



SOUTH GATE HOUSING AUTHORITY REGULAR MEETING AGENDA

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

SOUTH GATE COUNCIL CHAMBERS OR TELECONFERENCE

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

MEETING ID: 834 8912 4676

<https://us02web.zoom.us/j/83489124676>

I. Call To Order/Roll Call

CALL TO ORDER

Al Rios, Chairperson

ROLL CALL

Carmen Avalos, City Clerk

II. City Officials

CHAIRPERSON	INTERIM EXECUTIVE DIRECTOR
Al Rios	Chris Jeffers
VICE CHAIRPERSON	RECORDING SECRETARY
Maria del Pilar Avalos	Carmen Avalos
HOUSING AUTHORITY MEMBERS	INTERIM DIRECTOR OF THE HOUSING AUTHORITY
Maria Davila	Grace Martin
Denise Diaz	

Gil Hurtado	AUTHORITY COUNSEL
	Raul F. Salinas
	INTERIM TREASURER/CHIEF FINANCIAL OFFICER
	Kingsley Okereke

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. Resolution Declaring 9001-19 Long Beach Boulevard, South Gate, California As Surplus Property

The South Gate Housing Authority will consider adopting a **Resolution** _____ declaring 9001-19 Long Beach Boulevard, South Gate, California as surplus property. (CD)

Documents:

[HA ITEM 1 REPORT 07272021.PDF](#)

2. Minutes

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

- a. The regular meeting minutes of May 25, 2021; and
- b. The special meeting minutes of July 13, 2021.

Documents:

[HA ITEM 2 REPORT 07272021.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 July 22, 2021, at 7:33 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.

JUL 21 2021

5:43 pm

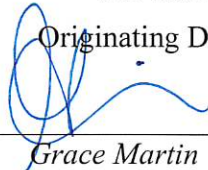
City of South Gate
SOUTH GATE HOUSING AUTHORITY

AGENDA BILL

For the Regular Meeting of: **July 27, 2021**

Originating Department: **Community Development**

Interim Director:


Grace Martin

Interim City Manager:


Chris Jeffers

SUBJECT: HOUSING AUTHORITY RESOLUTION DECLARING 9001-19 LONG BEACH BOULEVARD, SOUTH GATE, CALIFORNIA (APNs 6204-025-900, 6204-025-901, AND 6204-025-902) AS SURPLUS PROPERTY

PURPOSE: To consider the adoption of a South Gate Housing Authority ("Housing Authority") Resolution that:

1. Declares 9001, 9015, and 9019 Long Beach Boulevard ("9001-19 Long Beach Boulevard") as surplus property; and
2. Directs the Housing Authority Executive Director ("Executive Director") to follow disposition procedures set forth in the Surplus Lands Act ("Act").

RECOMMENDED ACTIONS: Adopt the Housing Authority Resolution declaring 9001-19 Long Beach Boulevard, South Gate, California as surplus property.

FISCAL IMPACT: The designation of surplus property has nominal costs funded by the Housing Authority for property disposition. Costs include staff and consultant time for preparing the required documents, transmitting the Notice of Availability, receiving and analyzing offers, and presenting recommendations to the Housing Authority. These Housing Authority funds are appropriated in Fund 322, which are restricted to fund affordable housing development, homeless prevention solutions, and related administration. The estimated cost of the surplus property disposition is \$3,500.

ANALYSIS: For the past 2 years, the Housing Authority and Habitat for Humanity of Greater Los Angeles ("Habitat for Humanity") worked towards the redevelopment of three parcels on the southwest corner of Long Beach Boulevard and Willow Street. Originally, the parties worked under an exclusive negotiation agreement, which after three extensions ended in July 2020. While the Housing Authority remains interested in an affordable ownership housing project on this site, recent changes to state law and HCD oversight that went into effect in April of this year make it difficult to continue negotiations without first proceeding through the Surplus Land Act disposition process that permits Habitat for Humanity and other affordable housing developers to propose competitively for this site. Habitat for Humanity management has expressed a desire to submit their proposal for this site and resume negotiations with the Housing Authority at the conclusion of the notice period.

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

The process for surplus property disposition entails these main actions:

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

The tentative disposition schedule is detailed below.

July 27, 2021 – Declare 9001-19 Long Beach Boulevard as Surplus Property

July 28, 2021 – Distribute Notice of Availability

September 26, 2021 – Notice of Intent Due from Qualifying Entities

October – December 2021 – Negotiation Period and Developer Agreement

The attached draft Notice of Availability is based on the HCD template and provides basic information as required HCD guidelines as well as states the City Council's interest in affordable housing for this property should that be proposed by a prospective buyer. Under the HCD guidelines, housing is considered an acceptable use of any surplus property regardless of its zoning designation.

