

SOUTH GATE CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, September 8, 2009 at 6:30 p.m.

CALL TO ORDER: Henry C. Gonzalez, Mayor
INVOCATION: Pastor Chuck Brady, South Gate Resident
PLEDGE OF ALLEGIANCE: Martha Muro, SEAACA Officer
ROLL CALL: Carmen Avalos, City Clerk

MAYOR
Henry C. Gonzalez

CITY CLERK
Carmen Avalos

VICE MAYOR
Gregory Martinez

CITY TREASURER
Maria Belen Bernal

COUNCIL MEMBERS
Maria Davila
Bill De Witt
Gil Hurtado

CITY MANAGER
Ronald Bates

CITY ATTORNEY
Raul F. Salinas

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office
8650 California Avenue, South Gate, California 90280
(323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org

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OPEN SESSION AGENDA

1. Introduction of SEAACA’s Dedicated Officer

The City Council will be introduced to the City’s newly assigned dedicated Southeast Area Animal Control Authority Officer Martha Muro. (PD)

2. Consolidated Annual Performance & Evaluation Report

The City Council will conduct a Public Hearing to consider: (CD)

- a. Approving the 2009/2010 Fiscal Year Consolidated Annual Performance and Evaluation Report (CAPER); and
- b. Authorizing staf to submit the CAPER to the Department of Housing and Urban Development (HUD).

COMMENTS FROM THE AUDIENCE

During this time, members of the public and staff may address the City Council regarding any items within the subject matter jurisdiction of the City Council. Comments from the audience will be limited to five (5) minutes per speaker; unless authorized by the Mayor, the time limit may not be extended by utilizing another member’s time. There will be no debate or action on items not listed on the agenda unless authorized by law.

Note: The City Council desires to provide all members of the public with the opportunity to address the Council. Nevertheless, obscene language, comments intended to disrupt or interfere with the progress of the meeting or slanderous comments will not be tolerated and may result in ejection and/or may constitute a violation of South Gate Municipal Code Section 1.04.110.

REPORTS AND COMMENTS FROM CITY OFFICIALS

During this time, members of the City Council will report on matters pertaining to their service on various intergovernmental boards and commissions as a representative of the City pursuant to Assembly Bill 1234. City Council Members will also have an opportunity to comment on matters not on the agenda.

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

CONSENT CALENDAR ITEMS

Agenda Items 3, 4, and 5 are Consent Calendar Items. All items including Ordinances, Resolutions and Contracts, may be approved by adoption of the Consent Calendar, individually and collectively by one (1) motion. There will be no separate discussion of these items unless Members of the City Council, the public, or staff request that specific items be removed from the Consent Calendar for separate discussion and action.

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

3. Recertification of Three Community Development Housing Organizations

The City Council will consider adopting a **Resolution** _____ recertifying three Community Housing Development Organizations (CHDOs). (CD)

4. Ratification of Municipal Employees Association and Professional Mid Management Association Agreements

The City Council will consider: (ADMIN/PERS)

- a. Ratifying the Memorandums of Understanding between the Municipal Employees Association (“MEA”) **Contract No. 2554** and the Professional Mid-Management Association (“PMMA”) **Contract No. 2555** and the City of South Gate concerning salary, benefits and terms and conditions of employment; and
- b. Authorizing the execution of Memorandums of Understanding.

5. City Council Meeting Minutes of August 11 and 25, 2009

The City Council will consider approving the Special City Council Meeting Minutes of August 11 & 25, 2009 and the Regular City Council Minutes of August 11 & 25, 2009. (CLERK)

6. Police Officers Association and Police Management Association Agreements

The City Council will consider: (ADMIN/PERS)

- a. Approving the Memorandums of Understanding between the Police Officers Association (“POA”) **Contract No. 2556** and the Police Management Association (“PMA”) **Contract No. 2556A** and the City of South Gate to satisfy CalPERS requirements necessary for continued implementation of previously agreed upon benefits; and
- b. Authorizing the execution of Memorandums of Understanding

7. Warrant Register for September 8, 2009

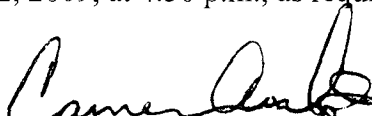
The City Council will consider approving the Warrants and Cancellations for September 8, 2009 (FIN)

Total of Checks:	\$4,013,721.93
Voids	\$ -1,176.64
Total of Payroll Deductions:	<u>\$ < 90,658.36</u>
Grand Total:	\$3,921,886.93
<i>CHECK PENDING FROM 8/25/09CM</i>	\$ 28,192.94
<i>(Industrial Maintenance Service)</i>	
	\$3,950,079.87

Cancellations: 21367, 23990, and 23910

16. Adjournment

I, Carmen Avalos, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on September 2, 2009, at 4:30 p.m., as required by law.


