

**RESOLUTION NO. 7488**

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE, CALIFORNIA, RECEIVING AND APPROVING THE FISCAL YEAR 2012-2013 CONSOLIDATED ANNUAL ACTION PLAN UPDATE AND AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS FOR THE SUBMITTAL OF SAID PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**WHEREAS**, the City of South Gate previously prepared and submitted the Five Year Consolidated Plan, which contained an Action Plan, to the U.S. Department of Housing and Urban Development ("HUD") on May 15, 2010; and

**WHEREAS**, the City is required to submit an Annual Action Plan Update, such that it is due to HUD by May 15, 2012; and

**WHEREAS**, the Annual Action Plan Update constitutes an application to HUD for Fiscal Year 2012-2013 federal funds from the Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME), and the Emergency Solutions Grant (ESG); and

**WHEREAS**, the City Council did duly notice a public hearing for April 24, 2012, to hear public comment on the Annual Action Plan Update; and

**WHEREAS**, the City has prepared a Consolidated Annual Action Plan Update with the participation of the South Gate Advisory Committee (CAC) and made it available for public consideration on March 22, 2012 at the City Clerk's Office and Community Development Department in City Hall; at the Chamber of Commerce Office and at the two County Public Libraries for the required thirty-day public review period; and

**WHEREAS**, the City published a Notice of Availability of the Annual Action Plan Update and a Notice of Public Hearing on March 22, 2012 with the CAC's recommended allocations in the Los Angeles WAVE setting the matter for final public comment and City Council consideration for April 24, 2012; and

**WHEREAS**, the City published an additional Notice of Availability of the Consolidated Annual Action Plan Update and a Notice of Public Hearing with the City Council's proposed allocations on March 22, 2012 in the Los Angeles WAVE setting the matter for final public comment and City Council consideration for April 24, 2012; and

**WHEREAS**, on April 24, 2012, the City did hold a duly noticed public hearing and received final public comment on the Plan.

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

**SECTION 1.** The City Council hereby receives and approves the attached fiscal year 2012-2013 Consolidated Annual Action Plan Update and authorizes the execution of necessary documents by the Mayor for the submittal of said plan to the U.S. Department of Housing and Urban Development.

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

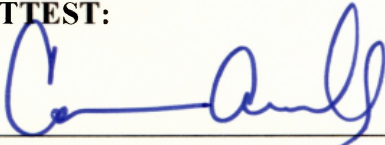
**PASSED, APPROVED AND ADOPTED** this 24<sup>th</sup> day of April, 2012.

**CITY OF SOUTH GATE:**



\_\_\_\_\_  
W.H. (Bill) De Witt, Mayor

**ATTEST:**



\_\_\_\_\_  
Carmen Avalos, City Clerk  
(Seal)

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Raul F. Salinas, City Attorney



# **CITY OF SOUTH GATE**

## **ACTION PLAN**

### **PROGRAM YEAR 2012-2013**

#### **FUNDING SOURCE ALLOCATIONS:**

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
HOME INVESTMENT PARTNERSHIP GRANT (HOME)  
EMERGENCY SOLUTIONS GRANT (ESG)  
PUBLIC HOUSING SECTION 8 HOUSING CHOICE VOUCHER (HCV)

Submitted By:

Community Development Department

CITY OF SOUTH GATE

**DRAFT**

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STANDARD FORM 424 - HOME  
STANDARD FORM 424 - ESG  
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**APPENDIX A – Residential Anti-Displacement Plan**

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Application for Federal Assistance SF-424		Version 02
<b>*1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		<b>*2. Type of Application</b> * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision <b>*Other (Specify)</b> _____
<b>3. Date Received:</b>		<b>4. Applicant Identifier:</b> B-12-MC-06-0530
<b>5a. Federal Entity Identifier:</b> 95-6000799		<b>*5b. Federal Award Identifier:</b>
<b>State Use Only:</b>		
<b>6. Date Received by State:</b>		<b>7. State Application Identifier:</b>
<b>8. APPLICANT INFORMATION:</b>		
<b>*a. Legal Name:</b> City of South Gate		
<b>*b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 95-6000799		<b>*c. Organizational DUNS:</b> 082-201-310
<b>d. Address:</b>		
<b>*Street 1:</b> 8650 California Avenue		
<b>Street 2:</b> _____		
<b>*City:</b> South Gate		
<b>County:</b> Los Angeles		
<b>*State:</b> California		
<b>Province:</b> _____		
<b>*Country:</b> USA		
<b>*Zip / Postal Code</b> 90280		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> Community Development Department		<b>Division Name:</b> Housing Division
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> Ms.		<b>*First Name:</b> Vivian
<b>Middle Name:</b> M.		
<b>*Last Name:</b> Garcia		
<b>Suffix:</b> _____		
<b>Title:</b> Housing Administrator		
<b>Organizational Affiliation:</b>		
<b>*Telephone Number:</b> 323-563-9585		<b>Fax Number:</b> 323-567-0725
<b>*Email:</b> vgarcia@sogate.org		

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-218 \_\_\_\_\_

CFDA Title:

Community Development Block Grant (CDBG) \_\_\_\_\_

**\*12 Funding Opportunity Number:**

n/a \_\_\_\_\_

\*Title:

\_\_\_\_\_

**13. Competition Identification Number:**

\_\_\_\_\_

Title:

\_\_\_\_\_

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of South Gate

**\*15. Descriptive Title of Applicant's Project:**

CDBG funds will be used to provide public services, public facility improvements, code enforcement, fair housing, planning and administrative activities.



**Application for Federal Assistance SF-424**

Version 02

*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*Other (Specify) _____
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3. Date Received:	4. Applicant Identifier: M-12-MC-06-0538
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5a. Federal Entity Identifier: 95-6000799	*5b. Federal Award Identifier:
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**State Use Only:**

6. Date Received by State:	7. State Application Identifier:
----------------------------	----------------------------------

**8. APPLICANT INFORMATION:**

\*a. Legal Name: City of South Gate

*b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000799	*c. Organizational DUNS: 082-201-310
--	---

**d. Address:**

\*Street 1: 8650 California Avenue  
Street 2: \_\_\_\_\_  
\*City: South Gate  
County: Los Angeles  
\*State: California  
Province: \_\_\_\_\_  
\*Country: USA  
\*Zip / Postal Code: 90280

**e. Organizational Unit:**

Department Name: Community Development Department	Division Name: Housing Division
--	------------------------------------

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: Ms. \*First Name: Vivian  
Middle Name: M.  
\*Last Name: Garcia  
Suffix: \_\_\_\_\_  
Title: Housing Administrator  
Organizational Affiliation: \_\_\_\_\_

*Telephone Number: 323-563-9585	Fax Number: 323-567-0725
---------------------------------	--------------------------

\*Email: vgarcia@sogate.org



**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-239 \_\_\_\_\_

CFDA Title:

HOME Investment Partnership Program \_\_\_\_\_

**\*12 Funding Opportunity Number:**

n/a \_\_\_\_\_

\*Title:

\_\_\_\_\_

**13. Competition Identification Number:**

\_\_\_\_\_

Title:

\_\_\_\_\_

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of South Gate

**\*15. Descriptive Title of Applicant's Project:**

HOME program funds will be used to create and retain affordable housing for low-income residents in the City of South Gate.

**Application for Federal Assistance SF-424**

Version 02

**16. Congressional Districts Of:**

\*a. Applicant: 33rd

\*b. Program/Project: 35th

**17. Proposed Project:**

\*a. Start Date: 07/01/2012

\*b. End Date: 06/30/2013

**18. Estimated Funding (\$):**

*a. Federal	_____	\$505,391
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	
*g. TOTAL	_____	\$505,391

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_
- b. Program is subject to E. O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

- Yes
- No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

**Authorized Representative:**

Prefix: Mr. \_\_\_\_\_ \*First Name: George \_\_\_\_\_  
Middle Name: \_\_\_\_\_  
\*Last Name: Troxcil \_\_\_\_\_  
Suffix: \_\_\_\_\_

\*Title: City Manager

\*Telephone Number: 323-563-9500

Fax Number: 323-569-2678

\* Email: gtroxcil@sogate.org

\*Signature of Authorized Representative:

\*Date Signed:

**Application for Federal Assistance SF-424**

Version 02

*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s)  *Other (Specify) _____
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3. Date Received:	4. Applicant Identifier: S-12-MC-06-0530
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5a. Federal Entity Identifier: 95-6000799	*5b. Federal Award Identifier:
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**State Use Only:**

6. Date Received by State:	7. State Application Identifier:
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**8. APPLICANT INFORMATION:**

\*a. Legal Name: City of South Gate

*b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000799	*c. Organizational DUNS: 082-201-310
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**d. Address:**

\*Street 1: 8650 California Avenue  
Street 2: \_\_\_\_\_  
\*City: South Gate  
County: Los Angeles  
\*State: California  
Province: \_\_\_\_\_  
\*Country: USA  
\*Zip / Postal Code 90280

**e. Organizational Unit:**

Department Name: Community Development Department	Division Name: Housing Division
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**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: Ms. \*First Name: Vivian  
Middle Name: M.  
\*Last Name: Garcia  
Suffix: \_\_\_\_\_

Title: Housing Administrator

Organizational Affiliation:

\*Telephone Number: 323-563-9585 Fax Number: 323-567-0725

\*Email: vgarcia@sogate.org

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-253

CFDA Title:

Emergency Shelter Grant Program (ESG)

**\*12 Funding Opportunity Number:**

n/a

\*Title:

\_\_\_\_\_

**13. Competition Identification Number:**

\_\_\_\_\_

Title:

\_\_\_\_\_

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of South Gate

**\*15. Descriptive Title of Applicant's Project:**

Emergency Solutions Grant Program administered by the City of South Gate for the provision of emergency transitional and permanent services to homeless, at risk homeless populations, and rapid-rehousing .

**Application for Federal Assistance SF-424** Version 02

**16. Congressional Districts Of:**  
\*a. Applicant: 33rd \*b. Program/Project: 35th

**17. Proposed Project:**  
\*a. Start Date: 07/01/2012 \*b. End Date: 06/30/2013

**18. Estimated Funding (\$):**

*a. Federal	\$164,142
*b. Applicant	_____
*c. State	_____
*d. Local	_____
*e. Other	_____
*f. Program Income	_____
*g. TOTAL	\$164,142

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E. O. 12372

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

Yes  No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

**Authorized Representative:**

Prefix: Mr. \*First Name: George

Middle Name: \_\_\_\_\_

\*Last Name: Troxcil

Suffix: \_\_\_\_\_

\*Title: City Manager

\*Telephone Number: 323-563-9500 Fax Number: 323-569-2678

\* Email: gtroxcil@sogate.org

\*Signature of Authorized Representative: \*Date Signed:

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the Consolidated Plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under Section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every

grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The Consolidated Plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with Plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the Strategic Plan.

**Section 3** -- It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

George Troxcil  
Name

City Manager  
Title

8650 California Avenue  
Address

South Gate, CA 90280  
City/State/Zip

323-563-9500  
Telephone Number



## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed Citizen Participation Plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570.)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2010 - 2012 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public

improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-Discrimination Laws** -- The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R of Title 24;

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

George Troxcil

Name

City Manager

Title

8650 California Avenue

Address

South Gate, CA 90280

City/State/Zip

323-563-9500

Telephone Number

**Optional Certification  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 507.208 (c)

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

George Troxcil  
Name

City Manager  
Title

8650 California Avenue  
Address

South Gate, CA 90280  
City/State/Zip

323-563-9500  
Telephone Number

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

George Troxcil  
Name

City Manager  
Title

8650 California Avenue  
Address

South Gate, CA 90280  
City/State/Zip

323-563-9500  
Telephone Number

## ESG Certifications

I, Ronald Bates, City Manager of South Gate, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 CFR 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 CFR 576.53 concerning the continued use of buildings for which Emergency Solutions Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 CFR 576.55.
3. The requirements of 24 CFR 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 CFR 576.57, other appropriate provisions of 24 CFR Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 CFR 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 CFR 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 CFR Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 CFR 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 CFR 76.56.
10. The requirements of 24 CFR 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 CFR Part 58.
11. The requirements of 24 CFR 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required

payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

12. The new requirement of the McKinney-Vento Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U.S. Department of Housing and Urban Development.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

George Troxcil

Name

City Manager

Title

8650 California Avenue

Address

South Gate, CA 90280

City/State/Zip

323-563-9500

Telephone Number

## APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying And Drug-Free Workplace Requirements:

### Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code). Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City Hall	8650 California Ave.	South Gate	Los Angeles	CA	90280

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. All "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).



Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

George Troxcil  
Name

City Manager  
Title

8650 California Avenue  
Address

South Gate, CA 90280  
City/State/Zip

323-563-9500  
Telephone Number

## A. EXECUTIVE SUMMARY

The City of South Gate's 2012-2013 Action Plan for funding and program activities are based on priorities established by the City's Five-Year Consolidated Plan. The 2012-2013 Action Plan is the third year of the five-year strategy for 2010 through 2015. The Five Year Consolidated Plan combines four federal Department of Housing and Urban Development (HUD) Programs: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Shelter Grant (ESG), and Public Housing Authority Section 8 Housing Choice Voucher (HCV) Program. The National Affordable Housing Act of 1990 required Cities (Participating Jurisdictions) to have approved Consolidated Plans.

The City's Community Development Department, Housing Division coordinates, manages, plans, submits and implements the process. The Division continues to be involved in activities which enhance the coordination between public and non-profit, private housing providers, and health and service agencies.

The 2012-2013 Action Plan serves as the City's blueprint for providing decent affordable housing to lower-income households, providing suitable living environments, expanding economic opportunities, and expanding the capacity of nonprofit housing providers to the citizens of South Gate. This strategic plan sets forth goals, objectives, and performance benchmarks for measuring and establishing a framework for progress. The City anticipates committing \$7,035,442 in total program funding as follows:

<b>FUNDS</b>	<b>PROGRAM</b>
<b>\$1,580,909</b>	<b>CDBG</b>
<b>\$505,391</b>	<b>HOME</b>
<b>\$164,142</b>	<b>ESG</b>
<b>\$4,785,000</b>	<b>SECTION 8</b>

The proposed plan includes the following initiatives under CDBG funding: Community Services Programs (supporting Education, the Arts, Security, and Health); General Administration, Public Improvements and Fair Housing. The funds serve extremely-low to moderate-income residents.

HOME funded activities include: First Time Homebuyer program, Owner-occupied Rehabilitation Loan program, and non-profit housing developments known as Community Housing Development Organization's (CHDO's). The populations served are extremely-low to moderate-income residents.

ESG funds are used to serve homeless people and to assist with homeless prevention activities designed to prevent the incidence of homelessness, to provide supportive services and to develop and implement a strategy for serving special needs populations.

The Public Housing Section 8 Housing Choice Voucher (HCV) Program provides very low-income families with assistance obtaining affordable rental housing.

## **PROGRAM GOALS**

There is a wide range of activities that are eligible under CDBG Programs. CDBG grantees are responsible for ensuring that each eligible activity meets one of three national objectives.

The first National Objective is benefiting low-and moderate-income (LMI) persons. CDBG spends 70% of their funds by earmarking activities that serve LMI residents of South Gate.

The second National Objective is aiding in preventing or eliminating slum or blight by providing decent suitable living environments. The City's CDBG funded Code Enforcement activities and Graffiti Abatement addresses this objective.

The third National Objective is urgent need. This category is rare and is used only to alleviate emergency conditions.

The HOME Program serves the same LMI demographics and funds the owner-occupied rehabilitation loan program sustaining the City's housing stock, increases the supply of decent affordable housing by providing opportunities for low-income households to purchase homes under the First Time Homebuyer Program, and creates affordable housing rental units by expanding the capacity of nonprofit Community Housing Development Organizations (CHDOs).

The ESG Program serves those who are homeless or on the brink of homelessness. The goal is to provide programs designed to prevent homelessness and to provide supportive services for this and other special needs populations.

The South Gate Housing Authority provides tenant rental assistance to income eligible residents.

## **CONSOLIDATED STRATEGIES FOR 2010-2015**

The City's five-year strategic plan has set forth the following priority activities:

### **Priority based on household need:**

1. Extremely-Low Income Owner Household
2. Very-Low Income Owner Household
3. Low-Income Owner Household
4. Extremely-Low Renter Household
5. Very-Low Income Renter Household
6. Low-Income Renter Household
7. Homeless Families and Individuals
8. Non-Homeless Special Needs Persons

**Priority based on activity:**

1. Neighborhood and Owner-occupied Housing Rehabilitation
2. Infill Housing Construction
3. Acquisition and removal of blighted properties
4. Rental Housing Rehabilitation or Construction
5. Support Facilities and Public Services
6. Homeless Persons, Individuals, and Families Assistance
7. Non-profit capacity building

The Consolidated Plan describes the community needs of low-income and homeless families and others with special needs that require supportive services. The five-year plan also identifies obstacles to meeting identified needs, target goals for the number of households to be assisted, and target dates for completion. The 2012-2013 Action Plan is the City's annual budget for funded activities assuring the Consolidated Plan's goals and objectives are accomplished.

**ACTION PLAN/CITIZEN PARTICIPATION**

The City of South Gate encourages citizen involvement in the planning, implementation and evaluation of its housing and community development programs. Every year the City convenes a meeting of interested citizens, community organizers, low-income neighborhood residents and others including affordable housing advocates, providers, social service agencies, homeless housing advocates, lending institutions and the City's Housing Authority to allow citizens an opportunity to present their views on community needs.

**The following schedule refers to the 2012-2013 Action Plan Citizen Participation:**

Publish Notice of Availability of Funds	October 20, 2011
Applications due	December 12, 2011
Citizen's Advisory Committee (CAC) hearings & reviews	February 1 - February 8, 2012
Publish Notice of CAC recommendations	February 23, 2012
South Gate City Council hearings & reviews	March 13, 2012
Publish Notice of Availability of Action Plan	March 22, 2012
Begin 30-day public comment period	March 22, 2012
End 30-day public comment period	April 23, 2012
Public Hearing & City Council Approval	April 24 & May 8, 2012
Submission of Action Plan to HUD	May 15, 2012
Program year begins	July 1, 2012

Information will be disseminated utilizing mailing lists, neighborhood based groups, newsletters and various print media outlets.

## **ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

In order to receive federal grant funds for housing and community development, the Department of Housing and Urban Development (HUD) requires "actions to affirmatively further fair housing" of all jurisdictions that receive funds through the Consolidated Submission. The City of South Gate completed its report in March 2010.

The Consolidated Plan describes the needs, resources, strategies, priorities, and proposed actions. It also includes an annual certification by the City that it is currently carrying out actions towards Affirmatively Furthering Fair Housing (AFFH). The purpose of these actions is to eliminate discrimination and segregation in housing on the basis of race, color, religion, sex, age, disability, familial status, or national origin, and to expand housing choices for all South Gate residents.

The City of South Gate utilizes the resources of the Fair Housing Foundation of Long Beach. The Fair Housing Foundation administers a comprehensive program that includes: 1) discrimination complaint intake and investigation; 2) outreach and education; 3) general housing (landlord/tenant counseling; and 4) enforcement and impact litigation. The combined Fair Housing activities reach approximately 370 South Gate residents annually. Approximately \$24,000 is budgeted from the CDBG Program Administration budget for the Fair Housing Program.

In addition, the 2010–2015 Consolidated Plan identifies impediments to fair housing under the Housing Needs section. Many of the Housing needs and priorities are impediments to fair housing. The Housing Needs section also describes how the City will use their various programs to lessen or alleviate impediments.

### **Home Improvement Programs**

The Homeowners Rehabilitation Program focuses on rehabilitating existing housing stock throughout the City covering interior and exterior home improvement and/or repairs. This program provides financial assistance in the form of a deferred loan and is due and payable when title is transferred, or property is refinanced or sold. The property must be owner-occupied and may have up to four units. Qualified households must have an annual income at or less than 80% of the area median income. HOME funds of approximately \$600,000 have been budgeted for this activity.

This year, the City will *not* be allocating CDBG funds for the Minor Rehabilitation Grant Program.

In combination with the Homeowners Rehabilitation Program, the City offers \$10,000 grants to be used for pest control and lead abatement.

### **Affordable Housing Programs**

From the annual HOME allocation, at least 15% must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO, as an owner, developer or sponsor, can develop new housing, acquire, build, or rehabilitate affordable housing units, or sell existing housing to qualified households with incomes at or below 50% of the area median income. Approximately, \$75,809 of HOME funds has been budgeted for this activity.

The First Time Homebuyers Program will assist qualified first time homebuyers with assistance in purchasing a home within the City. Qualified households must have incomes at or below 80% of the area median income. HOME funds have *not* been budgeted for this activity.

HUD also funds the South Gate Housing Authority (SGHA) who administers the Section 8 Housing Choice Voucher (HCV) Program. This program provides subsidized rental assistance for up to 654 low- and very-low income tenants throughout the City of South Gate. Eligible Section 8 participants are issued vouchers that enable them to negotiate tenancy in rental units anywhere in South Gate. The SGHA budget is \$4,785,000.

**CDBG/HOME/ESG/SECTION 8 BUDGETS  
2012-2013**

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>SECT. 8</b>	<b>TOTAL</b>
<b><u>CHDO Project</u></b>		\$75,809			\$75,809
<b><u>Rehab Loan and Grants</u></b>		\$600,000			\$600,000
<b><u>Fair Housing</u></b>	\$24,000				\$24,000
<b><u>Public Facility Improvement</u></b>	\$652,591				\$652,591
<b><u>Code Enforcement</u></b>	\$300,000				\$300,000
<b><u>Other Housing</u></b>					
Emergency and Transitional			\$151,832		\$151,832
<b><u>Public Services</u></b>	\$237,136				\$237,136
<b><u>SGHA Sect. 8</u></b>				\$4,300,000	\$4,300,000
<b><u>General Administration</u></b>	\$292,181	\$50,539	\$12,310	\$485,000	\$840,030
<b><u>Action Plan Total</u></b>	<b>\$1,505,908</b>	<b>\$726,348</b>	<b>\$164,142</b>	<b>\$4,785,000</b>	<b>\$7,181,398</b>

## B. RESOURCES

### 1. Federal Resources

The City of South Gate receives funds from four major federal government grant programs, CDBG, HOME, ESG, and the Section 8 Housing Choice Voucher (HCV) Program. These grant programs allow the City to provide various affordable housing activities. The programs available are owner-occupied residential rehabilitation, rental acquisition and/or rehabilitation, homebuyer assistance, new construction, homeless assistance and homeless prevention, and non-housing activities.

#### *CDBG Program*

CDBG is an annual grant to City's to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-incomes.

There is a wide range of activities that are eligible under CDBG Programs. CDBG grantees are responsible for ensuring that each eligible activity meets one of three national objectives:

1. Benefiting low-and moderate-income persons;
2. Aid in the prevention or elimination of slums or blight; and
3. Meet an urgent need that the grantee is unable to finance on its own.

The following chart illustrates funding amounts of \$1,580,909 for Fiscal Year 2012-2013.



<b>FY 2012–2013 CDBG GRANT BUDGET</b>	
<b>ACTIVITY</b>	<b>2012 FUNDING</b>
<b>Administration</b> (max. 20% of grant per regulation)	<b>\$292,181</b>
Fair Housing Foundation	<u>\$ 24,000</u> <b>\$316,181</b>
<b>Code Enforcement</b>	<b>\$300,000</b>
<b>Public Facilities &amp; Improvements</b> City Lighting Improvement Project (Phase 1)	<b>\$652,591</b>
<b>Public Services:</b> (max. 15% of grant per regulation)  PD Violence Prevention Program: \$5,000 Police SG Explorers: \$4,000 Graffiti Abatement: \$186,136 Oldtimers Meals on Wheels: \$20,000 Teen Challenge Ministry Institute: \$4,000 Southeast Churches Service Center: \$15,000 Queue-Up: \$3,000	<b>\$237,136</b>
<b>TOTAL FY 2012–2013 CDBG GRANT FUNDS</b>	<b>\$1,505,908</b>

### **HOME Program**

HOME funds are awarded annually as formula grants to participating jurisdictions (PJ's). The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, rental assistance or security deposits.

HOME is designed to create affordable housing to low-income households. The program was designed to reinforce several important values and principles of community development.

The City, often in partnership with local non-profit groups, funds a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or provide direct rental assistance to low-income people.

The following chart illustrates funding amounts of \$505,391 for Fiscal Year 2012–2013.

<b>FY 2012–2013 HOME GRANT BUDGET</b>		
<b>Activity</b>	<b>2012 Funding</b>	<b>Match Funds</b>
<b>Administration -</b> (max. 10% of grant per regulation)	<b>\$50,539</b>	<b>N/A</b>
<b>Community Housing Development Organization (CHDO)</b> (min. 15% of grant per regulation)	<b>\$75,809</b>	<b>N/A</b>
<b>Home Improvement Program Loan &amp; Grant</b>	<b>\$600,000</b>	<b>N/A</b>
<b>TOTAL 2012–2013 HOME GRANT FUNDS</b>	<b>\$726,348</b>	<b>N/A</b> (See Match Requirement section below)

**Emergency Solutions Grant Program**

ESG grant funds must be committed within six months (180 days) and must be spent within 24 months from the date of allocation as shown on the HUD contract. ESG grants can be used to improve the quantity and quality of existing emergency shelters and transitional housing. The City may distribute part or all funds to non-profit subrecipients to carry out these activities. Funds can be used for renovation, conversion of buildings, rehabilitation, essential social services, operating costs, and staff payroll.