BACKGROUND: The subject property consists of three parcels, two of which were transferred from the former Community Development Commission ("CDC") when the Housing Authority became the housing successor agency upon dissolution of redevelopment statewide in February 2012 and one which was subsequently purchased by the Housing Authority using housing successor funds in March 2020. Together, the property comprises 0.66 acres of irregularly shaped property located within the City's Urban Neighborhood (UN) Zoning district. Under the current Zoning, residential is a permitted use at a maximum density of 40 units per acre, or up to 85 units per acre with density bonuses.

Development is constrained by the lot shape and depth on the west side adjacent to single family housing on Willow Street. Additionally, the property contains one existing use, a tire shop (Vallarta Tires) and the property has an identified soil contamination issue that was disclosed and studied prior to acquisition. Costs for remediation would be an added cost for redevelopment as well as tenant relocation assistance as required under the State Relocation Law. The balance of the site was cleared several years ago by the former CDC.

Under state law, the Housing Authority has until April 2023 to redevelop or dispose of the two original properties received from the CDC, as well as demonstrate that the purchase of 9019 Long Beach Boulevard resulted in the development of housing by June 2024.

On April 23, 2019, the Housing Authority and Habitat for Humanity entered into an Exclusive Negotiation Agreement (“ENA”) for the redevelopment of the three parcels at 9001-19 Long Beach Boulevard, which would result in the development of 14 townhomes. 12 townhomes would be available for purchase to low- and moderate-income households and 2 townhomes would be available to rent to households earning less than 30 percent of the County median income.

The Habitat for Humanity ENA was subsequently amended three times between April 2019 and May 2020.

- On November 12, 2019, Amendment No 1 extended the closing date and increased the developer’s deposit from \$20,000 to \$75,000 to cover a portion of the costs for anticipate soil remediation, as well as put in place a trigger to terminate the agreement if the developer failed to make the additional deposit in a timely fashion, which it failed to do during the initial ENA. Amendment No. 1 also reduced the number of units from 15 to 14 at the developer’s request and clarified the required submittals from the developer.
- On January 28, 2020, Amendment No. 2 extended again the time to provide the \$75,000 deposit and extended the outside termination date from March 12, 2020 to May 29, 2020. The developer subsequently made the deposit required under the ENA.
- On May 6, 2020, Amendment No. 3 followed the developer’s request for an 8-week extension of the ENA due to unforeseen circumstances at the time, resulting in a termination date of July 24, 2020.

After May 2020, the developer and city did not take any action to extend the ENA, which expired on July 24, 2020, and is no longer in force of effect, but did continue negotiations on the project structure including financing terms, unit mix, and design through the May 2021, including a workshop with the Planning Commission on the project held on October 20, 2020. However, under the Surplus Land Act and HCD guidelines, in order for any sale of the property to proceed, legal counsel has advised that the Housing Authority suspend these discussions, return the Habitat for Humanity deposit (net of appropriate costs allowed under ENA), and proceed with declaration of surplus property and notify affordable housing sponsors (including Habitat for Humanity, who is expected to submit their proposal again) of the opportunity to purchase and develop the site.

Once any offers (notices of interest) are received, the Housing Authority may rank the proposals based on the objectives in the Surplus Land Act and which project proposals it may wish to offer assistance, if any. The Surplus Land Act does not obligate the Housing Authority to sell the property for less than fair market value nor provide financial assistance to a proposal it does not favor.

ATTACHMENT:

- A. Proposed Resolution Declaring 9001, 9015, and 9019 Long Beach Boulevard as Surplus Property
- B. Draft Notice of Availability of Surplus Property – 9001-19 Long Beach Boulevard, South Gate

HOUSING AUTHORITY RESOLUTION NO. ____

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH GATE DECLARING 9001, 9015, AND 9019 LONG BEACH BOULEVARD, SOUTH GATE, CALIFORNIA AS SURPLUS PROPERTY

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

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

WHEREAS, pursuant to Health and Safety Code Section 34176 the City of South Gate Housing Authority ("Housing Authority") elected to become the housing successor to the former CDC, receiving housing assets rights, powers, duties, and obligations from the CDC, including 9001 and 9015 Long Beach Boulevard; and

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

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

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

WHEREAS, Health and Safety Code Section 34315 permits housing authorities to acquire real or personal property for affordable housing development, including by eminent domain if necessary; and

WHEREAS, the Housing Authority determined that assembly of additional property would facilitate the feasible and timely development of 9001 and 9015 Long Beach Boulevard; and

