



SOUTH GATE HOUSING AUTHORITY REGULAR MEETING AGENDA

Tuesday, January 12, 2021 at 5:30 p.m.

TELECONFERENCE

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

MEETING ID: 865 3780 4338

<https://us02web.zoom.us/j/86537804338>

I. Call To Order/Roll Call

CALL TO ORDER

Maria Davila, Chairperson

ROLL CALL

Carmen Avalos, City Clerk

II. City Officials

CHAIRPERSON

Maria Davila

INTERIM EXECUTIVE DIRECTOR

Chris Jeffers

VICE CHAIRPERSON

Al Rios

RECORDING SECRETARY

Carmen Avalos

**HOUSING AUTHORITY
MEMBERS**

Maria del Pilar Avalos

Denise Diaz

Gil Hurtado

**INTERIM DIRECTOR OF THE HOUSING
AUTHORITY**

Paul Adams

AUTHORITY COUNSEL

Raul F. Salinas

TREASURER/CHIEF FINANCIAL

OFFICER

Jackie Acosta

COVID 19 Meeting Procedures

Pursuant to Governor Newsom's Executive Order N-29-20, dated March 17, 2020, members of the South Gate City Council, staff, and the public will participate in the January 12, 2021 meeting via a teleconference. To avoid exposure to COVID-19 this meeting will be held with City Council Members participating via teleconference by calling Dial-in-Number: 1 (669) 900-6833 and Meeting ID: 865 3780 4338 and <https://us02web.zoom.us/j/86537804338>

Additionally, you may submit your comments electronically by emailing the City Clerk at cavalos@sogate.org.

Procedure for Participation:

Any person wanting to participate may request to "speak" on an agenda item. Once acknowledged and authorized by the Mayor the person may speak. Alternatively, any person may submit comments on an item electronically by emailing cavalos@sogate.org. Submissions by email must be received 30 minutes prior to the posted start time of the meeting if emailing subject.

Subject line should read: COMMENTS FOR ITEM _____, MEETING OF JANUARY 12, 2021.

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

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

III. Meeting Compensation Disclosure

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

IV. Open Session Agenda

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

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

- a. Approving the Annual Public Housing Agency (PHA) Plan for Fiscal Year 2020/21 pertaining to the City's Section 8 Program, and the Five-Year PHA Plan for Fiscal Years 2020/21 through 2020/25 pertaining to the City's Housing Authority's overall mission;
- b. Authorizing the Chairperson to execute the Certification by State or Local Official of PHA Plans, the Civil Rights Certification, and the PHA Certification of Compliance with the PHA Plan and Related Regulations, in a form acceptable to the City Attorney; and
- c. Authorizing the Interim Executive Director, or his designee, to submit the PHA Plans to the U.S. Department of Housing and Urban Development.

Documents:

[ITEM 1 REPORT 011221 HA.PDF](#)

2. Annual Report For Fiscal Year 2019/20

The South Gate Housing Authority will consider: (CD)

- a. Receiving and filing the South Gate Housing Successor Annual Report for Fiscal Year 2019/20 (Report); and
- b. Directing staff to submit the Report to the California Department of Housing and Community Development.

Documents:

[ITEM 2 REPORT 011221 HA.PDF](#)

3. Minutes

The South Gate Housing Authority will consider approving the Meeting Minutes of December 8, 2020. (CLERK)

Documents:

[ITEM 3 REPORT 011221 HA.PDF](#)

V. Comments From The Audience

VI. Comments From The Authority Members

VII. Adjournment

I, Carmen Avalos, Secretary, certify that a true and correct copy of the foregoing Meeting Agenda was posted on January 6, 2021, at 11:31 a.m.,

as required by law.

Carmen Avalos, CMC
City Clerk

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

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

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Housing Authority Meetings, please contact the Office of the City Clerk.

Notification 48 hours prior to the Housing Authority Meeting will enable the City to make reasonable arrangements to assure accessibility.

RECEIVED

JAN 4 2021

City of South Gate Item No. 1

SOUTH GATE HOUSING AUTHORITY

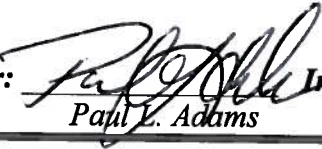
CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

3:00pm

AGENDA BILL

For the Regular Meeting of January 12, 2021
Originating Department: Community Development

Interim Director:


Paul L. Adams

Interim Executive Director:


Chris Jeffers

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

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

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

- a. Approve the Annual Public Housing Agency (PHA) Plan for Fiscal Year 2020/21 pertaining to the City's Section 8 Program, and the Five-Year PHA Plan for Fiscal Years 2020/21 through 2020/25 pertaining to the City's Housing Authority's overall mission;
- b. Authorize the Chairperson to execute the Certification by State or Local Official of PHA Plans, the Civil Rights Certification, and the PHA Certification of Compliance with the PHA Plan and Related Regulations, in a form acceptable to the City Attorney; and
- c. Authorize the Interim Executive Director, or his designee, to submit the PHA Plans to the U.S. Department of Housing and Urban Development.

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

NOTICING REQUIREMENTS: Advertising and notification of the Public Hearing was conducted in compliance with the Municipal Code Section 11.50.020 (Public Hearing Notification) and was published in the *Los Angeles Wave* newspaper on December 24, 2020. A copy of the draft PHA Plans were available on the Community Development Department webpage in the City's website for public review.

ANALYSIS: As a condition of continued funding for the Section 8 Program, HUD requires the Housing Authority to prepare and submit 5-Year and Annual Public Housing Authority (PHA) Plans. The 5-Year PHA Plan describes the mission of the Housing Authority, including long-range goals and objectives. The Annual PHA Plan provides details about the Housing Authority's operations, program participants and services. Approval of the Five-Year PHA Plan and Annual PHA Plan are requirements from HUD.

It is recommended that the Housing Authority approve the Five-Year PHA Plan for Fiscal Years 2020/21 through 2020/25, approve the Annual PHA Plan for Fiscal Year 2020/21, authorize the Chairperson to execute the appropriate documents, and authorize the City Manager, or his designee, to submit the PHA Plans to HUD. Each qualified PHA must conduct a public hearing

regarding any changes to the goals, objectives, and policies and invite public comment regarding such changes. The qualified PHA must also consult with and consider the recommendations of the resident advisory boards for the agency at the public hearing.

Resident Advisory Board Review and Comments:

The Resident Advisory Board met on December 10, 2020, via Zoom teleconference to review the plan prior to submission to the Housing Authority Board. Twelve residents and participants of the Section 8 program participated in this meeting to discuss the PHA Plans and provided their comments. The Resident Advisory Board indicated they agreed with the PHA Plans as written and made the comments listed below, which will be included in the PHA Plans:

- One resident agreed with having Biennial Inspections instead of Yearly Inspections due to the COVID-19 pandemic.
- One resident expressed they were pleased to be able to participate in the meeting and was happy with the Section 8 Program.
- A third resident explained she was happy to volunteer and was willing to participate in any future Housing Authority meeting. She indicated how grateful she was for the Section 8 Program and how grateful she was of staff's assistance.

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

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

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

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

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

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

of the fourteen (14) indicators and an overall performance rating. South Gate has earned the “High Performer” rating for the past ten years.

Included in the 5-year Public Housing Agency Plan are the Housing Authority’s goals and objectives for the 2020-2025 period. Housing Division staff will continue striving to maintain its “High Performer” rating by utilizing all available Housing Assistance Payments (HAP), by adhering to all regulations and established policies, and by managing the program in an efficient and responsible manner. The Annual Plan includes a list of PHA plan element revisions.

ATTACHMENTS: A. HUD Form 50075-HP Streamlined Annual PHA Plan
B. HUD Form 50075 -5Y
C. HUD Form 50077-ST-HCV-HP Certifications of Compliance with the PHA Plans and Related Regulations
D. HUD Form 50077-SL-Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
E. HUD Form 50077-CR-Civil Rights Certification
F. Public Hearing Notice

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
--	---	---

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

Definitions.

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

A.	PHA Information.																														
A.1	<p>PHA Name: <u>South Gate Housing Authority</u> PHA Code: <u>CA119</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u>654</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>Copies of the, Annual PHA Plan, 5-Year Plan are available to the public at- 8650 California Avenue, South Gate, CA 90280</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																								
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																											
Lead HA:																															

B.	Annual Plan.				
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>The South Gate Housing Authority's recertification, portability, wait list/new admission, and inspection process have been modified to incorporate all the restrictions in place due to COVID-19.</p>				
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>				
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>				
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				

B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <ul style="list-style-type: none"> • The Wait list was opened in 2016 and had over 9,000 applicants we placed 2,500 people on the Waiting List • Continuously call applicants from the Waiting List to reach and maintain a 98% lease up rate. ✓ Although the Agency lease-up rate is not at the proposed goal, the Agency has utilized 94%-99% of the monthly Authorized Budget Authority and approximately 1279 applicants from the waiting list were called for intake. • Promote equal opportunity housing by recommending landlords to educational workshops offered by the Fair Housing Foundation ✓ The Agency hosted workshops presented by the Fair Housing Council of Long Beach twice per year. Staff refers residents daily to the Fair Housing Foundation hotline. • Continue to apply protection under VAWA to applicants and participants that are denied or terminated assistance and are, or have been, a victim of domestic violence, dating violence, sexual assault, or stalking, which may have caused the denial or termination. ✓ The Agency continues to apply protection under VAWA to applicants and participants that are denied or terminated assistance. • Maximize housing choices for participants by increasing unit comparables to the Agency's rent reasonableness database. ✓ The Agency contracted with GoSection 8. The GoSection 8 provides access to their internet-based databank of open market rental units in the jurisdiction that are used as comparables for rent reasonableness.
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

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

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

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

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

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

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

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

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

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

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

- ☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))
- ☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(c)(3)(4)).
- ☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(i))
- ☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))
- ☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).
- ☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(ii))
- ☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list, or b) any change with regard to homeownership programs. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(iii))

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

- B.2 New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark "yes" for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark "no." (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.
- ☐ **Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.
- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.11(c)(3), 24 CFR §903.7(p))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing, and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

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

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

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

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1 PHA Name: South Gate Housing Authority PHA Code: CA119

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020
PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

Copies of the 5-Year Plan, Annual PHA Plan are available to the public at— 8650 California Avenue, South Gate, CA 90280

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. 5-Year Plan. Required for all PHAs completing this form.

B.1 **Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.

