

**SBCCOG Board of Directors' Meeting  
Thursday, November 20, 2025 @ 6:00 pm  
SBCCOG Office  
357 Van Ness Way #90, Torrance, California 90501  
& virtually via Zoom**

**PUBLIC COMMENTS:**

The Public Comment portion of the meeting is the public's opportunity to provide comments on non-agenda items within the jurisdiction of the SBCCOG/cities and each speaker is limited to three (3) minutes. Comments on agenda items may be made following the staff report on the item and each speaker is limited to three (3) minutes per item. Time allotments may be reduced due to time constraints at the discretion of the Chair. When called on, please state: Your name and residence and the organization you represent, if appropriate. Written comments are also accepted by 5:00 pm the day of the meeting via e-mail to [natalie@southbaycities.org](mailto:natalie@southbaycities.org) Both written and oral comments will be part of the official record.

**SBCCOG Board Members:**

***Pursuant to the end of the State's COVID-19 emergency declaration, your attendance is required to be in-person or follow the provisions of AB 2449 available [here](#)***

***If unable to attend in person but want to vote virtually, let SBCCOG staff know using the form: <https://forms.office.com/r/47wQggsvf9?origin=lpLink>***

**ACCESSING THE MEETING:**

VIRTUAL: For the public and guests, receive Zoom meeting credentials in advance by using the below link to RSVP: [https://us06web.zoom.us/meeting/register/tZlqdemtqD4rGtbjByVXITR\\_i2jhXNm08lVd](https://us06web.zoom.us/meeting/register/tZlqdemtqD4rGtbjByVXITR_i2jhXNm08lVd) Or by phone dial (669) 444-9171 and enter Meeting ID: 867 2056 5102; Passcode: 895604

**AGENDA**

- I. CALL TO ORDER – 6:00 pm**  
Bernadette Suarez, Chair
- II. VERIFY QUORUM AND VOTES NEEDED FOR ACTION (attachment) (Page 5)**
- III. CONFIRM POSTING OF THE AGENDA BY TORRANCE CITY CLERK**
- IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
- V. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**
- VI. CONSENT CALENDAR – 6:10 pm**  
Matters listed under Consent Calendar are considered routine and will be enacted by one motion and one vote. No separate discussion on these items. If discussion desired, that item will be removed from the Consent Calendar and considered separately.
  - A. October 23, 2025 minutes (attachment) – Approve (Pages 7-16)**

- B. Contract with Harbor Connects (payment by the SBCCOG) (attachment) – Approve (Page 17)**
- C. Contract Amendment with Lackow Planning (payment by the SBCCOG) (attachment) – Approve (Page 19)**
- D. Contract for General Counsel Legal Services (attachment) – Approve (Pages 21-32)**
- E. Contract Amendment with Apple One Temporary Employment Services (payment from the SBCCOG) (attachment) – Approve (Pages 33-34)**
- F. Invoices for October not received in time for Steering Committee due to changed dates for the holiday (to be sent separately) – Approve**
- G. SBCCOG Monthly Reports – Receive and File**
  - 1. City Attendance at SBCCOG Meetings (attachment) (Page 35)
  - 2. Client Aid Report (attachment) (Pages 37)
  - 3. TLS (Time Limited Subsidy) Report (attachment) (Page 39-40)
  - 4. Media Report (attachment) (Pages 41-44)
  - 5. Transportation Report (attachment) (Pages 45-50)

**VII. PRESENTATIONS**

- A. Volunteer Recognition 6:15 pm**
- B. Western States Petroleum Association re: Impacts of Refinery Closures on the South Bay and the State – 6:35 pm**
  - 1. Patty Senecal, Senior Director for Southern California region

**VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE – 7:00 pm**

- A. Housing Trust (attachment) – Recommendation for city councils to consider Approval of the JPA agreement to form a housing trust unless further information is needed (Pages 51-79)**
- B. Homeless Services – 7:20 pm**
  - 1. Termination of Emergency Housing Vouchers (attachment) (Pages 81-84)
  - 2. Measure A implementation
- C. Senior Services**
- D. Transportation Reports – 7:30 pm**
  - 1. Metro Report – Board member James Butts/Mike Bohlke
  - 2. Inglewood Transit Connector SEP Funds Deadline Extension Request (attachment) - **Approve (Pages 85-123)**
  - 3. Micromobility Programs and Projects
    - a. Professional Services Contract with the City of Lomita for LTN Outreach (funding to the SBCCOG) (attachment) – **Approve (Pages 125-138)**
- E. REAP 2.0 Updates – 7:40 pm**
  - 1. Commercial Redevelopment to Housing
  - 2. Micromobility Hubs
- F. South Bay Fiber Network**
- G. SBESC Projects and Programs (attachment) (Pages 139-146)**
- H. General Assembly update**

- I. AI Forum Series
- J. SBCCOG Legislative Proposals for the Upcoming State & Federal Sessions
  - 1. Amendments to the Housing Trust JPA
  - 2. Pilot Rebate for Micromobility Vehicles for South Bay
- K. Other

**IX. UPCOMING EVENTS & ANNOUNCEMENTS – 7:55 pm**

- December 11 – Energy and Climate Recognition Awards Luncheon (*attachment*) **(Page 147)**
- January 22 – Cybersecurity & Q and A with Experts including the FBI (*attachment*) **(Pages 149-150)**

**X. AGENCY REPORTS**

NOTE: Oral reports will only be made to clarify or amplify written reports

- A. League of California Cities & LA Division Legislative Committee (Britt Huff, Jeff Kiernan, Barry Waite) (*attachment*) **(Pages 151-152)**
- B. SCAG update (Erik Rodriguez) (*attachment*) **(Pages 153-155)**
  - 1. Regional Council (Mark Henderson, Mark Waronek, Drew Boyles) (*attachment*) **(Pages 157-158)**
  - 2. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek) (*attachment*) **(Page 159)**
  - 3. Transportation (Bill Uphoff, Asam Sheikh)
  - 4. Energy and Environment (Britt Huff)
- C. County Department of Public Health (Alicia Chang) (*attachment*) **(Pages 161-164)**
- D. South Bay Workforce Investment Board (Chris Cagle) (*attachment*) **(Pages 165-170)**
- E. South Bay Association of Chambers of Commerce (Barry Waite)
- F. Area G Emergency Management (Brandy Villanueva)
- G. Metro Service Council (Don Szerlip)
- H. AQMD update (Brandee Keith)
- I. California Association of Councils of Governments – CALCOG (Britt Huff)
- J. South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)
- K. Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)
- L. Santa Monica Bay Restoration Commission (Dean Francois/ Zein Obagi)

**XI. ADJOURNMENT**

**Next Steering Committee/Board meeting –  
Monday, December 8, 2025**

**HAPPY HOLIDAYS!!**

**First Board meeting of 2026– Thursday, January 22, 2026**

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**SBCCOG BOARD MEETINGS: ATTENDANCE 2025**

City	July - 25	August - 25	September - 25	October - 25	November - 25
Carson			Hicks		
El Segundo				Baldino	
Gardena	Tanaka	Tanaka		Tanaka	
Hawthorne	Manning		Monteiro	Monteiro	
Hermosa Beach	Jackson	Jackson	Jackson	Jackson	
Inglewood			X	Butts	
Lawndale	Suarez	Suarez	Suarez	Suarez	
Lomita	Uphoff	Waite	Uphoff	Uphoff	
Los Angeles	X	X	X	X	
Manhattan Beach	Tarnay	Tarnay	Tarnay		
Palos Verdes Estates	Quinn	Quinn	Quinn		
Rancho Palos Verdes	Bradley	Bradley	Seo	Bradley	
Redondo Beach	Waller	Waller	Obagi	Waller	
Rolling Hills	Dieringer			Dieringer	
Rolling Hills Estates	Stegura	Huff	Stegura	Stegura	
Torrance				Kaji	
County of Los Angeles-2 <sup>nd</sup> District	Galicia	Galicia (AB 2449 virtual)		Galicia	
County of Los Angeles- 4 <sup>th</sup> District	LaMarque		LaMarque	LaMarque	
<b>Number of Active Members</b>	<b>17</b>	<b>17</b>	<b>16</b>	<b>17</b>	
<b>Quorum Required (50% +1)</b>	<b>10</b>	<b>10</b>	<b>9</b>	<b>10</b>	
<b>Number of Members Attending</b>	<b>13</b>	<b>9 – no quorum in person</b>	<b>11</b>	<b>14</b>	

For informational purposes:								
Number of members present	11	12	13	14	15	16	17	18
Number of affirmative votes required for action	7	7	8	8	9	9	10	10

This grey chart (number of members present/number of affirmative votes required for action) is just a reference chart and doesn't have anything to do with the actual attendance from the chart above.