WHEREAS, the Housing Authority acquired 9019 Long Beach Boulevard on March 20, 2020 with Low and Moderate Income Housing Asset Funds; and

WHEREAS, the Housing Authority had previously entered into an Exclusive Negotiation Agreement ("ENA") with Habitat for Humanity of Greater Los Angeles on April 23, 2019 to establish a specific, limited period of time to negotiate a mutually acceptable Affordable Housing Agreement governing the disposition and development of 9001, 9015, and 9019 Long Beach Boulevard ("Property"); and

WHEREAS, the ENA expired on July 24, 2020 prior to any agreement for sale and development was agreed upon by the parties; and

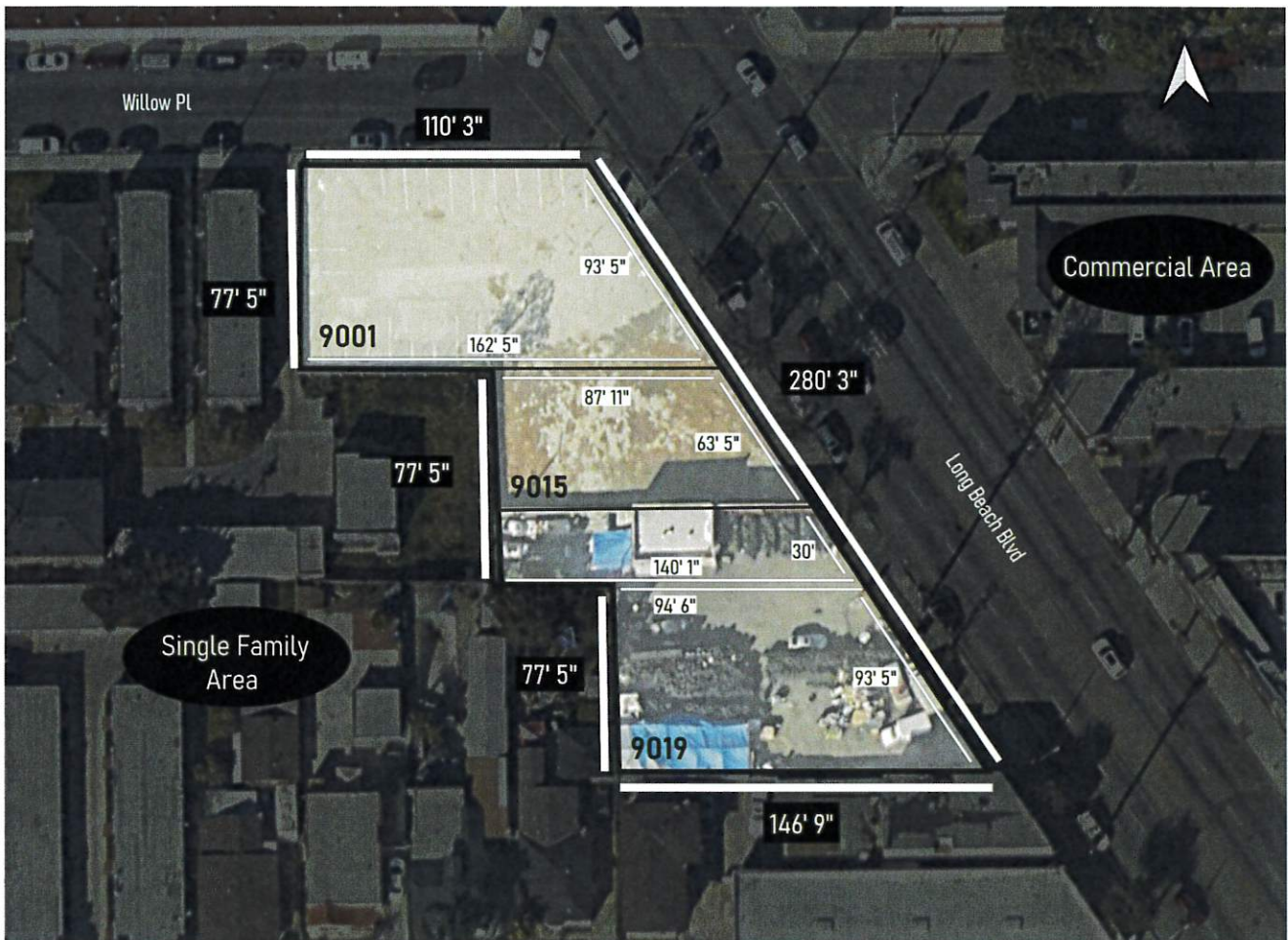


EXHIBIT "B"

LEGAL DESCRIPTION

9001 Long Beach Blvd. Property

LOT 321, OF TRACT NO. 3477, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 38, PAGE\(S\) 11 AND 12](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6204-025-900

LOT 322, OF TRACT NO. 3477, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 38 PAGE \(S\) 11 AND 12](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE SOUTH 24.88 FEET AND THE WEST 74.45 FEET THEREOF.

