant of liability for the unpaid rent, which the landlord may seek after expiration of the local emergency and the tenant must pay on such

terms as may be set by a judge assigned to hear the unlawful detainer action. A landlord may not charge or collect a late fee for rent that is delayed for the reasons stated in this Order; nor may a landlord seek rent that is delayed or the reasons stated in this Order through the eviction process.

For purposes of this Order, "financial impacts related to COVID-19" include, but are not limited to, tenant lost household income because of any of the following:

- (1) Being sick with COVID-19, or caring for a household or family member who is sick with COVID-19;
- (2) Lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19;
- (3) Compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency;
- (4) Extraordinary out-of-pocket medical expenses; or
- (5) Child care needs arising from school closures related to COVID-19.

For purposes of this Order, "no-fault eviction" refers to any eviction for which the notice to terminate tenancy is not based on alleged fault by the tenant, including but not limited to eviction notices served pursuant to Code of Civil Procedure sections 1161(1), 1161(5), or 1161c.

This Order applies to nonpayment eviction notices, no-fault eviction notices, and unlawful detainer actions based on such notices, served or filed on or after the date on which a local emergency was proclaimed.

Subject to judicial review on a case by case basis, this Order grants a defense if an unlawful detainer action is commenced in violation of this Order.

[Remainder of page left blank intentionally.]

This Order shall be superseded by further Order by the Director of Emergency Services adopted during the local emergency that expressly superseding this Order, or by superseding action taken by the City Council.

As a result of the local emergency, for a period of 60 days from the date of this Order, the City hereby suspends: (a) the discontinuation or shut off of water service for residents and businesses in the City for non-payment of water and sewer bills; (b) the imposition of late payment penalties or fees for delinquent water and or sewer bills; and (c) the imposition of late payment penalties or fees for parking violations.

If any subsection, sentence, clause, phrase, or word of this Order or any application of it to any person, structure, or circumstance is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, then such decision will not affect the validity of the remaining portions or applications of this Order.

THIS EXECUTIVE ORDER NO. 03.18.2020 IS HEREBY ISSUED on this 18th day of March 2020, and is **EFFECTIVE IMMEDIATELY.**

Office of the
South Gate City Clerk

MAR 18 2020

FILED

CITY OF SOUTH GATE:

By: 

Michael Flad, City Manager/
Director of Emergency Services

ATTEST:

By: 

Carmen Avalos, City Clerk
(SEAL)

APPROVED AS TO FORM:

By: 

Raul F. Salinas, City Attorney

EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA

EXECUTIVE ORDER N-28-20

WHEREAS on March 4, 2020, I proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS despite sustained efforts, the virus remains a threat, and further efforts to control the spread of the virus to reduce and minimize the risk of infection and otherwise mitigate the effects of COVID-19 are needed; and

WHEREAS the economic impacts of COVID-19 have been significant, and could threaten to undermine Californians' housing security and the stability of California businesses; and

WHEREAS many Californians are experiencing substantial losses of income as a result of business closures, the loss of hours or wages, or layoffs related to COVID-19, hindering their ability to keep up with their rents, mortgages, and utility bills; and

WHEREAS Californians who are most vulnerable to COVID-19, those 65 years and older, and those with underlying health issues, are advised to self-quarantine, self-isolate, or otherwise remain in their homes to reduce the transmission of COVID-19; and

WHEREAS because homelessness can exacerbate vulnerability to COVID-19, California must take measures to preserve and increase housing security for Californians to protect public health; and

WHEREAS local jurisdictions, based on their particular needs, may therefore determine that additional measures to promote housing security and stability are necessary to protect public health or to mitigate the economic impacts of COVID-19; and

WHEREAS local jurisdictions may also determine, based on their particular needs, that promoting stability amongst commercial tenancies is also conducive to public health, such as by allowing commercial establishments to decide whether and how to remain open based on public health concerns rather than economic pressures, or to mitigate the economic impacts of COVID-19; and

WHEREAS in addition to these public health benefits, state and local policies to promote social distancing, self-quarantine, and self-isolation require that people be able to access basic utilities—including water, gas, electricity, and telecommunications—at their homes, so that Californians can work from home, receive public health information, and otherwise adhere to policies of social distancing, self-quarantine, and self-isolation, if needed; and

WHEREAS many utility providers, public and private, covering electricity, gas, water, and sewer, have voluntarily announced moratoriums on service disconnections and late fees for non-payment in response to COVID-19; and

WHEREAS many telecommunication companies, including internet and cell phone providers, have voluntarily announced moratoriums on service disconnections and late fees for non-payment in response to COVID-19;

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes of the State of California, and in particular, Government Code sections 8567 and 8571, do hereby issue the following order to become effective immediately:

IT IS HEREBY ORDERED THAT:

- 1) The time limitation set forth in Penal Code section 396, subdivision (f), concerning protections against residential eviction, is hereby waived. Those protections shall be in effect through May 31, 2020.
- 2) Any provision of state law that would preempt or otherwise restrict a local government's exercise of its police power to impose substantive limitations on residential or commercial evictions as described in subparagraphs (i) and (ii) below—including, but not limited to, any such provision of Civil Code sections 1940 et seq. or 1954.25 et seq.—is hereby suspended to the extent that it would preempt or otherwise restrict such exercise. This paragraph 2 shall only apply to the imposition of limitations on evictions when:
 - (i) The basis for the eviction is nonpayment of rent, or a foreclosure, arising out of a substantial decrease in household or business income (including, but not limited to, a substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or a substantial decrease in business income caused by a reduction in opening hours or consumer demand), or substantial out-of-pocket medical expenses; and
 - (ii) The decrease in household or business income or the out-of-pocket medical expenses described in subparagraph (i) was caused by the COVID-19 pandemic, or by any local, state, or federal government response to COVID-19, and is documented.

The statutory cause of action for judicial foreclosure, Code of Civil Procedure section 725a et seq.; the statutory cause of action for unlawful detainer, Code of Civil Procedure section 1161 et seq., and any other statutory cause of action that could be used to evict or otherwise eject a residential or commercial tenant or occupant of residential real property after foreclosure is suspended only as applied to any tenancy, or residential real property and any

occupation thereof, to which a local government has imposed a limitation on eviction pursuant to this paragraph 2, and only to the extent of the limitation imposed by the local government.

Nothing in this Order shall relieve a tenant of the obligation to pay rent, nor restrict a landlord's ability to recover rent due.

The protections in this paragraph 2 shall be in effect through May 31, 2020, unless extended.

- 3) All public housing authorities are requested to extend deadlines for housing assistance recipients or applicants to deliver records or documents related to their eligibility for programs, to the extent that those deadlines are within the discretion of the housing authority.
- 4) The Department of Business Oversight, in consultation with the Business, Consumer Services, and Housing Agency, shall engage with financial institutions to identify tools to be used to afford Californians relief from the threat of residential foreclosure and displacement, and to otherwise promote housing security and stability during this state of emergency, in furtherance of the objectives of this Order.
- 5) Financial institutions holding home or commercial mortgages, including banks, credit unions, government-sponsored enterprises, and institutional investors, are requested to implement an immediate moratorium on foreclosures and related evictions when the foreclosure or foreclosure-related eviction arises out of a substantial decrease in household or business income, or substantial out-of-pocket medical expenses, which were caused by the COVID-19 pandemic, or by any local, state, or federal government response to COVID-19.
- 6) The California Public Utilities Commission is requested to monitor measures undertaken by public and private utility providers to implement customer service protections for critical utilities, including but not limited to electric, gas, water, internet, landline telephone, and cell phone service, in response to COVID-19, and on a weekly basis publicly report these measures.


Nothing in this Order shall be construed to invalidate any limitation on eviction enacted by a local jurisdiction between March 4, 2020 and this date.

Nothing in this Order shall in any way restrict state or local authority to order any quarantine, isolation, or other public health measure that may compel an individual to remain physically present in a particular residential real property.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

I FURTHER DIRECT that as soon as hereafter possible, this proclamation be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Order.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 16th day of March 2020.