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# **South Bay Cities Council of Governments**

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**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS  
BOARD OF DIRECTORS' MEETING MINUTES  
THURSDAY, OCTOBER 23, 2025  
IN-PERSON AT THE SBCCOG OFFICE  
357 Van Ness Way, #90, Torrance, California 90501  
RECORDING AVAILABLE ONLINE:**

**[https://youtu.be/gkctQU4OG-k?si=57rT1QWFZc\\_GZd93](https://youtu.be/gkctQU4OG-k?si=57rT1QWFZc_GZd93)**

## **AGENDA**

### **I. CALL TO ORDER**

Chair Suarez of Lawndale called the meeting to order at 6:01 pm

### **II. & III. CONFIRM POSTING OF THE AGENDA**

SBCCOG Executive Director Jacki Bacharach confirmed the posting of the agenda.

### **In attendance were the following voting elected officials:**

Ryan Baldino, El Segundo	Irma Galicia, LA County D2
Rodney Tanaka, Gardena	Jennifer LaMarque, LA County D4
Alex Monteiro, Hawthorne	David Bradley, Rancho Palos Verdes
Ray Jackson, Hermosa Beach	Brad Waller, Redondo Beach
James Butts, Inglewood	Bea Dieringer, Rolling Hills
Bernadette Suarez, Lawndale	Debby Stegura, Rolling Hills Estates
Bill Uphoff, Lomita	Jon Kaji, Torrance

### **Also, in attendance were the following persons:**

Adam Eliason, Civic Home	Collen Villegas, Lawndale resident
Adam Lane, Waymo	Erik Rodriguez, SCAG
Aksel Palacios, City of Los Angeles	Michael Bohlke, Metro
Alexandria Latragna, Manhattan Beach	Anne Tsai, SBCCOG
Andy Sywak, Metro	Colleen Farrell, SBCCOG
Brandee Keith, South Coast AQMD	David Leger, SBCCOG
De Mai, DKS Associates	Jacki Bacharach, SBCCOG
friend Redondo Beach resident	Jake Romoff, SBCCOG
Holly Osborne, South Bay resident	Kim Fuentes, SBCCOG
Jeff Kiernan, Cal Cities	Natalie Champion, SBCCOG
McKenzie Neely-Wright, AT&T, Inc.	Ronson Chu, SBCCOG
Niki Negrete-Mitchell, Redondo Beach resident	Wally Siembab, SBCCOG
Pam Lombar, South Bay Resident	

### **IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**

There were no changes announced.

### **V. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Erik Rodriguez from the Southern California Association of Governments (SCAG) provided a presentation on the Draft 2026 Public Participation Plan (PPP) and executive summary, which outlines SCAG's commitments to representative, accessible, and effective public and

stakeholder participation in the development of regional plans and programs. Mr. Rodriguez explained that the plan defines audience categories, outlines methodologies for conducting participation efforts, summarizes communication methods, and describes evaluation measures for participation outcomes. He stated that the Draft PPP was prepared in compliance with federal and state requirements governing SCAG's responsibilities as a metropolitan planning organization. Mr. Rodriguez noted that the 45-day public comment period began on September 22, 2025 and will conclude on November 7, 2025. Public comments may be submitted via the [online form](#), email at [contact@scag.ca.gov](mailto:contact@scag.ca.gov), dedicated phone line, or U.S. mail. He further announced that SCAG will hold an additional public hearing on November 20, 2025 whose participants may join virtually or by telephone. Mr. Rodriguez encouraged members to review the Draft Plan and Executive Summary on the project website and to share public outreach opportunities with their respective cities and communities.

Brandee Keith from the South Coast Air Quality Management District (SCAQMD) provided an informational update on two current incentive programs supporting clean energy and emissions reduction efforts. She introduced the *Invest Clean* initiative, a goods movement sector upgrade program consisting of four project components focused on Class 8 truck upgrades, cargo handling equipment improvements, charging infrastructure installation, and rail switcher modernization. Ms. Keith explained that this program is particularly relevant for cities with logistics operations or rail lines. She also highlighted the *Go Zero* program, designed for residents and small businesses, which provides rebate funding for replacing older gas-powered water and space heaters with electric models. Additionally, the program includes a workforce training component to support implementation. Ms. Keith concluded by noting that informational flyers were available upon request and offered to provide digital copies to interested members following the meeting.

Niki Negrete-Mitchell, a Redondo Beach resident, thanked Hermosa Beach for its 4–1 vote supporting Redondo Beach, Lawndale, and Hawthorne in opposing the Right-of-Way (ROW) Hybrid and favoring a Hawthorne Boulevard alignment, with particular appreciation to Mr. Jackson for his remarks. Ms. Negrete-Mitchell asserted that supporting the ROW Hybrid would risk displacement and health harms to more than 300 seniors (65+), citing 24/7 construction impacts over six years and noting her own placement within a trenching zone and immunocompromised status. She reported that, on their letterhead, Torrance Refinery and Torrance Logistics pipeline owners submitted objections to Metro, warning of breaches of internal safety protocols and severe public-safety risks (including potential “incidents” such as fires/explosions); she added that the FEIR acknowledged unresolved pipeline issues and retained significant impacts, with potential implications for LAX operations. She argued it was illogical for a transit agency to overrule refinery and pipeline professionals and referenced recent precedent in which the Court of Appeal rejected the Dodger Stadium gondola FEIR and a Union Station project required conditions/supplemental review. Ms. Negrete-Mitchell concluded that, while the Metro Board may attempt certification, the current project faces substantial vulnerability, and she urged support for a Hawthorne Boulevard alignment terminating at the Galleria—citing planned housing along that corridor and reduced refinery exposure—and requested that member cities transmit letters of support to [greenlineextension@metro.net](mailto:greenlineextension@metro.net). The Board received and filed the comment accessible here: [https://cdn.southbaycities.org/wp-content/uploads/2025/10/10144441/Public-Comment\\_Niki-10.23.25.pdf](https://cdn.southbaycities.org/wp-content/uploads/2025/10/10144441/Public-Comment_Niki-10.23.25.pdf)

## **VI. CONSENT CALENDAR**

- A. September 25, 2025 minutes (attachment) – Approved**
- B. Eide Bailly Third Amendment for Financial Services (payment by the SBCCOG) (attachment) – Approved**
- C. Express Lanes Outreach Program (payment to the SBCCOG) (attachment) – Approved**
- D. Emergency Beds for Inglewood (attachment) – Approved**
- E. Action Taken by the Steering Committee – Measure A Prepayments to Non-Profit Providers (attachment modified since the Steering Committee) – Received and Filed**
- F. Legislative Matrix (attachment) – Received and Filed**
- G. Outstanding Dues as of 10/15/25**
  - 1. City of Los Angeles – in process
- H. SBCCOG Monthly Reports – Received and Filed**
  - 1. City Attendance at SBCCOG Meetings (attachment)
  - 2. Client Aid Report (attachment)
  - 3. TLS (Time Limited Subsidy) Report (attachment)
  - 4. Media Report (attachment)
  - 5. Transportation Report (attachment)

**MOTION by Board Member Tanaka, seconded by Board Member Stegura, to APPROVE the Consent Calendar. No Objections. No Abstentions. MOTION Passes.**

## **VII. PRESENTATIONS**

### **A. Waymo – Future Transportation in our Region**

Adam Lane, Waymo Public Policy Manager, discussed the company's autonomous vehicle program, emphasizing safety as Waymo's primary focus and noting that someone loses their life to a traffic accident every 26 seconds. He explained that Waymo, founded in 2009, continues to advance from driver-assist technology toward achieving Level 5 full automation. Mr. Lane described the vehicle's hardware and software systems, including 29 cameras, radar, and LiDAR technology that detect objects within a three-football-field radius, supported by artificial intelligence capable of identifying and responding to complex driving scenarios. He highlighted that Waymo's next-generation driver system is fully electric and has demonstrated significantly fewer airbag deployments, injury-causing crashes, and serious accidents compared to human drivers. Mr. Lane discussed the *Waymo Accessibility Network*, which informs app and navigation design through feedback from accessibility advocates, ensuring features such as adaptive routing, screen reader support, and minimized walking distances. He added that Waymo collaborates with public transportation agencies—including Metro's Mobility Wallet program—and with first responders to provide incident-response training. Responding to questions from Board Members, Mr. Lane noted that Waymo is regulated by the California DMV and CPUC, has submitted its application for South Bay operations, and expects to expand its current Los Angeles market southward, including more of the South Bay, next year. SBCCOG staff Wally Siembab inquired about response times during high-demand periods and possible partnerships with SBCCOG's local-use vehicle initiatives, which Mr. Lane expressed interest in exploring. SBCCOG staff Jake Romoff asked about plans for the 2028 Olympics, and Mr. Lane stated that while there is no formal engagement yet, Waymo anticipates contributing to first- and last-mile connections during major events. Board Member Monteiro and Board Member Uphoff asked about fleet charging, parking, and depot logistics; Mr. Lane explained that vehicles use geolocation to distribute charging across multiple depots and that the company welcomes city suggestions for underutilized sites. Jeff Kiernan of CalCities inquired about fleet size, and Mr.

Lane reported over 600 vehicles operating in the Los Angeles region with five to six depot sites. Board Member Baldino asked about operations at LAX, and Mr. Lane confirmed discussions are underway due to the site's critical importance during upcoming large-scale events.