APN: 6204-025-901

9019 Long Beach Blvd. Property

PARCEL 1:

LOT 345 OF TRACT NO. 3477, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 38, PAGES 11 AND 12](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF LOT 322 OF TRACT NO. 3477, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 38, PAGES 11 AND 12](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 30 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 133.25 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT, 24.33 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF SAID LOT; THENCE EAST ALONG SAID SOUTH LINE 150 FEET TO THE POINT OF BEGINNING.

APN: 6204-025-902

Notice of Availability/Offer to Sell Surplus Property
9001-19 Long Beach Boulevard, South Gate
Housing Authority of the City of South Gate

July 28, 2021

To All Interested Parties:

As required by Government Code Section 54220 of the State of California, the Housing Authority of the City of South Gate ("Housing Authority") is providing notification that the Housing Authority intends to sell surplus property located at 9001, 9015, and 9019 Long Beach Boulevard ("Property") in the City of South Gate. The Housing Authority declared the Property surplus on July 27, 2021 by Resolution [REDACTED].

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

About the Subject Property and Goals for the Site

The Housing Authority seeks a 100% affordable housing project on the Property. The City is particularly interested in ownership affordable housing in this area where homeownership rates are very low and unattainable for many households.

The subject Property is a 0.66 acre lot comprised of three separate parcels (APNs 6204-025-900, 6204-025-901, and 6204-025-902). The Property has an irregular lot shape and is located on the southwest corner of Long Beach Boulevard and Willow Place adjacent to commercial uses to the south and an adjacent single family neighborhood to the west.

A portion of the Property located at 9019 Long Beach Boulevard is improved with a ~651 square foot building and is leased to a tire shop on a month-to-month basis. The Property also has identified soil contamination. As such, additional redevelopment costs would include demolition, soil remediation, and tenant relocation assistance as required under the State Relocation Law would be added costs for site redevelopment. The balance of the Property is clear of improvements.

The Property is located within the City's "Urban Neighborhood" Zoning District.

Responding to this Notice of Availability

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

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

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

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

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

SUBMITTAL REQUIREMENTS (IMPORTANT)

The Notice of Interest in acquiring the Property shall be received (not postmarked) no later than 5:00 pm Sunday, September 26, 2021. An interested party may send the Notice of Interest by email or regular mail by way of the United States Postal Service. If by regular mail, we suggest that an interested party send it via certified mail with return receipt requested. However, the Housing Authority is not responsible for delays in mail delivery so please plan accordingly to ensure that submittals are received before the deadline to be considered. The Notice of Interest should contain at a minimum, the name of the entity interested in purchasing the Property, proposed use, proposed purchase price, and terms and conditions to closing. The Notice of Interest shall be addressed to:

Alex Lawrence, RSG, Inc.
17872 Gillette Avenue, Suite 350, Irvine, CA 92614
alawrence@webrsg.com

If you have any questions, please contact Alex Lawrence at alawrence@webrsg.com or (714)316-2104.

Attachment 1: Property Summary Sheet

South Gate Housing Authority Notice of Availability of Surplus Land (July 2021) Property Summary Sheet	
Address	9001-19 Long Beach Boulevard, South Gate, CA 90280
County	County of Los Angeles
APNs	6204-025-900, 6204-025-901, and 6204-025-902
Lot Size	+/- 0.66 acres; 28,749 sq. ft.
Improvements	Single Story Building (Auto Repair / Tire Shop) Vacant lot
Building Size	~651 sq. ft.
Zoning	Urban Neighborhood
General Plan Designation	Corridor Overlay Zone; Sub Area 2 Long Beach Corridor
Density	Min: N/A Maximum: 40 du/acre Maximum with Density Bonus: 85 du/acre
Existing Use	A portion of the Property is leased to a tire shop on a month-to-month basis.
Legal Description	See Attachment 3
Due Diligence	The Property also has identified soil contamination. A copy of the Phase II study can be provided upon request. As such, additional redevelopment costs would include demolition, soil remediation with oversight from the Department of Toxic Substances Control, and tenant relocation assistance as required under the State Relocation Law would be added costs for site redevelopment.
Minimum Asking Price	The Housing Authority would expect fair market value for the Property, or a commensurate number of affordable housing units including extremely low rental housing if any assistance is being sought such as a reduction in the land price. The Housing Authority requests that interested parties provide justification for the offered purchase price.
Value and Date of Most Recent Appraisal	The Housing Authority does not have a recent appraisal for 9001 and 9015 Long Beach Blvd. 9019 Long Beach Boulevard was appraised at \$930,000 on April 13, 2018.