The South Gate Housing Authority's mission is to promote adequate and affordable housing, economic opportunity, and a living environment free from discrimination for as many eligible people as possible.

B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years</p> <ul style="list-style-type: none"> • Continue to call applicants from the waiting list to increase leasing and budget utilization. • Open the waiting list in order to assist low, very low, and extremely low income families. • Continue to complete recertifications, portability and wait list/new admissions by mail and email due to COVID restrictions • Will implement Biennial inspections and continue with virtual inspections and accept certifications self-certify where possible due to COVID restrictions • Increase quantity of housing stock and owner participation. • We will continue to work with grants such as CDBG and HOME to assist tenants and landlords with maintenance of the housing stock and assistance with security and utility deposits. • Improve the voucher management Section Eight Management Assessment Program (SEMAP) scores. • Promote equal opportunity housing rights to residents, tenants and landlords to promote fair housing rights. • Continue to work with the Fair Housing Council of Long Beach to offer workshops for both tenants and landlords on rental rights, discrimination, screening etc. • Staff continues to attend training on Fair Housing issues and participates in training held by Nan McKay and Associates for HCV issues to stay abreast of the regulations.
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ul style="list-style-type: none"> • The Wait list was opened in 2016 and had over 9,000 applicants we placed 2,500 people on the Waiting List • Continuously call applicants from the Waiting List to reach and maintain a 98% lease up rate. <ul style="list-style-type: none"> ✓ Although the Agency lease-up rate is not at the proposed goal, the Agency has utilized 94%-99% of the monthly Authorized Budget Authority and approximately 1279 applicants from the waiting list were called for intake. • Promote equal opportunity housing by recommending landlords to educational workshops offered by the Fair Housing Foundation <ul style="list-style-type: none"> ✓ The Agency hosted workshops presented by the Fair Housing Council of Long Beach twice per year. Staff refers residents daily to the Fair Housing Foundation hotline. • Continue to apply protection under VAWA to applicants and participants that are denied or terminated assistance and are, or have been, a victim of domestic violence, dating violence, sexual assault, or stalking, which may have caused the denial or termination. <ul style="list-style-type: none"> ✓ The Agency continues to apply protection under VAWA to applicants and participants that are denied or terminated assistance. • Maximize housing choices for participants by increasing unit comparables to the Agency's rent reasonableness database. <ul style="list-style-type: none"> ✓ The Agency contracted with GoSection 8. The GoSection 8 provides access to their internet-based databank of open market rental units in the jurisdiction that are used as comparables for rent reasonableness.
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The South Gate Housing Authority will continue to work with the City's Police Departments "Family Violence Prevention and Education Program" for participants who qualify through VAWA. The SGHA will also continue to apply protection under VAWA to applicants and participants that are denied or terminated assistance and are, or have been, a victim of domestic violence, dating violence, sexual assault, or stalking, which may have caused the denial or termination.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The South Gate Housing Authority's recertification, portability, wait list/new admission, and inspection process have been modified to incorporate all the restrictions in place due to COVID-19.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
B.7	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SI</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

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

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))
- B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
- B.6 Resident Advisory Board (RAB) comments.**
- (a) Did the public or RAB provide comments?
 - (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and ___ Annual PHA Plan for the PHA fiscal year beginning 07/2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

South Gate Housing Authority

PHA Name

CA119

PHA Number/HA Code

SGHA Annual PHA Plan for Fiscal Year 2020

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

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

Name of Authorized Official

Maria Davila

Title

Chairperson

Signature

Date

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

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

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

I, Maria Davila, the Chairperson
Official's Name *Official's Title*

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

South Gate Housing Authority

PHA Name

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

City of South Gate

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

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

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

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

Name of Authorized Official

Maria Davila

Title

Chairperson

Signature

Date

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification
Annual Certification and Board Resolution

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

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

South Gate Housing Authority

 PHA Name

CA119

 PHA Number/HA Code

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

Name of Authorized Official Maria Davila	Title Chairperson
Signature	Date

**CITY OF SOUTH GATE
NOTICE OF PUBLIC HEARING FOR
ADOPTION OF THE SOUTH GATE HOUSING AUTHORITY
2020-2021 ANNUAL PLAN AND 2020-2025 FIVE YEAR AGENCY PLAN**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of South Gate City Council to consider the adoption of the South Gate Housing Authority's 2020-2021 Annual Plan and 2020-2025 Five Year Agency Plan.

The Annual Plan and Five Year Agency Plan provide information about the Agency's operations, services, and the Agency's strategy for addressing the needs of the community in the upcoming fiscal year and five years. The Annual Plan covers the administration of the Housing Choice Voucher (Section 8) program for the period of July 1, 2020 – June 30, 2021. The Five Year Agency Plan covers the period of July 1, 2020 – June 30, 2025.

DATE OF HEARING: January 12, 2021, at 6:00 p.m.
LOCATION OF HEARING: Members of the public wishing to observe the meeting may join through a Call-in Conference. For the updated Dial-In Number and Conference Code for the January 12th City Council meeting please visit the City's website at www.cityofsouthgate.org/AgendaCenter.

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

The South Gate Housing Authority's 2020–2021 Annual Plan and 2020-2025 Five Year Agency Plan will be available for public review at the City of South Gate Community Development Department webpage: <https://www.cityofsouthgate.org/576/Section-8-Participant-Information>. The public review and comment period will be from Wednesday, November 25, 2020, through Monday January 11, 2021. Citizens wishing to comment on the Annual Plan and/or Five Year Agency Plan must do so in writing. Comments may be submitted in writing by mailing comments to South Gate Housing Authority, Attn: Vanessa Barrera, Housing Specialist, 8650 California Avenue, South Gate, CA 90280, via email at vfernandez@sogate.org or by calling in during the meeting. Those desiring a copy of the staff report of further information related to this project should contact:

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

Paul Adams
 Interim Community Development Director
 Hearing: January 12, 2021, 6:00 p.m.
 2020 – 2021 Annual Plan and
 2020 – 2025 Five Year Agency Plan

Published: December 24, 2020

RECEIVED

Item No. 2

JAN 5 2021

City of South Gate

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

SOUTH GATE HOUSING AUTHORITY

6:55pm

AGENDA BILL

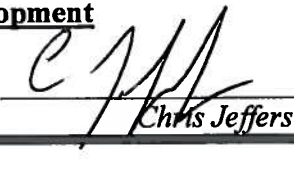
For the Regular Meeting of: January 12, 2021

Originating Department: Community Development

Interim Director:


Paul Adams

Interim City Manager:


Chris Jeffers

SUBJECT: SOUTH GATE HOUSING SUCCESSOR ANNUAL REPORT FOR FISCAL YEAR 2019/20

PURPOSE: To receive and file the Housing Successor Annual Report for Fiscal Year 2019/20, as required by state law.

RECOMMENDED ACTIONS: The South Gate Housing Authority will:

- a. Receive and file the South Gate Housing Successor Annual Report for Fiscal Year 2019/20 (Report); and
- b. Direct staff to submit the Report to the California Department of Housing and Community Development.

FISCAL IMPACT: There is no fiscal impact. The South Gate Housing Successor Annual Report provides information on Fiscal Year 2019/20 activities.

ANALYSIS: Health and Safety Code ("HSC") Section 34176.1 (enacted by Senate Bill 341, Assembly Bill 1793, Senate Bill 107, and Assembly Bill 346) requires housing successor entities to prepare an annual report documenting compliance with expenditure proportionality and other requirements. The Report is to be submitted to the California Department of Housing and Community Development.

The South Gate Housing Successor Annual Report includes the following information as required by law:

- Amounts deposited into the Housing Asset Fund;
- Statement of the balance of the Housing Asset Fund;
- Description of expenditures by category;
- Statutory value of real property;
- Description of transfers from the former Redevelopment Agency;
- Description of projects that receive funding through the Successor Agency's Recognized Obligation Payment Schedule;
- Status of property disposition efforts;
- Update on inclusionary and replacement housing obligations;
- Compliance with 5-year expenditure obligations;
- Percentage of senior deed-restricted units;

- Amount of excess surplus; and
- An inventory of homeownership units with affordability restrictions.

The Housing Successor's progress on major requirements is summarized below:

Fiscal Year 2019/20 Housing Asset Fund Activity:

- The Housing Successor **spent \$6,726 in administrative costs and spent \$965,190 to acquire 9019 Long Beach Boulevard.**
- The Housing Successor **received \$24,393 in revenues** from loan payments and property rent.
- At the end of Fiscal Year 2019/20, the Housing Asset Fund had a **balance of approximately \$2.7 million.** However, the Housing Asset Fund had a negative cash balance (-\$65,381) at the end of Fiscal Year 2019/20 after withdrawal of funds for purchase of 9019 Long Beach Boulevard.

Real Property Assets and Loan Receivables:

- **Of the 5 parcels transferred to the Housing Successor, one has been disposed.** The Housing Successor is in the process of exploring options for development or disposal by the April 1, 2023 deadline.
 - 9711 San Gabriel Blvd (APN 6203-017-903) – Sold October 15, 2015.
 - 9001-15 Long Beach Blvd (APN 6204-025-900 / 6204-025-901) – Housing Authority entered into an Exclusive Negotiating Agreement in November 2019 with Habitat for Humanity of Greater Los Angeles to develop 14 units of affordable housing on the 2 vacant parcels as well as an adjacent parcel acquired by the Housing Authority located at 9019 Long Beach Boulevard.
 - 3626 Tweedy Blvd (APN 6223-006-910) – Building demolished in 2013. Property is now a small parklet as an interim use while exploring options for disposition.
 - 2703 Tweedy Blvd./2704 Nebraska Ave (APN 6205-015-906) – Property rented to a mini-market with a lease expiring September 30, 2022 with no provision for extensions or holdover tenancy. The Housing Successor will proceed to develop or dispose of the property to comply with HSC Section 34176.1 requirements.
- The Housing Successor has **\$730,972 in loans receivable** from 17 First Time Homebuyer Down Payment Assistance Loans, 10 Home Revitalization Community Reinvestment Act Loans, and 1 loan for the sale of 9711 San Gabriel Boulevard.

Expenditure Proportionality:

- The Housing Successor **spent \$6,726 in administrative costs** and did not exceed the \$200,000 maximum administrative amount for Fiscal Year 2019/20.