Carmen Avalos, City Clerk

RECEIVED

SEP 1 2009

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

City of South Gate

CITY COUNCIL

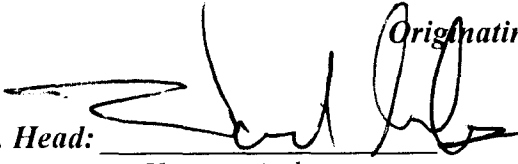
Item No. 1

AGENDA BILL

For the Regular Meeting of: September 8, 2009

Originating Department: Police

Dept. Head:


Vincent Avila

City Manager:


Rondld Bates

SUBJECT: NEWLY ASSIGNED DEDICATED SEAACA OFFICER

ACTOIN: The City Council will be introduced to the City's newly assigned dedicated Southeast Area Animal Control Authority Officer Martha Muro.

FISCAL IMPACT:None.

REPORT SUMMARY: I am pleased to announce that as of Monday, August 31, 2009, the South Gate Police Department added Southeast Area Animal Control Authority (SEAACA) Officer Martha Muro to exclusively patrol the City. As part of our newly negotiated contract with SEAACA, the City is provided with a dedicated officer to handle animal control issues in our community. SEAACA Officer Muro is assigned to the City during peak days and hours where calls for service are the heaviest. She will work Monday through Friday from 8:00 a.m. to 4:00 p.m. and will report directly to the Patrol Division Watch Commander.

The new SEAACA animal control vehicle will be available for Council and community inspection at 4:30 p.m. at the south entrance to City Hall on September 8, 2009.

ATTACHMENTS: None

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City of South Gate

CITY COUNCIL

Item No. 2

SEP 1 2009

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

For the regular meeting of September 9, 2008

Originating Department: Community Development

Department Head:

William Casapana for
Steve Lefever

City Manager:

Ronald Bates

SUBJECT: 2009 – 2010 FISCAL YEAR CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) SUBMITTAL TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

ACTION: Following the conclusion of the Public Hearing:

- a) Approve the 2009/2010 Fiscal Year Consolidated Annual Performance and Evaluation Report (CAPER); and
- b) Authorize staff to submit the CAPER to the Department of Housing and Urban Development (HUD).

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

NOTICING PROCEDURES:

- a) A Legal Notice was posted and published in English and Spanish on August 20, 2009.
- b) A Legal Notice was not required to be mailed to the general public.

REPORT SUMMARY: HUD's program goals for the expenditure of federal funds require the City to provide decent affordable housing, a suitable living environment and expand economic opportunity. To ensure that these goals are met, HUD requires the City to submit annual reports to document progress in this effort.

The Consolidated Annual Performance and Evaluation Report (CAPER) is required to be submitted to HUD by September 29, 2009. HUD requires the CAPER to be comprised of specific statistics and narratives showing the expenditure of funds and the accomplishments achieved. Additionally, narratives are required on Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), Section 8 Housing Choice Voucher Program, and other affordable housing projects for which funds are received. Required narratives also include the status of various strategies such as the: Fair Housing Strategy, the Lead-Based Paint Hazard Reduction Strategy, and the Continuum-of-Care Strategy for the homeless and the Poverty Reduction Strategy.