The City will utilize a portion of its FY2012 ESG allocation of \$164,142 (approximately \$69,000) by providing funding to a qualified sub-recipient to administer a Homelessness Prevention and Rapid Re-housing program. This funding will assist persons in need of housing relocation and stabilization services (including rental application fees, security deposits, utility deposits or payments, last month's rent and housing search and placement activities).

Funds will be used for licensing fees, data quality activities, and other costs necessary to support the Homeless Management Information System (HMIS). This system is a county-wide database used to track client services and provides valuable data to support planning activities. It is administered and operated by the City's Continuum of Care (CoC) provider – the Los Angeles Homeless Services Authority (LAHSA).

The City has allocated FY 2012–2013 ESG funds in the amount of \$80,000 for Homeless Shelter Program to provide emergency shelter services and self-sufficiency training according to its program and \$69,332 for Re-housing.

The following chart illustrates funding amounts of \$164,142 for Fiscal Year 2012–2013.

<b>FY 2012–2013 EMERGENCY SOLUTIONS GRANT (ESG) BUDGET</b>	
<b>ACTIVITY</b>	<b>FUNDS</b>
Administration (max. 7.5% maximum per grant regulation)	<b>\$12,310</b>
Homeless Shelter	<b>\$80,000</b>
Homeless Prevention and Rapid Re-housing	<b>\$69,332</b>
Data Collection	<b>\$2,500</b>
<b>TOTAL 2012–2013 ESG FUNDS</b>	<b>\$164,142</b>

**Public Housing Agency – Section 8 Voucher Program**

The Section 8 Housing Choice Voucher (HCV) Programs are administered locally by public housing agencies (PHAs). The South Gate Housing Authority (SGHA) receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the Section 8 Housing Choice Voucher (HCV) Program.

The housing choice voucher program assists very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. Rental units must meet minimum standards of health and safety, as determined by the PHA.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

A family's income may not exceed 50% of the median income and by regulation a PHA must provide 75% of its initial vouchers to applicants whose incomes do not exceed 30% of the area median income.

Since the demand for housing assistance often exceeds the limited resources available to local housing agencies, long waiting periods are common. PHAs may establish local preferences for selecting applicants from its waiting list. Each PHA has the discretion to establish local preferences to reflect the housing needs and priorities of its particular community. The SGHA preferences are:

1. Persons who currently reside or work within the City of South Gate.
2. Veterans.

The following chart illustrates funding amounts of \$4,785,000 for Fiscal Year 2012–2013.

<b>FY 2012–2013 SECTION 8 VOUCHER BUDGET</b>	
<b>ACTIVITY</b>	<b>FUNDS</b>
Administration	<b>\$485,000</b>
Section 8 HCV Housing Assistance Payments & Operating Expenses	<b>\$4,300,000</b>
<b>TOTAL 2012–2013 SECTION 8 HOUSING CHOICE VOUCHER FUNDS</b>	<b>\$4,785,000</b>

Section 8 HCV Leased Units 654 (or as allowed per budget authority)

## 2. Program Income for CDBG and HOME

Program Income is the income received by a PJ, or CDBG Grantee, directly generated from the use of HOME or CDBG funds or matching contributions. Program Income includes:

PROGRAM INCOME	
HOME	CDBG
Proceeds from the sale or lease of property purchased or improved with HOME funds.	Proceeds from the sale or lease of property purchased or improved with CDBG funds.
Income from the use or rental of property owned by a PJ that was purchased or improved with HOME funds.	Proceeds from the sale or lease of equipment purchased with CDBG funds.
Payments of principal and interest on loans and proceeds from the sale of loans or obligations secured by loans made with HOME funds.	Gross income from the use or rental of real or personal property purchased or improved by the Grantee.
Interest on Program Income and any other interest or return on HOME invested funds.	Payments of principal and interest on loans and proceeds from the sale of loans or obligations secured by loans made with CDBG funds.
	Interest on program income and any other interest or return on CDBG invested funds.
	Funds collected through special assessments on properties not owned and occupied by LMI households in order to recover the CDBG portion of a public improvement.

Program Income can be used to fund additional qualified HOME and/or CDBG activities. Guidelines stipulate that program income must be spent before any new allocated funds are used. HOME allows up to 10% of Program Income to be allocated to administration and CDBG allows up to 20% of Program Income to be allocated to administration.

The City receives Program Income through the payoff of loans and equity provisions from the CDBG and HOME funded Home Improvement Loan Programs, HOME funded First Time Homebuyer Program, and Code Enforcement.

The City anticipates Program Income to be minimal for FY 2012–2013 because of the continuing economic and housing crisis. The anticipated Program Income for the HOME and CDBG programs is not anticipated to exceed \$200,000 in total.

### **3. Match Requirements**

The HOME Program is one of the largest sources of federal funds available to the City. However all PJ's must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. The matching contribution adds to the resources available for HOME – assisted or HOME – eligible projects.

HOME statute at Section 92.222 provides for a reduction of the matching contribution requirement under three conditions:

1. fiscal distress;
2. severe fiscal distress, and
3. Presidential declared major disasters covered under the Stafford Act.

A PJ may be entitled to a greater reduction if an increase in its poverty rate or a decrease in its per capita income causes it to be eligible for a 100% match reduction. If a PJ satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100% reduction of match.

The City of South Gate will still be eligible for the (100%) match reduction due to the percentage of poverty level families and the low per capita income.

The ESG grant is governed by HUD regulations 24 CFR 576.21 which requires matching funds equal to the ESG grant. Per HUD, there are no waiver procedures for this match requirement.

The match requirement is met by having the ESG Subrecipient provide a line item budget with respect to their other income sources in order to comply with the requirements, along with their audit reports.

### **4. Other Resources**

In the past, State Redevelopment Set-Aside funds are used to augment programs identified in the Consolidated Plan to assist the needs of the community. The City previously anticipated utilizing these funds; however, since these funds are no longer available the City has no additional resources.

### **5. Consultation Summary**

Staff consults with a number of non-profits, public service entities and the residents of South Gate (surveys and the Citizen's Advisory Committee) in the preparation of this Action Plan. For homeless needs and the improvement of the Continuum of Care plan, staff consults with the Salvation Army Bell Homeless Shelter, the Salvation Army Southeast Community Corp, the Los Angeles Homeless Services Association (LAHSA), and Southeast Churches Service Center. The City's disabled population and their needs were met by the Southern California Rehabilitation Services. Staff consults with HUB Cities One-Stop Work Center to promote economic development.

For our elderly population and persons with medical problems, staff works closely with Oldtimers' Foundation and collaborates and convenes regularly with other departments.

**C. PROPOSED PROJECTS**

**Table 3C  
Consolidated Plan Listing of Projects**

**CDBG PROJECTS**

**Jurisdiction's Name** City of South Gate

**Priority Need:** PLANNING AND ADMINISTRATION

**Project Title:** CDBG Program Administration

**Description:**

The City of South Gate receives Community Development Block Grant funds to administer design, implement and plan eligible CDBG activities.

Total FY 12 CDBG Funding: \$292,181.

<b>Objective Category:</b> Suitable Living Environment	<b>Outcome Category:</b> Availability/Accessibility
---	--

Objective Number SL 1.1	Project ID 1
HUD Matrix Code 21A	CDBG Citation 24 CFR 570.206
Type of Recipient Grantee	CDBG National Objective n/a
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator n/a	Annual Units n/a
Local ID	Units upon Completion

The primary purpose of the project is to help:

- the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Priority Need:** PLANNING AND ADMINISTRATION

**Project Title:** Fair Housing Program

**Description:**

The Fair Housing Foundation administers a comprehensive program that includes: 1) discrimination complaint intake and investigation; 2) outreach and education; 3) general housing (landlord/tenant counseling; and 4) enforcement and impact litigation.

Total FY 12 CDBG Funding: \$24,000.

**Objective Category:**

**Outcome Category:**

Suitable Living Environment

Availability/Accessibility

Objective Number SL 1.1	Project ID 2
HUD Matrix Code 21D	CDBG Citation 24 CFR 570.206 (c)
Type of Recipient Grantee	CDBG National Objective n/a
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator n/a	Annual Units n/a
Local ID	Units upon Completion n/a

The primary purpose of the project is to help:

the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Priority Need:** Public Facilities - Housing

**Project Title:** Code Enforcement

**Description:**

This program helps to stabilize and protect property values in the community by enforcing existing property maintenance, health and safety, building standards and other code enforcement requirements, in eligible low income deteriorating neighborhood(s). Funds are used for supplies, equipment, legal services and staff salaries.

Total FY 12 CDBG Funding: \$300,000.

<b>Objective Category:</b> Suitable Living Environment	<b>Outcome Category:</b> Sustainability
--	---

Location: Census Tracts and Block Groups: All of these census tracts are at or above 51% LMI:  
CT: 5355.01 BG: 01, 02 CT: 5355.02 BG: 01, 02 CT: 5355.03 BG: 01, 02 CT: 5356.03 BG: 02  
CT: 5356.04 BG: 01, 02 CT: 5356.05 BG: 01, 02 CT: 5356.06 BG: 01 CT: 5356.07 BG: 01, 02,  
03, 04 CT: 5357.01 BG: 01, 02, 03 CT: 5357.02 BG: 01, 02, 03, 04 CT: 5358.02 BG: 01, 04 CT:  
5358.03 BG: 01, 02, 03 CT: 5358.04 BG: 01, 02 CT: 5359.01 BG: 03, 04 CT: 5359.02 BG: 01,  
02 CT: 5360.00 BG: 01, 02 CT: 5361.01 BG: 02, 03 CT: 5362.00 BG: 03.

Objective Number SL 3.1	Project ID 3
HUD Matrix Code 15	CDBG Citation 24 CFR 570.202 (c)
Type of Recipient Grantee	CDBG National Objective 24 CFR 570.208 (a) (1) (i)
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator 2,100 cases	Annual Units 2,100 cases
Local ID	Units upon Completion

The primary purpose of the project is to help:  
 the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Priority Need:** Public Facilities

**Project Title:** South Gate Park City Lighting Improvement Project (Phase I)

**Description:**

The street lighting improvement project consist of replacing street light fixtures to energy efficient light emitting diode (LED) street lights in CDBG eligible census tracts. This street light conversion will comply with the current required illumination levels for public streets, as well as result in an energy cost saving for the City.

Total FY 12 CDBG Funding: \$652,591.

<b>Objective Category:</b>	<b>Outcome Category:</b>
Suitable Living Environment	Availability/Accessibility

Location: Census Tracts and Block Groups: All of these census tracts are at or above 51% LMI:  
CT: 5355.01 BG: 01, 02 CT: 5355.02 BG: 01, 02 CT: 5355.03 BG: 01, 02 CT: 5356.03 BG: 02  
CT: 5356.04 BG: 01, 02 CT: 5356.05 BG: 01, 02 CT: 5356.06 BG: 01 CT: 5356.07 BG: 01, 02,  
03, 04 CT: 5357.01 BG: 01, 02, 03 CT: 5357.02 BG: 01, 02, 03, 04 CT: 5358.02 BG: 01, 04 CT:  
5358.03 BG: 01, 02, 03 CT: 5358.04 BG: 01, 02 CT: 5359.01 BG: 03, 04 CT: 5359.02 BG: 01,  
02 CT: 5360.00 BG: 01, 02 CT: 5361.01 BG: 02, 03 CT: 5362.00 BG: 03.

Objective Number SL 1.1	Project ID 4
HUD Matrix Code 03F	CDBG Citation 24 CFR 570.201 (c)
Type of Recipient Grantee	CDBG National Objective 24 CFR 570.208 (a) (1) (i)
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator Public Facility	Annual Units 1
Local ID 4	Units upon Completion

The primary purpose of the project is to help:

the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Priority Need:** Public Services

**Project Title:** Police – Family Violence Prevention & Education Program

**Description:**

The Family Violence Prevention & Education Program is designed to promote awareness and education on issues relating to family violence and sexual assault in the South Gate Community. The program offers support service to victims, survivors and family members.

Total FY 12 CDBG Funding: \$5,000.