GAVIN NEWSOM
Governor of California

ATTEST:

ALEX PADILLA
Secretary of State

WARRANT REGISTER FOR COUNCIL MEETING 3/24/2020

RECEIVED PART I

apChkLst
03/18/2020 11:03:15AM

Final Check List
CITY OF SOUTH GATE

MAR 18 2020
5:40pm

Page: 1

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

Bank : botw BANK OF THE WEST

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87419	3/5/2020	00004865	03/04/2020	3/4/2020	BILLING PRD - FEBRUARY 2020	8,018.94	8,018.94
		Voucher:					
87420	3/5/2020	00000269	1-2665	2/7/2020	TRAINING-EXECUTIVE DEVELOP	189.03	189.03
		Voucher:					
87421	3/9/2020	0011873	014-001624-CY2	3/9/2020	USE TAX - CALENDAR YR 2019 (3,245.00	3,245.00
		Voucher:					
87422	3/11/2020	0011787	2/11/20 - DIAZ,D	3/11/2020	REGISTRATION: 8TH ANNUAL W	100.00	100.00
		Voucher:					
87423	3/24/2020	00004166	200366	3/1/2020	MAR 2020 - OFFSITE DATA STOR	2,230.00	2,230.00
		Voucher:					
87424	3/24/2020	0010970	142233	3/12/2020	PRINTING & MAILING OF QUART	10,867.25	10,867.25
		Voucher:					
87425	3/24/2020	0010065	29513	3/4/2020	HOSE ASSEMBLY FOR UNIT 664	90.34	90.34
		Voucher:					
87426	3/24/2020	00004372	9098438358	2/18/2020	ADRIAN R.: SPORTS CENTER PC	140.77	238.89
		Voucher:	9098036872	2/6/2020	ADRIAN R.: SPORTS CENTER PC	98.12	918.69
87427	3/24/2020	0007802	AIS SPECIALTY PRODUCTS, INC PSI328608	2/20/2020	GRAFFITI REMOVAL SPRAY	918.69	
		Voucher:					
87428	3/24/2020	0011059	ALESHIRE & WYNDER, LLP, SUIT155497	2/19/2020	THRU 01/31/20 - PERSONNEL-LA	1,755.00	1,755.00
		Voucher:					
87429	3/24/2020	0010875	000-1 1/10/2020	1/10/2020	COMMERCIAL FACADE IMPROVI	33,000.00	33,000.00
		Voucher:					
87430	3/24/2020	00000185	ALL CITY MANAGEMENT SERVIC167101	2/26/2020	SCHOOL CROSSING GUARD SR'	18,707.34	18,707.34
		Voucher:					
87431	3/24/2020	0011577	ALL PHASE ELECTRIC SUPPLY C 0946-479573	2/26/2020	FRANCISCO R.: LAMPS/ILLUMIN	91.95	
		Voucher:	0946-470697	10/8/2019	ALL PHASE ELECTRIC-STREET I	4,558.84	
			0946-472395	11/6/2019	ALL PHASE SUPPLY CO.-SPEED	2,370.82	
			0946-478416	2/26/2020	MARCO B.: PRISMATIC LENS/LIG	264.27	
						7,285.88	

Gray highlights indicate prepaid checks.

Bank : botw BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87432	3/24/2020	00003399 ALVARADOSMITH Voucher:	343252	2/29/2020	THRU 02/29/20 - GENERAL PROJ	13,863.00	
			343253	2/29/2020	THRU 02/29/20 - ATTEND SPECIA	2,250.00	
			343254	2/29/2020	THRU 02/29/20 - TUESDAYS, AGE	12,675.00	
			343271	2/29/2020	THUR 2/29/20 COMMUNITY DEVE	4,713.50	
			343272	2/29/2020	THUR 2/29/20 MISC. PUBLIC WO	4,510.00	
			343274	2/29/2020	THRU 02/29/20 - EMPLOYMENT N	4,730.00	
			343275	2/29/2020	THRU 02/29/20- COSG ADV. JOSE	257.50	
			343257	2/29/2020	THUR 2/29/20 CARMEN GONZALI	13,527.71	
			343258	2/29/2020	THUR 2/29/20 ANA DELEON, ET A	500.33	
			343259	2/29/2020	THUR 2/29/20 ANGELINA CASTR	9,737.50	
			343261	2/29/2020	THUR 2/29/20 MARIA D. OSORIO	575.00	
			343263	2/29/2020	THUR 2/29/20 JAH HEALING KEM	7,383.55	
			343262	2/29/2020	THUR 2/29/20 CASTILLO ADV. C	975.00	
			343269	2/29/2020	THUR 2/29/20 JONATHAN HOYEI	175.00	
			343270	3/17/2020	THUR 2/29/20 CITY OF CERRITO:	385.00	
			343246	2/29/2020	THUR 2/29/20 ARELY SANTAMAR	-802.50	
			343248	2/29/2020	THRU 02/29/20 - LUZ MARINA PA	691.25	
			343249	2/29/2020	THRU 02/29/20 - LUCILA MAGAN	5,156.65	
			343250	2/29/2020	THRU 02/29/20 - ALBERT CRUZ A	241.00	
			343251	2/29/2020	THRU 02/29/20 - MARY JANE NA	-421.00	
			343260	2/29/2020	THUR 2/29/20 BETSAIDA LUCAS	-435.00	
			343247	2/29/2020	THUR 2/29/20 ARGUELLO V.COSI	-1,705.00	
			343273	2/29/2020	THUR 2/29/20 ROBLES PROJEC	5,400.00	84,383.49
87433	3/24/2020	0008914 AMERICAN EXPRESS Voucher:	CORPMEMRWDS	2/28/2020	AMER. EXP. REWARDS MEMBER	90.00	90.00
87434	3/24/2020	00000018 AMERICAN RENTAL INC. Voucher:	453262	3/10/2020	STREET LIGHT POLE FOUNDATI	189.08	189.08
87435	3/24/2020	00004309 AMERIFLEX Voucher:	INV317545	3/4/2020	MAR 2020 - FSA ADMIN FEE FOR	183.75	183.75
87436	3/24/2020	0007290 APW KNOX-SEEMAN Voucher:	15023680	3/6/2020	BRAKE ROTORS AND CONTROL	416.09	
			15024492	3/6/2020	RUBBER GASKET MAKER	22.36	
			15011561	3/2/2020	RADIATOR CAPS AND LOCKTITE	128.51	566.96
87437	3/24/2020	00003529 AT&T Voucher:	960-449-6558-03/	3/1/2020	BILLING PRD- 03/01/20 - 03/31/20	235.55	235.55

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87438	3/24/2020	00004313 AT&T Voucher:	8465113509	3/5/2020	BILLING PRD 02/05/20-03/04/20 IP	3,758.62	3,758.62
87439	3/24/2020	00004126 A-THRONE CO INC. Voucher:	0000623756	2/14/2020	RESTROOM RENTAL AT SLTS	190.37	190.37
87440	3/24/2020	0010585 AUTOZONE STORES, INC. Voucher:	5488952689	3/9/2020	TOGGLE SWITCHES FOR UNIT 6	12.88	
			5488947250	3/3/2020	STARTER RELAY FOR UNIT 363	53.74	
			5488946989	3/3/2020	STEREO ADAPTOR HARNESS FC	28.24	94.86
87441	3/24/2020	0011336 AVANT-GARDE INC. Voucher:	5963	2/3/2020	5/1/19-1/31/20 - PROF LABOR CO	4,001.25	
			5964	2/3/2020	JAN 2020 - 2ND YEAR OF CONTF	9,975.00	13,976.25
87442	3/24/2020	00004645 BARBOZA & ASSOCIATES Voucher:	558-3-030420	3/4/2020	SRVS THROUGH 02/29/20 RE: AT	3,278.50	3,278.50
87443	3/24/2020	0011669 BDO USA LLP Voucher:	001292871	2/27/2020	FEB 2020 - SECTION 8 FINANCIA	1,440.00	1,440.00
87444	3/24/2020	0010615 BEARCOM Voucher:	4974137	2/3/2020	BEARCOM-ANNUAL SERVICES F	318.81	318.81
87445	3/24/2020	0009876 BIGGS CARDOSA Voucher:	77653	12/5/2019	NOV 2019 - CONSTRUCTION MAI	31,330.65	
			77810	1/5/2020	DEC 2019 - CONSTRUCTION MAI	6,002.48	37,333.13
87446	3/24/2020	0008396 BLUE DIAMOND MATERIALS Voucher:	1766418	2/10/2020	DUMP FEES FOR ST DIV	175.00	
			1766503	2/11/2020	ASPHALT MIX AND DUMP FEES F	400.00	
			1764596	2/5/2020	DUMP FEES FOR ST DIV	350.00	1,100.00
			1769841	2/19/2020	DUMP FEES FOR ST DIV	175.00	551.20
87447	3/24/2020	00000651 BSN SPORTS, LLC Voucher:	908335324	3/21/2020	ADULT SPORTS SUPPLIES	551.20	551.20
87448	3/24/2020	00004433 CARPENTER, ROTHANS & DUMO Voucher:	34731	2/15/2020	RE: CANIZALES, DANIEL V COSC	1,519.96	1,519.96
87449	3/24/2020	00001102 CENTRAL BASIN WATER ASSOC. Voucher:	2/6/2020 QTRLY L	2/10/2020	02/10/20 CBWA QUARTERLY LUN	50.00	50.00
87450	3/24/2020	0006239 CENTRAL FORD Voucher:	351363	3/3/2020	DRIVER'S DOOR WEATHER STRI	79.16	
			351409	3/3/2020	AMBIENT TEMPERATURE SENS	11.42	
			351473	3/4/2020	SEAT ADJUST MOTOR FOR UNIT	163.03	
			351313	3/2/2020	1SET. SIDE STEPS FOR UNIT 41	468.56	
			351494	3/5/2020	OIL FOR UNIT 401	166.90	
			3513030	3/2/2020	MIRROR GLASS FOR UNIT 343	84.63	973.70