## **B. Housing Trust Feasibility**

Adam Eliason of Civic Home presented the draft Strategic Plan and draft Joint Powers Agreement (JPA) for forming a South Bay Regional Housing Trust. Additionally, Ms. Bacharach, stated that the purpose of the presentation was to share findings, strategic plan suggestions, and JPA concepts and to learn what information Board Members needed to decide whether their cities should join the trust; she asked members to take the discussion back to their cities and return for a vote at a later meeting. Mr. Eliason summarized the Trust's mission to expand affordable and supportive housing, noted his background securing over 70 million in grants supporting more than 30 developments and 2,000+ units over the past six years, and reviewed proposed governance (one city-appointed elected representative per member city plus two subject-matter experts), staffing options (COG staff support and/or contracted administration), and an unpaid advisory committee drawn from lending, nonprofit, and city staff without conflicts of interest. He outlined first-year goals—securing initial capital commitments; establishing transparent policies (investment, procurement); providing technical assistance to cities; creating performance metrics; brand/communications; and launching a menu of funding programs (e.g., homeownership, ADU loans, multifamily and small-scale rental). He explained the preliminary administrative budget concept, Measure A covering roughly half of admin costs and member dues scaled by population covering the balance, the JPA's activation upon the fourth city's approval, limits to avoid interfering with local land-use authority, and a withdrawal option with 90-day notice before the fiscal year. Board Member Dieringer asked about advisory committee scope and safeguards, with Mr. Eliason confirming volunteer service and the need to screen to prevent conflict of interest. Board Member Kaji confirmed the JPA would have bonding authority and heard that LACAHSAs are exploring "social bonding" that trusts/COGs might join. Board Member Baldino asked about city outreach and sequencing; and Ms. Bacharach raised issues for Board input around the Trust's board size depending on how many cities join; dues methodology, use of Measure A vs. alternative uses, and indicated the schedule would likely shift to January to allow city manager review and a Board bonding briefing. Board Member Uphoff emphasized that securing capital commitments is prerequisite and questioned flat dues across very different city sizes. SBCCOG staff Ronson Chu and Mr. Eliason clarified that some LACAHSAs funding is available regardless, but absent a trust the administrative burden (lending, compliance, legal, insurance) would shift to the SBCCOG, which is not structured to act as a lender or property purchaser. Mr. Siembab asked about property rehabilitation with Mr. Eliason replying that the trust is primarily a financing entity, and acquisition/rehab could be pursued via a complementary Community Land Trust.

## **VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE**

### **A. Request from LA Council District 15 to amend the Joint Powers Authority to allow for a non-elected alternate for the LA City member (*attachments*)**

Ms. Bacharach provided an update on the current Joint Powers Agreement (JPA), explaining that the City of Los Angeles had requested that staff members be eligible to serve as board representatives. She noted that the existing JPA requires all cities to appoint an elected alternate; however, when the County of Los Angeles joined the COG, an exception was made allowing the appointment of a chief of staff or senior staff member as the alternate representative due to the county's governance structure. Ms. Bacharach explained that Board Member McOsker had requested a similar amendment for the City of Los Angeles, as his district does not have another elected official within its boundaries who can serve in this role. She confirmed that the City's

dues were current and recommended that the Board approve an amendment mirroring the county's provision. Board Member Uphoff requested that SBCCOG prepare a draft resolution to formalize the action. Ms. Bacharach confirmed that the amendment language had been reviewed by legal counsel Mike Jenkins, and that a draft JPA amendment and resolution were included in the agenda materials.

**MOTION by Board Member Uphoff, seconded by Board Member Jackson, to APPROVE an amendment to the JPA to be approved by all member agencies that would allow the City of Los Angeles to appoint a non-elected alternate representative. No Objections. No Abstentions. MOTION Passes.**

### **B.General Assembly site recommendation**

Mr. Leger provided an update on alternative site options for the upcoming General Assembly, noting that staff had been exploring new venues beyond the traditional Carson facility. He reported that site visits were conducted CosM, DoubleTree San Pedro, Crafted Warehouse San Pedro, West Drift Hotel Manhattan Beach, and Altasea San Pedro. The Steering Committee had previously eliminated Intuit Dome from consideration and expressed initial interest in CosM; however, the proposal received was approximately \$125,000, which exceeded budget parameters and eliminated it as a viable contender. Mr. Leger explained that the fundraising goal for the GA is \$60,000 and doubling that amount would be required to cover CosM's costs. Proposals from West Drift, DoubleTree, Altasea, and Crafted Warehouse were still pending, while the Carson venue remained under review with prior year cost data available for comparison. Ms. Bacharach added that before Carson had waived its facility fee last year, West Drift's pricing had been highly competitive, and the location carries strategic value given its visibility and use by major sports organizations such as the Rams, Chargers, FIFA teams, and the upcoming Olympic delegations. She noted that, should West Drift's pricing align closely with Carson's, staff might recommend that venue given its alignment with the year's sports and tourism theme and the potential to attract new sponsorships. Mr. Leger further announced that two sponsorships had already been secured—\$5,000 from So Cal Edison and \$2,500 from the Gas Company—and requested Board approval to allow the Steering Committee to finalize the venue recommendation once all bids are received. The Board agreed to delegate the decision to the Steering Committee and expressed appreciation for staff's continued coordination of fundraising and event planning efforts.

### **C.SBESC Projects and Programs (*attachment*)**

SBCCOG Deputy Director Kim Fuentes reported that the City of Gardena achieved Platinum status under the Energy and Climate Recognition Program. She announced the upcoming Energy and Climate Recognition Awards Luncheon scheduled for December 11 and noted that updated incentive programs will be available beginning in February 2026. Ms. Fuentes presented customized reports to each city summarizing the SBCCOG's collaboration with member jurisdictions and identifying potential energy-efficiency projects. The reports outlined estimated project costs, potential savings, and recommended next steps for implementation. She encouraged cities to coordinate with their finance staff, noting that several of the proposed projects could be self-funded through resulting energy savings. Ms. Fuentes invited cities to notify her of projects they wish to prioritize for immediate action and highlighted facilities with the highest utility usage, encouraging staff to begin with those buildings for site assessments and improvements.

## **D.Homeless Services**

### **1.Measure A implementation**

SBCCOG Senior Program Manager Ronson Chu presented an overview of the LACAHSAs Public-Private Opportunity (PPO) NOFA program, explaining that LACAHSAs plans to bond approximately \$50 million in annual revenue to generate over \$210 million in available funding for affordable housing projects. He noted that investors are actively attempting to purchase and convert local housing sites and emphasized the urgency for jurisdictions to act to preserve affordability. Mr. Chu outlined eligible applicants and project types, including large- and small-scale multifamily rental new construction and preservation projects for both large (40+ units) and small (5–39 units) properties. He described the range of financial products offered under the program, such as short-term financing (predevelopment, construction, and light-rehab loans), permanent and gap financing (senior or subordinate loans, capital grants), and ongoing subsidies (rental or operating). Mr. Chu also reviewed LACAHSAs scoring matrix, which prioritizes affordability, family-sized units, low development costs, and project readiness. He noted that listening sessions are currently underway, with final project selection expected early next year. SBCCOG staff Kevin Umaña provided a policy update on Senate Bill 79, which introduces by-right development standards for parcels within one-quarter and one-half mile of eligible transit stops zoned for residential, commercial, or mixed-use development. He explained the law’s two-tier classification for transit-oriented developments—Tier 1 for heavy or high-frequency rail and Tier 2 for light rail or bus rapid transit with 24-hour bus-only lanes—and outlined required affordability set-asides of 7% for extremely low-income households, 10% for very low-income households, or 13% for low-income households. Mr. Umaña presented a South Bay map identifying eligible and excluded zones and noted that cities with populations under 35,000 are exempt. Board Member Waller asked whether planned transit stops qualify under SB 79, and staff agreed to confirm. Jeff Kiernan of CalCities requested clarification on the dedicated bus-lane requirement for Tier 2. Board Member Jackson inquired about height impacts, and staff confirmed that the closer a parcel is to a transit stop, the taller the building height allowed. Mr. Kiernan asked about the City of Los Angeles’ station radii and potential spillover impacts into South Bay jurisdictions. Board Member Waller also raised concerns about housing overlays and decertification risks, recommending that cities coordinate on potential amicus briefs if cases reach the Supreme Court. Board Member Kaji discussed the growing influence of private equity in multifamily housing, citing examples such as Project Homekey, Extended Stay America, and CALPERS/CALSTRS investments in private equity real estate firms, and suggested that a portion of pension endowment funds be set aside to directly support local affordable housing development. Mr. Chu concluded by reiterating that LACAHSAs funds can only be used in cities with active, HCD-certified housing elements and noted that several jurisdictions, including Redondo Beach, may face compliance challenges following a court ruling invalidating overlay zoning as inconsistent with state housing law.

The presentation is available using the following link: [https://cdn.southbaycities.org/wp-content/uploads/2025/10/10172835/PRESENTATION\\_Housing\\_Board-Meeting-10.23.2025.pdf](https://cdn.southbaycities.org/wp-content/uploads/2025/10/10172835/PRESENTATION_Housing_Board-Meeting-10.23.2025.pdf)

## **E.Senior Services**

There were no updates provided.