- The Housing Successor **spent \$0 in homeless prevention costs**, so homelessness and rapid re-housing solutions limits do not apply.
- The Housing Successor **spent \$965,190 on extremely low-income households** in Fiscal Year 2019/20. No other affordable housing development-related expenditures have been made during the current five-year compliance period of July 1, 2019 to June 30, 2024. Therefore, the Housing Authority meets the five-year income proportionality targets.
- A maximum of 50% of deed-restricted rental housing units assisted by the former Agency, Housing Authority, or City in the previous 10 years may be restricted to seniors. **Of the total 32 units assisted by the Housing Authority, City, and former Agency in the last 10 years, 5 are restricted to seniors (16%).** Therefore, the Housing Successor is in compliance with the requirement.

BACKGROUND: The South Gate Housing Authority is the Housing Successor Agency to the former Community Development Commission of the City of South Gate which acted as the redevelopment agency in South Gate until redevelopment was dissolved statewide in 2012. At the time of dissolution, a housing successor was to be selected to transfer and be responsible for the remaining assets and liabilities of a former redevelopment agency.

ATTACHMENT: South Gate Housing Successor Annual Report for Fiscal Year 2019/20



City of
**South
Gate**

HOUSING SUCCESSOR ANNUAL REPORT
South Gate Housing Authority

Fiscal Year 2019/20

TABLE OF CONTENTS

INTRODUCTION.....	1
Housing Authority as Housing Successor.....	1
Scope of This Housing Successor Annual Report.....	1
BACKGROUND.....	2
Assets Transferred to the Housing Successor	2
Legal Requirements Pertaining to Housing Successors.....	2
Permitted Uses of Housing Asset Funds	3
Limits on the Accumulation of Housing Funds (Excess Surplus)	5
HOUSING ASSET FUND ACTIVITY.....	6
Deposits and Fund Balance.....	6
Expenditures.....	7
Ending Cash and Fund Balance	7
Housing Successor Portfolio.....	7
Real Properties and Disposition Status.....	8
Loans Receivable.....	9
COMPLIANCE WITH ANNUAL AND PLANNING PERIOD LIMITS	10
Proportionality Requirements	10
Senior Rental Housing Limit Compliance	11
Excess Surplus	12
OTHER INFORMATION.....	13
Homeownership Unit Inventory.....	13
Transfers to Other Housing Successors.....	13
APPENDIX 1 – HOUSING ASSET TRANSFER FORM.....	15
APPENDIX 2 - HOUSING SUCCESSOR ANNUAL REPORT REQUIREMENTS.....	16
APPENDIX 3 – HOUSING ASSET FUND EXPENDITURE REQUIREMENTS	17
Figure 1: Housing Asset Fund Deposits, 2019-20.....	6
Figure 2: Housing Asset Fund - Ending Balance as of June 30, 2020.....	7
Figure 3: Housing Successor Real Property and Loans Receivable Portfolio	8
Figure 4: 2019-20 Housing Asset Fund Expenditure Summary	11
Figure 5: Deed-Restricted Units Assisted in Last 10 Years	12
Figure 7: Homeownership Unit Inventory in Housing Asset Fund.....	13

INTRODUCTION

This Housing Successor Agency Annual Report ("Annual Report") presents information on Fiscal Year ("FY") 2019-20 expenditures and activities as required by Health and Safety Code Section 34176.1(f), including but not limited to a housing successor's compliance with certain expenditure activities over the year as well as a five-year planning period. This report generally is required of any housing successor to a former redevelopment agency.

Housing Authority as Housing Successor

The South Gate Housing Authority ("Housing Authority") is the Housing Successor Agency ("Housing Successor") to the former Community Development Commission of the City of South Gate ("CDC"), which acted as the redevelopment agency in South Gate until redevelopment was dissolved statewide in 2012. At the time of dissolution, a housing successor was to be selected to transfer and be responsible for the remaining assets and liabilities of a former redevelopment agency.

In this case, the Housing Authority elected to be the housing successor to the CDC. The Housing Authority performs many other duties beyond those of a housing successor but acting in its broader capacity as a housing authority. For example, the Housing Authority administers South Gate's Section 8 rental assistance program, and has in the past year acquired property at 13050 Paramount Boulevard. In its greater capacity, the Housing Authority reports on all of its activities in a separate (broader and more extensive) annual report required by Health and Safety Code Section 34328, submitted to California Department of Housing and Community Development ("HCD") by October 1 for the prior year.

Scope of This Housing Successor Annual Report

This Annual Report is limited to the Housing Authority's activities as it relates to its role as a housing successor. It includes the Housing Authority's audited financial statements will be posted on the City of South Gate's ("City") website when available and incorporated herein by reference.

The Housing Successor Annual Report is due to HCD by December 31.

BACKGROUND

This Section summarizes the process of transferring former redevelopment assets to a housing successor as well as the legal requirements for use of these assets that are addressed in this Annual Report.

Assets Transferred to the Housing Successor

Upon the statewide dissolution of redevelopment in 2012, all rights, powers, committed assets, liabilities, duties, and obligations associated with the affordable housing activities of the CDC were transferred to the Housing Authority. As one of its first duties as a housing successor, the Housing Authority prepared and submitted to the California Department of Finance ("DOF") an inventory of housing assets to be transferred from the former CDC. The inventory was enumerated on a Housing Asset Transfer Form ("HAT") which included:

1. Real properties;
2. Low and Moderate Income Housing Fund ("LMIHF") encumbrances; and
3. Loan receivables.

All items on the HAT were reviewed and ultimately approved by the DOF on April 1, 2013. A copy of the HAT is provided as Appendix 1. Once approved by DOF and as directed by law, the Housing Authority, acting as housing successor, transferred these assets to the Low and Moderate Income Housing Asset Fund ("Housing Asset Fund", Fund 322). Approval of the HAT set in motion a series of obligations by the Housing Authority as a housing successor, as described in the following section.

Legal Requirements Pertaining to Housing Successors

A year after dissolution of redevelopment began, the Legislature recognized the need to regulate and provide transparency on the use of the housing activities transferred from a former redevelopment agency. Senate Bill 341 DeSaulnier, 2013) and subsequent legislation enacted several requirements for housing successor agencies contained in Sections 34176-34176.1 of the Health and Safety Code.

In general, housing successors must comply with three major requirements pursuant to Health and Safety Code Section 34176.1:

1. Expenditures and housing production are subject to income and age targets.
2. Housing successors may not accumulate an “excess surplus,” or a high balance based on certain thresholds.
3. Properties must be developed with affordable housing within five to ten years of being approved for transfer from the former redevelopment agency to the housing successor.

Appendix 2 provides a detailed summary of the reporting requirements that are addressed in this Annual Report.

Permitted Uses of Housing Asset Funds

Pursuant to Health and Safety Code Section 34176.1, Housing Asset Funds may be spent on:

- **Administrative costs** for operation of the housing successor agency. The law allows a housing successor to spend the greater of:
 - \$200,000 per year adjusted for inflation, or
 - 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT (“Portfolio”).
- **Homeless prevention and rapid rehousing services** up to \$250,000 per year if the former redevelopment agency did not have any outstanding inclusionary housing or replacement housing production requirements as of 2012.
- **Affordable housing development** assisting households up to 80 percent of the Area Median Income (“AMI”), subject to specific income and age targets over a five year period.

Five-Year Income Proportionality on Development Expenditures: Any Housing Asset Funds may be spent on development of affordable housing projects affordable to low, very low, and extremely low income households. Over a five year period, the current one beginning July 1, 2019, at least 30 percent of such development expenditures must assist extremely low income households (30% AMI), while no more than 20 percent on low income households (between 60-80% AMI) per five-year compliance period. The balance of the funds may be

used on very low income households (defined as households earning between 30% and 60% of AMI).

The first five-year compliance period was January 1, 2014 through June 30, 2019. The Housing Authority was compliant with Housing Asset Fund income proportionality expenditure requirements during the first five-year compliance period. The current (second) five-year compliance period is July 1, 2019 to June 30, 2024.

Note that housing successors must report expenditures by category each year, but compliance with income proportionality limits is measured every five years. For example, a housing successor could spend all its funds in a single year on households earning between 60-80% AMI, as long as it was 20 percent or less of the total expenditures during the five-year compliance period.

Should a housing successor not spend at least 30% of its development expenditures for extremely low income households, or exceeds the amount spent on low income households, future expenditures are subject to greater restriction until these proportionality targets are met. Specifically, if a housing successor is unable to spend at least 30% of its development expenditures on extremely low units, it is required to increase this spending to 50% until compliant with the 30% threshold; a housing successor that spends more than 20% of its development expenditures on low income units cannot spend any further funds on low income developments until it is at or below the 20% threshold.

As such, tracking these expenditures and their progress over the corresponding five year period is a valuable and necessary planning purpose of this Annual Report.

Ten-Year Age Proportionality on Units Assisted: If more than 50% of the total aggregate number of rental units produced by the city, housing authority, or former redevelopment agency during the past 10 years are restricted to seniors, the housing successor may not spend more Housing Asset Funds on senior rental housing.

Appendix 3 describes Housing Asset Fund expenditure requirements in more detail, including the types of costs eligible in each category.

Limits on the Accumulation of Housing Funds (Excess Surplus)

State law limits how much cash a housing successor may retain, and ultimately penalizes housing successors by requiring unspent funds to be transferred to HCD for use on state housing projects if a housing successor fails to commit and spend these dollars in a reasonable timeframe.

Health and Safety Code Section 34176.1(d) establishes a limit, known as an “excess surplus” on the amount of Housing Asset Funds based on the greater of the following:

- \$1,000,000, or
- The total amount of deposits made into the Housing Asset Fund over the preceding four years.

Only amounts in excess of this threshold are considered an excess surplus. Once an excess surplus is determined, a housing successor must designate these funds separately and encumber said monies within three years. If after the third year the excess surplus has not been fully encumbered, the remaining balance of the excess surplus is to be transferred to HCD within 90 days. HCD is permitted to use these transferred excess surplus funds anywhere in the state under its Multifamily Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program.

The concept of excess surpluses carries over from the era of redevelopment, when redevelopment agencies were receiving often substantial amounts of deposits from the mandatory housing set aside of tax increment revenues. Today, excess surpluses are generally less common because housing successors do not have the amount of deposits comparable to what was available during redevelopment.

As part of the Annual Report, a housing successor must disclose any excess surplus and describe the housing successor's plan for eliminating this excess surplus.

HOUSING ASSET FUND ACTIVITY

The Housing Authority entered FY 2019-20 with \$882,243 in Housing Asset Fund cash and expended most of these funds to purchase 9019 Long Beach Boulevard, ending the year expending all of this cash.