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87451	3/24/2020	0011922	CONCENTRA MEDICAL CENTERS67141683	2/18/2020	2/18/20 LAX SANTA FE SPRING-I	136.50	
	Voucher:		67137916	2/8/2020	2/08/20-2/13/20 BOOKING EXAM	104.00	
			67284013	3/4/2020	2/27/20-3/3/20 - PHYSICALS	1,434.00	1,812.50
			67211069	2/26/2020	02/18/20 - PHYSICAL	138.00	
87452	3/24/2020	00005149	COUNTY OF LOS ANGELES DEPTIRE-PW-20021004	2/10/2020	THROUGH JAN 2020 - TS MAINT	605.08	605.08
	Voucher:			2/27/2020	NOTICE INVITING BIDS:CHAKEM	505.00	505.00
87453	3/24/2020	00001423	DAILY JOURNAL CORPORATION B3346073	12/31/2020	DEC 2019 - (NON CDBG) MUNICI	281.00	
	Voucher:			12/31/2019	THRU 12/31/19 - PETRONE, FILO	849.35	
87454	3/24/2020	00000314	DAPEER ROSENBLIT & LITVAK LL16808	2/26/2020	OCT 2019 - (NON-CDBG) MUNIC	269.00	
	Voucher:			1/31/2020	JAN 2020 - (ANINAL CONTROL/P	3,137.70	4,537.05
				10/31/2019	8/29/19 -SUPPORT FOR FIREWAL	743.00	743.00
87455	3/24/2020	00002706	DATA TECHNOLOGIES, INC.	1/23/2020	INSTALL OF RUBBER FLOOR AT	82,840.61	82,840.61
	Voucher:			3/10/2020	KEVIN H.: GIRLS CLUB HOUSE &	276.54	276.54
87456	3/24/2020	0012249	DFS FLOORING	3/4/2020	TAXABLE: SAFETY GLASSES FO	158.49	158.49
	Voucher:			2/26/2020	REIMB: BOOKS FOR "CODE SPE	656.16	656.16
87457	3/24/2020	00003777	DON MILLER & SONS PLUMBING 315807	3/4/2020	PD LEASED VEHICLE- UNIT 22Q.	1,005.22	
	Voucher:			3/4/2020	PD- LEASED VEHICLES UNITS 2	1,488.03	
				3/4/2020	PD LEASED VEHICLE- UNIT 237F	826.17	
				3/4/2020	PD-LEASED VEHICLES REFERE	2,164.54	5,483.96
87458	3/24/2020	00004013	ELITE OPTICAL CO.	3/7/2020	2/20/2020 - PROF SERV - HAZ MF	2,000.00	
	Voucher:			2/13/2020	PROF SERV - HAZ MATERIALS	3,000.00	5,000.00
87459	3/24/2020	0011964	EMP: MEDINA, LESLIE	2/27/2020	FEDEX PRIORITY OVERNIGHT &	70.15	70.15
	Voucher:			2/20/2020	UST MTHLY INSPEC FEB 2020	840.00	840.00
87460	3/24/2020	0010017	ENTERPRISE FM TRUST	3/4/2020			
	Voucher:			3/4/2020			
				3/4/2020			
				3/4/2020			
87461	3/24/2020	0012403	ETA ENVIRONMENTAL TEAM, & A INV2020217	2/13/2020			
	Voucher:			2/27/2020			
87462	3/24/2020	00002026	FEDERAL EXPRESS CORPORATI6-927-96701	2/27/2020			
	Voucher:			2/20/2020			
87463	3/24/2020	00003770	FLEMING ENVIRONMENTAL INC. 15887	2/20/2020			
	Voucher:						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87464	3/24/2020	0010237	562-869-7582 - 03	3/4/2020	BILLING- 03/04/20-04/03/20	71.06	
	Voucher:		562-806-9232 - 03	3/4/2020	BILLING- 03/04/20-04/03/20	71.06	
			562-923-9514-03/2	3/10/2020	BILLING - 03/10/20-04/09/20	113.34	
			209-057-1084 -03/	3/1/2020	BILLING- 03/01/20-03/31/20	54.13	309.59
87465	3/24/2020	0012210	250	2/5/2020	3/1/2020-6/30/2020 - VENDORS IN	3,600.00	3,600.00
	Voucher:		132 600 9400 1-03	3/13/2020	BILLING PRD- 02/10/20 - 03/11/20	43.89	
			102 000 8100 7-03	3/13/2020	BILLING PRD- 02/10/20 - 03/11/20	305.29	
			113 798 0362 7-02	3/12/2020	BILLING PRD- 02/01/20 - 03/01/20	960.94	
			130-500-9400-5-0:	3/13/2020	BILLING PRD- 02/10/20 - 03/11/20	344.96	
			134-700-9400-7-0:	3/13/2020	BILLING PRD- 02/10/20 - 03/11/20	153.58	1,808.66
87467	3/24/2020	0008691	GATEWAY WATER MANAGEMENT	7/1/2019	FY 2019-2020 - WATER MGMT JO	100,078.73	100,078.73
	Voucher:		53744100008-03/2	3/4/2020	BILLING PRD- 02/04/20 - 03/03/20	211.98	
			33744100000-03/2	3/4/2020	BILLING PRD- 02/04/20 - 03/03/20	234.75	
			63744100007-03/2	3/4/2020	BILLING PRD- 02/04/20 - 03/04/20	780.72	
			73744100006-03/2	3/4/2020	BILLING PRD- 02/04/20 - 03/03/20	164.31	
			32809400008-03/2	3/4/2020	BILLING PRD- 02/04/20 - 03/03/20	44.50	1,494.92
			29007447310-02/2	3/5/2020	BILLING PRD- 02/05/20 - 03/04/20	58.66	
			2020-23312	3/12/2020	UNIFORM AND ACCESSORIES FI	326.56	
			2020-23302	2/29/2020	ACCESSORIES FOR RECRUIT S.	34.93	361.49
			9449505081	2/19/2020	KEVIN H.: SPORTS CENTER/MIXI	88.43	
			9454293128	2/24/2020	JUVENAL S.: WELL #29/FLOOR D	661.12	
			9434840949	2/5/2020	TRUCK BOX FOR SEWER TRUCH	930.21	
			9434840956	3/21/2020	LARRY O: SPORTS CENTER SWI	900.21	
			9426535614	3/10/2020	ADRIAN R.: FIRE DEPARTMENT E	867.23	3,447.20
			531421	2/29/2020	FEB 2020 JAIL CLEANING OF BLJ	1,152.30	1,152.30
87471	3/24/2020	00002524	GREEN'S CLEANERS		REFUND FOR THE BOULEVARD	1,000.00	1,000.00
	Voucher:		82684	3/2/2020			
87472	3/24/2020	0009528	GRIFFITH COMPANY		ASCORBIC ACID, CHLORINE	538.27	538.27
	Voucher:		11864812	3/3/2020			
87473	3/24/2020	00002577	HACH COMPANY				
	Voucher:						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87474	3/24/2020	00000268	HOME DEPOT CREDIT SERVICES4370651	3/4/2020	GROUNDS MAINT. SUPPLIES	223.80	
		Voucher:	5370646	3/3/2020	GROUNDS MAINT. SUPPLIES	303.68	
			4370652	3/4/2020	GROUNDS MAINT. SUPPLIES	339.49	
			2360351	2/25/2020	GRAFFITI PAINT	256.08	
			2360352	2/25/2020	SIGN REPAIRS HOLLYDALE COM	42.45	
			8370518	1/30/2020	CART FOR TRUCK	130.90	
			6370638	3/2/2020	SUPPLIES FOR SEWER CREW	72.41	
			2370617	2/25/2020	SPORTS CENTER-MENS LOCKE	26.71	
			2350272	2/25/2020	SUPPLIES FOR SEWER CREW	113.63	
			0340289	3/10/2020	SUPPLIES FOR ST DIV	103.40	1,612.55
87475	3/24/2020	00000647	HONEYWELL INTERNATIONAL IN5250876598	2/13/2020	KEVIN H.: SPORTS CENTER DOM	1,406.04	1,406.04
		Voucher:					
87476	3/24/2020	00004578	INTERWEST CONSULTING GROU57249	3/10/2020	JAN 2020-PLAN CHECK SERVI	10,499.82	
		Voucher:	57518	2/27/2020	CONSULTANT SERVICES - INTE	14,555.00	
			55771	3/10/2020	NOV 2019-PLAN CHECK SERVI	4,150.23	
			57847	3/5/2020	FEB 2020-PLAN CHECK SERVICE	8,571.32	37,776.37
87477	3/24/2020	0011585	JOHNSON CONTROLS FIRE	2/14/2020	WELLSITE FIRE PANEL TROUBL	855.00	
		Voucher:	86558977	2/14/2020	ADRIAN ROMO: WESTSIDE RESI	705.00	
			21475707	3/10/2020	JOHNSON CONTROLS-ANNUAL:	628.50	2,188.50
87478	3/24/2020	0012510	KILEY & ASSOCIATES, LLC	2/2/2020	FEDERAL LEGISLATIVE ADVOCA	3,333.33	
		Voucher:	SG200302	3/12/2020	FEDERAL LEGISLATIVE ADVOCA	3,333.33	6,666.66
			SG200131	2/17/2020	ADRIAN R.: TEST KIT CHEMICAL:	49.07	49.07
87479	3/24/2020	00003387	KNORR SYSTEMS INC	2/29/2020	PITCHESS MOTION-FOR ERNES	1,600.00	1,600.00
		Voucher:	S1219700				
87480	3/24/2020	00002870	LAW OFFICES OF JONES & MAYE96060	2/29/2020	PITCHESS MOTION-FOR ERNES	1,600.00	1,600.00
		Voucher:					
87481	3/24/2020	00003754	LIEBERT CASSIDY WHITMORE	1/31/2020	THUR 1/31/2020 GENERAL SRV F	190.00	
		Voucher:	1493299	1/31/2020	THUR 1/31/2020 GENERAL -SRV PF	2,603.00	2,793.00
			1493300	1/31/2020	MBM-ANNUAL JANITORIAL SERV	19,257.44	19,257.44
87482	3/24/2020	0011575	MERCHANTS BUILDING	1/31/2020	HETEROTROPHIC PLATE COUN'	988.75	988.75
		Voucher:	567083				
87483	3/24/2020	00003815	MICHELSON LABORATORIES, INC24898	1/31/2020	HETEROTROPHIC PLATE COUN'	988.75	988.75
		Voucher:					
87484	3/24/2020	00000447	MISC - BLDG PERMITS	2/5/2020	REFUND: PERMIT #0200000335 F	742.00	742.00
		Voucher:	0200000335				
87485	3/24/2020	00000447	MISC - BLDG PERMITS	1/13/2020	REFUND: PERMIT #19-000-3205 f	16.00	16.00
		Voucher:	0100003205				