**Objective Category:**

**Outcome Category:**

Suitable Living Environment

Availability/Accessibility

Location: Census Tracts and Block Groups: All of these census tracts are at or above 51% LMI:  
CT: 5355.01 BG: 01, 02 CT: 5355.02 BG: 01, 02 CT: 5355.03 BG: 01, 02 CT: 5356.03 BG: 02  
CT: 5356.04 BG: 01, 02 CT: 5356.05 BG: 01, 02 CT: 5356.06 BG: 01 CT: 5356.07 BG: 01, 02,  
03, 04 CT: 5357.01 BG: 01, 02, 03 CT: 5357.02 BG: 01, 02, 03, 04 CT: 5358.02 BG: 01, 04 CT:  
5358.03 BG: 01, 02, 03 CT: 5358.04 BG: 01, 02 CT: 5359.01 BG: 03, 04 CT: 5359.02 BG: 01,  
02 CT: 5360.00 BG: 01, 02 CT: 5361.01 BG: 02, 03 CT: 5362.00 BG: 03.

Objective Number SL 1.1	Project ID 7
HUD Matrix Code 05G	CDBG Citation 24 CFR 570.201 (e)
Type of Recipient Grantee	CDBG National Objective 24 CFR 570.208 (a) (2) (i) (A)
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator People	Annual Units 67
Local ID	Units upon Completion 67

The primary purpose of the project is to help:

the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Priority Need:** Public Services

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**Project Title:** Queue-Up

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**Description:**

The Queue-Up Program provides hands-on instruction of Therapeutic Riding and Animal Husbandry to individuals with cognitive disabilities.

Total FY 12 CDBG Funding: \$3,000.

**Objective Category:**

Suitable Living Environment

**Outcome Category:**

Availability/Accessibility

Objective Number SL 1.1	Project ID 8
HUD Matrix Code 05B	CDBG Citation 24 CFR 570.201 (e)
Type of Recipient Grantee	CDBG National Objective 24 CFR 570.208 (a) (2) (i) (B)
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator People	Annual Units 15
Local ID	Units upon Completion

The primary purpose of the project is to help:

the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Priority Need:** Public Services

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**Project Title:** Police Explorers

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**Description:**

This program provides training and orientation to young persons (ages 14-21), where 51% of whom are low – or moderate – income persons of the City of South Gate, interested in pursuing a career in law enforcement. Police Explorers assist sworn personnel in non-hazardous situations and events. They perform duties such as traffic control, community patrol and assist customers at the police department.

Total FY 12 CDBG Funding: \$4,000.

**Objective Category:**

Suitable Living Environment

**Outcome Category:**

Availability/Accessibility

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Objective Number SL 1.1	Project ID 9
HUD Matrix Code 05D	CDBG Citation 24 CFR 570.201 (e)
Type of Recipient Grantee	CDBG National Objective 24 CFR 570.208 (a) (2) (i) (B)
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator People	Annual Units 28
Local ID	Units upon Completion

The primary purpose of the project is to help:

- the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Priority Need:** Public Services

**Project Title:** Graffiti Abatement Program

**Description:**

The Graffiti Abatement Program operates in CDBG low- and moderate-income service areas throughout the city to remove graffiti from hardscape areas such as walls, sidewalks, street furniture, poles and signs. Funds pay for labor, supplies and material.

Total FY 12 CDBG Funding: \$186,136

**Objective Category:**

**Outcome Category:**

Suitable Living Environment

Availability/Accessibility

Location: Census Tracts and Block Groups: All of these census tracts are at or above 51% LMI:  
CT: 5355.01 BG: 01, 02 CT: 5355.02 BG: 01, 02 CT: 5355.03 BG: 01, 02 CT: 5356.03 BG: 02  
CT: 5356.04 BG: 01, 02 CT: 5356.05 BG: 01, 02 CT: 5356.06 BG: 01 CT: 5356.07 BG: 01, 02,  
03, 04 CT: 5357.01 BG: 01, 02, 03 CT: 5357.02 BG: 01, 02, 03, 04 CT: 5358.02 BG: 01, 04 CT:  
5358.03 BG: 01, 02, 03 CT: 5358.04 BG: 01, 02 CT: 5359.01 BG: 03, 04 CT: 5359.02 BG: 01,  
02 CT: 5360.00 BG: 01, 02 CT: 5361.01 BG: 02, 03 CT: 5362.00 BG: 03.

Objective Number SL 3.1	Project ID 11
HUD Matrix Code 05	CDBG Citation 24 CFR 570.201 (e)
Type of Recipient Grantee	CDBG National Objective 24 CFR 570.208 (a) (1)
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator People.	Annual Units 40,000
Local ID	Units upon Completion

The primary purpose of the project is to help:

the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Priority Need:** Public Services

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**Project Title:** Oldtimers – Meals on Wheels Program

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**Description:**

This program provides hot, nutritious meals to the homes of frail, inbound seniors, 51% of whom are low – or moderate – income persons throughout the City of South Gate.

Total FY 12 CDBG Funding: \$20,000.

**Objective Category:**

Suitable Living Environment

**Outcome Category:**

Availability/Accessibility

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Objective Number SL 1.1	Project ID 12
HUD Matrix Code 05A	CDBG Citation 24 CFR 570.201 (e)
Type of Recipient Grantee	CDBG National Objective 24 CFR 570.208 (a) (2) (i) (A)
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator People	Annual Units 84
Local ID	Units upon Completion

The primary purpose of the project is to help:

the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

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**Priority Need:** Public Services

**Project Title:** Southeast Churches Service Center

**Description:**

The Southeast Churches Service Center will assist families who live in the community, obtain adequate food/groceries for themselves and their families. The participants are low-income, 51% of who are low – or moderate – income persons of the City of South Gate.

Total FY 12 CDBG Funding: \$15,000.

<b>Objective Category:</b>	<b>Outcome Category:</b>
Suitable Living Environment	Availability/Accessibility

Objective Number SL 1.1	Project ID 13
HUD Matrix Code 05	CDBG Citation 24 CFR 570.201 (e)
Type of Recipient Grantee	CDBG National Objective 24 CFR 570.208 (a) (2) (i) (B)
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator People	Annual Units 556
Local ID	Units upon Completion

The primary purpose of the project is to help:

- the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Priority Need:** Public Services

**Project Title:** Teen Challenge Ministry Institute

**Description:**

The Teen Challenge Ministry Institute provides after-school learning and children's prevention programs which are designed to provide safe and effective homework assistance to needy youth in the city of South Gate. These services are provided to residents where 51% of whom are low – or moderate – income persons of the City of South Gate. Teen Challenge strives to prevent gang violence and delinquency.

Total FY 12 CDBG Funding: \$4,000.

**Objective Category:**

**Outcome Category:**

Suitable Living Environment

Availability/Accessibility

Objective Number SL 1.1	Project ID 14
HUD Matrix Code 05D	CDBG Citation CFR 570.201 (e)
Type of Recipient Grantee	CDBG National Objective 24 CFR 570.208 (a) (2) (i) (B)
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator People	Annual Units 105
Local ID	Units upon Completion

The primary purpose of the project is to help:

- the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**HOME PROJECTS**

**Priority Need:** Planning/Administration

**Project Title:** HOME Program Administration

**Description:**

This program provides funds for the overall design and implementation of the Home Investment Partnership Program.

Total FY 12 HOME Funding: \$50,539.

<b>Objective Category:</b>	<b>Outcome Category:</b>
Decent Housing	Availability/Accessibility

Objective Number DH 1.1	Project ID 16
HUD Matrix Code n/a	HOME Citation 92.207
Type of Recipient Local Government/PJ	National Objective n/a
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator n/a	Annual Units n/a
Local ID	Units upon Completion n/a

The primary purpose of the project is to help:

- the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Priority Need:** Housing

**Project Title:** Home Improvement Loan and Grant Program

**Descriptions:**

This program provides deferred loans to qualified homeowners for rehab on their properties. The loan is due and payable when title is transferred, or property is refinanced or sold. The property must be brought up to certain housing standards as part of the rehab assistance. The property must be owner-occupied and may have up to four units. Qualified households must have an annual income at or less than 80% of the area median income. The program expects to assist six households this program year.

Total FY 12 HOME Funding: \$600,000.

<b>Objective Category:</b> Decent Housing	<b>Outcome Category:</b> Availability/Accessibility
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Objective Number DH 1.1	Project ID 19
HUD Matrix Code n/a	HOME Citation 92.205 a. 1.
Type of Recipient Local Government/PJ	CDBG National Objective Housing Units
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator Housing Units	Annual Units 10
Local ID	Units upon Completion 10

The primary purpose of the project is to help:

- the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Priority Need:** Housing

**Project Title:** CHDO Projects

**Description:**

The City must commit 15% of each FY allocation for CHDO projects. CHDO projects consist of acquisition and rehab of residential properties.

Total FY 11 HOME Funding: \$75,809

<b>Objective Category:</b>	<b>Outcome Category:</b>
Decent Housing	Availability/Accessibility

Objective Number DH 2.1	Project ID 21
HUD Matrix Code n/a	HOME Citation 92.300
Type of Recipient Local Government/PJ	CDBG National Objective Housing Units
Start Date 07/01/12	Completion Date 06/30/13
Performance Indicator Housing Unit	Annual Units 1
Local ID	Units upon Completion 1

The primary purpose of the project is to help:

the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**EMERGENCY SOLUTIONS PROJECTS**

**Priority Need:** Planning/Administration

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**Project Title:** ESG Program Administration

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**Description:**

This program provides funds for the overall design and implementation of the Emergency Shelter Grant Program.

Total FY 12 ESG Funding: \$12,310.

<b>Objective Category:</b>	<b>Outcome Category:</b>
Suitable Living Environment	Availability/Accessibility

**Priority Need:** Homeless & HIV/AIDS

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**Project Title:** Emergency Solutions Grant (ESG)

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**Description**

South Gate Bell Shelter: The City of South Gate proposes to provide assistance to the homeless through the allocation of \$80,000 to the Salvation Army Bell Homeless Shelter to administer their homeless program. Bell Shelter provides a plethora of supportive services to homeless adults. In addition to housing, services accessible to Bell Shelter residents include meals, case management, counseling, on-site healthcare and medical referrals, money management classes, hygiene care, legal remediation ESL classes and other education and training. The assistance from the City of South Gate will help fund 15 beds.

Helpline Youth Services (or similar): The City will utilize a portion of its FY2012 ESG approximately \$69,332 by providing funding to a qualified sub-recipient to administer a Homelessness Prevention and Rapid Re-housing program. This funding will assist persons in need of housing relocation and stabilization services (including rental application fees, security deposits, utility deposits or payments, last month's rent and housing search and placement activities).

The funding will be apportioned as follows:

- Homelessness Prevention     \$41,300 approx
- Rapid Re-housing     \$17,700

Data Collection (Homeless Management Information System (HMIS)): Funds will be used for licensing fees, data quality activities, and other costs necessary to support the Homeless Management Information System (HMIS). This system is a county-wide database used to track client services and provides valuable data to support planning activities. It is administered and operated by the City's Continuum of Care (CoC) provider – the Los Angeles Homeless Services Authority (LAHSA).

Total FY 11 ESG Funding: \$151,832.

<b>Objective Category:</b>	<b>Outcome Category:</b>
Suitable Living Environment	Availability/Accessibility

## SECTION 8 HOUSING CHOICE VOUCHER (HCV) PROGRAM

**Priority Need:** Affordable Rental Housing

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**Project Title:** Section 8 Housing Choice Voucher Program

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**Description:**

The South Gate Housing Authority (SGHA) receives HUD funds to administer the Section 8 Housing Choice Voucher (HCV). The Section 8 Housing Choice Voucher (HCV) Program assists very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. A family is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. Rental units must meet minimum standards of health and safety, as determined by the PHA.

The SGHA expects to assist 654 families, or as allowed per budget authority.

Total FY 12 Section 8 Housing Choice Voucher Program Funding: \$4,785,000.

<b>Objective Category:</b>	<b>Outcome Category:</b>
Suitable Living Environment	Availability/Accessibility

## D. GEOGRAPHIC DISTRIBUTION

According to the 2000 Census data, 56.6% of South Gate's population is low – to moderate – income with 92% being of Hispanic ethnicity. This population reflects and verifies the rationale for the proposed programs and projects located throughout the jurisdiction.

For example, CDBG programs are based on low – to moderate income area benefit, and the City must declare that it has deteriorating areas, and determine which service areas meet the income requirements based upon the 2000 census data.

For certain projects, such as Graffiti Abatement, Code Enforcement and Infrastructure, the service areas are block groups of low – to moderate income. Of the total of 55 Block Groups, 18 of them are not income eligible. Eligible census tracts and block groups must have at least 51% of the area population being of low – to moderate income. Low – Mod Area Benefit projects must be documented by the City using the Census Tract and Block Group number.