The Housing Asset Fund figures in this Annual Report are based on unaudited numbers that were available at the time this report was prepared. Therefore, there may be variances between what is reported in this Annual Report and the Housing Authority's audited financials. In addition, FY 2019-20 was a year of significant activity for the Housing Authority, acting as both the Housing Authority and the Housing Successor in two separate capacities. In some cases, the Housing Authority's financial activity acting in its two capacities were blended mistakenly and the Finance Department is in the process of correcting these entries in the final audited financial statements.

This Annual Report describes the Housing Successor related activity in the Housing Asset Fund reflecting the corrections being made by the Finance Department.

Deposits and Fund Balance

The Housing Authority deposited \$24,393 into the Housing Asset Fund during FY 2019-20, as shown in Figure 1.

Figure 1: Housing Asset Fund Deposits, 2019-20

Balance Type	Amount
ABx1 26 PTR Residual	\$ -
Interest Earnings	\$ -
Loan Repayment	\$ 4,102
Property Rental	\$ 20,291
Total	\$ 24,393

Source: City of South Gate

Revenue sources consist of the following:

- Loan Repayments including the note between the Housing Authority and Old-Timers Development Corp IV; and

- Rental income from 2703 Tweedy Boulevard pursuant to an interim lease agreement with a commercial business.

Expenditures

The Housing Authority expended a total of \$971,916 during 2019-20. The majority of these expenditures were for the acquisition of 9019 Long Beach Boulevard using \$965,190 of cash. The Housing Authority also spent \$6,726 on administrative costs.

Ending Cash and Fund Balance

The Housing Asset Fund balance as of June 30, 2020 was \$2,775,313, as summarized in Figure 2.

Figure 2: Housing Asset Fund - Ending Balance as of June 30, 2020

Balance Type	Amount
Cash	\$ (65,381)
Investment Gains/Losses	-
Accounts Receivable	2,020
Interest Receivable	164
Notes Receivable - 9711 San Gabriel	134,843
Notes Receivable - CRA Loans	25,879
Notes Receivable - 1st Time Homebuyers	570,250
Land Held for Resale	2,190,000
Accounts Payable	(4,407)
Deposits	(78,054)
Due to Other Agencies	-
Ending Balance	\$ 2,775,313

Source: City of South Gate

At the end of 2019-20, the Housing Asset Fund had a negative cash balance after withdrawal of funds for purchase of 9019 Long Beach Boulevard.

Housing Successor Portfolio

The Housing Successor Portfolio as of FY 2019-20 includes properties transferred from the former Agency and twenty-eight loans receivable transferred from the former Agency. The Portfolio had a value of \$2,780,972 as of FY 2019-20, as detailed in Figure 3.

Figure 3: Housing Successor Real Property and Loans Receivable Portfolio

Asset	Amount
Real Properties	
9001 Long Beach Blvd./9015 Long Beach Blvd.	1,650,000
3626 Tweedy Blvd.	140,000
2703 Tweedy Blvd./2704 Nebraska	260,000
Subtotal	2,050,000
Loans Receivable	
Loan Receivable - 9711 San Gabriel	134,843
Loans Receivable - CRA Loans (10)	25,879
Loans Receivable - 1st Time Homebuyers (17)	570,250
Subtotal	\$730,972
Total Portfolio Value	\$2,780,972
<i>Source: City of South Gate</i>	

REAL PROPERTIES AND DISPOSITION STATUS

Pursuant to the approved HAT, the former CDC transferred five parcels to the Housing Authority, specifically:

- 9711 SAN GABRIEL BLVD (APN 6203-017-903) – Vacant duplex was sold by the Housing Authority to Old-Timers Development Corp IV on October 15, 2015. The buyer received a 30-year note from the Housing Authority with an interest rate of 3% for the appraised value of \$150,000 and is remitting repayments to the Housing Authority. The property has been rehabilitated by the new owner and will be offered to eligible low-income tenants for a duration of at least 15 years.
- 9001-15 LONG BEACH BLVD (APN 6204-025-900 / 6204-025-901) – Housing Authority has entered into an Exclusive Negotiating Agreement in November 2019 with Habitat for Humanity of Greater Los Angeles to develop 14 units of affordable housing on this parcel as well as an adjacent parcel acquired by the Housing Authority at 9019 Long Beach Boulevard.
- 3626 TWEEDY BLVD (APN 6223-006-910) – Building demolished in 2013 - Property has an interim use of a small parklet.

- 2703 TWEEDY BLVD/2704 NEBRASKA AVE (APN 6205-015-906) – *The Housing Authority rents this property to a mini-market which expires on September 30, 2022 with no provision for extensions or holdover tenancy. By the end of the five-year lease, the tenant must vacate, and the Housing Authority would proceed to develop or dispose of the property.*

Health and Safety Code Section 34176.1(e) requires all real properties acquired by a redevelopment agency prior to February 1, 2012 and transferred to the housing successor to be developed pursuant to the requirements detailed in Health and Safety Code Section 33334.16. All property that falls within these parameters must be developed for affordable housing purposes or sold by April 1, 2023. The Housing Authority expects to comply with this disposition timeline.

LOANS RECEIVABLE

Twenty-eight loan agreements transferred from the former CDC to the Housing Authority with outstanding balances are described below.

- 17 First-Time Homebuyer Down Payment Assistance Loans (\$60,000 total) with a 0 percent interest rate. Loan repayments are due upon the sale of, transfer of, or failure to occupy the property. The outstanding amount due as of June 30, 2020 is \$570,250.
- 10 Home Revitalization Project CRA Loans. The outstanding amount due as of June 30, 2020 is \$25,879.
- A loan receivable for the sale of 9711 San Gabriel Avenue to Oldtimers Housing Development Corp IV. The outstanding amount due as of June 30, 2020 is \$134,843.

COMPLIANCE WITH ANNUAL AND PLANNING PERIOD LIMITS

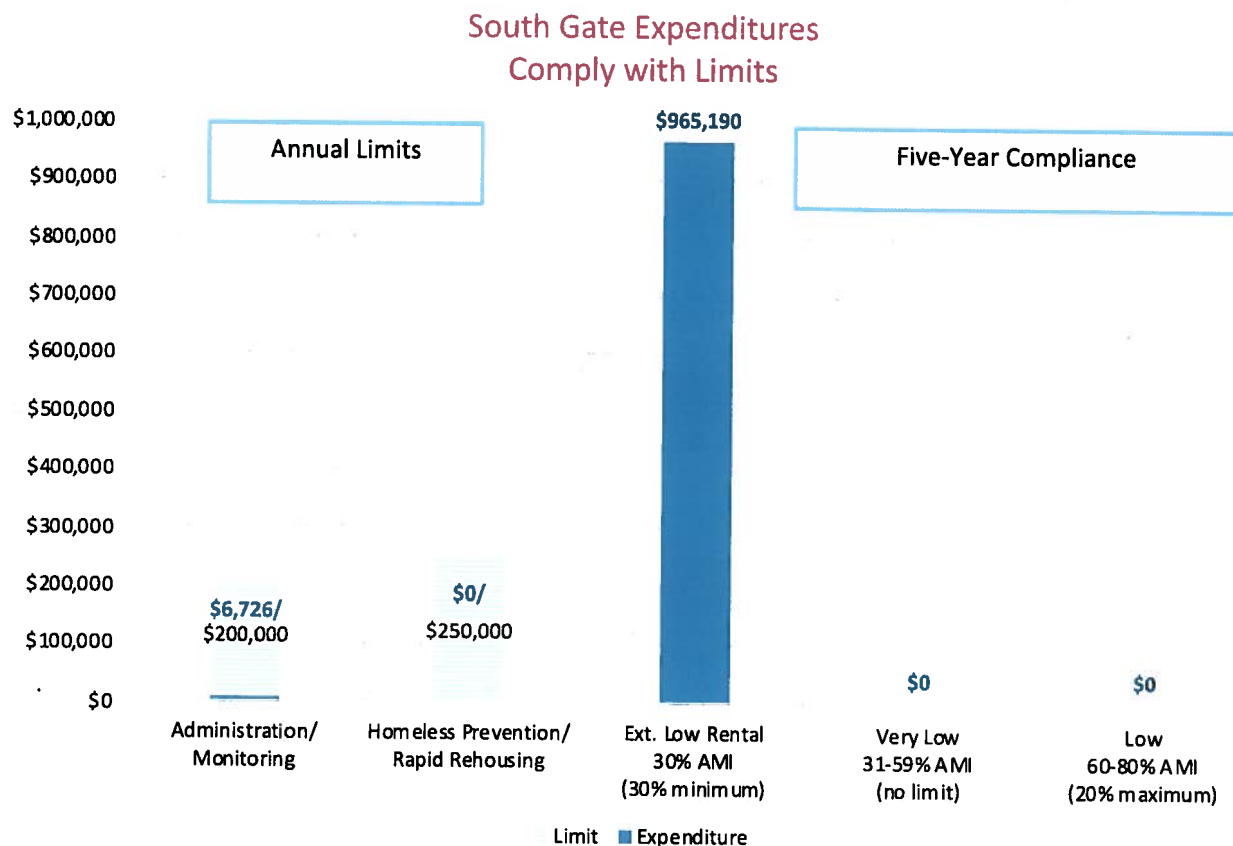
During the 2019-20 year, the Housing Authority was in compliance with all annual and 5/10 year planning period requirements as described in this section.

Proportionality Requirements

As summarized in Figure 4, the Housing Authority fully complied with all Housing Asset Fund spending restrictions:

- During 2019-20, the Housing Authority expended \$6,726 on allowable administrative expenses which is well under the maximum limit of \$200,000 plus inflation. The annual limit on administrative expenses is the greater of \$200,000 (plus inflation), or 5% of the Housing Successor Portfolio balance. As shown on Figure 3, the Portfolio balance is \$2,780,972, of which 5% is \$139,049.
- During 2019-20, the Housing Authority did not use any Housing Asset Funds for homeless prevention or rapid rehousing expenses, and was therefore in compliance with the \$250,000 spending restriction.
- \$965,190 was spent on extremely low income households (30% AMI) in FY 2019-20. No other affordable housing development-related expenditures have been made during the current five-year compliance period of July 1, 2019 to June 30, 2024. Therefore, the Housing Authority meets the five- year income proportionality targets.

Figure 4: 2019-20 Housing Asset Fund Expenditure Summary



The Housing Authority will ensure it continues to meet all Housing Asset Fund expenditure requirements throughout this five-year compliance period of July 1, 2019 through June 30, 2024 and future five-year compliance periods.