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87486	3/24/2020	00000170	MISC - PKS & REC REFUND	4417 MENDOZA, I	3/3/2020	REFUND: AFTER EVENT - PERMI	277.00
			Voucher:				277.00
87487	3/24/2020	00000170	MISC - PKS & REC REFUND	4286 NATIVE AME	3/3/2020	REFUND: AFTER EVENT - PERMI	143.00
			Voucher:				143.00
87488	3/24/2020	0007720	MRI SOFTWARE, LLC.	US-INV952124	2/20/2020	IVR PHONE CHARGES-SECTION	6.68
			Voucher:				6.68
87489	3/24/2020	0008506	MUNITEMPS	129689	3/6/2020	WK ENDING 3/1/20 - HR ANALYS	3,272.50
			Voucher:				3,272.50
87490	3/24/2020	0009426	MV CHENG & ASSOCIATES, INC.	2/29/2020	3/7/2020	CONSULTANT ACCOUNTING SEF	960.00
			Voucher:				960.00
87491	3/24/2020	0012071	NADA BUS, INC.	50470	2/29/2020	TRIP TO GLENDALE THEATRE O	885.00
			Voucher:				885.00
87492	3/24/2020	00004969	NATIONAL READY MIXED CONCR	725021	2/12/2020	CONCRETE FOR 6153 FLORENC	1,812.90
			Voucher:				1,812.90
87493	3/24/2020	0012515	NATIONAL TESTING NETWORK,	16702	2/6/2020	CONCRETE FOR 5717 ROOSEVE	1,138.14
			Voucher:				1,138.14
87494	3/24/2020	0012286	NATIONWIDE ENVIRONMENTAL,	30731	2/12/2020	ANNUAL NTN MEMBERSHIP-FRC	425.00
			Voucher:				425.00
87495	3/24/2020	0009990	NATURE'S SELECT PET FOOD	3589	3/15/2020	MAR 2020 - CITYWIDE STREET S	56,580.00
			Voucher:				56,580.00
87496	3/24/2020	00003867	NUCCIO'S NURSERIES INC.	022520	2/20/2020	DOG FOOD FOR VEGAMAILO(02	183.60
			Voucher:				183.60
87497	3/24/2020	0012202	NUMA NETWORKS	25863	2/25/2020	AZALEA PLANTS	499.59
			Voucher:				499.59
					3/3/2020	AZALEA PLANTS	144.81
					3/2/2020	MARCH 2020- 24TB BACKUP/ DIS	2,000.00
							2,000.00

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87499	3/24/2020	00001414 OFFICE DEPOT					
		Voucher:					
			440295220001	2/11/2020	OFFICE SUPPLIES	128.28	
			441871346001		CREDIT FOR RETURNED PART, I	-431.56	
			44285312001		CREDIT FOR RETURNED PART, I	-2,654.74	
			446651873001		CREDIT FOR RETURNED PART, I	-1,322.96	
			446727414001		CREDIT FOR RETURNED PART, I	-881.98	
			446975393001		CREDIT FOR RETURNED PART, I	-396.90	
			438477270001	2/4/2020	OFFICE SUPPLIES	68.33	
			445806651001	2/20/2020	OFFICE SUPPLIES	752.26	
			438476891001	2/4/2020	OFFICE SUPPLIES	334.58	
			438871204001	2/4/2020	OFFICE SUPPLIES	69.73	
			437211533001	2/4/2020	OFFICE SUPPLIES	1,513.86	
			438864900001	2/4/2020	OFFICE SUPPLIES	90.39	
			438859597001	2/4/2020	OFFICE SUPPLIES	589.15	
			439035833001	2/5/2020	OFFICE SUPPLIES	109.11	
			439035760001	2/5/2020	OFFICE SUPPLIES	72.93	
			439583544001	2/6/2020	OFFICE SUPPLIES	191.18	
			439521466001	2/6/2020	OFFICE SUPPLIES	297.49	
			438864997001	2/6/2020	OFFICE SUPPLIES	66.13	
			439822288001	2/6/2020	OFFICE SUPPLIES	63.77	
			439035834001	2/6/2020	OFFICE SUPPLIES	39.67	
			439839888001	2/6/2020	OFFICE SUPPLIES	94.99	
			439363230001	2/6/2020	OFFICE SUPPLIES	168.37	
			439035832001	2/7/2020	OFFICE SUPPLIES	92.60	
			441053130001	2/11/2020	OFFICE SUPPLIES	451.54	
			441056032001	2/11/2020	OFFICE SUPPLIES	74.08	
			442299587001	2/11/2020	OFFICE SUPPLIES	443.55	
			442298738001	2/12/2020	OFFICE SUPPLIES	50.70	
			442299587002	2/12/2020	OFFICE SUPPLIES	5.50	
			442299589001	2/12/2020	OFFICE SUPPLIES	7.71	
			442910119001	2/13/2020	OFFICE SUPPLIES	105.04	
			444206551001	2/19/2020	OFFICE SUPPLIES	890.84	
			443394959001	2/19/2020	OFFICE SUPPLIES	100.50	
			445829858001	2/20/2020	OFFICE SUPPLIES	27.55	
			445830275001	2/20/2020	OFFICE SUPPLIES	162.42	
			445828514001	2/20/2020	OFFICE SUPPLIES	119.94	

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
			447505436001	2/23/2020	OFFICE SUPPLIES	103.73	
			445928605001	2/25/2020	OFFICE SUPPLIES	286.23	
			446723049001	2/25/2020	OFFICE SUPPLIES	682.40	
			448064113001	2/25/2020	OFFICE SUPPLIES	57.11	
			446130612001	2/26/2020	OFFICE SUPPLIES	77.16	
			449187280001	2/27/2020	OFFICE SUPPLIES	526.68	
			448834803001	2/27/2020	OFFICE SUPPLIES	307.77	
			438503205001	2/5/2020	OFFICE SUPPLIES	74.95	
			448575821001	2/27/2020	OFFICE SUPPLIES	58.42	
			437322049001	2/4/2020	OFFICE SUPPLIES	101.83	
			438082287001	2/1/2020	OFFICE SUPPLIES	281.60	
			437212502001	2/4/2020	OFFICE SUPPLIES	433.79	
			436427865001	2/1/2020	OFFICE SUPPLIES	77.16	
			438629218001	2/4/2020	REF PO #5475 - CHAIR	2,724.73	
			438629219001	2/4/2020	REF PO #5475 - 5 HEADSETS, KE	1,754.52	
			43862917001	2/14/2020	REF PO #5475 - 2 KEYBOARDS	881.98	
			438852003001	2/5/2020	ERGONOMIC SUPPLIES FOR ST/	2,724.73	
			438852002001	2/5/2020	ERGONOMIC SUPPLIES FOR ST/	1,616.76	
			438852001001	2/21/2020	ERGONOMIC SUPPLIES FOR ST/	1,786.02	
			442899573001	2/13/2020	OFFICE SUPPLIES	323.65	
			444882980001	2/19/2020	OFFICE SUPPLIES	179.27	
			435305867001	2/2/2020	OFFICE SUPPLIES	130.05	
			444882858001	2/19/2020	OFFICE SUPPLIES	419.24	
			440162064001		CREDIT FOR RETURNED PART, I	-57.86	
87500	3/24/2020	00001414 OFFICE DEPOT					3,668.50