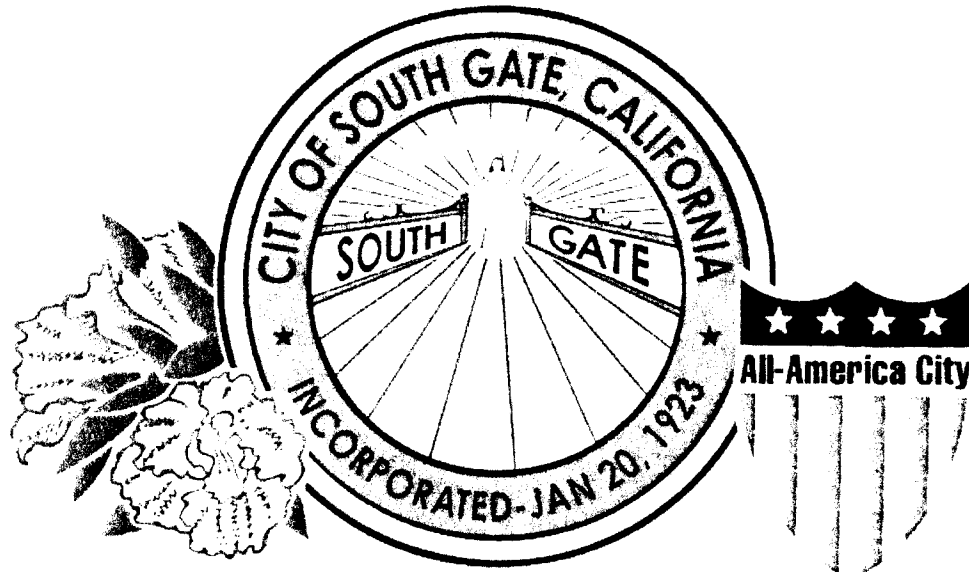
Some of the goals the CAPER reflects are:

- provided rehabilitation loans to 30 homeowners using HOME and CDBG funds;
- assisted one family with purchasing their first home with two more families in process;
- completed four park projects with another 3 park projects being funded by CDBG in 2009;
- assisted over 550 families annually under the Section 8 Housing Choice Voucher program;
- provided public service programs to over 18,038 households in South Gate using \$290,994 of the CDBG grant;
- provided \$93,000 plus to the Bell Shelter annually for emergency shelter, rehabilitative services, case management and assistance in moving from transitional to permanent housing for South Gate residents in need.

Copies of the draft Consolidated Annual Performance and Evaluation Report (CAPER) were distributed at four different locations in the City for the required 15 day public review purposes on August 20, 2009, to meet the due date of September 29, 2009.

ATTACHMENTS:

- A). The Consolidated Annual Performance and Evaluation Report (CAPER)
- B). Legal Notices (English and Spanish)



CITY OF SOUTH GATE

**CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT**

PROGRAM YEAR 2008-2009

FUNDING SOURCE ALLOCATIONS

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
HOME INVESTMENT PARTNERSHIP GRANT (HOME)
EMERGENCY SHELTER GRANT (ESG)
PUBLIC HOUSING AUTHORITY VOUCHER PROGRAM (SECTION 8)

Submitted By:

Community Development Department

CITY OF SOUTH GATE

**City of South Gate
Consolidated Annual Performance and Evaluation Report
Program Year 2008**

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EXECUTIVE SUMMARY

The US Department of Housing and Urban Development (HUD) allocates federal funds to Participating Jurisdictions (PJ's) to further their objectives in promoting, sustaining and securing affordable housing, providing suitable living environments, and expanding economic opportunities. The City of South Gate again received, for the 2008-2009 Program Year, Community Development Block Grant Program (CDBG) funds, Home Investment Partnerships Program (HOME) funds, Emergency Shelter Grant Program (ESG) funds and Public Housing Authority Section 8 Voucher funds to facilitate accomplishing their commitments to their housing programs.

As part of the application and allocation process for these federal funds, the City must prepare and submit the Consolidated Annual Performance and Evaluation Report (CAPER). This report presents a summary of resources made available during the fiscal year, accomplishments based on priorities established by the Consolidated Plan and documented in the 2008-2009 Annual Action Plan, and an assessment of the City's annual performance toward meeting its five year goals. This document represents the fourth year of reporting of the Five – Year Consolidated Plan.

The City's mission statement, outlined in the Five Year Consolidated Plan and voicing the PJ's objectives, is to seek to enhance the quality of life for all its residents by maximizing the use of available resources in order to assure the availability of safe, decent and affordable housing. However, the City continues to face significant problems as the number of low income South Gate residents increases and the costs of providing affordable housing skyrockets. The housing stock is aging; many residents continue to pay more than 50% of their income towards housing expenses, and opportunities for first time homeownership is declining in the wake of the housing market crisis. Yet, in spite of these obstacles, the City strives to develop a viable community principally for low and moderate income residents by preserving and rehabilitating existing housing stock, promoting affordable housing, expanding affordable housing stock and providing incentives for first time homebuyers.