Failure to comply with the extremely low income requirement in any five-year compliance period will result in the Housing Authority having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance. Exceeding the expenditure limit for low income households earning between 60-80% AMI in any five-year reporting period will result in the Housing Authority not being able to expend any funds on these income categories until in compliance.

Senior Rental Housing Limit Compliance

Pursuant to Health and Safety Code Section 34176 (b), a maximum of 50% of deed-restricted rental housing units assisted by the former Agency, Housing Authority, or City in the previous 10 years may be

restricted to seniors. The Housing Authority complies with the limit allowing no more than 50 percent of the total aggregate number of rental units produced within the preceding ten years to be restricted to seniors. The Housing Authority, City, and former Agency assisted 32 deed-restricted rental units in the last ten years, 5 of which are restricted to seniors.

Figure 5 details units assisted by project.

Figure 5: Deed-Restricted Units Assisted in Last 10 Years

Property	Senior Units	%	Non- Senior Units	%	Total Units
10030 San Anselmo Ave.	0	0%	1	100%	1
11343 Pennsylvania Ave.	0	0%	4	100%	4
2418 Glenwood Pl.	0	0%	4	100%	4
9317 San Vincente Ave.	0	0%	1	100%	1
9701 San Antonio Ave.	5	100%	0	0%	5
9711-9711 1/2 San Gabriel Ave.	0	0%	2	100%	2
Madison Ave.	0	0%	5	100%	5
McNerney Ave.	0	0%	10	100%	10
Total	5		27		32

Total Deed-Restricted Senior Units:

16%

Source: City of South Gate

Excess Surplus

The Housing Authority has not reported an excess surplus of Housing Asset Funds since dissolution began in February 1, 2012. At the end of 2019-20, total cash in the Housing Asset Fund was fully expended, resulting in a negative cash balance of \$65,381. Without a positive cash balance, the Housing Asset Fund would not have any excess surplus for 2019-20.

OTHER INFORMATION

Homeownership Unit Inventory

Figure 6 presents an inventory of homeownership units assisted by the Housing Authority that require restrictions, covenants, or an adopted program that protects Housing Asset Fund monies.

Figure 6: Homeownership Unit Inventory in Housing Asset Fund

Project Name / Address	Agreement Date	Project Name / Address	Agreement Date
6127 Nevada Avenue	9/15/94	9257 Park Avenue	10/1/98
8129 Madison Avenue	9/15/94	2706 Madrid Place	10/28/98
9136 Karmont Avenue	9/19/94	3150 Tecumseh Avenue	11/17/98
11523 Pennsylvania Ave.	9/20/94	2713 Madrid Place	12/17/98
8632 State Street	9/26/94	10236 Hunt Avenue	12/23/98
6147 Wilson Avenue	10/27/94	2709 Madrid Place	12/23/98
6040 Florence Avenue	11/3/94	8960 Dudlext Avenue	12/24/98
10332 Richlee Avenue	12/19/94	10304 Washington Ave.	12/29/98
5801 Meadow Rd	1/24/95	2711 Madrid Place	1/7/99
5917 Wilson Avenue	2/6/95	2716 Madrid Place	3/12/99
4926 Park Place	5/18/95	2710 Madrid Place	4/19/99
9538 Karmont Avenue	5/18/95	2718 Madrid Place	4/29/99
4938 Park Place	5/25/95	2704 Madrid Place	7/13/99
4962 Park Place	6/5/95	2703 Madrid Place	7/19/99
10315 Pescadero Ave.	6/7/95	2701 Madrid Place	8/6/99
9260 Park Avenue	7/25/95	9781 Karmont Avenue	9/17/99
10715 Ament Avenue	10/6/95	10515 Alexander Avenue	11/16/99
9535 Karmont Avenue	10/30/95	10317 Hildreth Avenue	1/26/00
10321 Kauffman Avenue	2/1/96	11907 Oklahoma Avenue	2/29/00
10005 Orange Avenue	5/24/96	5740 Jefferson Avenue	4/24/00
11356 Idaho Avenue	6/20/96	11311 Oklahoma Avenue	5/17/00
8934 May Court	6/28/96	10116 Hunt Avenue	8/4/00
10235 Hildreth Avenue	10/29/96	5342 Ledgewood Road	1/27/01
10020 San Miguel Avenue	11/18/96	10514 McNemey Ave.	3/2/01
10431 Jackson Avenue	4/8/97	10337 Hunt Avenue	3/26/01
11331 Utah Avenue	5/28/97	9561 Karmont Avenue	5/3/02
9330 Bryson Avenue	6/11/97	12301 Garfield Avenue	4/10/03
10330 Otis Street	7/25/97	9211 San Juan Avenue	4/15/03
12011 Pennsylvania Ave.	7/29/97	10535 San Carlos Avenue	12/23/03
10105 Kauffman Ave.	8/14/97	4979 Park Place	5/12/06
7326 Cloverlawn Drive	9/25/97	8479 San Luis Avenue	8/3/06
8948 Bowman Avenue	3/19/98		
9514 Anetta Avenue	5/7/98		

Source: City of South Gate

Transfers to Other Housing Successors

There were no transfers to another housing successor entity for a joint project pursuant to Health and Safety Code Section 34176.1(c)(2).

APPENDIX 1 – HOUSING ASSET TRANSFER FORM

The Housing Asset Transfer Form is attached as a separate document.

Appendix 2

**DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)**

Former Redevelopment Agency:	<u>City of South Gate Community Development Commission</u>				
Successor Agency to the Former Redevelopment Agency:	<u>City of South Gate</u>				
Entity Assuming the Housing Functions of the former Redevelopment Agency:	<u>City of South Gate Housing Authority</u>				
Entity Assuming the Housing Functions	Contact Name:	Title	Assistant City Manager	Phone	323-563-9524
	<u>Bryan Cook</u>				
Entity Assuming the Housing Functions	Contact Name:	Title	Financial Consultant	Phone	323-563-9525
	<u>John Downs</u>				
				E-Mail Address	<u>bcook@sogate.org</u>
				E-Mail Address	<u>jdowns@sogate.org</u>

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list. The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	X
Exhibit B- Personal Property	
Exhibit C - Low-Mod Encumbrances	X
Exhibit D - Loans/Grants Receivables	X
Exhibit E - Rents/Operations	X
Exhibit F- Rents	
Exhibit G - Deferrals	

Prepared By: Jane Carlson

Date Prepared: 31-Jul-12

**City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of Asset, a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low mod housing covenant, b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mid Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Housing site	APN 6203-017-903 (9711 San Gabriel Bl.)	\$ 205,000	4,826	4,826	No	Not Applicable	3/23/2011	\$ -	\$ 205,000	\$ -	12/12/1991	Deed of Trust
2	Housing site	APN 6204-025-900 (9001 Long Beach Bl.)	Incl #3 Below	10,563	10,563	No	Not Applicable	3/23/2011	\$ -	Incl #3 Below	\$ -	Incl #3 Below	Deed of Trust
3	Housing site	APN 6204-025-901 (9015 Long Beach Bl.)	\$ 1,650,000	5,553	5,553	No	Not Applicable	3/23/2011	\$ -	\$ 1,650,000	\$ -	12/4/2006	Deed of Trust
4	Housing site	APN 6223-008-901 (3600-16 Tweedy Bl.)	Not Available	4,225	4,225	No	Not Applicable	3/23/2011	\$ -	\$ -	\$ -	7/14/1982	Deed of Trust
5	Housing site	APN 6223-008-910 (3628 Tweedy Bl.)	\$ 140,000	3,180	3,180	No	Not Applicable	3/23/2011	\$ -	\$ 140,000	\$ -	09/10/2009	Deed of Trust
6	Housing site	APN 6205-015-906 (3651 Pine Place)	\$ 260,000	5,030	5,030	No	Not Applicable	3/23/2011	\$ 260,000	\$ -	\$ -	09/10/2009	Deed of Trust
7	Affordable Covenant	8931 Duxford Avenue	Not Available	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ -	1985	Affordability Covenant
8	Affordable Covenant	8937 San Antonio	\$ 1,234,650	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 1,234,650	1994	Affordability Covenant
9	Affordable Covenant	8633 California Avenue	\$ 7,030,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ 7,030,000	\$ -	\$ -	1988	Affordability Covenant
10	Affordable Covenant	12222 Garfield Avenue	\$ 6,000,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ 6,000,000	\$ -	\$ -	2002	Affordability Covenant
11	Affordable Covenant	3170 Southern Avenue	\$ 5,565,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ 5,565,000	\$ -	\$ -	2008	Affordability Covenant
12	Affordable Covenant	3271 Sequoia Drive	unable to locate	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ -	Unable to Locate	Affordability Covenant
13	Affordable Covenant	4971 Southern Avenue	\$ 429,362	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 429,362	1998	Affordability Covenant
14	Affordable Covenant	10800 State Street	\$ 100,200	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 100,200	2002	Affordability Covenant
15	Affordable Covenant	4550 Tweedy Blvd	\$ 589,368	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 589,368	2005	Affordability Covenant
16	Affordable Covenant	88457-8559 112 Caliform	\$ 818,700	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 818,700	2005	Affordability Covenant
17	Affordable Covenant	10009-10013 San Carlo	\$ 284,100	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 284,100	1995	Affordability Covenant
18	Affordable Covenant	8953 Burke Avenue	\$ 475,246	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 475,246	2004	Affordability Covenant
19	Affordable Covenant	8957 Burke Avenue	\$ 680,572	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 680,572	2008	Affordability Covenant
20	Affordable Covenant		\$ 680,572	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 680,572	2008	Affordability Covenant

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit A - Real Property

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mid Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
21	Affordable Covenant	9218 Alameda Avenue	\$195,651	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$195,651	1998	Affordability Covenant
22	Affordable Covenant	3213-3219 Century Blvd	\$430,913	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$430,913	2003	Affordability Covenant
23	Affordable Covenant	2750-2754 Glenwood A	\$723,511	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$723,511	2001	Affordability Covenant
24	Affordable Covenant	2572 Illinois Avenue	\$535,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$535,000	2004	Affordability Covenant
25	Affordable Covenant	3209-3211 Liberty Blvd	\$424,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$424,000	1999	Affordability Covenant
26	Affordable Covenant	9532 Pinehurst Avenue	\$723,714	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$723,714	2003	Affordability Covenant
27	Affordable Covenant	9845 San Vicente Ave	\$1,194,027	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$1,194,027	2004	Affordability Covenant
28	Affordable Covenant	11343 Pennsylvania	\$241,612	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$241,612	2011	Affordability Covenant
29	Affordable Covenant	2418 Glenwood Place	\$450,369	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$450,369	2011	Affordability Covenant
30	Affordable Covenant	9317 San Vicente Ave	\$351,673	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$351,673	2011	Affordability Covenant
31	Affordable Covenant	10030 San Anselmo Ave	\$644,899	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$644,899	1999	Affordability Covenant
32	Affordable Covenant	8459 Otis Street											
33													
34													
35													
36													
37													
38													
39													
40													