Voucher:

13,377.47

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87501	3/24/2020	0007984	3063-336973	3/9/2020	MOTOR OIL AND WASHER FLUID	68.66	
			3063-336997	3/9/2020	TRANSMISSION FLUIDS FOR UN	57.31	
			3063-336899	3/9/2020	2- BRAKE ROTORS FOR UNIT 16	171.55	
			3063-335971	3/3/2020	2 - BRAKE ROTORS FOR UNIT 3	147.38	
			3063-336210	3/5/2020	4SETS. BRAKE PADS FOR UNIT	372.60	
			3063-336135	3/4/2020	2SET. BRAKE PADS FOR UNIT 14	186.30	
			3063-335089	2/27/2020	2- SHOCKS FOR UNIT 354	138.98	
			3063-336207	3/5/2020	BRAKE PADS FOR UNIT 446	108.99	
			3063-335972	3/3/2020	3 - ROCKER SWITCHES FOR RE:	16.50	
			3063-335737	3/2/2020	3 - FUSE HOLDERS FOR STOCK	12.43	
			3063-335810	3/2/2020	3 - FOLDERS FOR STOCK	13.20	
			3063-336296	3/5/2020	AC FREON AND OIL	497.53	
			3063-336976	3/9/2020	AC VALVES FOR AC MACHINE	83.15	1,888.67
			3063-334776	2/25/2020	EQUIPMENT PARTS	14.09	75.00
87502	3/24/2020	00002769	26771	3/4/2020	REPAIR PARKS OFFICE HP LASE	75.00	
87503	3/24/2020	0011294	4113	2/29/2020	ANNUAL LANDSCAPE MAINT / F	20,777.00	20,777.00
87504	3/24/2020	00005204	1-2679	3/5/2020	TRAINING- BASIC NARCOTIC INI	525.51	525.51
87505	3/24/2020	0011470	1-2676	3/5/2020	TRAINING- OFFICER SAFETY WF	30.57	30.57
			1-2677	3/5/2020	TRAINING-SUICIDE DETECTION	30.57	61.14
			1-2678	3/5/2020	TRAINING- INVESTIGATIVE INTE	164.20	164.20
87506	3/24/2020	0009491	1-2678	3/5/2020	TRAINING- SUICIDE DETECTION	45.20	45.20
87507	3/24/2020	0008657	1-2677	3/5/2020	TRAINING- SUICIDE DETECTION	41.68	41.68
			1-2677	3/5/2020	TRAINING- SUICIDE DETECTION	45.59	87.27
			1-2676	3/5/2020	TRAINING- OFFICER SAFETY WF	30.57	30.57
			1-2676	3/5/2020	TRAINING-OFFICER SAFETY WF	602.38	602.38
87510	3/24/2020	00004717		3/5/2020	PETTY CASH RECEIPTS - 2/4/20	310.11	310.11
87511	3/24/2020	00004713		3/10/2020	PETTY CASH RECEIPTS - 02/13/	310.11	310.11

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87512	3/24/2020	00003995	PK: CABRERA, HILDA G.	2/3/20-2/26/20	3/4/2020	AQUA AEROBICS CLASSES - 2/3/	150.00
			Voucher:				
87513	3/24/2020	00003358	PK: COX, LINDSAY	2020 PYMT 3 OF	2/25/2020	MS. SOUTH GATE PAGEANT 2021	1,000.00
			Voucher:				
87514	3/24/2020	0011257	PK: GUILMETTE, ROBERT	2/7/20-3/4/20	3/5/2020	YOGA CLASSES - 2/7/20-3/4/20	540.00
			Voucher:				
87515	3/24/2020	00003691	PK: LARIOS, JUAN	3/4/20	3/4/2020	KARATE - 2/5/20-3/4/20	1,089.00
			Voucher:				
87516	3/24/2020	00004391	PK: PYRO SPECTACULARS, INC.	JUL 4TH, 2020-DEI	3/2/2020	2020 - FIREWORKS SHOW FOR	9,500.00
			Voucher:				
87517	3/24/2020	00003720	PK: RODRIGUEZ, BEATRIZ J	2/3/20-2/28/2020	3/4/2020	OVER EASY CLASSES - 2/3/20-2/	132.66
			Voucher:				
87518	3/24/2020	0010624	PK: SANCHEZ, MARIBEL	2/8/20-3/4/20	3/5/2020	ZUMBA - 2/8/20-3/4/20	495.00
			Voucher:				
87519	3/24/2020	0008743	PK: SPINDOLA, DANIELLE	2/6/20-3/3/20	3/5/2020	YOGA CLASSES - 2/6/20-3/3/20	360.00
			Voucher:				
87520	3/24/2020	00003721	PLUMBERS DEPOT INC.	PD-44697	3/9/2020	SEWER TRAILER	3,186.23
			Voucher:				
87521	3/24/2020	00000488	PRAXAIR DISTRIBUTION, INC.	95037074	2/22/2020	LARRY O.: WELDING SUPPLIES	141.39
			Voucher:				
87522	3/24/2020	0011466	PRINCIPAL LIFE INSURANCE CO.	FEB 2020	1/28/2020	FEB 2020 - ADJ FOR MISC & SWK	4,476.45
			Voucher:				
87523	3/24/2020	00004055	PROFORCE LAW ENFORCEMENT	1401610	2/25/2020	FIVE GLOCK 17 9MM GEN 5 FOR	2,254.61
			Voucher:				
87524	3/24/2020	00000416	RAPID-O-PRINT	19752	3/2/2020	INVENTORY PO/ NO PARKING SI	1,094.78
			Voucher:				
87525	3/24/2020	0011545	RELX, INC.	1431080-2020022	2/29/2020	NOTICE OF VIOLATION BOOKLE	471.87
			Voucher:				
87526	3/24/2020	0012466	RET: ADAMS, PAUL L.	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	1,281.58
			Voucher:				
87527	3/24/2020	00004773	RET: ALMANZA, JOSEPH A	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00
			Voucher:				
87528	3/24/2020	0005570	RET: ALONZO, ANTHONY	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,127.81
			Voucher:				

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87529	3/24/2020	0009815	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
	Voucher:						
87530	3/24/2020	0008275	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
	Voucher:						
87531	3/24/2020	0005813	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
	Voucher:						
87532	3/24/2020	00001840	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
	Voucher:						
87533	3/24/2020	00001265	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
	Voucher:						
87534	3/24/2020	0006324	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
	Voucher:						
87535	3/24/2020	00004776	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
	Voucher:						
87536	3/24/2020	00000495	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
	Voucher:						
87537	3/24/2020	00000817	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
	Voucher:						
87538	3/24/2020	00002460	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	200.00	200.00
	Voucher:						
87539	3/24/2020	0006505	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
	Voucher:						
87540	3/24/2020	00003408	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
	Voucher:						
87541	3/24/2020	00004777	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
	Voucher:						
87542	3/24/2020	0008746	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
	Voucher:						
87543	3/24/2020	00001776	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	200.00	200.00
	Voucher:						
87544	3/24/2020	00003973	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
	Voucher:						
87545	3/24/2020	00003853	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
	Voucher:						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87546	3/24/2020	0008820	RET: FERNANDEZ, CARLOS	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20
			Voucher:				
87547	3/24/2020	00004403	RET: FIELD, GARY	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00
			Voucher:				
87548	3/24/2020	0006507	RET: FIGUEROA, GLORIA A.	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00
			Voucher:				
87549	3/24/2020	00000605	RET: FORRESTER, BOB L	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00
			Voucher:				
87550	3/24/2020	0005355	RET: GALBREATH, RUSSELL	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20
			Voucher:				
87551	3/24/2020	0011326	RET: GALVAN, RAY A.	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00
			Voucher:				
87552	3/24/2020	0011186	RET: GAMBOA, OSCAR	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00
			Voucher:				
87553	3/24/2020	00000496	RET: GEORGE, RONALD P	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00
			Voucher:				
87554	3/24/2020	0006508	RET: GOMEZ, JOSEPH C.	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00
			Voucher:				
87555	3/24/2020	00003940	RET: GONZALEZ, HIRAM	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00
			Voucher:				
87556	3/24/2020	0006328	RET: GUTIERREZ, MANUEL	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20
			Voucher:				
87557	3/24/2020	0006509	RET: HAMMOND, DONNA	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00
			Voucher:				
87558	3/24/2020	0006510	RET: HERNANDEZ, MARIA	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00
			Voucher:				
87559	3/24/2020	0008059	RET: HILL, GARY	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00
			Voucher:				
87560	3/24/2020	0006329	RET: HOMSHER, HUGH	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20
			Voucher:				
87561	3/24/2020	00004784	RET: HUNTRODS, RICHARD F	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	239.00
			Voucher:				
87562	3/24/2020	0009521	RET: HUPP, KEITH	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20
			Voucher:				