## **F.Transportation Reports**

### **1. Metro Report – Board member James Butts/Mike Bohlke**

Board Member Butts provided a report from the Metro Board of Directors, noting that the meeting was relatively brief and primarily dedicated to recognizing Chief Financial Officer Nalini Ahuja who will retire in November after 39 years of service to Metro. He commended Ms. Ahuja’s contributions and professionalism throughout her tenure. The Board approved and certified the

Final Supplemental Environmental Impact Report (EIR) for the Link Union Station Project, which is anticipated to improve systemwide efficiency for Metrolink, Amtrak, and the future California High-Speed Rail Authority, contingent upon continued Federal Transit Administration (FTA) funding. The project is expected to reduce train arrival and departure times by as much as 30 minutes per train, enhancing service for passengers traveling through Los Angeles Union Station. Board Member Butts also reported that the Board adopted Mayor Bass's "Protect Our Small Business" motion, an amendment to Metro's policies supporting Disadvantaged Business Enterprises (DBEs), Small Business Enterprises (SBEs), and other historically underrepresented groups, ensuring continued compliance with the U.S. Department of Transportation's recent rule changes affecting DBE certification and evaluation. In addressing the C-Line Extension FEIR, Board Member Butts confirmed his support for the COG's request to defer Metro's consideration of the item until early 2026, likely January or February, to allow for resolution of outstanding issues. He emphasized that his primary concern remains project funding, stating that regardless of whether Metro selects the Right-of-Way (ROW) Hybrid Alternative or the Hawthorne Boulevard Alternative, the project currently faces a \$1.3 billion funding gap, calling into question its near-term feasibility.

Additionally, Mr. Leger provided a brief update on Measure M, confirming that meetings have been completed with nearly all member cities. He noted that this is the first year of the Local Allocation Program, under which 10% of Metro's FY 2029–2030 allocation will be distributed to cities based on the Board-approved formula, with allocation announcements expected in early November.

## **2. Micromobility Programs and Projects**

Ms. Bacharach provided the Micromobility Program update, reporting that engagement with participating cities is ongoing. She stated that Carson's project is progressing, and upcoming efforts in Lawndale, Lomita, and Manhattan Beach will soon launch. She added that staff will present next to the Hawthorne City Council to share lessons learned from the El Segundo Local Travel Network (LTN) pilot, particularly on refining signage placement, improving safety at intersections, and enhancing intercity connectivity.

## **G.REAP 2.0 Updates**

### **1.Commercial Redevelopment to Housing**

### **2.Micromobility Hubs**

Ms. Bacharach reported that both the Commercial Redevelopment-to-Housing Initiative and the Micromobility Hubs Program remain on schedule, with consultants continuing to collect data and conduct analysis. She noted that the redevelopment-to-housing project is in the process of developing a data tool for cities to assess the viability of converting commercial properties into housing, which will assist local jurisdictions in identifying adaptive reuse opportunities and evaluating project feasibility.

## **H.South Bay Fiber Network**

Ms. Bacharach stated that staff have been meeting with internet service providers to identify new partnership opportunities following previous performance challenges. She shared that one prospective provider has shown strong interest and technical capacity, though staff are proceeding cautiously. She added that Mr. Dave Daigle, owner of American Dark Fiber and the existing network partner, has expressed optimism about the potential collaboration while maintaining similar due diligence concerns. To strengthen the technical evaluation process, a meeting has been scheduled with Councilmember and Board Member Mark Henderson of Gardena, an IT director by profession, and Gardena's IT Manager, Mr. Alex Pinto, to review the

provider's qualifications and pose detailed technical questions. Ms. Bacharach noted that the outcome of this review will help staff return to the Board with a more informed recommendation.

### **I.AI Forum Series**

Ms. Bacharach announced the launch of the AI Forum Series, clarifying that it will not function as a formal working group since all cities are invited to participate. The first session is scheduled for next week at 3:00 p.m. She explained that the purpose of the initial forum is to engage cities in a discussion about how they are currently using AI tools and to gather input on future topics of interest. Ms. Bacharach highlighted that several South Bay cities are already experimenting with AI applications, noting examples such as Hawthorne's and Lomita's chatbots and Rancho Palos Verdes' use of AI for planning documents. The forum will invite participants to share local experiences and suggest subject areas for upcoming sessions so that SBCCOG can identify appropriate speakers and design relevant future discussions. Ms. Bacharach encouraged Board Members and city staff to attend or send representatives, emphasizing that the series is intended to foster regional learning and collaboration around emerging AI technologies.

### **J.COG Chairs/Officers meeting**

Ms. Bacharach reported that SBCCOG Chair Suarez, in collaboration with the Chair of the San Gabriel Valley COG, initiated a meeting of all COG Chairs in Los Angeles County. The inaugural discussion took place during the League of California Cities Conference, immediately following the Los Angeles Division luncheon. Ms. Bacharach shared that the meeting was productive and well attended, with participants expressing a shared interest in improving coordination among the region's seven councils of governments. She noted that the Chair of the San Gabriel Valley COG proposed the long-term idea of forming an Association of COGs in Los Angeles County to strengthen regional collaboration. While recognizing that such an initiative would take time to develop, attendees agreed to hold a follow-up meeting in January, inviting officers from all seven COGs. Ms. Bacharach emphasized that, despite each organization's distinct priorities and structures, there are key areas of shared concern—particularly in working with LACAHS, navigating county-level coordination, and monitoring the County Government Reform Task Force, which is currently examining the expansion and redistricting of the Board of Supervisors. She suggested that COGs may wish to monitor the task force's activities and potentially issue joint statements regarding its impact on regional representation. Ms. Bacharach concluded that the date and results of the January meeting will be reported back to the Board.

### **K.Other**

Ms. Bacharach reported on the success of the recent City Staff Orientation and Engagement Session, which was designed to strengthen collaboration between SBCCOG and municipal staff beyond department heads and city managers. She explained that the event was organized to introduce city staff to the work of the COG, clarify how SBCCOG programs can support local operations, and encourage two-way communication to enhance project implementation. Ms. Bacharach shared that the event exceeded expectations, with 70 RSVPs and 36 attendees representing eight cities across the South Bay region. She described the session as highly interactive and well-received, noting that participants stayed after the formal program to connect directly with SBCCOG staff for one-on-one discussions about ongoing projects and potential collaborations. She added that feedback was overwhelmingly positive, with attendees requesting that the event be repeated every six months. Ms. Bacharach remarked that the strong turnout demonstrated a growing interest among city staff in partnering with SBCCOG and highlighted specific follow-up opportunities, including assisting city staff with award applications and

technical project support. She credited the informal format and welcoming environment for helping attendees feel comfortable engaging with SBCCOG personnel and emphasized that the event successfully advanced the goal of positioning SBCCOG as a resource and partner to city operations.

## **IX. UPCOMING EVENTS & ANNOUNCEMENTS**

- **October 29 – Technology Showcase – Energy Efficiency for Cities (*attachment*)**

Ms. Bacharach announced the upcoming Technology Showcase, scheduled for Wednesday at 8:00 a.m., and strongly encouraged city participation. She explained that the event will bring together certified vendors specializing in HVAC, lighting, and other energy-efficiency technologies to provide hands-on guidance and demonstrations for city facility staff. The showcase is designed to help cities evaluate potential upgrades, verify budget assumptions, and receive expert input on selecting appropriate equipment and systems. Ms. Bacharach emphasized that the event will be an excellent opportunity for public works and facilities personnel to engage directly with industry professionals, ask technical questions, and explore funding or incentive opportunities for future projects. She concluded by noting that the SBCCOG team is eager to support cities in applying new technologies that enhance sustainability, efficiency, and long-term cost savings.

- **Tour of the Los Angeles County Ballot Processing Center**

Ms. Bacharach announced that SBCCOG will host a tour of the Los Angeles County Ballot Processing Center next Thursday at 11:00 a.m., with carpooling available from the SBCCOG office. She shared that many city clerks have already registered to attend, and several others who could not participate sent messages expressing that the tour is “well worth the time.”

Ms. Bacharach explained that the purpose of the visit is to provide elected officials and city staff with a firsthand understanding of the ballot processing and counting procedures, enabling them to confidently address constituent questions or concerns about election integrity. She encouraged Board Members and staff representatives to sign up or invite colleagues from their cities to join the tour, noting that it offers valuable insight into how local ballots are received, verified, and tabulated within Los Angeles County’s voting system.

- **October 30 – AI Forum Series (*attachment*)**

- **November 20 – Open House and Volunteer Recognition (*attachment*)**

Ms. Bacharach announced that the next SBCCOG Board meeting will be held on November 20<sup>th</sup> at 6 pm. Beginning at 4:00 p.m. there will be an open house to showcase the organization’s new office space. She shared that this will be an opportunity for members and partners to tour the facility and celebrate the organization’s relocation. Following the open house, SBCCOG will host its annual Volunteer Recognition Program to honor and thank the SBCCOG’s dedicated volunteers for their valuable service and contributions throughout the year. Ms. Bacharach encouraged all Board Members to attend and participate in recognizing the volunteers who play an essential role in supporting SBCCOG’s programs and initiatives.