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purpose for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	\$ 27,200	11/17/1994	Trepanier, Mark	FTHB	Yes	sell/reliance/transfer	0%	\$ 27,200
2	Loan	\$ 40,000	1/26/1995	Robles, Albert	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,000
3	Loan	\$ 40,000	2/16/1995	Gonzalez, Luciano P.	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,000
4	Loan	\$ 40,000	5/27/1995	Douglas, Darlene E.	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,000
5	Loan	\$ 39,500	6/17/1995	Alvarez, Daniel	FTHB	Yes	sell/reliance/transfer	0%	\$ 24,500
6	Loan	\$ 40,000	6/12/1996	Lopez, Carlos & Diana	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,000
7	Loan	\$ 33,200	10/18/1996	Velasco, Amado & Yela	FTHB	Yes	sell/reliance/transfer	0%	\$ 33,200
8	Loan	\$ 40,000	4/2/1997	Casa, Martin &	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,000
9	Loan	\$ 32,000	9/12/1997	Diaz, Angel & Consuelo	FTHB	Yes	sell/reliance/transfer	0%	\$ -
10	Loan	\$ 35,000	9/11/1998	Castillo, Jose &	FTHB	Yes	sell/reliance/transfer	0%	\$ 35,000
11	Loan	\$ 24,225	11/13/1998	Cortez, Gerardo	FTHB	Yes	sell/reliance/transfer	8%	\$ 24,225
12	Loan	\$ 40,000	12/10/1998	Nandino, Ramon	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,000
13	Loan	\$ 40,000	12/16/1998	Vidal, Jose & Carmen	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,000
14	Loan	\$ 34,900	12/21/1998	Cuthbert, Glenn &	FTHB	Yes	sell/reliance/transfer	0%	\$ 34,900
15	Loan	\$ 26,925	10/22/1998	Rojas, Jose & Maria	FTHB	Yes	sell/reliance/transfer	0%	\$ 26,925
16	Loan	\$ 40,000	6/10/1999	Colto, Manuel & Maria	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,000
17	Loan	\$ 15,500	6/10/1999	Montano, Martin &	FTHB	Yes	sell/reliance/transfer	0%	\$ 15,500
18	Loan	\$ 32,000	2/22/2001	Cardenas, Leonardo	FTHB	Yes	sell/reliance/transfer	0%	\$ 32,000
19	Loan	\$ 30,000	2/27/2001	Field, Susan Louise	FTHB	Yes	sell/reliance/transfer	0%	\$ 30,000
20	Loan	\$ 32,000	9-Feb-99	2716 Madrid Place	FTHB	Yes	sell/reliance/transfer	0%	\$ 32,000
21	Loan	\$ 40,052	6/7/1995	10315 PESCADERO	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,052
22	Loan	\$ 39,500	11/15/1994	11523	FTHB	Yes	sell/reliance/transfer	0%	\$ 39,500
23	Loan	\$ 32,600	8/12/1997	10105 KAUFFMAN	FTHB	Yes	sell/reliance/transfer	0%	\$ 32,600
24	Loan	\$ 40,000	4/2/1997	10431 JACKSON ST.	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,000
25	Loan	\$ 32,000	2/22/2001	10514 MCNERNEY	FTHB	Yes	sell/reliance/transfer	0%	\$ 32,000
26	Loan	\$ 35,000	9/11/1998	9257 PARK AVE	FTHB	Yes	sell/reliance/transfer	0%	\$ 35,000
27	Loan	\$ 34,400	3/14/1998	8948 BOWMAN AVE	FTHB	Yes	sell/reliance/transfer	0%	\$ 34,400
28	Loan	\$ 24,225	10/1/1998	3150 TECUMSEH AVE	FTHB	Yes	sell/reliance/transfer	0%	\$ 24,225
29	Loan	\$ 40,000	7/14/1999	2703 MADRID PLACE	FTHB	Yes	sell/reliance/transfer	0%	\$ 40,000

FTHB: First Time Homebuyer Program loan recipient

HRP: Home Revitalization Loan Program recipient

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mid Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
30	Loan	\$35,900	7/20/1995	9260 PARK AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 35,900
31	Loan	\$34,900	12/21/1998	10304 WASHINGTON AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 34,900
32	Loan	\$34,700	6/1/1997	9330 BRYSON AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 34,700
33	Loan	\$32,000	9/12/1997	7326 CLOVERLAWN	FTHB	Yes	sell/transfer/refinance	0%	\$ 32,000
34	Loan	\$50,000	1/2/2000	1977 SATURN ST.	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000
35	Loan	\$40,000	5/2/1995	9538 KARMONT AVE.	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
36	Loan	\$35,900	4/22/1999	2718 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 35,900
37	Loan	\$23,000	10/25/1995	9535 KARMONT AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 23,000
38	Loan	\$30,000	2/27/2001	10337 HUNT AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 30,000
39	Loan	\$27,500	2/6/1995	10332 RICH-LEE AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 27,500
40	Loan	\$36,700	10/1/1995	10715 AMERY AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 36,700
41	Loan	\$31,000	4/18/2000	5740 JEFFERSON	FTHB	Yes	sell/transfer/refinance	0%	\$ 31,000
42	Loan	\$23,335	7/7/1999	2704 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 23,335
43	Loan	\$40,000	4/18/1995	5801 MEADOW RD	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
44	Loan	\$47,150	11/17/1994	8532 STATE ST	FTHB	Yes	sell/transfer/refinance	0%	\$ 47,150
45	Loan	\$33,800	11/12/2000	10515 ALEXANDER	FTHB	Yes	sell/transfer/refinance	0%	\$ 33,800
46	Loan	\$35,900	5/22/1995	4938 PARK PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 35,900
47	Loan	\$32,000	4/14/1999	2710 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 32,000
48	Loan	\$40,000	1/26/1995	9736 KARMONT AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
49	Loan	\$27,000	12/30/1998	2711 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 27,000
50	Loan	\$40,000	2/14/1996	10321 KAUFFMAN	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
51	Loan	\$26,925	10/22/1998	2706 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 26,925
52	Loan	\$50,000	12/20/2002	4974 PARK PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000
53	Loan	\$50,000	11/13/1996	10020 SAN MIGUEL	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000
54	Loan	\$32,500	5/22/1997	11331 UTAH AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 32,500
55	Loan	\$27,200	11/17/1994	6127 NEVADA AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 27,200
56	Loan	\$33,200	10/18/1996	10235 HILDRETH AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 33,200
57	Loan	\$50,000	12/15/1994	8129 MADISON AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000
58	Loan	\$40,000	12/16/1998	2709 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000

FTHB: First Time Homebuyer Program loan receipt

HRP: Home Revitalization Loan Program receipt

Exhibit D - Loans/Grants Receivables

City of South Gata Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
59	Loan	\$40,000	5/1/1996	10005 ORANGE AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 40,000
60	Loan	\$40,000	16-Feb-95	6040 FLORENCE AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 40,000
61	Loan	\$40,000	2/23/2000	11907 OKLAHOMA	FTHB	Yes	sell/transfer/reliance	0%	\$ 40,000
62	Loan	\$38,000	7/24/1997	12011	FTHB	Yes	sell/transfer/reliance	0%	\$ 38,000
63	Loan	\$30,000	4/30/2002	9561 KARL MONT AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 30,000
64	Loan	\$32,900	6/27/1996	8934 MAY CT	FTHB	Yes	sell/transfer/reliance	0%	\$ 32,900
65	Loan	\$35,000	8/4/1999	2701 MADRID PLACE	FTHB	Yes	sell/transfer/reliance	0%	\$ 35,000
66	Loan	\$40,000	6/12/1996	11356 IDAHO AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 40,000
67	Loan	\$32,400	8/1/2000	10116 HUNT AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 32,400
68	Loan	\$40,000	4/10/2003	9211 SAN JUAN AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 40,000
69	Loan	\$33,000	4/30/1998	9514 ANNETTA AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 33,000
70	Loan	\$33,900	5/15/1995	4926 PARK PLACE	FTHB	Yes	sell/transfer/reliance	0%	\$ 33,900
71	Loan	\$50,000	12/16/2003	10535 SAN CARLOS	FTHB	Yes	sell/transfer/reliance	0%	\$ 50,000
72	Loan	\$36,000	5/12/2000	11311 OKLAHOMA	FTHB	Yes	sell/transfer/reliance	0%	\$ 36,000
73	Loan	\$15,500	9/13/1999	9781 KARL MONT AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 15,500
74	Loan	\$40,000	3/24/1995	5917 WILSON AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 40,000
75	Loan	\$40,000	12/10/1998	2713 MADRID PLACE	FTHB	Yes	sell/transfer/reliance	0%	\$ 40,000
76	Loan	\$50,000	12/15/1994	6147 WILSON AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 50,000
77	Loan	\$50,000	4/2/2003	12301 GARFIELD AVE	FTHB	Yes	sell/transfer/reliance	0%	\$ 50,000