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87563	3/24/2020	0008058	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
		Voucher:					
87564	3/24/2020	00004785	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
		Voucher:					
87565	3/24/2020	0011110	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
		Voucher:					
87566	3/24/2020	00004787	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
		Voucher:					
87567	3/24/2020	0005356	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
		Voucher:					
87568	3/24/2020	0011111	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
		Voucher:					
87569	3/24/2020	0010881	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
		Voucher:					
87570	3/24/2020	00004788	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
		Voucher:					
87571	3/24/2020	0009946	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	200.00	200.00
		Voucher:					
87572	3/24/2020	0010410	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
		Voucher:					
87573	3/24/2020	00004789	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
		Voucher:					
87574	3/24/2020	0005633	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	590.37	590.37
		Voucher:					
87575	3/24/2020	0006511	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
		Voucher:					
87576	3/24/2020	0009453	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
		Voucher:					
87577	3/24/2020	0007656	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,100.86	1,100.86
		Voucher:					
87578	3/24/2020	00003833	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	518.00	518.00
		Voucher:					
87579	3/24/2020	00003328	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	200.00	200.00
		Voucher:					

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87580	3/24/2020	0011895 RET: MUNOZ, ALFREDO Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
87581	3/24/2020	00003239 RET: NASSAR, SAM R Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	200.00	200.00
87582	3/24/2020	0012468 RET: ORITZ, JULIAN Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	525.39	525.39
87583	3/24/2020	0012467 RET: PATINO, IGNACIO M. Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
87584	3/24/2020	0011522 RET: PELLERIN, ROBERT Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
87585	3/24/2020	00005237 RET: PEREZ, SUSAN Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87586	3/24/2020	0010733 RET: PIXLER, DAVID Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
87587	3/24/2020	00004794 RET: POWELL, ROBERT K. Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
87588	3/24/2020	0006326 RET: RAMIREZ, VIRGINIA Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87589	3/24/2020	00003798 RET: RANGEL, ARMANDO Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87590	3/24/2020	0006327 RET: RASCO, ANGELA Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87591	3/24/2020	00003630 RET: REGALADO, MARY Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87592	3/24/2020	0011967 RET: RIVERA, FRANK J. Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	506.24	506.24
87593	3/24/2020	0011978 RET: RIVERA, HANNAH TELLEZ-CMARCH Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	506.24	506.24
87594	3/24/2020	0011112 RET: SALDIVAR, MARIO M. Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
87595	3/24/2020	00001867 RET: SCHMID, BEATRICE J Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87596	3/24/2020	0009865 RET: SCHRADER, GEORGE R. Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87597	3/24/2020	0011521 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
87598	3/24/2020	00000458 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87599	3/24/2020	00000459 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87600	3/24/2020	0006513 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87601	3/24/2020	00000869 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
87602	3/24/2020	00004796 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
87603	3/24/2020	00002147 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
87604	3/24/2020	0008313 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
87605	3/24/2020	0006512 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87606	3/24/2020	0005357 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
87607	3/24/2020	00003573 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	212.39	212.39
87608	3/24/2020	00003959 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	245.78	245.78
87609	3/24/2020	0007655 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	506.24	506.24
87610	3/24/2020	00004379 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS.- MARCH	150.00	150.00
87611	3/24/2020	00000498 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	250.00	250.00
87612	3/24/2020	0008821 Voucher:	MARCH 2020	3/5/2020	RETIREE MEDICAL INS. - MARCH	1,148.20	1,148.20
87613	3/24/2020	0005321 Voucher:	18400	2/20/2020	JAN 2020 - 9001-15 LONG BEACH	9,915.00	9,915.00

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87614	3/24/2020	0007637	I005816	1/31/2020	PREPARE A NONPROFIT & COMI	12,267.50	
		Voucher:	I005912	2/29/2020	PREPARE A NONPROFIT & COMI	2,188.75	
			I005601	12/31/2019	PREPARE A NONPROFIT & COMI	2,026.25	
			I005563	11/30/2019	OCT/NOV 2019 - 2019-20 HOUSIN	12,411.25	28,893.75
87615	3/24/2020	0007637	I005833	1/31/2020	JAN 2020 - HOUSING AUTHORIT	3,447.50	
		Voucher:	I005842	2/29/2020	JAN 2020 - 13050 PARAMOUNT B	1,983.75	
			I005616	12/31/2019	DEC 2019 - SUCCESSOR AGENC	4,000.00	
			I005808	1/31/2020	JAN 2020 - SUCCESSOR AGENC	1,812.50	
			I005921	2/29/2020	FEB 2020 - SUCCESSOR AGENC	1,356.26	
			I105565	11/29/2019	NOV 2019 - SPECIFIC PLAN IMPL	7,012.50	
			I005629	12/31/2019	DEC 2019 - SPECIFIC PLAN IMPL	4,653.75	
			I005923	2/29/2020	FEB 2020 - ANTI-GENTRIFICATIO	10,481.25	
			I005437	10/31/2019	OCT 2019 - GENERAL-ON CALL S	812.50	
			I005566	11/30/2019	NOV 2019 - GENERAL-ON CALL S	3,875.00	
			I005630	12/31/2019	DEC 2019 - GENERAL-ON CALL S	1,617.50	
			I005924	2/29/2020	FEB 2020 - GENERAL-ON CALL S	4,266.25	
			I005628	12/31/2019	DEC 2019 - ANIT-GENTRIFICATIO	1,755.00	
			I005788	1/31/2020	JAN 2020 - SPECIFIC PLAN IMPL	101.25	
			I005922	2/29/2020	FEB 2020 - HOUSING AUTHORIT	6,149.00	
			I005625	12/31/2019	DEC 2019 - 13050 PARAMOUNT E	587.50	
			I005711	1/25/2020	JAN 2020 - 13050 PARAMOUNT B	4,245.00	
			I005814	1/31/2020	JAN 2020 - 13050 PARAMOUNT B	1,971.25	
87616	3/24/2020	00004821	I005819	1/31/2020	JAN 2020 - ANTI-GENTRIFICATIO	4,522.50	64,650.26
		Voucher:	S100149042.001	2/5/2020	WATER SUPPLIES	707.31	
			S100149485.002	2/25/2020	WATER SUPPLIES	687.87	1,395.18
87617	3/24/2020	00000322	436987494	2/22/2020	ADMIN WATER & FEBREZE	22.45	22.45
		Voucher:					
87618	3/24/2020	0008973		2/26/2020	OIL CONTROL SOLENOID FOR U	36.51	
		Voucher:	160178	3/20/2020	CAMBER LINK FOR UNIT 184	100.19	
			160589	3/9/2020	WATER PUMP AND ANTIFREEZE	423.11	
			160164	3/2/2020	THROTTLE BODY FOR UNIT 171	223.38	
			160042	2/29/2020	5 SETS. BRAKE PADS FOR REST	645.29	1,428.48
87619	3/24/2020	0010623	20030445	3/1/2020	MARCH 2020- ARMORED TRUCK	280.24	280.24
		Voucher:					