Appendix 2: Property Map



Attachment 3: Legal Description

9001 Long Beach Blvd. Property

LOT 321, OF TRACT NO. 3477, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 38, PAGE\(S\) 11 AND 12](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6204-025-900

LOT 322, OF TRACT NO. 3477, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 38 PAGE \(S\) 11 AND 12](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE SOUTH 24.88 FEET AND THE WEST 74.45 FEET THEREOF.

APN: 6204-025-901

9019 Long Beach Blvd. Property

PARCEL 1:

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PARCEL 2:

THAT PORTION OF LOT 322 OF TRACT NO. 3477, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 38, PAGES 11 AND 12](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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APN: 6204-025-902

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

Item No. 2

TUESDAY, MAY 25, 2021

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

ROLL CALL Raquel Larios, Recording Secretary

PRESENT Chairperson Al Rios, Vice Chairperson Maria del Pilar Avalos, Authority Member Maria Davila, Authority Member Denise Diaz and Authority Member Gil Hurtado; City Clerk Carmen Avalos, Interim Executive Director Chris Jeffers, Authority Counsel Raul F. Salinas

ABSENT Treasurer/Chief Financial Officer Jackie Acosta

**1
AMEND AGREEMENT WITH
RSG, INC., FOR GENERAL**

ON-CALL SERVICES The South Gate Housing Authority unanimously approved items A and B by motion of Authority Member Davila and seconded by Authority Member Diaz:

Roll Call: Authority Member Davila, yes; Authority Member Diaz, yes; Authority Member Hurtado, yes; Vice Chairperson Avalos, yes; Chairperson Rios, yes.

- a. Approving Amendment No. 1 to Contract No. 2020-01-HA with RSG, Inc., to continue providing as needed on-call services through June 30, 2022, in an amount not to exceed \$138,520; and
- b. Authorizing the Chairperson to execute Amendment No. 1 in a form acceptable to the Authority Counsel.

Interim Executive Director Jeffers provided a presentation on this item.

**2
MINUTES**

The South Gate Public Housing Authority unanimously approved items A, B and C by motion of Authority Member Davila and seconded by Authority Member Hurtado:

Roll Call: Authority Member Davila, yes; Authority Member Diaz, yes; Authority Member Hurtado, yes; Vice Chairperson Avalos, yes; Chairperson Rios, yes.

- a. The regular meeting minutes of January 12, 2021;
- b. The regular meeting minutes of April 27, 2021; and
- c. The regular meeting minutes of May 11, 2021.

3
COMMENTS FROM
THE AUDIENCE

None.

4
COMMENTS FROM
THE AUTHORITY
MEMBERS

None.

ADJOURNMENT

Authority Member Davila unanimously adjourned the meeting at 5:45 p.m. and seconded by Vice Chairperson Avalos.

PASSED and **APPROVED** this 27th day of July 2021.

ATTEST:

Al Rios, Chairperson

Carmen Avalos, Recording Secretary

MINUTES FOR THE SPECIAL MEETING OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH GATE

TUESDAY, JULY 13, 2021

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

ROLL CALL Carmen Avalos, City Clerk

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

CLOSED SESSION Authority Council Salinas recused himself from participating on this meeting. The City has an outside council, Celeste Brady present.

The Authority Members recessed into Closed Session at 5:40 p.m. and reconvened at 6:32 p.m. with all Members of the Housing Authority present. Authority Counsel Salinas reported the following

1. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8

Property APN: 6204-025-900, 6204-025-901 and 6204-025-902

Property Address: 9001-9019 Long Beach Boulevard, South Gate,
CA 90280

City Negotiator: Chris Jeffers, Interim City Manager

Negotiating with: Pending

Under Negotiation: Terms of Sale

There was a report given and during that discussion by staff and outside counsel and upon completion of that presentation there was no reportable action taken.

ADJOURNMENT Authority Member Davila unanimously adjourned the meeting at 6:34 p.m. and seconded by Council Member Hurtado.

PASSED and APPROVED this 27th day of July 2021.

ATTEST:

Al Rios, Chairperson

Carmen Avalos, Recording Secretary