The Census Tracts and Block Groups that are **eligible** include the following Census Tracts and Block Groups:

CT 5355.01, BG 1 and 2; CT 5355.02, BG 1 and 2; CT 5355.03, BG 1; CT 5356.03, BG 2; CT 5356.04, BG 1 and 2; CT 5356.05, BG 1 and 2; CT 5356.06, BG 1; CT 5356.07, BG 1, 2, 3 and 4; CT 5357.01, BG 2 and 3; CT 5357.02, BG 1, 2, 3 and 4; CT 5358.02, BG 1 and 4; CT 5358.03, BG 1, 2 and 3; CT 5358.04, BG 1 and 2; CT 5359.01, BG 3 and 4; CT 5359.02, BG 1 and 2; CT 5360.00, BG 1 and 2; CT 5361.01, BG 2 and 3; CT 5362.00, BG 3.



## **E. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES**

The City has a Continuum of Care Plan that encompass three types of housing needs: emergency, transitional and permanent housing along with effective supportive services enabling the homeless, and those at risk of being homeless, to become self sufficient. Since 1996, the City has provided ESG funds to non-profits that provide emergency and transitional housing. In the past, the City has utilized CDBG funds to fund food banks and bus tokens and has used HOME funds for rehabilitation of transitional housing units. The City will continue to fund these projects in order to provide assistance to the homeless and other special need populations. The City hopes to expand its funding to assist the mentally challenged, who also find themselves homeless, and homeless single mothers.

The City proposes to allocate its 2012 Emergency Solutions Grant to the Salvation Army Bell Homeless Shelter to operate emergency shelter services and self-sufficiency training and to a qualified sub-recipient to administer a Homelessness Prevention and Rapid Re-housing program.

## F. OTHER ACTIONS

### **Addressing obstacles in meeting the needs of the under-served:**

Senior citizens, the disabled, the homeless, and other special needs populations experience the greatest obstacles to services that address their particular needs. By partnering with Southern California Rehabilitation Services organization the City believes these special populations are adequately served. This organization provides a comprehensive array of services assisting clients in becoming independent and improving their quality of life. Activities include independent living skills and training, housing assistance, emergency transportation assistance, job referrals, and job placement and counseling.

The City has been addressing the needs of the homeless through the implementation of the Continuum of Care Plan. Seniors, and in particular disabled seniors, are assisted through the provision of handicapped accessible units in senior projects. One such project is the HOME – funded 20 unit Dudlext Senior Complex, the 74 unit Telacu Senior Villas funded with State Redevelopment funds, and the California Senior Plaza Project with 69 units for moderate income residents. Currently, the City is developing a 101 unit Senior Living units called Hollydale Senior Villas.

To provide accommodations to large families, the City has assisted three affordable for – sale projects with 81 larger units. In one for – sale project, the Redevelopment Agency provided silent second mortgages to make the purchase price affordable.

### **How Barriers to Affordable Housing will be Removed:**

Barriers to affordable housing prevent the City from creating or obtaining affordable housing, including public policies promulgated by the City. Various potential barriers include the lack of available land for construction, the high cost of land, and the extremely high cost of acquiring existing housing. In addition, public policies such as the required width of a road, density restrictions, zoning, permit processing, high permit fees, and other planning/building issues are other barriers faced in creating affordable housing.

The City has implemented policies to create three mixed – use areas which have a higher density utilizing 119 acres (2.5%) of the City's total 4800 acres. The City has also created density bonus strip areas that are within 500 feet of four major arterials which provide a density bonus of "at least 25%" in any new development within the eligible areas. Additionally, per Assembly Bill 1866 effective January 1, 2003, the City has adopted Ordinance No. 2162 which allows a second legal dwelling in the R-1 zone a.k.a. "granny flats". The purpose is to increase the available housing stock with the community and to encourage in – fill housing.

Additionally, the City's fees are equitable, in relation to surrounding areas, and have an expedited permit processing system for residential units. The City believes that these pro-active policies are an effective effort in removing any potential barriers to affordable housing.

**Foster and Maintain Affordable Housing:**

The City has been active in providing affordable housing through incentives to Developers for senior citizen rental units, and acquisition and rehabilitation of deteriorated rental units for lower income households. The City also provides Section 8 Housing Choice Voucher Program assistance to very low income households through its Housing Authority and, when the market allows, HOME funds provides financial assistance for First-Time Homebuyers. The City certifies Community Housing Development Organizations (CHDOs) in an effort to provide affordable housing using low HOME rents.

**Development of the City's Institutional Structure:**

Internally, the City's strength is their institutional structure and staff including; the Code Enforcement Manager, Graffiti Abatement Program Manager; Housing Administrator; Grants Accountant; and other key staff. Another source of strength is the Code Enforcement Division has become part of the Community Development Department so that interface can occur more directly and effectively.

Externally, the City partners with HUB Cities Consortium One Stop whose partners are private industry and public institutions that provide job training and educational opportunities. The City is in direct contact with the Chamber of Commerce and the Tweedy Mile Business Association, both of which represent private industry. The City also works closely with the South Gate Community Adult School and East LA Community College campus located in South Gate.

The City partners with various nonprofit organizations to provide affordable housing opportunities. These nonprofits act as subrecipients to provide a variety of services to the community. The City continues to contract with the Salvation Army Bell Homeless Shelter which provides emergency shelter and support services.

**Future Development of Internal Structure:**

It is difficult to estimate what the future will hold for the internal structure of South Gate. Under the current leadership and existing key personnel, the City hopes to continue to make great progress in implementing the City's vision, partnering with various local non-profits, private industry and public institutions to provide decent affordable and sustainable housing. However, much of this progress is contingent upon the economy and market conditions which the City has no control over.

**Coordination and Enhancement efforts between public/private housing and social service organizations:**

The City of South Gate is pro-active in coordinating with assisted-housing providers, particularly the City's Housing Authority, homeless assistance centers and programs, youth and family oriented social service organizations and health organizations which provide outreach and counseling.

The Community Development department includes Planning, Building & Safety, Housing, Code Enforcement, and Economic and Redevelopment divisions, who work closely together to coordinate programs with local social service providers to either meet needs directly or to make referrals to outside services as necessary. Currently, staff makes referrals based upon the available known assistance data.

Our partners include Salvation Army Bell Homeless Shelter, Salvation Army Southeast Community Corp., Family Domestic Violence Prevention Program, Fair Housing Foundation, Oldtimers' Meals on Wheels Program, the Southeast Churches Service Center and Teen Challenge Ministry Institute.

**Lead-Based Paint Hazard Reduction Strategy:**

All units in a project assisted with CDBG and HOME funds must comply with the regulations found at 24 CFR Part 35. The purpose of the regulation is to identify and address lead-based paint hazards before children are exposed to lead. This requirement has been in effect since September 15, 2000.

Lead-based paint hazards are found in homes built prior to 1978. All Grantees and PJ's must assess homes built prior to 1978 for lead hazards and conduct interim or abatement controls as warranted. The majority of the homes in South Gate were built prior to 1978 and have lead-based paint somewhere on the structure. Lead based paint is found on windowsills, doorways or under the eaves. The hazards of lead-based paint are primarily to young children up to age 6, as they are more likely to eat peeling paint. Lead adversely affects the development of a child's brain and other organs.

The City's strategy in addressing lead based paint hazards involves an educational component for the public, printed outreach information to those households in the "lead hot zones" as identified by the County, and printed information are given to participants in the City's rehabilitation loan programs.

Lead assessments are conducted on all housing projects, both single family and multi-family units.

**Anti-Poverty Strategy Activities:**

According to the United States Department of Commerce, the nation's poverty level increased from 11.3 % in 2000 to 12.5 % in 2007. Based upon Census data from 1989 and 1999, the number of families in poverty in South Gate has increased from 15.2% to 17.4%.

Factors contributing to poverty are joblessness, weak educational system, lack of transportation, lack of affordable housing and affordable child care. To reduce the number of families in poverty, the City will continue to implement the Anti-Poverty Strategy. These strategies include economic development and preservation of affordable housing. The City also coordinates with other social service agencies regarding poverty factors such as education and transportation.

For economic development activities, the City coordinates with One-Stop Center site at HUB Cities Consortium in Huntington Park. HUB Cities provides job training and job search skills.

The City preserves affordable housing through the Section 8 program and, as previously mentioned,

the City also partners with non-profits to provide rental units with low HOME rents.

Additionally, coordination also occurs with educational institutions including the South Gate Adult School, the Chamber of Commerce and the local Regional Occupation Program (ROP). The MTA also provides effective bus routes.

Through the implementation of the Anti-Poverty strategy in-house activities, education regarding resources to combat various poverty factors; referrals and coordination with other agencies, the City attempts to improve conditions and reduce the impact of various poverty factors through utilization of all available resources.

**HOME Alternative/Non-conventional Forms of Investment:**

Currently, the City does not have any non-conventional or atypical forms of investment.

**Surplus from Urban Renewal Settlements:**

The City does not have any surplus from urban renewal settlements.

**Grant Funds returned to the Line of Credit:**

The City has not had any grant funds returned to the line of credit.

**Income from Float-Funded Activities:**

The City does not undertake these types of activities therefore; the City does not have income from float-funded activities.

**Public Housing:**

There are no "public housing" projects in South Gate.

**G. PROGRAM SPECIFIC REQUIREMENTS**

**HOUSING GOALS:**

**PROVISION OF DECENT, SAFE AND AFFORDABLE HOUSING**

**Goal # 1: Preservation and rehabilitation of the City's existing housing stock through the use of public funds.**

Priority Rational: The City has a significant number of aging and deteriorating housing stock with a large number of homeowners who are cost burdened.

Expected Outcomes: The City's implementation of the following programs will assist in providing safe and healthy homes for the residents. The programs will assist Code Enforcement with eliminating code violations, and reduce lead hazards, ultimately improving the housing stock and property values in the community. Due to market conditions or lack of funding, certain programs are not currently feasible or active.

HOME **Home Improvement Loan Program.** Fund ten- deferred rehabilitation loans and ten lead abatement/pest control grants.

HOME **Acquisition, Rehabilitation, and New Construction.** Assist certified CHDO's to acquire and rehabilitate deteriorated housing creating at least 1 affordable housing unit with low HOME rents.

CDBG **Code Enforcement.** Implement 2,100 cases of property maintenance and zoning inspections in CDBG income eligible service areas throughout the City.

CDBG **Minor Rehabilitation Grant Program.** This program will assist South Gate residents to make minor/emergency home repairs to their house.

**Goal # 2: Promotion of affordable rental housing using public funds for financial assistance.**

Priority Rational: The City has a significant number of low income renter households that need fair housing assistance with housing accessibility and renter's rights.

Expected Outcome: The City's implementation of the following programs will assist the residents of South Gate by providing safe and sanitary affordable housing for the community.

Section 8 HCV **Housing Authority's Section 8 Housing Choice Voucher Program** assists 654, or as allowed per authority, very-low and low income households. Increase the lease up rate to 98%.

HOME **First Time Homebuyer Program (FTHB).** Provide financial assistance for two low – income households.

CDBG **Fair Housing Education and Outreach.** Resolve discrimination complaints by responding to 200 tenant/landlord disputes. Perform fair housing outreach to 100 residents with the City's Fair Housing Strategic Plan. Continue contractual obligations with the Fair Housing Foundation (FHF), including outreach, collaboration with other non-profit organizations, along with fair housing training to landlords and tenants.

**Goal # 3: Expansion of housing stock to all economic segments of the City.**

Priority Rational: The built – out nature of the City limits the expansion of housing stock to all economic segments.

Expected Outcome: The City's use of HOME funds, State Redevelopment Set Aside funds, and the existing Density Bonus Program may create additional housing stock. In addition, the implementation of the following programs can assist 2 to 3 low-income families in larger units.

HOME **Infill Housing Program.** Provide financial assistance to CHDO's to develop one affordable rental housing unit for lower income households.

**COMMUNITY DEVELOPMENT GOALS:  
MAINTAIN AND IMPROVE THE QUALITY OF LIFE FOR RESIDENTS**

**Goal # 1: Improve the living environments and prevent the deterioration of the infrastructure in low/moderate income neighborhoods.**

Priority Rational: Install new sidewalks and other infrastructure to improve the living environment within low- and moderate-income neighborhoods.

Expected Outcome: The quality of life and improvement of neighborhoods for South Gate residents will be improved over the course of the fiscal year with the following program:

CDBG **Public Improvement Project.** Provide funding for programs such as street lighting, water/sewer improvements and street/alley/sidewalk improvements.

**Goal # 2: Eliminate blight from low- and moderate-income neighborhoods by removing graffiti, targeting code enforcement activities to public health and safety issues, and provide financial assistance for the rehabilitation of residential units.**

Priority Rational: Support and fund efforts to remove blighted conditions in low- and moderate-income neighborhoods through the implementation of code enforcement, graffiti removal, and rehabilitation of residential units.

Expected Outcome: Provide funding and support for code enforcement activities and removal of graffiti as follows:

CDBG **Graffiti Abatement Program.** Continue the Graffiti Abatement Program with a goal of 700,000 square feet of public improvement in eligible CDBG areas.