- **December 11 – Energy and Climate Recognition Awards Luncheon (*attachment*)**

- **January 22 – Cybersecurity & Q and A with Experts including the FBI**

Ms. Bacharach announced that before the January 22<sup>nd</sup> SBCCOG Board meeting there will be a special Cybersecurity Forum beginning at 4:00 p.m.. The session will be led by Councilmember Derek Lazaro of Palos Verdes Estates, who also serves as the Chief Information Officer at Nossaman LLP and is recognized for his expertise in cybersecurity and information systems.

Ms. Bacharach shared that Councilmember Lazaro will be joined by FBI agents specializing in cybercrime and digital security, who will present case studies and real-world examples relevant to local government operations. The forum will provide practical insights on protecting city systems and sensitive data, responding to cyber threats, and strengthening digital infrastructure. She emphasized that the event is designed for elected officials and city staff and encouraged broad participation, noting that it will be both educational and highly relevant to municipal operations. A flyer with event details will be distributed once finalized.

### **X.AGENCY REPORTS**

NOTE: Oral reports will only be made to clarify or amplify written reports

- A.** League of California Cities & LA Division Legislative Committee (Britt Huff, Jeff Kiernan, Barry Waite) (*attachment*)
- B.** South Bay Association of Chambers of Commerce (Barry Waite) (*attachment*)
- C.** Area G Emergency Management (Brandy Villanueva) (*attachment*)
- D.** SCAG update (Erik Rodriguez) (*attachment*)
  - 1. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek)
  - 2. Regional Council (Mark Henderson, Mark Waronek, Drew Boyles)
  - 3. Transportation (Bill Uphoff, Asam Sheikh)
  - 4. Energy and Environment (Britt Huff)
- E.** South Bay Workforce Investment Board (Chris Cagle) (*attachment*)
- F.** Metro Service Council (Don Szerlip) (*attachment*)
- G.** County Department of Public Health (Alicia Chang)
- H.** AQMD update (Brandee Keith)
- I.** California Association of Councils of Governments – CALCOG (Britt Huff)
- J.** South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)
- K.** Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)
- L.** Santa Monica Bay Restoration Commission (Dean Francois/ Zein Obagi)

### **XI. ADJOURNMENT**

Chair Suarez ended the presentations and updates at 8:02 pm until the next Board Meeting on Thursday, November 20, 2025.

Respectfully Submitted:  
Natalie Champion  
SBCCOG Staff

# South Bay Cities Council of Governments

November 20, 2025

TO: SBCCOG Board of Directors

FROM: Jacki Bacharach, SBCCOG Executive Director  
Ronson Chu, SBCCOG Senior Project Manager for Homeless Services

SUBJECT: Allocation of LACAHSAs Renter Protection Funding for Harbor Connects

## BACKGROUND

The SBCCOG Board has previously approved 2.55 million dollars of LACAHSAs Renter Protection and Homeless Prevention (RPHP) funds to go towards City and Partner Rental Subsidy programs. The Board has also previously approved 2 partners, St Margaret’s Center and WLCAC, to provide these services to our constituents in the South Bay. The SBCCOG would like to add a 3<sup>rd</sup> partner to provide rental subsidies – Harbor Connects.

Harbor Connects, based out of the San Pedro/Wilmington area, provides resources and linkages for people experiencing homelessness or are at risk of homelessness for the southern area of the South Bay. In addition to assisting those in the CD 15 area of LA City, Harbor Connects has also helped those in other South Bay Cities.

Harbor Connects has been a Client Aid partner for many years and has a great working relationship with the SBCCOG Homeless staff. Because many of their constituents are seeking homeless prevention rental assistance, it is a natural extension of the relationship for Harbor Connects to also provide SBCCOG funding from LACAHSAs for rental subsidies for South Bay constituents.

## RECOMMENDATION

That the Board contract with Harbor Connects for up to \$100,000 of its LACAHSAs RPHP Funds to provide rental subsidies for constituents in the South Bay.

### Renter Subsidy Funds Current Breakdown:

\$ 950,000	St Margaret’s Center
\$ 950,000	WLCAC
\$ 100,000	Harbor Connects
\$ 550,000	TBD - Other Cities/Partners
<b>\$2,550,000</b>	

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**FOURTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT**

This 4<sup>th</sup> Amendment to the Independent Contractor Agreement (“Agreement”) is made as of November 20, 2025 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and Lackow Planning and Environmental (“Contractor”).

**RECITALS**

- A. SBCCOG and Contractor entered into an Independent Contractor Agreement as of September 1, 2023 wherein SBCCOG engaged the services of the Contractor as an independent contractor to provide committee support, newsletter development, photo database management, city outreach support, General Assembly support, and other related services to SBCCOG.
- B. The parties now desire to increase the hourly rate from \$32 per hour to \$36 per hour.
- C. The parties now desire to add an additional \$10,000 to the budget for a new not-to-exceed budget of \$30,000.

**NOW, THEREFORE**, in consideration of the foregoing, the parties agree to amend the Agreement as follows:

- 1) Increase the hourly rate from \$32 per hour to \$36 per hour; and
- 2) Increase the not-to-exceed to \$30,000.

Except as modified above, all other provisions of the Agreement remain in full force and effect.

**IN WITNESS WHEREOF**, the parties have executed this Agreement to be effective December 1, 2025.

“SBCCOG”

South Bay Cities Council of Governments

By: \_\_\_\_\_  
Bernadette Suarez, SBCCOG Chair

Date: \_\_\_\_\_

“Contractor”

Lackow Planning and Environmental

By: \_\_\_\_\_  
Rosemary Lackow

Date: \_\_\_\_\_

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**AGREEMENT FOR GENERAL COUNSEL LEGAL SERVICES  
BETWEEN  
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG)  
AND  
BEST BEST & KRIEGER LLP**

**1. PARTIES AND DATE**

This Agreement is made and entered into as of the 1st day of January 2026, by and between the South Bay Cities Council of Governments (SBCCOG), a joint powers authority organized under California Government Code section 6500 *et seq.* (“Client”) and Best Best & Krieger LLP, a limited liability partnership engaged in the practice of law (“BB&K”).

**2. RECITALS**

2.1 Client wishes to continue to engage the services of BB&K as its General Counsel to perform all necessary legal services for the Client on the terms set forth below. For purposes of this Agreement, the term “Client” shall include the South Bay Environmental Services Center and any other affiliated entities.

**3. TERMS.**

3.1 Term. The term of this Agreement shall commence on January 1, 2026 and shall continue in full force and effect until terminated in accordance with Section 3.11.

3.2 Scope of Services. BB&K shall serve as General Counsel and shall perform legal services (“Services”) as may be required from time to time by the Client as set forth in this Agreement, unless otherwise agreed to by the Client and BB&K. “Services” as defined herein shall not include services pertaining to labor and personnel performed pursuant to and under the terms of the agreement between the parties dated June 24, 2024. As part of the Services to be performed hereunder, BB&K shall be responsible for the following:

3.2.1 Preparation for, and attendance at, regular meetings of the Client’s Board of Directors and subordinate entities when requested;

3.2.2 Preparation or review of agreements, resolutions, and other documents as requested by the Client;

3.2.3 Rendering to the officers and employees of the Client legal advice and opinions on all legal matters affecting the Client, including new legislation and court decisions, as directed by the Client;

3.2.4 Researching and interpreting laws, court decisions and other legal authorities in order to prepare legal opinions and to advise the Client on legal matters pertaining to Client operations, as directed by the Client;

3.2.5 Representing and assisting on litigation matters, as directed by the Client. Such services shall include, but shall not be limited to, the preparation for and making of appearances, including preparing pleadings and petitions, making oral presentations, and preparing answers, briefs or other documents on behalf of the Client, and any officer or employee of the Client, in all federal and state courts of this State, and alternative dispute resolution officer, and before any governmental board or commission, including reviewing, defending or assisting any insurer of the Client or its agents or attorneys with respect to any lawsuit filed against the Client or any officer or employee thereof, for money or damages.

3.3 Designated General Counsel. Michael Jenkins shall be designated as General Counsel, and shall be responsible for the performance of all Services under this Agreement, including the supervision of Services performed by other members of BB&K. No change in this assignment shall be made without the consent of the Client, which consent may be given without amendment of this Agreement.

3.4 Time of Performance. The Services of BB&K shall be performed expeditiously in the time frames and as directed by the Client.

3.5 Assistance. The Client agrees to provide all information and documents necessary for the attorneys at BB&K to perform their obligations under this Agreement.

3.6 Independent Contractor. BB&K shall perform all legal services required under this Agreement as an independent contractor of the Client and shall remain, at all times as to the Client, a wholly independent contractor with only such obligations as are required under this Agreement. Neither the Client, nor any of its employees, shall have any control over the manner, mode or means by which BB&K, its agents or employees, render the legal services required under this Agreement, except as otherwise set forth. The Client shall have no voice in the selection, discharge, supervision or control of BB&K's employees, representatives or agents, or in fixing their number, compensation, or hours of service.