Final Check List
CITY OF SOUTH GATE

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Bank : botw BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87620	3/24/2020	0007073	1881	3/4/2020	SEAT REPAIR FOR UNIT 198	150.00	150.00
	Voucher:						
87621	3/24/2020	0010126	335	2/14/2020	4TH QTR 2019 ADVISORY FEE	8,003.54	8,003.54
	Voucher:						
87622	3/24/2020	00002616	8129343350	2/29/2020	FEB 2020 SHREDDING OF DOCU	77.04	77.04
	Voucher:						
87623	3/24/2020	0005312	14439	1/17/2020	5 SUBSONIC SYSTEMS AND INS	25,438.31	25,438.31
	Voucher:						
87624	3/24/2020	00004857	0025058	2/18/2020	LARRY O.: JAIL MODIFICATION/P	35.49	35.49
	Voucher:						
87625	3/24/2020	00004908	0025200	2/25/2020	KEVIN H.: JAIL MODIFICATION/PI	55.13	55.13
	Voucher:						
87626	3/24/2020	00002639	59278	2/26/2020	FIRST AID SUPPLIES	97.57	97.57
	Voucher:						
87627	3/24/2020	00004921	59318	3/5/2020	PORTABLE EYE WASH STATION	352.80	352.80
	Voucher:						
87628	3/24/2020	0010457	362090-0024	2/21/2020	THRU 01/31/20 - MOU WITH LAU:	2,632.50	2,632.50
	Voucher:						
87629	3/24/2020	0008153	362092-0029	2/21/2020	RE: JAH HEALING CHURCH LANI	7,765.50	7,765.50
	Voucher:						
87630	3/24/2020	0012020	362091-0026	2/21/2020	RE: 9001 LONG BEACH BLVD.: H	3,847.50	3,847.50
	Voucher:						
87631	3/24/2020	0005750	INVP500036086	2/25/2020	GROUND MAINT. SUPPLIES	670.43	670.43
	Voucher:						
87632	3/24/2020	0011926	112375	12/31/2019	FY 18-19 AUDIT	20,564.00	20,564.00
	Voucher:						
87633	3/24/2020	0005750	04399933022020	2/20/2020	ACCT# 844830 017 0439993- 2/20	134.99	134.99
	Voucher:						
87634	3/24/2020	0008153	0507757021520	2/15/2020	ACCT# 8448 30 017 0507757 - 2/1	25.23	25.23
	Voucher:						
87635	3/24/2020	0012020	0490384022720	2/27/2020	ACCT# 8448 30 017 0490384 -2/2;	146.37	146.37
	Voucher:						
87636	3/24/2020	0012020	4641	12/15/2019	DEC 2019 - MARKETING & COMM	3,500.00	3,500.00
	Voucher:						
87637	3/24/2020	0005750	4703	1/15/2020	JAN 2020 - MARKETING & COMM	3,500.00	3,500.00
	Voucher:						
87638	3/24/2020	0005750	4797	2/15/2020	FEB 2020 - MARKETING & COMM	3,500.00	3,500.00
	Voucher:						
87639	3/24/2020	0005750	203430	3/3/2020	INVENTORY PO/ NITRILE GLOVE	511.78	511.78
	Voucher:						
87640	3/24/2020	0011926	813628	11/13/2019	INVENTORY PO/ GLOVES	365.83	365.83
	Voucher:						
87641	3/24/2020	0011926	0054604	2/29/2020	FEB 2020 - C001982 DOCUMENT	27.36	27.36
	Voucher:						
87642	3/24/2020	0011926	0054610	2/29/2020	FEB 2020 - C001982PERS DOCU	36.48	36.48
	Voucher:						
87643	3/24/2020	0011926	0054605	2/29/2020	FEB 2020 - C001982ACCNT DOC	22.80	22.80
	Voucher:						
87644	3/24/2020	0011926	0054606	2/29/2020	FEB 2020 - C001982WAP DOCUMI	37.86	37.86
	Voucher:						
87645	3/24/2020	0011926	0054607	2/29/2020	FEB 2020 - C001982WAR DOCUMI	8.88	8.88
	Voucher:						
87646	3/24/2020	0011926	0054608	2/29/2020	FEB 2020 - C001982WAR DOCUMI	59.54	59.54
	Voucher:						
87647	3/24/2020	0011926	0054609	2/29/2020	FEB 2020 - C001982PAYROLL DI	13.68	13.68
	Voucher:						

Final Check List
CITY OF SOUTH GATE

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Bank : botw BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87633	3/24/2020	0011353	V & V MANUFACTURING, INC. 50321	2/21/2020	POLICE BADGE REPAIR	88.27	88.27
			Voucher:				
87634	3/24/2020	00000379	VERIZON BUSINESS 63658464	3/10/2020	BILLING -02/01/2020 - 02/29/2020	80.88	80.88
			Voucher:				
87635	3/24/2020	00001848	VERIZON WIRELESS 9849093016	2/23/2020	BILLING PRD- 01/24/20-02/23/20-	266.07	
			Voucher:				
			9848892247	2/21/2020	BILLING PRD- 01/22/20-02/21/20-	4,246.63	4,512.70
			Voucher:				
87636	3/24/2020	0011258	VIATRON SYSTEMS, INC. PJ6772-04	2/18/2020	DOCUMENT SCANNING- B&S RE	20,000.00	20,000.00
			Voucher:				
87637	3/24/2020	00002634	VULCAN MATERIALS COMPANY 72515493	2/29/2020	ASPHALT, BASE, EMULSION PRC	167.82	
			Voucher:				
			72508695	2/26/2020	ASPHALT, BASE, EMULSION PRC	251.03	
			72504116	2/21/2020	ASPHALT, BASE, EMULSION PRC	248.58	
			72515492	2/29/2020	ASPHALT, BASE, EMULSION PRC	168.63	
			72511773	2/28/2020	ASPHALT, BASE, EMULSION PRC	168.63	
			72497366	2/14/2020	ASPHALT, BASE, EMULSION PRC	168.63	
			72497365	2/14/2020	ASPHALT FOR ST DIV	332.61	
			7252273	3/9/2020	ASPHALT FOR ST DIV	444.55	
			72517621	3/4/2020	ASPHALT FOR ST DIV	168.63	
			72511772	2/28/2020	ASPHALT, BASE, EMULSION PRC	672.48	2,791.59
87638	3/24/2020	00004423	WALTERS WHOLESALE ELECTRI'S114990299.001	2/13/2020	FRANCISCO R.: LAMPS & COOL '	283.50	283.50
			Voucher:				
87639	3/24/2020	00002593	WAXIE'S SANITARY SUPPLY 78948577	3/5/2020	FACILITY MAINTENANCE SUPPL	124.49	
			Voucher:				
			78939435	3/3/2020	FACILITY MAINTENANCE SUPPL	467.63	
			78940977	3/3/2020	FACILITY MAINTENANCE SUPPL	350.02	
			78819939	1/10/2020	FACILITY MAINTENANCE SUPPL	96.09	
			78978911	3/5/2020	INVENTORY PO/TOILET TISSUE	247.73	
			78930036	2/27/2020	FACILITY MAINT. SUPPLIES	615.60	1,901.56
87640	3/24/2020	0010476	WECK LABORATORIES INC W911757-COSOU	9/25/2019	WATER QUALITY SAMPLING	170.00	
			Voucher:				
			W0B0980-COSOU	2/19/2020	WATER QUALITY SAMPLING	190.00	
			W0B1229-COSOU	2/21/2020	WATER QUALITY SAMPLING	30.00	
			W0B1230-COSOU	2/21/2020	WATER QUALITY SAMPLING	60.00	
			W9L0532-COSOU	12/9/2019	WATER QUALITY SAMPLING	400.00	
			W9J2184-COSOU	10/29/2019	WATER QUALITY SAMPLING	75.00	
			W911404-COSOU	9/20/2019	WATER QUALITY SAMPLING	130.00	
			W9D1563-COSOL	4/19/2019	WATER QUALITY SAMPLING	795.00	1,850.00

Final Check List
CITY OF SOUTH GATE

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
Bank : botw BANK OF THE WEST (Continued)							
87641	3/24/2020	00000482	WEST COAST ARBORISTS, INC. 157512	2/15/2020	2/1/20-2/15/20 - ANNUAL TREE M	1,798.80	
	Voucher:		157826	2/29/2020	2/16/20-2/29/20 - TREE TRIMMING	8,624.95	10,423.75
87642	3/24/2020	00000032	WEST COAST MAILERS 10302	2/25/2020	CSG BILLS CYCLES 1 & 2 JOB# 2	2,133.12	
	Voucher:		10300	2/25/2020	CSG BILLS CYCLES 3 & 4 JOB# 2	1,715.29	
			10303	2/25/2020	CSG BILLS & LATE NOTICES CYC	375.24	4,223.65
87643	3/24/2020	00000032	WEST COAST MAILERS 10301	2/25/2020	CSG LATE NOTICES CYCLES 1 &	392.15	392.15
	Voucher:						
87644	3/24/2020	00004593	WESTERLY METER SERVICE CO 16439	2/12/2020	METER TESTS	60.00	60.00
	Voucher:						
87645	3/24/2020	00000561	WESTERN EXTERMINATOR COM 7723561	12/31/2019	DEC 2019 - WESTERN EXTERMII	66.00	
	Voucher:		7746456	12/31/2019	DEC 2019 - WESTERN EXTERMII	290.50	
			7808010	1/18/2020	JAN 2020 - WESTERN EXTERMIN	295.50	
			7808009	1/18/2020	JAN 2020 - WESTERN EXTERMIN	157.50	
			7831491	1/31/2020	JAN 2020 - WESTERN EXTERMIN	206.00	
			7797513	1/31/2020	JAN 2020 - WESTERN EXTERMIN	82.50	
			7797511	1/31/2020	JAN 2020 - WESTERN EXTERMIN	46.50	
			7797517	1/31/2020	JAN 2020 - WESTERN EXTERMIN	42.00	
			7797516	1/31/2020	JAN 2020 - WESTERN EXTERMIN	151.50	
			7746454	12/31/2019	DEC 2019 - WESTERN EXTERMII	157.50	
			7723560	12/31/2019	DEC 2019 - WESTERN EXTERMII	69.50	
			7808008	1/31/2020	JAN 2020 - WESTERN EXTERMIN	290.50	
			7797514	1/31/2020	JAN 2020 - WESTERN EXTERMIN	211.00	
			7797509	1/31/2020	JAN 2020 - WESTERN EXTERMIN	121.00	
			7746455	12/31/2019	DEC 2019 - WESTERN EXTERMII	295.50	2,483.00
87646	3/24/2020	0011968	WEX BANK 64323862	3/6/2020	SHELL GAS STMT CLOSING DAT	1,029.05	1,029.05
	Voucher:						