"FTHB": First Time Homebuyer Program loan recipient

"HRP": Home Revitalization Loan Program recipient

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
78	Loan	\$ 34,853	6/30/2010	Abarca, Cesar	Rehab	Yes	At sell/transfer/refinance	0%	\$ 34,853
79	Loan	\$ 25,000	10/31/1985	Alfieri, Martha	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
80	Loan	\$ 19,590	3/3/1998	Alfonso, Eulalia	Rehab	Yes	At sell/transfer/refinance	0%	\$ 19,590
81	Loan	\$ 17,229	3/22/11	Avillar, Daniel	Rehab	Yes	At sell/transfer/refinance	0%	\$ 17,229
82	Loan	\$ 6,015	8/19/1988	Auli, Claryce	Rehab	Yes	At sell/transfer/refinance	0%	\$ 6,015
83	Loan	\$ 14,710	9/13/1990	Ayala, Jose	Rehab	Yes	At sell/transfer/refinance	0%	\$ 14,710
84	Loan	\$ 25,000	10/1/1990	Ayala, Jose Isaac	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
85	Loan	\$ 22,600	10/2/1990	Bayona, Cecilia/Rosa	Rehab	Yes	At sell/transfer/refinance	0%	\$ 22,600
86	Loan	\$ 19,871	6/19/1992	Bianco, Carmen	Rehab	Yes	At sell/transfer/refinance	0%	\$ 19,871
87	Loan	\$ 35,982	7/9/1992	Brent, Leona	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,982
88	Loan	\$ 36,000	11/17/2003	Carambia, Tom P.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
89	Loan	\$ 14,826	11/16/2000	Carter, Corn Baillie	Rehab	Yes	At sell/transfer/refinance	0%	\$ 14,826
90	Loan	\$ 35,864	9/27/2010	Casillas, Gilbert	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,864
91	Loan	\$ 5,500	12/15/2004	Cazares, Victor	Rehab	Yes	At sell/transfer/refinance	0%	\$ 5,500
92	Loan	\$ 25,000	12/29/1988	Cervantes, Moises	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
93	Loan	\$ 10,465	12/12/1997	Chamochumbi,	Rehab	Yes	At sell/transfer/refinance	0%	\$ 10,465
94	Loan	\$ 36,003	4/5/2009	Chong, Marilu	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,003
95	Loan	\$ 40,434	12/19/2011	Cienecos, Marcia	Rehab	Yes	At sell/transfer/refinance	0%	\$ 40,434
96	Loan	\$ 35,958	2/27/1992	Contreras, Mary L.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,958
97	Loan	\$ 36,000	3/1/1999	Corona, Lorena	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
98	Loan	\$ 15,021	1/28/1997	Cruz, Amando	Rehab	Yes	At sell/transfer/refinance	0%	\$ 15,021
99	Loan	\$ 35,520	3/1/2010	Cruz, Francisco	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,520
100	Loan	\$ 47,125	9/22/2010	Cruz, Hugo	Rehab	Yes	At sell/transfer/refinance	0%	\$ 47,125
101	Loan	\$ 31,423	1/7/1998	Diaz, Rafael	Rehab	Yes	At sell/transfer/refinance	0%	\$ 31,423
102	Loan	\$ 36,845	3/6/2009	VILLA, BARRY	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,845
104	Loan	\$ 36,000	5/28/1998	Dominguez, Rosa	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000

"FTHB": First Time Homebuyer Program loan receipt

"HRP": Home Revitalization Loan Program receipt

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
105	Loan	\$ 25,000	5/10/1990	Espinosa Carlos	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
106	Loan	\$ 12,231	4/15/2004	Estrada, Ariel	Rehab	Yes	At sell/transfer/refinance	0%	\$ 12,231
107	Loan	\$ 14,545	4/15/2004	Fernandez, Maria	Rehab	Yes	At sell/transfer/refinance	0%	\$ 14,545
108	Loan	\$ 25,000	4/30/1986	Florez, Leopoldo	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
109	Loan	\$ 34,352	2/26/2009	Fowler, Craig	Rehab	Yes	At sell/transfer/refinance	0%	\$ 34,352
110	Loan	\$ 35,997	1/15/1997	Garcia, Olivia	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,997
111	Loan	\$ 16,981	9/21/1982	Garcia, Segundo F.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 16,981
112	Loan	\$ 20,915	8/16/1989	Gomez, Albino A.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 20,915
113	Loan	\$ 13,762	1/15/1995	Gomez, Jose R.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 13,762
114	Loan	\$ 36,000	6/29/2000	Gomez, Luisa	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
115	Loan	\$ 36,000	6/30/1999	Gomez, Maria	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
116	Loan	\$ 44,938	9/8/2011	Granados, Jaime	Rehab	Yes	At sell/transfer/refinance	0%	\$ 44,938
117	Loan	\$ 36,000	1/16/2001	Gutierrez, Alfredo	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
118	Loan	\$ 18,605	7/11/2004	Gutierrez, Juvenio	Rehab	Yes	At sell/transfer/refinance	0%	\$ 18,605
119	Loan	\$ 11,400	6/2/2004	Hernandez, Juvenio	Rehab	Yes	At sell/transfer/refinance	0%	\$ 11,400
120	Loan	\$ 36,000	10/27/1995	Hernandez, Mauro	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
121	Loan	\$ 8,910	12/21/2000	Hernandez, Raul	Rehab	Yes	At sell/transfer/refinance	0%	\$ 8,910
122	Loan	\$ 36,000	9/30/1996	Hernandez, Regina	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
123	Loan	\$ 35,825	1/15/1998	Hernandez, Rosa L.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,825
124	Loan	\$ 34,886	10/26/1992	Hinojos,	Rehab	Yes	At sell/transfer/refinance	0%	\$ 34,886
125	Loan	\$ 36,000	3/29/1995	Huerta, Jorge	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
126	Loan	\$ 36,000	1/16/1998	Iglesias, Martha	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
128	Loan	\$ 30,000	3/22/2012	BARRAGAN, ANGEL	Rehab	Yes	At sell/transfer/refinance	0%	\$ 30,000

FTHB: First Time Homebuyer Program loan receipt
HRP: Home Revitalization Loan Program receipt

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
129	Loan	\$ 36,000	2/2/1999	Jaisinghani, Carole	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
130	Loan	\$ 25,000	8/19/1988	Jimenez, Pedro	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
131	Loan	\$ 25,000	4/21/1986	Johnson, Virginia	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
132	Loan	\$ 11,438	4/9/1990	Johnston, Helen	Rehab	Yes	At sell/transfer/refinance	0%	\$ 11,438
133	Loan	\$ 46,459	6/8/2011	Jomarron, Willie	Rehab	Yes	At sell/transfer/refinance	0%	\$ 46,459
134	Loan	\$ 35,609	8/4/98	Keck, Evelyn	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,609
135	Loan	\$ 24,390	11/23/1987	Leit, Elaine	Rehab	Yes	At sell/transfer/refinance	0%	\$ 24,390
136	Loan	\$ 35,370	6/16/2011	Lopez, Antonio	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,370
137	Loan	\$ 33,916	3/22/2011	Ubaldo, Maldonado	Rehab	Yes	At sell/transfer/refinance	0%	\$ 33,916
138	Loan	\$ 55,928	4/30/2012	Martinez, Jesus	Rehab	Yes	At sell/transfer/refinance	0%	\$ 55,928
139	Loan	\$ 30,153	9/17/2008	Martinez, Victor	Rehab	Yes	At sell/transfer/refinance	0%	\$ 30,153
140	Loan	\$ 24,834	9/12/1988	Mata, Ignacio	Rehab	Yes	At sell/transfer/refinance	0%	\$ 24,834
141	Loan	\$ 36,000	3/4/1994	Medina, Lucille	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
142	Loan	\$ 19,418	10/19/1983	Mendivil, Filberto	Rehab	Yes	At sell/transfer/refinance	0%	\$ 19,418
143	Loan	\$ 48,448	10/19/2011	Mendizabal, Otto	Rehab	Yes	At sell/transfer/refinance	0%	\$ 48,448
144	Loan	\$ 32,424	3/9/1999	Molina, Robert	Rehab	Yes	At sell/transfer/refinance	0%	\$ 32,424
145	Loan	\$ 36,000	2/23/1999	Mora, Candelaria	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
146	Loan	\$ 25,000	12/22/1987	Mosqueda, Luis	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
147	Loan	\$ 20,871	6/1/1990	Newell, Joan	Rehab	Yes	At sell/transfer/refinance	0%	\$ 20,871
148	Loan	\$ 25,000	10/14/1988	Nunez, Jose	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
149	Loan	\$ 33,855	11/23/1993	Nunez, Luis E.	Rehab	No	At sell/transfer/refinance	0%	\$ 33,855
150	Loan	\$ 36,000	12/9/1994	Orozco, Alfredo	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
151	Loan	\$ 33,796	2/17/2010	Padilla, Felipa	Rehab	Yes	At sell/transfer/refinance	0%	\$ 33,796
152	Loan	\$ 25,000	6/3/1991	VELAZQUEZ, NAZARIO	Rehab	YES	At sell/transfer/refinance	0%	\$ 25,000

FTHB: First Time Homebuyer Program loan recipient

HRP: Home Revitalization Loan Program recipient

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
153	Loan	\$ 30,260	7/25/1997	GLORIA, PADILLA	Rehab	YES	At sell/transfer/refinance	0%	\$ 30,260
154	Loan	\$ 7,566	5/20/1999	PEREZ, MELIDA	Rehab	Yes	At sell/transfer/refinance	0%	\$ 7,566
155	Loan	\$ 36,000	11/15/1995	RAMOS, EDUARDO	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
156	Loan	\$ 29,649	5/26/1999	RAMOS, ORLANDO	Rehab	Yes	At sell/transfer/refinance	0%	\$ 29,649
157	Loan	\$ 32,183	8/12/2010	RIVAS, OLGA	Rehab	Yes	At sell/transfer/refinance	0%	\$ 32,183
158	Loan	\$ 25,000	11/26/1986	ROBLEDO, JESSES	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
159	Loan	\$ 13,945	7/16/1997	ROBLES, MARCEL	Rehab	Yes	At sell/transfer/refinance	0%	\$ 13,945
160	Loan	\$ 14,315	9/14/1985	ROBLES, RAYMOND	Rehab	Yes	At sell/transfer/refinance	0%	\$ 14,315
161	Loan	\$ 35,818	7/1/1995	ROJAS, OSCAR	Rehab	YES	At sell/transfer/refinance	0%	\$ 35,818
162	Loan	\$ 36,000	4/17/2001	RUBIO, RAUL M.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
163	Loan	\$ 36,000	7/8/1997	SALINAS, SANTIAGO	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
166	Loan	\$ 35,807	7/10/2000	SANTIAGO,	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,807
167	Loan	\$ 36,000	8/1/1999	SAPIENS, JOSE	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
168	Loan	\$ 14,465	10/24/1980	SIFUENTES, ENRIQUE	Rehab	Yes	At sell/transfer/refinance	0%	\$ 14,465
169	Loan	\$ 36,000	2/11/1994	SMITH, NORMAN	Rehab	NO	At sell/transfer/refinance	0%	\$ 36,000
170	Loan	\$ 35,430	4/23/1995	SOLORIO, JESUS	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,430
171	Loan	\$ 36,000	6/2/1992	SOSA, MARIA	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
172	Loan	\$ 50,000	3/19/2012	TALAVERA, MANUEL	Rehab	Yes	At sell/transfer/refinance	0%	\$ 50,000
173	Loan	\$ 25,000	4/19/1984	TORRES, ABRAHAM	Rehab	YES	At sell/transfer/refinance	0%	\$ 25,000
174	Loan	\$ 36,000	5/20/1994	TORRES, RAUL	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
175	Loan	\$ 36,000	10/30/1998	VARGAS, MARY	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
	Loan	\$ 36,000	4/2/2009	VELASCO, MIGUEL	Rehab	YES	At sell/transfer/refinance	0%	\$ 36,000