This report will demonstrate how the City achieved their housing goals by providing rehabilitation loans through completion to 13 homeowners, 12 are scheduled to be completed for 2009, and 5 additional projects are in process. Both CDBG and HOME funds were used for rehabilitation activities. Our Public Housing Authority Section 8 Voucher program provided 528 vouchers for 2008, and the lease up rate continues at 90%. Three CHDO projects were developed in 2008, and will yield approximately 30 affordable units, and one first time homebuyer was funded in 2008, with two more in process.

The cities non housing priorities of public services, public improvements, and public facilities were again achieved. The City's public improvements and facilities completed four Park projects that were funded in 2007, with three Park projects funded this fiscal year.

The Public Service Programs made significant progress in meeting their annual goals. Over \$290,994 in CDBG funds were expended during the program year to provide public service programs to over 18,038 households during the program year.

In evaluating the effectiveness of serving low and moderate income residents, the City of South Gate is pleased to report that 100% of CDBG funds were expended, 1,492,948, on activities benefiting low and moderate income residents, well in excess of the required 70%. All HOME and ESG funding beneficiaries were persons of low-moderate income.

The City of South Gate is proud of its achievements during FY 2008 and looks forward to serving its residents in FY 2009. We remain confident that we will increase our level of performance as we continue exploring innovative opportunities to improve the quality of life of our low and moderate income citizens.

ASSESSMENT OF ANNUAL PERFORMANCE

I. SUMMARY OF RESOURCES AND DISTRIBUTION OF FUNDS

For Fiscal Year 2008 – 2009, the City of South Gate received a total of \$7,708,544 in federal funds, which included \$2,099,642 in Community Development Block Grant (CDBG) funds, \$929,113 in Home Investment Partnership (HOME) Program funds, \$93,209 in Emergency Shelter Grant (ESG) Program funds, and \$4,586,580 in Section 8 Housing Choice Voucher Program funds. In addition, the City's prior year funding included, \$1,246,252 in CDBG funds, and \$2,204,644 in HOME funds. The City committed, including the prior year funding, \$10,306,060 and expended \$6,893,678 for programs administered with CDBG, HOME, ESG and Section 8 Housing Choice Voucher Program funds. The City of South Gate received \$179,730.50 in CDBG Program Income (PI). HOME program did not receive program income for fiscal year 2008-2009.

Exhibit A illustrates the total federal resources, including prior year funding, for CDBG, HOME, ESG and Housing Choice Voucher Program funds available for Fiscal Year 2008 – 2009 versus expenditures.

**EXHIBIT A
CITY OF SOUTH GATE
FEDERAL FUNDING RESOURCES VS ACTUAL EXPENDITURES
2008-2009**

2008 – 2009 FEDERAL FUNDING	CDBG	HOME	ESG	HOUSING AUTHORITY
\$7,708,544	\$2,099,642	\$929,113	\$93,209	\$4,586,580
PRIOR YEAR FEDERAL FUNDS	CDBG	HOME	ESG	HOUSING AUTHORITY
\$3,630,626	\$1,425,982 (Including PI)	\$2,204,644	\$0.00	\$0.00
TOTAL FEDERAL FUNDING	CDBG	HOME	ESG	HOUSING AUTHORITY
\$11,339,170	3,525,624 (Including PI)	\$3,133,757	\$93,209	\$4,586,580
TOTAL EXPENDITURES FOR 2008 – 2009	CDBG	HOME	ESG	HOUSING AUTHORITY
\$6,893,678	\$1,944,603	\$548,907	\$93,239	\$4,306,929

In addition to the federal funds outlined above, HUD announced, in March of 2009, the allocation of \$1 billion in American Recovery and Reinvestment Act of 2009 (Recovery Act). The City was eligible to receive Recovery Act funds prompting two Substantial Amendments to the 2008 – 2009 Action Plan.

The first Substantial Amendment was to request funds for the CDBG-R grant. This amendment was submitted to and approved by the City Council on May 26, 2009. The application was submitted to HUD on June 5, 2009 with a proposed allocation of \$565,939, to be used for park infrastructure. The City's application status is pending, and approval from HUD is expected within two weeks.

The second Substantial Amendment was to request funds for the Homelessness Prevention and Rapid Re-Housing Program (HPRP). This amendment was submitted to and approved by the City Council on May 26,