3.7 Fees and Costs. BB&K shall render and bill for legal services in the following categories and at rates set forth in Exhibit "A" and in accordance with the BB&K Billing Policies set forth in Exhibit "B", both of which are attached hereto and incorporated herein by reference. In addition, the Client shall reimburse BB&K for reasonable and necessary expenses incurred by it in the performance of the Services under this Agreement. Authorized reimbursable expenses shall include, but are not limited to, printing and copying expenses, mileage expenses at the rate allowed by the Internal Revenue Service, toll road expenses, long distance telephone and facsimile tolls, computerized research time (e.g. Lexis or Westlaw), research services performed by BB&K's library staff, extraordinary mail or delivery costs (e.g. courier, overnight and express delivery), court fees and similar costs relating to the Services that are generally chargeable to a client. However, no separate charge shall be made by BB&K for secretarial or word processing services.

3.8 Billing. BB&K shall submit monthly to the Client a detailed statement of account for Services. The Client shall review BB&K's monthly statements and pay BB&K for Services rendered and costs incurred, as provided for in this Agreement, on a monthly basis.

3.9 Insurance. BB&K carries errors and omissions insurance with Lloyd's of London. After a standard deductible, this insurance provides coverage beyond what is required by the State of California. A declaration page containing information about BB&K's errors and omissions insurance policy is available upon Client's request.

3.10 Attorney-Client Privilege. Confidential communication between the Client and BB&K shall be covered by the attorney-client privilege. As used in this article, "confidential communication" means information transmitted between the Client and BB&K in the course of the relationship covered by this Agreement and in confidence by a means that, so far as the Client is aware, discloses the information to no third persons other than those who are present to further the interests of the Client in the consultation or those to whom disclosure is reasonably necessary for the transmission of the information or the accomplishment of the purpose for which BB&K is consulted, and includes any legal opinion formed and advice given by BB&K in the course of this relationship.

3.11 Termination of Agreement and Legal Services. This Agreement and the Services rendered under it may be terminated at any time upon thirty (30) days' prior written notice from either party, with or without cause. In the event of such termination, BB&K shall be paid for all Services authorized by the Client and performed up through and including the effective date of termination. BB&K shall also be reimbursed for all costs associated with transitioning any files or other data or documents to a new law firm or returning them to the Client.

3.12 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.13 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Los Angeles County.

3.14 Amendment; Modification. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing and signed by both parties.

3.15 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a party shall give the other party any contractual rights by custom, estoppel, or otherwise.

3.16 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.17 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.18 Delivery of Notices. All notices permitted or required under this Agreement notices shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred,

regardless of the method of service. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Client: Jacki Bacharach  
Executive Director  
South Bay Cities Council of Governments  
357 Van Ness Way, Ste. 110  
Torrance, CA 90501

BB&K: Michael Jenkins  
Best Best & Krieger LLP  
300 South Grand Avenue 25th Floor  
Los Angeles, CA 90071

### 3.19 Indemnification.

(A) BB&K agrees to indemnify Client its officers, employees and agents against, and will hold and save each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities (herein “claims or liabilities”) that may be asserted or claimed by any person, firm or entity arising from the negligent acts or omissions of BB&K hereunder, or arising from BB&K’s negligent performance of any term, provision, covenant or condition of this Agreement, except to the extent such claims or liabilities arise from the negligence or willful misconduct of Client, its officers, agents or employees.

(B) Client acknowledges BB&K is being appointed as General Counsel pursuant to the authority of Government Code Section 36505, and has the authority of that office. Accordingly, the Client is responsible pursuant to Government Code Section 825 for providing a defense for the General Counsel for actions within the scope of its engagement hereunder. Therefore, Client agrees to undertake its statutory duty and indemnify BB&K, its officers, employees and agents against and will hold and save each of them harmless from, any and all claims or liabilities that may be asserted or claims by any person, firm or entity arising out of or in connection with the work, operations or activities of BB&K within the course and scope of its performance hereunder, but nothing herein shall require Client to indemnify BB&K for liability arising from its own negligence or alleged negligence. In connection herewith:

(i) Client will promptly provide a defense and pay any judgment rendered against the Client, its officers, agency or employees for any such claims or liabilities arising out of or in connection with such work, operations or activities of Client hereunder; and

(ii) In the event BB&K, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Client for such damages or other claims solely arising out of or in connection with the work operation or activities of Client hereunder, Client agrees to pay to BB&K, its officers, agents or employees any and all costs and expenses incurred

by attorney, its officers, agents or employees in such action or proceeding, including, but not limited to, legal costs and attorneys' fees.

**IN WITNESS WHEREOF**, the Client and BB&K have executed this Agreement for General Counsel Legal Services as of the date first written above.

(signatures contained on following page)

**SIGNATURE PAGE TO  
AGREEMENT FOR GENERAL COUNSEL LEGAL SERVICES  
BETWEEN  
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG)  
AND  
BEST BEST & KRIEGER LLP**

**SOUTH BAY CITIES COUNCIL OF  
GOVERNMENTS (SBCCOG):**

By: \_\_\_\_\_  
Name: Bernadette Suarez  
Title: Chair

**ATTEST:**

By: \_\_\_\_\_  
Name:

**BEST BEST & KRIEGER LLP:**

By: \_\_\_\_\_  
Name: Michael Jenkins  
Title: Of Counsel



Associates	\$340
Paralegals, Law Clerks, Analysts	\$185

5. Agreement Regarding Rate Categories. If BB&K believes that a matter falls within the Special Legal Services, BB&K shall seek approval from the Executive Director or his/her designee. The Executive Director or her designee's approval of such a request from BB&K shall not be unreasonably withheld.

6. Other Billing Personnel. If, as, and when BB&K employs additional or different billing personnel, this Agreement may be supplemented by written administrative memoranda, providing for the categories and billing rates for such personnel, which memoranda may be approved by the Executive Director.

7. Annual Adjustments.

The above rates will be adjusted annually using the cost of living index. Beginning January 1, 2027 and every January 1 thereafter with advanced written notice, these rates shall be increased for the change in the cost of living for the most recently published twelve (12) month period, as shown by the U.S. Department of Labor in its All Urban Consumers Index set forth Los Angeles-Long Beach-Anaheim, CA area (monthly) provided, however, that such adjustment shall never be lower than zero percent (0%). In addition to the automatic rate increases, either BB&K or the Client may initiate consideration of a rate increase at any time.

**EXHIBIT B**  
**TO**  
**AGREEMENT FOR GENERAL COUNSEL LEGAL SERVICES**  
**BETWEEN**  
**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG)**  
**AND**  
**BEST BEST & KRIEGER LLP**

**BB&K BILLING POLICIES**

Our century of experience has shown that the attorney-client relationship works best when there is mutual understanding about fees, expenses, billing and payment terms. Therefore, this statement is intended to explain our billing policies and procedures. Clients are encouraged to discuss with us any questions they have about these policies and procedures. Clients may direct specific questions about a bill to the attorney with whom the client works or to our Accounts Receivable Department (accounts.receivable@bbklaw.com). Any specific billing arrangements different from those set forth below will be confirmed in a separate written agreement between the client and the firm.

**Invoice and Payment Options**

Best Best & Krieger strives to meet our clients' needs in terms of providing a wide variety of invoice types, delivery and payment options. Please indicate those needs including the preferred method of invoice delivery (Invoice via Email; or USPS). In addition, accounts.receivable@bbklaw.com can provide a W-9 upon request and discuss various accepted payment methods.

**Fees For Electronically Stored Information ("ESI") Support and Storage**

BBK provides Electronically Stored Information ("ESI") services for matters requiring ESI support, which are matters with a document population over 1 GB – typically litigation or threatened litigation matters. BBK provides services for basic ESI processing and storage at the following rates per month based on the number of gigabytes of data ("GB") processed and stored:

1GB -250GB: \$10 per GB  
251GB - 550GB: \$8 per GB  
551GB - 750GB: \$6 per GB  
751GB - 1TB: \$4 per GB

The amount BBK charges for basic processing and storage of ESI allows BBK to recover the costs of providing such services, plus a net profit for BBK. BBK believes that the rates it charges for processing and storage are lower than comparable services available from third party vendors in the market. If you wish to contract separately with a third party vendor for processing and storage costs, please notify PracticeSupportServices@bbklaw.com in writing. BBK also provides advanced ESI processing services at hourly rates for personnel in its Litigation Support Group. A copy of BBK's current rates for such services will be provided upon request.

### Fees for Professional Services

Unless a flat fee is set forth in our engagement letter with a client, our fees for the legal work we will undertake will be based in substantial part on time spent by personnel in our office on that client's behalf. In special circumstances which will be discussed with the client and agreed upon in writing, fees will be based upon the novelty or difficulty of the matter, or the time or other special limitations imposed by the client.