CDBG **Code Enforcement Program.** Continue the Code Enforcement Program with a goal of working on 2,100 cases for the 2011–2012 fiscal year.

**Goal # 3: Preserve the City's public buildings, parks, and facilities that serve the low-income residents of the Community.**

Priority Rational: The preservation of the City's public buildings, parks and facilities will continue to improve and maintain the quality of life for South Gate residents.

Expected Outcome: Provide funding for the following project:



CDBG **Public Facilities Project.** Provide funding for projects such as replacement of existing restrooms in parks; provide new sidewalks, services roads, fencing and security lighting and retrofitting public facilities to meet the American with Disabilities Act (ACT).

CDBG **Graffiti Park Program.** This program will provide graffiti coating which can be applied to most surfaces and allow for removal of the graffiti rather than application of additional paint to cover the graffiti in three (3) South Gate parks.

**Goal # 4: Expand and improve the quality and quantity of public service programs.**

Priority Rational: Maintaining and improving the quality of life that benefits South Gate residents, particularly lower-income households.

Expected Outcome: The quality of life for South Gate residents will be improved over the course of the fiscal year with the following programs:

CDBG **Family Violence Prevention and Education Program.** Promote awareness and education through workshops to 55 low income individuals on issues relating to family violence and by offering alternatives.

CDBG **South Gate Police Explorers.** Provide equipment for approximately 10 low income youth age's 14-21 who are interested in pursuing a career in law enforcement. The Explorers assist sworn personnel in non-hazardous situations and events.

CDBG **Crime Prevention Program.** Assist 50 residents by providing inter-community events, such as Family Day in the Park. These events will broaden family's awareness of various services throughout the City.

CDBG **Queue-Up Program.** The Queue-Up Program provides hands-on instruction of Therapeutic Riding and Animal Husbandry to individuals with cognitive disabilities.

CDBG **Police Activities League (PAL).** Assist 60 young adults with Athletic/Recreation Scholarships to allow them to participate in after school activities.

CDBG **Emergency Management Program.** Provide training, education and supplies benefiting the entire community in the event of an emergency or natural disaster.

CDBG **Oldtimers Meals on Wheels.** Provide meals to approximately 100 unduplicated low income seniors (60 years and older) from South Gate.

CDBG      **Teen Challenge.** The Teen Challenge Ministry Institute provides after-school learning and children's prevention programs which are designed to provide safe and effective homework assistance to needy youth in the City of South Gate.

CDBG      **Graffiti Park Program.** This program will provide graffiti coating which can be applied to most surfaces and allow for removal of the graffiti rather than application of additional paint to cover the graffiti in three (3) South Gate parks.

**NON-HOMELESS GOALS:**

**IMPROVE HOUSING OPPORTUNITIES OF SPECIAL NEEDS POPULATIONS**

**Goal # 1: Increase the supply of special needs housing units.**

Priority Rational: The City has special needs populations that need housing opportunities not readily available to them because of the adaptabilities needed for them to move around easily and safely in their homes.

Expected Outcome: Provide funding and support for the development of affordable rental and homeownership opportunities for special needs people.

HOME **Development of affordable housing.** Provide funding for the development of affordable rental opportunities for special needs people.

**Goal # 2: Improve public services for special needs populations.**

Priority Rational: Special needs populations require many services for them to manage daily living activities. It is important that public service organizations are supported so they can continue to provide needed resources to this particular population.

Expected Outcome: Provide funding and support of local public service agencies.

CDBG No funding for this year

**HOMELESS GOALS:**

**IMPROVE SUITABLE LIVING ENVIRONMENTS TO HOMELESS POPULATIONS**

**Goal # 1: Continue the City's ongoing efforts to address homelessness needs within the City.**

Priority Rational: The City has a significant number of households living below the poverty line who are at-risk of becoming homeless.

Expected Outcome: The City will provide funding to a regional homeless shelter and public service provider for persons to receive emergency shelter and homeless prevention along with support services including food, counseling and job training.

ESG **Emergency Shelter Program.** The Bell Homeless Shelter will assist up to 15 eligible households with emergency shelter services.

CDBG **Southeast Churches Service Center Homeless Prevention Program.** This non-profit agency will provide emergency food and shelter assistance to 600 eligible South Gate residents at risk of becoming homeless.

## H. PUBLIC COMMENTS/PUBLIC NOTICES

The City did not receive any written or public comments during the 30-day review period or at the public hearings regarding this Action Plan.

**I. RESALE/RECAPTURE GUIDELINES FOR THE HOME FUNDED FIRST-TIME HOMEBUYERS PROGRAM**

**General Requirements**

The City of South Gate intends to fund a First-Time Homebuyer Loan Program which provides financial assistance for homeownership to low-income, first-time homebuyers. The loan is in the form of a deferred payment, "silent" second mortgage. The program is designed to assist qualified households with additional down payment assistance necessary for the purchase of a home to be occupied by homebuyers within the City of South Gate. Assistance is offered on a first-come, first-served basis to eligible households with complete applications.

The maximum amount of program assistance to a homebuyer toward the purchase of a home is \$100,000. The rate of interest for the program loan is zero (0%) percent. The program loan plus the equity share shall be deferred and have a term "all due and payable" upon the sale, refinance with cash out, transfer, death of the last surviving person on the deed of trust, or if the property is no longer the principal residence of the borrower.

The City of South Gate will enter into a written agreement with the homebuyer. A covenant in the trust deed will require that the purchased property remain as the homebuyer's principal residence. Temporary subleases are not allowed. If the property does not remain the homebuyer's principal residence or the City discovers willful misrepresentation by the homebuyer in connection with the First Time Homebuyer Loan Program, the City of South Gate will demand an immediate, full repayment of the assistance provided, together with the shared equity.

The HOME regulation at 24 CFR Part 92.254(a)(5) states, "to ensure affordability, the participating jurisdiction must impose either resale or recapture requirements..." Accordingly, the City of South Gate has chosen the recapture option for each unit assisted. These guidelines were approved per a HUD communication dated May 27, 1994.

Also, the HOME program sets affordability periods that relate to the resale of the property. These periods are based on the amount of HOME funds provided for the property (see table below).

<b>HOME Funds Provided</b>	<b>Affordability Period</b>
<\$15,000	5 years
\$15,000 - \$40,000	10 years
>\$40,000	15 years

The HOME-assisted housing must meet the affordability requirements as specified in the HOME regulations. The City does not impose an affordability restriction on the property since the City recaptures the entire amount of the HOME investment from the homeowner upon the sale, refinance with cash out, transfer, death of the last surviving person on the deed of trust, or if the property is no longer the principal residence of the borrower. The loan is not forgiven regardless of the length of time the homebuyer has occupied the home.

### **Resale Provisions**

The City of South Gate does not use the resale option for its First Time Homebuyer Program.

### **Recapture Provisions**

The City's Recapture Guidelines include a proportionate equity sharing provision which is effective when a house purchased with a HOME funded second-mortgage is sold, leased, transferred and/or refinanced.

The purpose of the program is to increase affordable housing over time. The City will meet this goal by recapturing the full amount of the program loan to assist other first time homebuyers. The recapture method, allows the homeowner to sell the assisted property to any buyer, regardless of income, at any price the market will bear.

### **Fair Return of Investment**

The Program requires that the assisted home buyer receive a Fair Return of Investment. The City has determined that a Fair Return of Investment, at the time of sale of the property shall be:

- a) Return of borrower's original down payment
- b) Return of principal reduction payments on the first mortgage loan
- c) Return of documented capital improvements costs

### **Equity Share**

The program loan contains an "Equity Share" provision, defined as the City's proportionate share of equity in the property. If the principal amount of the loan becomes due and payable, the equity share will need to be paid in full along with the principal amount of the program loan. Therefore the City is not forgiving the program loan regardless of the length of time the homebuyer has occupied the home.

**Equity Sharing is calculated as follows:**

### **Equity Sharing Percentage:**

Calculate the percentage of the original purchase price of the property represented by the Program Loan by dividing the City Loan Amount by the original sales price.

$$\text{Program Loan} \div \text{Original Purchase Price} = \text{Equity Sharing Percentage}$$
$$(\$50,000 \div \$200,000 = 25\%)$$

**Gross Appreciation:**

Calculate gross appreciation by subtracting the current sales price/the current appraised value from the original sales price.

$$\text{Current Sales Price} - \text{Original Purchase Price} = \text{Gross Appreciation}$$
$$(\$300,000 - \$200,000 = \$100,000)$$

**Net Appreciation:**

Calculate net appreciation by subtracting the homeowner's investment (down payment, closing costs, documented capital improvements & superior private debt) from the Gross Appreciated amount.

$$\text{Gross Appreciation} - \text{Homeowner's Investment} = \text{Net Appreciation}$$
$$(\$100,000 - \$20,000 = \$80,000)$$

**City's Proportionate Share of Equity:**

Calculate the City's Proportionate share of equity by multiplying the net appreciation amount by the equity sharing percentage.

$$\text{Net appreciation} \times \text{Equity Sharing Percentage} = \text{City's Proportionate Share of Equity}$$
$$(\$80,000 \times 25\% = \$20,000)$$

**TOTAL DUE TO CITY**



$$\text{City's Proportionate Share of Equity} + \text{Re-payment of Program Loan} = \text{Total Due to City}$$
$$(\$20,000 + \$50,000 = \$70,000)$$

If there are no net proceeds, or the net proceeds are insufficient to repay the HOME investment due, the City can only recapture the net proceeds if any. The new proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

**Program Loan Repayment**

Loans are due if any of the following events occur: upon sale, refinance with cash out, transfer of title or when borrower no longer occupies the home as his/her principal residence. The loan will be in default if the borrower fails to maintain required homeowners insurance, fails to pay property taxes, or if they default on their primary loan.

**Monitoring**

Monitoring will be done on an annual basis from the close of escrow. Composition of family and income will be monitored by the City.



**J. POLICY AND PROCEDURES TO MEET MINORITY AND WOMEN-OWNED  
BUSINESS OUTREACH AND AFFIRMATIVE MARKETING REQUIREMENTS**

The City's policy is to utilize, to the fullest extent possible, minority and women-owned businesses in the implementation of the various federally funded programs. The Contractors for the Home Improvement program are typically minority owned contractors. Federally funded projects implemented by the City are required to follow an affirmative marketing plan for tenant lease-up.

## K. MONITORING STANDARDS AND PROCEDURES

PJ's and Grantee's are responsible for ensuring that federal funds are used in keeping with program requirements.

The regulation requires PJ's to monitor their subrecipients and contractors receiving federal funds annually. The monitoring standards and procedures for subrecipients include internal and external which includes both on-site and off-site review of documentation and on-site inspection of physical conditions for construction or rehabilitation projects.

The City also requires documentation that guides the initial implementation of a program or project. As part of all federally funded programs, participants are screened for income eligibility utilizing the beneficiary qualification form and pre-qualification forms along with review of financial information.

The City believes that these monitoring standards, procedures and schedules will allow the City to comply with federal rules and regulations in an organized manner.

# **APPENDIX A**

## **RESIDENTIAL ANTI-DISPLACEMENT PLAN**

**RESIDENTIAL ANTI-DISPLACEMENT AND  
RELOCATION ASSISTANCE PLAN**

**CITY OF SOUTH GATE  
FISCAL YEAR 2008 – 2009**

## I. INTRODUCTION

Section 509 of the Housing and Community Development Act of 1987 amended Section 104 of the Housing and Community Development Act of 1974 by adding a new subsection.

The new Section 104(d) of the Act became effective October 1, 1998 and provides that a grant under Section 106, Community Development Block Grant (CDBG) Programs may be made only if the grantee certifies that it is following a residential anti-displacement and relocation assistance plan. The residential anti-displacement and relocation assistance plan under Section 104(d) must contain two components: (1) A requirement to replace all low/moderate income dwelling units that are demolished or converted to use other than low/moderate housing as a direct result of the use of CDBG assistance and, (2) a relocation assistance component.

A certification and plan is required even if the grant will not result in the demolition or in the conversion of a low/moderate income unit to use other than low/moderate income housing.

The document serves as the residential anti-displacement and relocation assistance plan for the 2008-2009 program year. In implementation of the relocation activities related to this plan, Section 104(d) of the Housing and Community Development Act of 1974, as amended and the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 as amended will be followed. The following details the City of South Gate's Plan.