Bank : botw BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87647	3/24/2020	00000058 XEROX CORP	99414903	2/27/2020	COPIER LEASE AGRMNT - JANU,	311.31	
		Voucher:	99414897	2/27/2020	COPIER LEASE AGRMNT - JANU,	376.59	
			99414888	2/27/2020	COPIER LEASE AGRMNT - JANU,	223.04	
			99414885	2/27/2020	COPIER LEASE AGRMNT - JANU,	89.60	
			99414901	2/27/2020	COPIER LEASE AGRMNT - JANU,	154.07	
			99414886	2/27/2020	COPIER LEASE AGRMNT - JANU,	547.61	
			99414904	2/27/2020	COPIER LEASE AGRMNT - JANU,	263.69	
			99414887	2/27/2020	COPIER LEASE AGRMNT - JANU,	212.45	
			99414892	2/27/2020	COPIER LEASE AGRMNT - JANU,	223.04	
			99414893	2/27/2020	COPIER LEASE AGRMNT - JANU,	212.39	
			99414902	2/27/2020	COPIER LEASE AGRMNT - JANU,	212.45	
			99414891	2/27/2020	COPIER LEASE AGRMNT - JANU,	263.69	
			99414889	2/27/2020	COPIER LEASE AGRMNT - JANU,	223.11	
			99414890	2/27/2020	COPIER LEASE AGRMNT - JANU,	283.01	
			99414895	2/27/2020	COPIER LEASE AGRMNT - JANU,	263.54	
			99414899	2/27/2020	COPIER LEASE AGRMNT - JANU,	148.94	
			99414896	2/27/2020	COPIER LEASE AGRMNT - JANU,	283.01	
			99507998	2/27/2020	COPIER LEASE AGRMNT - JANU,	399.17	
			99414900	2/27/2020	COPIER LEASE AGRMNT - JANU,	225.15	
			99414894	2/27/2020	COPIER LEASE AGRMNT - JANU,	222.97	
87648	3/24/2020	0006745 XTREME AUTOBODY	2151	3/3/2020	REPAIRS TO UNIT # 185	2,608.26	5,138.83
		Voucher:	2153	3/3/2020	PULL AND REPAIR STRUCTURE	800.00	
			2152	3/3/2020	REPAIR AND PAINT RIGHT SIDE	316.96	3,725.22
87649	3/24/2020	00001376 Z.A.P. MANUFACTURING INC	3441	3/7/2020	REMOVE AND REFURB SIGNS	1,582.58	1,582.58
		Voucher:					
87650	3/24/2020	00000062 ZIEGLER'S HARDWARE& SUPPLY	09169	3/9/2020	BRASS VALVE FOR ST DIV	14.32	
		Voucher:	09099	2/20/2020	JUVANEL: SPORTS CENTER/PLU	47.30	
			09131	3/2/2020	HARDWARE FOR ST DIV	85.93	
			09105	2/24/2020	ADRIAN ROMO: SPORTS CENTE	63.91	
			09121	2/26/2020	TITO M.: BUILDING MAINTENANC	22.03	
			09123	2/27/2020	ADRIAN R.: VET'S FOUNTAIN MA	41.11	
			09102	2/20/2020	WATER SUPPLIES	58.37	
			09095	2/20/2020	SPRAY PAINT	5.50	
			09103	2/20/2020	GOLF COURSE REPAIRS	46.67	385.14

Sub total for BANK OF THE WEST: 955,602.29

231 checks in this report.

Grand Total All Checks: 955,602.29

Void Checks

Bank code: botw

Check # 87498 Date 3/24/2020

WARRANT REGISTER FOR COUNCIL MEETING 3/24/2020

PART II

apChkLst

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Final Check List

CITY OF SOUTH GATE

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Bank : botw BANK OF THE WEST

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
87404	3/5/2020	00000437 AFLAC	Ben264318	3/5/2020	AMERICAN FAMILY LIFE INS.: PA	635.82	635.82
	Voucher:	87404					
87405	3/5/2020	00002417 AMERICAN FIDELITY ASSURANC	Ben264306	3/5/2020	AMERICAN FIDELITY (ABT): PAYM	421.42	421.42
	Voucher:	87405					
87406	3/5/2020	0011469 CALIFORNIA DENTAL NETWORK, Ben264302		3/5/2020	CALIFORNIA DENTAL NETWORK	3,031.75	3,031.75
	Voucher:	87406					
87407	3/5/2020	0012107 CALIFORNIA STATE DISBURSEME	Ben264324	3/5/2020	CA STATE DISB. UNIT: PAYMENT	578.76	578.76
	Voucher:	87407					
87408	3/5/2020	0011535 CDTFA	Ben264320	3/5/2020	CA DEPT OF TAX & FEE ADMIN: F	386.68	386.68
	Voucher:	87408					
87409	3/5/2020	00000438 COLONIAL INSURANCE CO.	Ben264308	3/5/2020	COLONIAL INSURANCE CO: PAYI	3,254.97	3,254.97
	Voucher:	87409					
87410	3/5/2020	00002138 FRANCHISE TAX BOARD	Ben264314	3/5/2020	GARNISHMENT - FRANCHISE TA	75.00	75.00
	Voucher:	87410					
87411	3/5/2020	0009920 OCSE CLEARINGHOUSE SDU	Ben264326	3/5/2020	GARNISHMENT - AR CHILD SUPP	324.00	324.00
	Voucher:	87411					
87412	3/5/2020	00002421 POLICE MANAGEMENT ASSOCIA	Ben264316	3/5/2020	POLICE MANAGEMENT ASSOC. I	2,125.00	2,125.00
	Voucher:	87412					
87413	3/5/2020	00000335 POLICE OFFICERS ASSOCIATION	Ben264312	3/5/2020	POLICE ASSOCIATION DUES: PA	5,100.00	5,100.00
	Voucher:	87413					
87414	3/5/2020	0011466 PRINCIPAL LIFE INSURANCE CO.	Ben264298	3/5/2020	PRINCIPAL DENTAL PPO (MISC):	30,218.10	30,218.10
	Voucher:	87414					
87415	3/5/2020	0011467 RELIANCE STANDARD	Ben264304	3/5/2020	LONG TERM DISABILITY: PAYME	3,854.30	3,854.30
	Voucher:	87415					
87416	3/5/2020	0008951 SENCION, CARMEN	Ben264322	3/5/2020	SPOUSAL SUPPORT-E. SENCION	553.85	553.85
	Voucher:	87416					
87417	3/5/2020	0011468 SUPERIOR VISION SERVICES, IN	Ben264300	3/5/2020	SUPERIOR VISION MISC.: PAYME	3,917.85	3,917.85
	Voucher:	87417					
87418	3/5/2020	00000334 UNITED WAY OF GREATER LOS	Ben264310	3/5/2020	UNITED WAY: PAYMENT	34.33	34.33
	Voucher:	87418					

Sub total for BANK OF THE WEST: 54,511.83

15 checks in this report.

Grand Total All Checks: 54,511.83

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WARRANT REGISTER FOR COUNCIL MEETING 3/24/2020

PART III

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Final Check List
CITY OF SOUTH GATE

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Bank : botw BANK OF THE WEST

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1826	2/6/2020	00004708	Ben263116	2/6/2020	MEDICAL HMO ANTHEM SELECT	386,359.20	386,359.20
	Voucher:						
1844	3/5/2020	00000343	Ben264328	3/5/2020	PERS RETIREMENT: PAYMENT	215,756.80	215,756.80
	Voucher:						
1845	3/5/2020	00001186	Ben264330	3/5/2020	SDI: PAYMENT	48,590.89	48,590.89
	Voucher:						
1846	3/5/2020	00002370	Ben264332	3/5/2020	MEDICARE: PAYMENT	156,050.71	156,050.71
	Voucher:						
1848	3/5/2020	00004836	Ben264336	3/5/2020	SEIU LOCAL 721 CTW CLC-23900	3,301.14	3,301.14
	Voucher:						
1849	3/5/2020	00000004	Ben264338	3/5/2020	NATIONWIDE RETIREMENT SOLL	68,246.60	68,246.60
	Voucher:						
1850	3/5/2020	00004996	Ben264340	3/5/2020	SEIU-COPE LOCAL 721, LAOC C	44.00	44.00
	Voucher:						
1851	3/5/2020	00004988	Ben264342	3/5/2020	CHILD SUPPORT ON-LINE, STATE	2,421.69	2,421.69
	Voucher:						

Sub total for BANK OF THE WEST: 880,771.03

8 checks in this report.

Grand Total All Checks: 880,771.03

**WARRANT REGISTER SUMMARY
CITY COUNCIL MEETING 3/24/2020**

TOTAL PART I - ACCOUNTS PAYABLE	955,602.29
TOTAL PART II - PAYROLL-RELATED CHECKS	54,511.83
TOTAL PART III - PAYROLL WIRE TRANSFERS	880,771.03
	<hr/>
SUB - TOTAL	1,890,885.15
LESS: VOIDS	0.00
LESS: EMPLOYEE PAYROLL DEDUCTIONS	(350,997.55)
	<hr/>
GRAND TOTAL	1,539,887.60