Hourly rates are set to reflect the skill and experience of the attorney or other legal personnel rendering services on the client's behalf. All legal services are billed in one-tenth of an hour (0.10/hour) or six-minute increments. Our attorneys are currently billed at rates from \$235 to \$895 per hour, and our administrative assistants, research assistants, municipal analysts, litigation analysts, paralegals, paraprofessionals and law clerks are billed at rates from \$175 to \$300 per hour for new work. These rates reflect the ranges in both our public and our private rates. These hourly rates are reviewed annually to accommodate rising firm costs and to reflect changes in attorney status as lawyers attain new levels of legal experience. Any increases resulting from such reviews will be instituted automatically and will apply to each affected client, after advance notice.

Non-Attorney Personnel: BBK may employ the services of non-attorney personnel under the supervision of a BBK attorney in order to perform services called for in the legal services agreement. The most common non-attorney personnel utilized are paralegals. Other types of non-attorney personnel include, but are not limited to, case clerks, litigation analysts, and specialty consultants. The client agrees that BBK may use such non-attorney personnel to perform its services when it is reasonably necessary in the judgment of the responsible BBK attorney. Hourly fees for non-attorney personnel will be charged at the rate then in effect for such personnel. A copy of BBK's current rates and titles for non-attorney personnel will be provided upon request.

### Fees For Other Services, Costs and Expenses

We attempt to serve all our clients with the most effective support systems available. Therefore, in addition to fees for professional legal services, we also charge separately for some other services and expenses to the extent of their use by individual clients. These charges include but are not limited to, mileage at the current IRS approved rate per mile, extraordinary telephone and document delivery charges, copying charges, computerized research, court filing fees and other court-related expenditures including court reporter and transcription fees. No separate charge is made for secretarial or word processing services; those costs are included within the above hourly rates.

We may need to advance costs and incur expenses on your behalf on an ongoing basis. These items are separate and apart from attorneys' fees and, as they are out-of-pocket charges, we need to have sufficient funds on hand from you to pay them when due. We will advise the client from time to time when we expect items of significant cost to be incurred, and it is required that the client send us advances to cover those costs before they are due.

### Advance Deposit Toward Fees And Costs

Because new client matters involve both a substantial undertaking by our firm and the establishment of client credit with our accounting office, we require an advance payment from

clients. The amount of this advance deposit is determined on a case-by-case basis discussed first with the client, and is specified in our engagement letter.

Upon receipt, the advance deposit will be deposited into the firm's client trust account. Our monthly billings will reflect such applications of the advance deposit to costs and not to attorney's fees (unless otherwise noted in our accompanying engagement letter). At the end of engagement, we will apply any remaining balance first to costs and then to fees. We also reserve the right to require increases or renewals of these advanced deposits.

By signing the initial engagement letter, each client is agreeing that trust account balances may be withdrawn and applied to costs as they are incurred and to our billings, when we issue our invoice to the client. If we succeed in resolving your matter before the amounts deposited are used, any balance will be promptly refunded.

### Monthly Invoices and Payment

Best Best & Krieger LLP provides our clients with monthly invoices for legal services performed and expenses incurred. Invoices are due and payable upon receipt.

Each monthly invoice reflects both professional and other fees for services rendered through the end of the prior month, as well as expenses incurred on the client's behalf that have been processed by the end of the prior month. Processing of some expenses is delayed until the next month and billed thereafter.

Our fees are not contingent upon any aspect of the matter and are due upon receipt. All billings are due and payable within ten days of presentation unless the full amount is covered by the balance of an advance held in our trust account.

It is our policy to treat every question about a bill promptly and fairly. It is also our policy that if a client does not pay an invoice within 60 days of mailing, we assume the client is, for whatever reason, refusing to pay. We reserve the right to terminate our engagement and withdraw as attorney of record whenever our invoices are not paid. If an invoice is 60 days late, however, we may advise the client by letter that the client must pay the invoice within 14 days or the firm will take appropriate steps to withdraw as attorney of record. If the delay is caused by a problem in the invoice, we must rely upon the client to raise that with us during the 14-day period. This same policy applies to fee arrangements which require the client to replenish fee deposits or make deposits for anticipated costs.

From time to time clients have questions about the format of the bill or description of work performed. If you have any such questions, please ask them when you receive the bill so we may address them on a current basis.

### Changes in Fee Arrangements and Budgets

It may be necessary under certain circumstances for a client to increase the size of required advances for fees after the commencement of our engagement and depending upon the scope of the work. For example, prior to a protracted trial or hearing, the firm may require a further advance payment to the firm's trust account sufficient to cover expected fees. Any such changes in fee arrangements will be discussed with the client and mutually agreed in writing.

Because of the uncertainties involved, any estimates of anticipated fees that we provide at the request of a client for budgeting purposes, or otherwise, can only be an approximation of potential fees.

**BEST BEST & KRIEGER LLP**

**AMENDMENT #1**

This Amendment #1 (“Amendment”) is entered into as of the date last signed below (“Effective Date”) by and between AppleOne, Inc. (“AppleOne”) and South Bay Cities Council of Governments (“Client”) (each a “Party” and collectively being the Parties”).

RECITALS

WHEREAS, the Parties entered into that certain agreement entitled “Conditions of Service” on or about May 31, 2023 (the “Agreement”);

WHEREAS, the Parties wish to amend the Agreement as set forth herein;

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereto AGREE as follows:

AGREEMENT

1. Amendment.

a. Exhibit A-1, Section 1.2 is hereby amended to read as follows:

1.2 AppleOne will charge Client an hourly bill rate for each hour of service provided by a Temporary Employee according to the following fee schedule:

<b>JOB CLASSIFICATION</b>	<b>BILL RATE OR WITHIN BILL RATE RANGE</b>
Administrative Assistant	\$39.00 - \$43.00

b. Exhibit A-1, Section 2 is hereby amended to read as follows:

Conversion of Temporary Employee:

2.1 Client may convert a Temporary Employee to a full-time employee at a \$1,000 fee once the Temporary Employee has been on assignment with Client for 720 hours. Should Client convert any Temporary Employee to a full-time employee prior to 720 hours, AppleOne will bill Client according to the following fee schedule:

<b>HOURS COMPLETED ON ASSIGNMENT</b>	<b>CONVERSION FEE AS A PERCENTAGE OF THE EMPLOYEE’S ANNUAL SALARY FOR CLIENT OR FLAT FEE, AS APPLICABLE</b>
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1-180 Hours	20% of Starting Annual Salary
181-360 Hours	15% of Starting Annual Salary
361-540 Hours	10% of Starting Annual Salary
541-719 Hours	5% of Starting Annual Salary
720+ Hours	\$1,000 Conversion Fee

Conversion is not transferable to any third party who is a competitor of AppleOne.

2. No Other Changes. Except as expressly set forth above, all other terms and conditions shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment #1 as of the date last signed below.

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS**

X \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**APPLEONE, INC.**

X \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



October 2025	Attendees									
Monthly Meetings	City Managers	Infrastructure Working Group	Legislative Briefing	Parks and Rec Directors	Planning/Community Dev. Directors	Steering Committee	Transit Operators Working Group	Transportation Committee	Special Meeting: Technology Showcase	Special Meeting: Orientation for City Staff
Carson			C. Hicks		M. Allen	C. Hicks		C. Hicks		J. Vargas D. Frierson K. Busian M. Natividad
El Segundo	D. George	C. Ebert	C. Pimentel					C. Pimentel C. Ebert	E. Sassoon R. Griffin D. Pankau J. Prado	J. Prado S. Almeida
Gardena			R. Tanaka A. Rigg	N. Sweeney	J. Burns	R. Tanaka	D. Pynn		H. Lee	M. Reyes
Hawthorne		D. Torado	R. Jackson A. Becker K. Bales			A. Monteiro			A. Lee	C. Baldwin A. Lee G. Franco D. Torado M. Perez D. Medina
Hermosa Beach	S. Napolitano				A. Becker	R. Jackson		R. Jackson		
Inglewood			J. Butts C. Matthews			J. Butts				
Lawndale	L. Rodriguez	L. Rodriguez	B. Suarez	J. Minter	P. Kann	B. Suarez		P. Kann L. Rodriguez	L. Rodriguez	
Lomita	A. Vialpando		B. Uphoff			B. Uphoff		B. Uphoff	R. Lopez	E. Kelley K. Gregory D. Dixon
Manhattan Beach	T. Mirzakhanian	E. Zandvliet			M. Alkire	N. Tarnay		N. Tarnay		
Palos Verdes Estates	K. Kallman					C. Quinn				
Rancho Palos Verdes	A. Mihranian		D. Bradley A. Mihranian I. Pujadas		B. Forbes				C. Rodriguez	J. Kim J. O'Neill D. Fraley R. Bryden M. Waters
Redondo Beach	M. Witzansky		Z. Obagi, Jr.	E. Hause	M. Wiener	Z. Obagi, Jr.	P. Meyer B. Magumcia	Z. Obagi, Jr.		A. Aceves
Rolling Hills	K. Banales		K. Banales						C. Horvath	
Rolling Hills Estates	G. Grammer A. Davis				J. Naughton				M. Yanich K. Kawague	
Torrance	A. Chaparyan	H. Shi C. Cho	A. Sheikh E. O'Neil M. Ramirez	J. La Rock	M. Ramirez	A. Mattucci	J. Lee R. Plumb	S. Furukawa D. Mach		B. Abelson C. Cho T. Yniguez D. Balaguer T. Matsumoto S. Campos O. Martinez U. Vasquez G. Offoegbu J. Soliz U. Keo S. Maldonado N. Casis
County of LA		E. Garcia M. Suska J. Ickis	J. LaMarque					A. Yoon B. Fish		
Los Angeles		R. Junken	A. Palacios							