## II. RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN UNDER SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

- A. The City of South Gate will replace all occupied and vacant occupiable low/moderate income dwelling units demolished or converted to a use other than as low/moderate income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606 (b)(1).
- B. All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funded that will directly result in such demolition or conversion, the City of South Gate will make public and submit to the HUD Field Office the following information in writing.
  1. A description of the proposed assisted activity;
  2. The general location on a map and appropriate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than low/moderate dwelling units as a result of the assisted activity;
  3. A time schedule for the commencement and completion of the demolition or conversion;
  4. The general location on a map and appropriate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
  5. The source of funding and a time schedule for the provision of replacement dwelling units, and

6. The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least 10 years from the date of initial occupancy.
- C. The City of South Gate will provide relocation assistance, as described in 24 CFR 570.606 (b)(2) to each low/moderate income household displaced by the demolition of housing or by the conversion of a low/moderate income dwelling unit to another use as a direct result to assisted activities.
- D. Consistent with the goals and objectives of activities assisted under the Act, the City of South Gate will take the following steps to minimize the displacement of person from their homes;
  1. Provide replacement housing as described in 24 CFR 570.606 (b)(1) and outlined as follows:

One for one replacement units – all occupied and vacant occupiable low/moderate income dwelling units that are demolished or converted to a use other than low/moderate income dwelling units as a direct result of CDBG activities will be replaced by the City by private developers with low/moderate income dwelling units.

The replacement of low/moderate income dwelling units will be provided within three years of the commencement of the demolition or rehabilitation related to the conversion and will meet the following requirements;

- a. The unit will be located within the City's jurisdiction
- b. The units will be sufficient in number and size to house the number of occupants that could have been housed in the units that are demolished or converted. The number of occupants that may be housed shall be determined in accordance with local housing occupancy codes.
- c. The units will be provided in standard condition, and may include units which have been raised from substandard to standard.

### **III. RELOCATION ADVISORY ASSISTANCE**

- A. The City will administer its relocation program, including providing relocation assistance and the preparation of claims for processing by the Community Development Department, Housing Division, City of South Gate.
- B. The Relocation Program will provide maximum assistance to minimize the hardship of displacement to all persons displaced from their dwellings and to displaced businesses to assure their reestablishment with a minimum delay.
- C. Personal and continuing contact will be maintained with those to be displaced until they are satisfactorily relocated, and where hardship is evident, a follow up call will be made to ease the transition of the move.

1. The following specific services will be provided:

- a. Each person or business required to move will be personally interviewed and a detailed and clear explanation of benefits will be made. The interview will be conducted in the language most easily understood by the displaced person.
- b. The U. S. Department of Housing and Urban Development informational brochures will be delivered to residential and commercial owners and tenants in a timely manner.
- c. A member of the staff will continuously make field surveys to locate housing resources and business vacancies for referrals. Referrals will be made to standard housing comparable to the occupied housing and in close proximity to employment, medical, shopping, transportation and eating facilities. Additionally, real estate brokers will be informed of the displacement and their cooperation will be solicited in making referrals. Referrals to commercial sites will be made relative to commercial operator's needs in location, square footage requirements, trade area, and other business location criteria. Inspection of housing resources will be undertaken prior to referral and after the move of the displaced person.
- d. If transportation is needed to field check referrals, the staff member or consultant will provide such transportation.
- e. Assistance will be given by explaining procedures to purchase a home, including the purpose of and charge made through escrow.
- f. If social service agencies in the community could provide a needed service, referrals will be made and follow up programs will be instituted. The referral services could be Social Security Administration, Department of Public Social Services, Veteran's Administration, South Gate Housing Authority, and other local service agencies.
- g. Where necessary, efforts will be made to trace self-relocatees.
- h. Assistance will be given in filing relocation claims and these claims will be submitted to the Community Development Department, Housing Division, City of South Gate.
- i. Delivery of benefit check will be made promptly and follow-up claims will be made.

#### **IV. RELOCATION ASSISTANCE**

Each low and moderate income household that is displaced as a direct result of CDBG or HOME assisted activities shall be provided with relocation assistance. The low-or moderate-income household may elect to receive assistance described in 24 CFR Part 49 (HUD's regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970) or assistance described under Section 104(d) of the Housing and Community Development Act of 1974, as amended by Section 509 of the 1987 HCD Act provisions.

Displaced low or moderate income households will receive relocation assistance provided to displaced persons required under 24 CFR 49, Subpart C (General Relocation Requirements) and

Subpart D (Payment for Moving and Related Expenses) whether the households receive assistance under the CFR or Section 104 (d) of the Act. Briefly, those benefits are as follows:

#### **Residential Benefits**

1. Actual moving and related expenses, as the Agency determines to be reasonable and necessary, including expenses outlined in 49 CFR 24.301.
2. Fixed payment for moving expenses as described in 49 CFR 24.302.

#### **Non-Residential Benefits**

1. Payment for actual reasonable moving and related expenses as described in 49 CFR 24.303.
2. Reestablishment expense as described in 49 CFR 24.304.
3. Ineligible moving and related expenses as described in 49 CFR 24.304 (b) and 49 CFR 24.305 will not be provided.
4. Fixed payments for moving expenses as described in 49 CFR 24.306.

### **V. COST ESTIMATE OF RELOCATION BENEFITS**

Since no relocation activity is contemplated, it is not possible to provide a cost estimate of relocating payment at this time. However, should it become necessary to make relocation payments, these payments will be funded with CDBG or HOME funds.

### **VI. PLAN FOR DISBURSEMENT OF RELOCATION BENEFITS**

The disbursement of relocation benefits will be made in an orderly and readily available manner.

All claims for relocation payments must be submitted within 18 months after the displacement of the claimant. Relocation claim forms will be prepared by the relocation staff; the forms will be explained in detail to the claimant. Once the signature of the displacee has been obtained, the prepared forms, accompanied by a memorandum explaining the particular need of the claimant will be promptly delivered to the Community Development Department, Housing Division, City of South Gate, for review, approval and preparation of warrants. Upon verification of vacating the acquired property, the relocation benefits will be delivered.

Advanced payments will be processed when it is evident that there is a hardship. These payments will be delivered in a timely way to assure ease in securing relocated housing commitments.

A claim must be supported by the necessary documentation which may include itemized receipted moving bills, income tax returns, opening/closing escrow statements, verification of rental data and any other information deemed appropriate and necessary to support the claim.



All claim papers and related evidence will become permanent records of the Community Development Department, Housing Division, City of South Gate, as part of the individual files maintained for each displaced person or business.

If a business does not file a claim for any of the above benefits, it may file for an In-Lieu of Moving and Related Expenses Payment. No payment of this kind shall be made unless the Community Development Department, Housing Division, City of South Gate, is satisfied that the business cannot be relocated without substantial loss or patronage and is not part of a commercial enterprise having at least one other establishment not be acquired, which is engaged in the same or similar business.

This payment represents the average annual net income for the two years prior to displacement, except that the payment may not be less than \$1,000 nor more than \$20,000. {49 CFR24.306 (a)}

Payments will be processed in a timely manner to minimize hardship.

## **VII. LAST RESORT HOUSING**

Last resort housing is not contemplated as it has been determined comparable replacement housing will be available for project residents within a reasonable period prior to displacement. However, if it is necessary, procedures as referenced in the Uniform Act will be followed.

# **APPENDIX B**

## **CITIZEN PARTICIPATION PLAN**

**CITY OF SOUTH GATE**

**FOURTH AMENDMENT  
TO THE  
CITIZEN PARTICIPATION PLAN**

Distributed August 26, 2004

Prepared by City Staff

Citizen Participation Plan  
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## I. POLICY STATEMENT

It is the policy of the City of South Gate to provide for community involvement in the planning, development, implementation, monitoring and evaluation of programs funded under the Housing and Community Development Acts of 1974 and 1977, as amended, and the Cranston-Gonzalez National Affordable Housing Act of 1990.

This Citizen Participation Plan sets forth the procedures and guidelines to be implemented by the City to provide for the continuing participation by the citizens of South Gate.

While the City desires and recognizes the need for the citizen involvement, it is the City Council of South Gate which has final determination and responsibility for all aspects of the City's Housing and Community Development programs.

This plan, once adopted, may be amended by the City Council, and shall remain in effect until superseded by a new plan or until the City no longer participates in the Community Development Block Grant Program (CDBG), Home Investment Partnership Program (HOME), or other program that pertain to the Consolidated Planning process as required by 24 CFR Part 91, et al.

## II. STANDARDS OF PARTICIPATION

All aspects of the City's citizen participation efforts shall be conducted in an open manner with freedom of access to all interested persons. The City encourages the involvement of all groups including low and moderate income persons particularly those living in slum and blighted areas, members of minority groups and non English speaking persons, as well as persons with mobility, visual or hearing impairments, residents of areas where a significant amount of activity is occurring or proposed, the elderly, the business community and civic groups who are concerned about the community.

A Citizen's Advisory Committee membership shall be appointed by the City Council and shall include substantial representation by low and moderate income persons and members of the minority groups. The City will also provide sufficient information at the appropriate times during the program development and implementation to allow the community at large to be involved.

## III. SCOPE OF PARTICIPATION

### A. Citizen's Role

While this plan describes a specific citizens organization, the Citizen's Advisory Committee (CAC) is not intended to exclude any individual citizen input. All citizens of South Gate are encouraged to participate in every public meeting and to contact the Community Development Department with any questions concerning the process and

the programs pertaining to the Consolidated Plan including the Community Development Block Grant Program and the HOME Investment Partnership Program or any other future programs.

The City encourages the submission of comments and written proposals by citizens regarding the affordable housing and community development program. These proposals may be submitted to the Community Development Department at any time or at any meeting of the Citizen's Advisory Committee or at any public hearing conducted by the City Council pertaining to the Consolidated Plan. The City will respond to all written proposals within (15) working days and will state the reasons for any action or inaction taken on the comments.

## B. City's Role

### 1. Technical Assistance

To help facilitate citizen input, the City will provide technical assistance through its staff to the Citizen's Advisory Committee and to groups of low and moderate income residents who require such assistance in developing proposals for federal funding assistance as required by the federal regulations. The City will also make available, as necessary, Spanish speaking staff for public hearings relating to the Consolidated Plan. The City will publish a legal notice in both English and Spanish in a newspaper of general circulation at least ten (10) calendar days prior to a public hearing on the Consolidated Plan.

### 2. Public Information

In order for citizens to become informed and involved in the programs, the City will make available upon request all relevant information including:

- Material concerning the amount of funds available for proposed community development and housing activities and the range of activities that may be undertaken including the amount that will benefit persons of low and moderate income; and
- Regulations and other issuances governing all aspects of the program; and
- Prior application and statements, grant agreements, performance reports, substantial amendments, this Citizen Participation Plan, the Consolidated Plan and any other reports adopted which are required by the US Department of Housing and Urban Development (HUD); and
- Documents regarding other important program requirements such as contracting procedures, environmental policies, fair housing and other equal opportunity requirements and relocation provisions such as plans to minimize displacement of persons and the type of assistance any persons displaced may receive; and
- Mailings and promotional materials; and

- Records of meetings and hearings; and
- Any other documents the City believes are necessary to the Consolidated Plan process.

A summary of the proposed Consolidated Plan will be published in a newspaper of general circulation. The summary will describe the contents and purpose of the Consolidated Plan and a list of locations where copies of the entire plan may be examined. A reasonable supply of documents needed for public comment will be made available without charge in a timely fashion. The Plan will be made available in a format accessible to persons with disabilities upon written request. Copies of the proposed Consolidated Plan will be available at City Hall in the Community Development Department, the City Clerk's office and at the Chamber of Commerce office and two local libraries.

Prior to submitting the Consolidated Plan to HUD, the City will provide for a thirty (30) calendar day public review period to receive comments from citizens or units of general government on the Consolidated Plan as required by HUD.

A summary of these comments and a summary of any comments not accepted and the reasons, therefore, shall be incorporated or attached to the final Consolidated Plan.

### 3. Substantial Amendment to Consolidated Plan

A substantial amendment for the purposes of the Consolidate Plan is defined as any change in use of CDBG or HOME funds for a new type of project or program not in any approved Consolidated Plan including subsequent amendments. The City shall provide for citizen participation in any required substantial amendment to the approved Consolidated Plan, except those for disaster emergency activities as needed. For any substantial amendment required, the City shall hold a public hearing with reasonable notice, a minimum ten (10) days. Copies of the amendment will be placed at the City Clerk's Office, Community Development Department, Chamber of Commerce and at the two local libraries. There will be a thirty (30) calendar day public review period to receive comments prior to the substantial amendment being considered per HUD requirements. The City shall consider any written or oral comments received. A summary of these comments and a summary of any comments not accepted and the reasons therefore, shall be attached to the substantial amendment of the Consolidated Plan.

### 4. Performance Reports

A reasonable notice and opportunity to comment on the Consolidated Annual Performance and Evaluation Report (CAPER) shall be given to citizens. A

legal notice will be published a minimum of ten (10) calendar days prior to public hearing and copies of the Performance Reports will be made available at the City Clerk's Office, the Community Development Department, the Chamber of Commerce and at the two local libraries. A public review and comment period of not less than fifteen (15) calendar days shall be provided to receive comments on the Performance Report prior to its submission to HUD.