"FTHB": First Time Homebuyer Program loan recipient
"HRP": Home Revitalization Loan Program recipient

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
186	Grant	\$ 3,473	6/30/2000	Gomez, Luisa	Rehab	NO	N/A	N/A	N/A
187	Grant	\$ 3,395	5/1/2000	Gomez, Maria	Rehab	NO	N/A	N/A	N/A
188	Grant	\$ 10,000	3/22/2012	BARRAGAN, ANGEL	Rehab	NO	N/A	N/A	N/A
189	Grant	\$ 1,035	10/4/2011	SANDOVAL, NORMA	Rehab	NO	N/A	N/A	N/A
191	Grant	\$ 3,500	7/1/2000	SANTIAGO,	Rehab	NO	N/A	N/A	N/A
193	Grant	\$ 10,000	3/20/2012	TALAVERA, MANUEL	Rehab	NO	N/A	N/A	N/A
194	Grant	\$ 1,747	6/3/1992	SOSA, MARIA	Rehab	NO	N/A	N/A	N/A
195	Grant	\$ 2,090	7/1/1995	ROJAS, OSCAR	Rehab	NO	N/A	N/A	N/A
196	Grant	\$ 10,000	2/17/2010	Padilla, Felipa	Rehab	No	N/A	N/A	N/A
197	Grant	\$ 10,000	10/20/2011	Mendizabal, Otto	Rehab	No	N/A	N/A	N/A
198	Grant	\$ 10,000	6/8/2011	Jomarron, Willie	Rehab	No	N/A	N/A	N/A
199	Grant	\$ 10,000	6/16/2011	Lopez, Antonio	Rehab	No	N/A	N/A	N/A
200	Grant	\$ 10,000	3/23/2011	Ubaldo, Maldonado	Rehab	No	N/A	N/A	N/A
201	Grant	\$ 10,000	5/1/2012	Martinez, Jesus	Rehab	No	N/A	N/A	N/A
202	Grant	\$ 10,000	2/17/2010	Padilla, Felipa	Rehab	No	N/A	N/A	N/A
203	Grant	\$ 2,490	10/7/1998	Rosa Dominguez	Rehab	No	N/A	N/A	N/A
204	Grant	\$ 2,200	9/24/1992	Garcia, Segundo F.	Rehab	No	N/A	N/A	N/A
205	Grant	\$ 2,500	9/30/1988	Hinojos,	Rehab	No	N/A	N/A	N/A
206	Grant	\$ 3,500	6/19/1996	Iglesias, Martha	Rehab	No	N/A	N/A	N/A
207	Grant	\$ 2,500	10/2/1990	Bayona, Cecilia/Rosa	Rehab	No	N/A	N/A	N/A
208	Grant	\$ 10,000	4/5/2009	Chong, Mariu	Rehab	No	N/A	N/A	N/A
209	Grant	\$ 10,000	12/20/2011	Cienaros, Marcia	Rehab	No	N/A	N/A	N/A

FTHB: First Time Homebuyer Program loan recipient

HRP: Home Revitalization Loan Program recipient

Exhibit E - Rents/Operations

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1	Rental Income	Commercial	Housing Authority	Housing Authority	Housing Authority	Interim Tenant Lease (Amigos Market)	No	Not Applic.	Ex. A Line 6
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									

a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit F - Rents

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
1	Rental Income	Residential	Housing Authority	Housing Authority	Housing Authority	Maintain property	Yes	CRL	Ex. A Line 1
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									

a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with

c/ May include California Redevelopment Law, tax credits, state bond indentures,

APPENDIX 2 - HOUSING SUCCESSOR ANNUAL REPORT REQUIREMENTS

Housing Successor Reporting Requirements <i>Health and Safety Code Section 34176.1(f)</i>		
Housing Asset Fund Revenues & Expenditures	Other Assets and Active Projects	Obligations & Proportionality
<p>Total amount deposited in the Housing Asset Fund for the fiscal year</p> <p>Amount of deposits funded by a Recognized Obligation Payment Schedule ("ROPS")</p>	<p>Description of any project(s) funded through the ROPS</p>	<p>Description of any outstanding production obligations of the former Agency that were inherited by the Housing Authority</p>
<p>Statement of balance at the close of the fiscal year</p>	<p>Update on property disposition efforts (note that housing successors may only hold property for up to five years, unless it is already developed with affordable housing)</p>	<p>Compliance with proportionality requirements (income group targets), which must be upheld on a five year cycle</p>
<p>Description of Expenditures for the fiscal year, broken out as follows:</p> <ul style="list-style-type: none"> • Homeless prevention and rapid rehousing • Administrative and monitoring • Housing development expenses by income level assisted 	<p>Other "portfolio" balances, including:</p> <ul style="list-style-type: none"> • Statutory value of any real property either transferred from the former Agency or purchased by the Housing Asset Fund • Value of loans and grants receivable 	<p>Percentage of deed-restricted rental housing restricted to seniors and assisted by the former Agency, the Housing Authority, or the City within the past ten years compared to the total number of units assisted by any of those three agencies</p>
<p>Description of any transfers to another housing successor for a joint project</p>	<p>Inventory of homeownership units assisted by the former Agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency's investment of monies from the Low and Moderate Income Housing Fund</p>	<p>Amount of any excess surplus, and, if any, the plan for eliminating it</p>

APPENDIX 3 – HOUSING ASSET FUND EXPENDITURE REQUIREMENTS

Housing Asset Fund Expenditure Requirements <i>Health and Safety Code Section 34176.1</i>		
Expense Category	Limits	Allowable Uses
Administration and Compliance Monitoring	\$200,000 maximum for FY 2019-20 (limit varies each year)	<p>Administrative activities such as:</p> <ul style="list-style-type: none"> Professional services (consultant fees, auditor fees, etc.) Staff salaries, benefits, and overhead for time spent on Housing Successor administration Compliance monitoring to ensure compliance with affordable housing and loan agreements Property maintenance at Housing Successor-owned properties <p>Capped at \$200,000 adjusted annually for inflation or 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT ("Portfolio"), whichever is greater.</p>
Homeless Prevention and Rapid Rehousing Solutions	\$250,000 maximum per fiscal year	<p>Services for individuals and families who are homeless or would be homeless but for this assistance, including:</p> <ul style="list-style-type: none"> Contributions toward the construction of local or regional homeless shelters Housing relocation and stabilization services including housing search, mediation, or outreach to property owners Short-term or medium-term rental assistance Security or utility deposits Utility payments Moving cost assistance Credit repair Case management Other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.
Affordable Housing Development	No spending limit, but must comply with income and age targets	<p>"Development" includes:</p> <ul style="list-style-type: none"> New construction Acquisition and rehabilitation Substantial rehabilitation Acquisition of long-term affordability covenants on multifamily units Preservation of at-risk units whose affordable rent restrictions would otherwise expire over the next five years

Housing Asset Fund Expenditure Requirements Health and Safety Code Section 34176.1		
Expense Category	Limits	Allowable Uses
	Income Targets	<p>Every five years (currently FYs 2020-2024), Housing Asset Funds must meet income targets:</p> <ul style="list-style-type: none"> At least 30% on extremely low income rental households (up to 30% AMI or "Area Median Income") No more than 20% on low income households (60-80% AMI) <p>Moderate and above moderate income households may not be assisted (above 80% AMI).</p> <p>Failure to comply with the extremely low income requirement in any five-year compliance period will result in having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance.</p> <p>Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in not being able to expend any funds on these income categories until in compliance.</p>
	Age Targets	<p>For the prior ten years (resets every year), a maximum of 50% of deed-restricted rental housing units assisted by the Housing Successor or its host jurisdiction may be restricted to seniors.</p> <p>If a housing successor fails to comply, Housing Asset Funds may not be spent on deed-restricted rental housing restricted to seniors until in compliance.</p>

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

TUESDAY, DECEMBER 8, 2020

- CALL TO ORDER** The meeting of the South Gate Housing Authority was called to order by Chairwoman Maria Davila at 5:50 p.m.
- ROLL CALL** Carmen Avalos, City Clerk
- PRESENT** Chairwoman Maria Davila, Vice Chairman Al Rios, Authority Member Maria del Pilar Avalos, Authority Member Denise Diaz, and Authority Member Gil Hurtado; Treasurer/Chief Financial Officer Jackie Acosta, Interim Executive Director Chris Jeffers, Authority Counsel Raul F. Salinas, Interim Director of the Housing Authority Paul Adams
- CLOSED SESSION** The Authority Members recessed into Closed Session at 5:42 p.m. and reconvened at 6:35 p.m. with all Members present. Legal Counsel Salinas reported the following:
1. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS
Pursuant to Government Code Section 54956.8
- Property APN: 6202-010-900
Property Address: 7916 Long Beach Blvd., South Gate, CA 90280
City Negotiator: Chris Jeffers, Interim City Manager
Negotiating with: GDS, Inc.
Under Negotiation: Terms of Sale
- On item 1, the Housing Authority met in joint session with the Successor Agency. A presentation was given by City staff and upon completion of that report guidance was given but there was no reportable action taken by the Housing Authority and Successor Agency.
- 1**
MINUTES The Housing Authority unanimously approving the meeting minutes of November 10, 2020 by motion of Authority Member Avalos and seconded by Vice Chairman Rios.
- ROLL CALL:** Chairwoman Davila, yes; Vice Chairman Al Rios, yes; Authority Member Avalos, yes; Authority Member Diaz, yes; Authority Member Hurtado, yes.

2
COMMENTS FROM
THE AUDIENCE None.

3
COMMENTS FROM THE
AUTHORITY MEMBERS None.

ADJOURNMENT Chairwoman Davila unanimously adjourned the meeting at 6:36 p.m. and seconded by Authority Member Avalos.

PASSED and **APPROVED** this 12th day of January 2021.

ATTEST:

Maria Davila, Chairperson

Paul Adams, Secretary