#### 5. Anti Displacement

The City of South Gate will avoid the displacement of individuals from their homes whenever possible and will comply with all existing laws and regulations regarding relocation, including adherence to the Uniform Relocation Act whenever federal dollars are used to fund a project. The HOME Anti-Displacement Plan and the CDBG Relocation Plan provide further details on specific assistance and are available upon request.

#### C. Outreach

The City will attempt to increase the level of public participation of organizations in the community by soliciting participation by these groups. Letters of invitation to attend an annual meeting to receive input on housing and non-housing community development needs will be sent to religious organizations, the South Gate Chamber of Commerce, business organizations, community service organizations including those targeting Spanish speaking residents and residents of assisted housing (Section 8 recipients).

The City will also coordinate with the local Housing Authority and surrounding communities about the housing and community development plan activities related to the development of the Consolidated Plan.

#### D. Complaints

The City will make every reasonable effort to provide written responses to written complaints within fifteen (15) working days after receipt. A copy of each written citizen comment or complaint about the City's Housing and Community Development Performance Report under the Consolidated Plan, the City's assessment of the comment or complaint and a description of any action taken and written response made will be kept on file as a public record.

### **IV. PUBLIC MEETINGS AND PUBLIC HEARINGS**

The City will conduct public meetings and public hearing during various phases of the Consolidated Plan process and during each Fiscal Program Year. All public meetings and public hearings shall be open to the public. Meetings will be held at times and at locations in the City that are convenient and accessible to potential and actual beneficiaries. Special accommodation shall be made for persons with disabilities upon



advance notice. In cases where a significant number of non English speaking residents are reasonably expected to participate, an interpreter will be provided by the City.

#### A. Public Meetings

The CAC (see Section V) and the groups and persons contacted in the City's outreach effort will conduct public meetings.

##### 1. Program Development

The CAC shall conduct at least one (1) public meeting prior to the submittal of the Consolidated Plan to the City Council for action. Also, separate meetings will be held for those persons and groups contacted in the City's outreach program. All these meetings shall be conducted to obtain comments of the citizens on housing and community development needs, including priority non-housing community development needs.

##### 2. Additional Meetings

The CAC may hold additional meetings before or after the annual federal program development as it determines appropriate.

##### 3. Minutes

Minutes of all six paid CAC meetings will be made available to the public by the City upon request.

##### 4. Public Meeting Agenda

An agenda for any CAC public meeting will be submitted to the City Clerk's office seven (7) calendar days prior to the meeting for purposes of posting.

#### B. Public Hearing

The City Council shall conduct public hearings for the Consolidated Plan process.

##### 1. Program Development

The City Council shall conduct a total of two public hearings on an annual basis in the preparation and adoption of the Consolidated Plan. These two public hearings will be conducted during two different stages of the program years.

During development of the Consolidated Plan, one public hearing will be held prior to publishing of the Plan. The purpose of this public hearing is to obtain input from citizens on housing and community development needs, including non housing needs, development of proposed activities and in the future will include

review and approval of the CAPER Performance Report and Consolidated Plan update.

## 2. Additional Hearings

The City Council may hold additional public hearings for which the City shall publish a legal notice in a newspaper of general circulation.

## 3. Public Notice

The notice for a public hearing shall be published a minimum of ten (10) days prior to the public hearing and shall contain the following:

- a. Date of hearing
- b. Time of hearing
- c. Place of hearing
- d. Topic to be considered
- e. Basic information about the program

# V. CITIZENS ADVISORY COMMITTEE

## A. Structure

### 1. Size and appointment

The Citizens Advisory Committee shall have twenty (20) members. Each member of the City Council shall appoint four (4) members. The committee shall include low and moderate income members.

### 2. Term of Office

Each member shall serve at the pleasure of his or her appointing City Council member, beginning July 1, 1986. Term of office will automatically expire with the cessation of the service of the appointing City Council member.

### 3. Vacancies

Vacancies on the CAC shall be filled by appointment by the respective appointing City Council member. Said appointee shall serve only for the unexpired portion of the term of the person being replaced.

### 4. Selection of Officers

The CAC shall have a Chairperson and Vice-Chairperson. Both shall be elected from and by the members of the CAC each year at the August meeting.

## 5. Subcommittees

The CAC may create subcommittees deemed necessary to fulfill the functions of the CAC.

## 6. Meetings

The CAC members shall receive payment for up to a total of six meetings that are held during the fiscal year per the following schedule: on the fourth Wednesday in January, the first, second and third Wednesdays in February, the fourth Wednesday in April and the third Wednesday in August. The meetings shall be held at 6:00pm at the City Council Chambers in City Hall located at 8650 California Avenue, South Gate.

Notwithstanding, the term of office of any member will automatically expire if the member is absent from more than two meetings of the total meetings that are held (August – April) per fiscal year, without making an acceptable (typically medical) excuse to staff by phone as Secretary prior to the meeting.

Attendance at each meeting is important. Payment is \$25.00 per meeting and a check will be member to the member by end of June each fiscal year if all of the three following requirements have been met by CAC member: 1) City stall must receive a completed W-9 form from CAC member to submit to Finance Department as requested; 2) Payment will only be made for a meeting if member attends at least half of each particular meeting as determined by staff as Secretary according to minutes; and 3) member is present for voting on motions as needed.

## 7. Quorums

A simple majority of the current membership, as determined by staff as Secretary and the Chairperson of the CAC, shall be in attendance at any meeting for the proceedings of the meeting to be regarded as valid.

## B. Role and Responsibilities

### 1. Advisory Role

The CAC is an advisory committee to the City Council. The City Council, by State law, is the responsible legislative body in matters relating to the Consolidated Plan and the Consolidated Plan process.

### 2. Consolidated Plan Development and Review

The CAC shall be involved in the development and/or review of all elements pertaining to the planning and preparation of the Consolidated Plan. Based upon

that planning and preparation, the CAC may make specific funding and program recommendations on the use of grant funds to the City Council.

### 3. Review and Evaluation

The CAC may be involved in the review and evaluation of the programs carried out with Community Development Block Grant funds and HOME funds for any other program funds under the Consolidated Plan. As appropriate, progress or evaluation reports concerning the grant may be reviewed by the CAC and recommendations concerning the reports made to the City Council.

### 4. Needs and Objectives

The CAC may conduct community development needs assessments and review community objectives whenever deemed necessary by the City Council.

### 5. Citizen Participation Plan

The CAC may make recommendations concerning the Citizen Participation Plan to be adopted by the City Council.

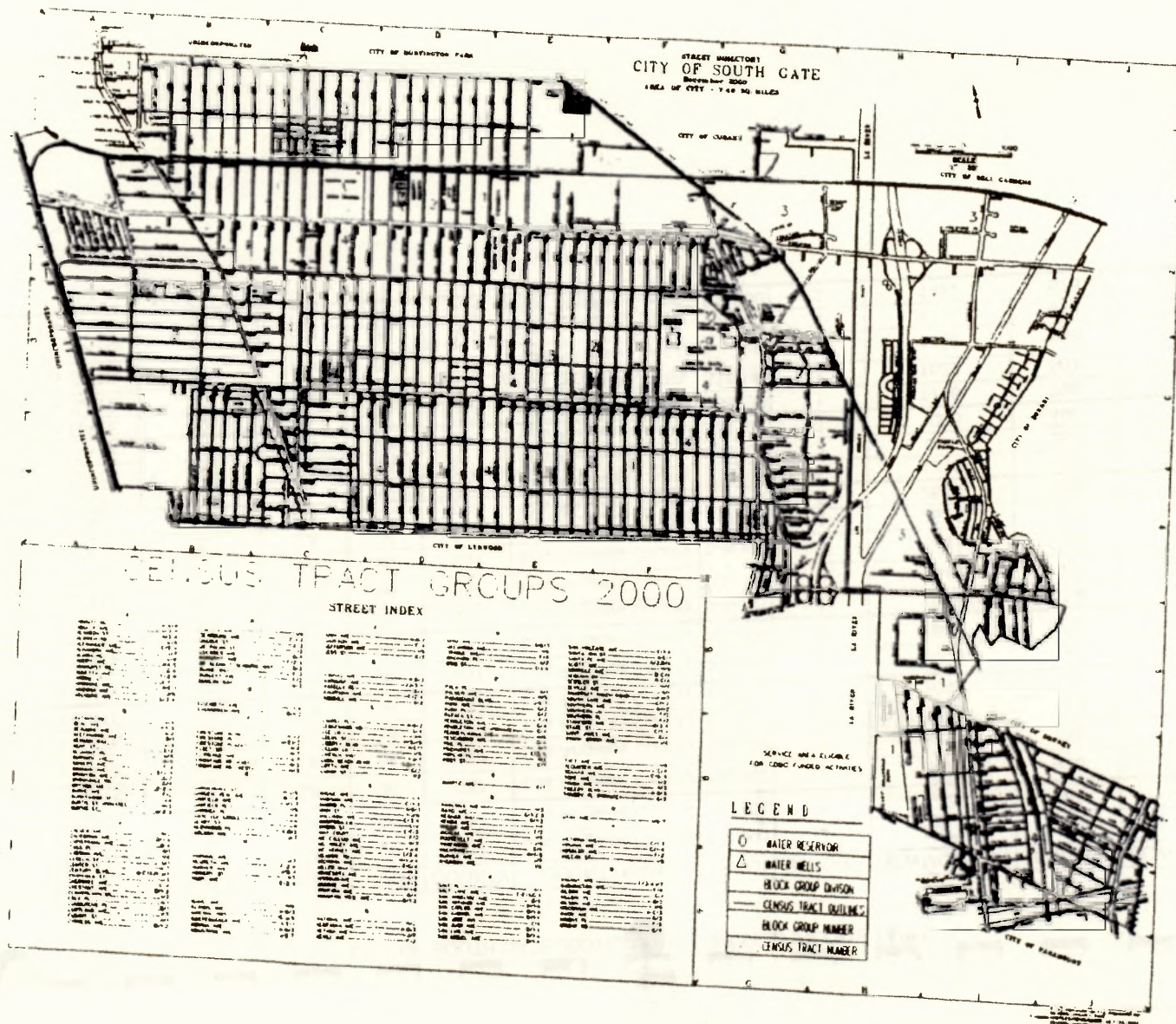
# APPENDIX C

## 2000 CENSUS TRACK DATA/MAP

CITY OF SOUTH GATE 2000 CENSUS LOW/MOD INCOME TABLE

CDBGUOJID	CDBGNAME	CDBGTYPE	STUSAB	STATE	COUNTY	COUNTYNAME	TRACT	BLKGRP	LOWMODUNIV	LOWMOD	LOWMODPCT
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535501	1	1878	1416	75.4
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535501	2	2025	1408	69.5
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535502	1	2082	1287	61.8
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535502	2	2953	1814	61.4
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535503	1	2715	2049	75.5
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535603	1	1259	624	49.6
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535603	2	2792	1733	62.1
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535604	1	1870	1413	75.6
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535604	2	2686	1619	60.3
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535605	1	2122	1504	70.9
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535605	2	2319	1557	67.1
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535606	1	2120	1577	74.4
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535607	1	1180	740	62.7
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535607	2	1585	810	51.1
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535607	3	984	711	72.3
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535607	4	1075	583	54.2
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535701	1	2469	985	39.9
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535701	2	1904	1065	55.9
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535701	3	1678	889	53.0
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535702	1	1313	678	51.6
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535702	2	1698	1108	65.3
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535702	3	500	373	74.6
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535702	4	1991	1202	60.4
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535802	1	1775	1117	62.9
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535802	2	852	384	45.1
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535802	3	1764	734	41.6
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535802	4	2478	1566	63.2
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535803	1	1543	965	62.5
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535803	2	1603	970	60.5
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535803	3	1412	933	66.1
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535804	1	2568	1778	69.2
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535804	2	3114	1931	62.0
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535901	1	1112	340	30.6
063528	SOUTH GATE	52	CA	06	037	Los Angeles County	535901	2	1258	502	39.9








**RESOLUTION CERTIFICATION PAGE**

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

I, Carmen Avalos, City Clerk of the City of South Gate, California, hereby certify that the whole number of Members of the City Council of said City is five; that Resolution No. 7488 was adopted by the City Council at their Regular Meeting held on April 24, 2012, by the following vote:

Ayes:            Council Members:    De Witt, Hurtado, Gonzalez, Morales and Davila  
Noes:            Council Members:    None  
Absent:          Council Members:    None  
Abstain:         Council Members:    None

Witness my hand and the seal of said City on May 9, 2012.



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Carmen Avalos, City Clerk  
City of South Gate, California