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## TLS Recap Report

City	Participant Initials	Background	Months to Date	Projected 12-Mo Cost
Torrance	AH	Previous 3290 resident, aged out of Foster	5	\$22,750
Hermosa Beach	AH	In film industry but has been unsuccessful in landing another job	2	\$9,000
LA City	AM	25 years old, no children – been working with case mgr 6 or 7 months Has been staying in vehicle at 132nd and Figueroa – Since working with Monique she has increased her income from GR to employment (2 ½ months) Income now: 3500/mo approved for a unit rent will be \$1775/	3	\$7,100
Carson	AR	Monique has been slowly engaging with him since October, and has seen an incredible amount of progress. He started off with just GR but since then has received a full time job and has been working consistently for the past 2 months passing out hot meals/with a senior home. Makes \$3500-3700 per month. 62 years old, from Carson, wants to also pursue schooling for being a SUD peer counselor (6-7mo program), and the program will help him find employment. Angelo found this unit on his own on 10th street, landlord said he's all approved. Rent around \$1775 and could move in Aug 1. He has a minor knee surgery planned mid August, so he will not be able to work during that period, so we will also cover month 2 at 100%.	3	\$7,100
Lennox	CM	Client housing unstable after family sold house. Relocating to Antelope Valley. Needs help with relocation.	3	\$4,125
Torrance	DM	Client works, fell behind with expenses - car payments	2	\$8,000
LA City	EW	Participant originally relocated from Las Vegas with the intention of living with family, but after that arrangement fell through, he was left without stable housing. As a result, he began drinking and ultimately ended up living in an encampment. Since then, he has shown significant progress. He is now sober, sleeping in a friend's car, and recently started working. His motivation to rebuild his life, secure permanent housing, and maintain employment makes him a strong candidate for the SBCCOG TLS Program, which can provide the structured support he needs to continue moving forward	4	\$6,072
LA City	GK	Client is currently living in her car with her children and has shown strong motivation to improve her situation. After learning that employment was required for TLS eligibility, she quickly secured a job in home care while continuing to receive CalWORKs benefits. She is responsible, actively working, and committed to getting her family out of homelessness. Her determination and follow-through make her a strong fit for the support and structure offered by the TLS program.	4	\$7,797
LA City	HB	Client has been incredibly patient and cooperative since meeting client in the Month of April 2025 . He has been working and continue to keep his head held high during tough times . The client has full-time income and wants more in life . The client also stated that everything he do is for his 12 year old daughter who stays with mom , However he is very active in her life and would like to have a place of his own to spend time with his daughter .	4	\$6,120
Torrance	IC	Family of 4 (Mom + 3 kids). Previous apartment fire, lost home. Kids at TUSD. TLS is helping her get back on her feet after the fire, small stepdown in the TLS support in September and October because of ongoing stability.	6	\$24,812
LA City	JG	Lost job last year. Mother of 4. Is working now. Looking to increase child support.	2	\$21,733.0
LA City	JL	JL and her son have been working with our program since January 2025 but we have so far been unsuccessful in getting them housed. JL is employed, makes enough to cover the rent for an apartment they were approved for, but could use some initial support as they furnish the apartment, etc.	4	\$11,612
Torrance	JL	In film industry but has been unsuccessful in landing another job Mother with 5 year old child needs help regaining housing stability. Mother has a job lined up with Long Unified. She is also doing side jobs.	2	\$8,005
LA City	JR	Referred to Miranda by Harbor Connects. Connected with Antonio in 10/2024. Has a service dog/cat. Receives SSDI and does uber deliveries to increase his income. This is his very first apartment!	3	\$5,139
LA City	JW	First engaged with the client in November. Living in an encampment and working with his cousin on a food truck to earn money to support his daughters. His mother, who could no longer drive, gave him her car, and he began sleeping in it. He was later approved for housing through our regular TLS program, but the unit was in SPA 8, which was experiencing staffing shortages. He waited nearly five months before the program was paused. During that time, we supported him with job applications, and he eventually secured a position with the post office. Although the client is still facing significant financial challenges (i.e., school debt and other bills), he has remained consistently compliant and deeply grateful throughout the process. He recently moved into his new apartment and was overcome with emotion. He's still processing the reality of being housed and is incredibly thankful.	3	\$7,580

City	Participant Initials	Background	Months to Date	Projected 12-Mo Cost
Torrance	LW	I wanted to submit a referral who was referred to us by Torrance Unified School District staff. Mother has a thirteen-year-old son she lives with here in Torrance and she receives no child support. Works two jobs, but due to her limited income and some personal hardship, she fell behind on rent recently and received a 3-day notice. Thankfully, the property owner has showed some patience and willingness to work with her as she tries to catch up and pay off the money she owes, but time is ticking.  I strongly believe that by helping her pay for the \$1650.00 she owes and providing a minimum of 3 months of rent support, Mother will be able to be in a better position to self-sustain and not get stuck in a pay-back cycle as she is working on obtaining more hours at one of her jobs and/or increasing her income.	1	\$6,750
Torrance	MK	Short term intervention; Lyft driver previously staying at motel	2	\$4,853
Palos Verde	RW	Senior who needs housing stability until another senior subsidy comes along	2	\$14,500
Torrance	SS	Receptive to services and works a full-time job as well as a side job. They want the best for their	3	\$35,940
LA City	TL	44yo, WLCAC been working with since October, currently in her car (for 1.5 years). She tried to stay	4	\$8,235
La City	TB	She has a part time job, been approved for her unit \$1850 (SoLa Rentals) Makes close to \$3000. When first met her, only getting CalWorks and working under the table. 6mo got hired (office work; some sort of office assistant). With the new job, cut off from CalWorks but still receives food stamps.	3	\$7,072
Carson	TW	22yo, F, no kids (Carson) Has been at her job for almost a year, approved for a unit. Income is about \$2700-2800/mo (works for Homeboy Industries. They will give her more income) •Part time, not getting the cash benefits but still getting food stamps and GR. Will probably change with the increase in hours and also property management work Property manager also offered her a position to be the property manager for her building. Rent is \$1850 unit. Can move in this week/next week –see agreement on file Vehicle based originally, eventually it got repossessed because she didn't have a license/insurance (about 2-3 mo ago)	3	\$2,789
LA City	TR	Working with SoLA rentals, have one bedrooms for \$1850, just have to set up the unit viewing. Studios are \$1650 (a bit more room for savings) •Age: 25yo, single •Working: income since Monique has worked with her back in March. Works at the post office, part-time. Willing to take on more hours, has been there almost a year. They can give her full time. \$2300-2400 per month •Has been staying in her vehicle. Also was in TX a year or two ago, lost her mom's property. Her and her mom went their separate ways. When she first came out here, she was staying with some friends for a little while. Eventually got her own car and has been staying there •Low acuity, doesn't seem to have any substance use •Has about \$800 saved	3	\$7,030

**Total Projected 12-Mo Cost**                    **\$244,113**  
**Total TLS Budget**                                    **\$500,000**

Notes

LA City includes the Wilmington, Harbor Gateway, San Pedro areas in the South Bay (i.e., CD15)



## Media Report – October 1 to October 31, 2025

**Summary/Highlights:** The SBCCOG celebrated reaching 500 followers on Instagram and 1,000 followers on LinkedIn with dedicated social posts and e-blasts. Photos from the SBCCOG’s City Staff Orientation performed well on Facebook, generating 97 impressions and 552 Instagram views.

Platform	Followers	Published Content	Impressions	Engagements
<b>SBCCOG</b>				
X	550	11	326	14
Facebook	499	9	480	43
Instagram	514	14 Posts – 11 Stories	Content generated 6,011 views and 0 impressions (impressions metric is only provided for IG stories, not posts)	109
LinkedIn	1048	9	2,877	65
<b>SBESC</b>				
X	590	12	279	12
Facebook	872	22	190	5

### Social Media Followers – Month-Over-Month and Year-Over-Year Comparison (gray text = last month)

SBCCOG	2024 Followers (as of December of 2024)	2025 Followers (as of 8/31/25)	Month-Over-Month % Change	Year-Over-Year % Change
X	534	550 547	+0.55%	+3%
Facebook	448	499 480	+3.96%	+11.38
LinkedIn	739	1048 966	+8.49%	+41.84
Instagram	282	514 458	+12.23%	+82.27%
<b>SBESC</b>	<b>2024</b>	<b>2025</b>		
X	585	590 593	-0.51%	+0.85%
Facebook	871	872 870	+0.23%	+0.11%

**Individual Post Performance (\*Indicates Boosted Content)**

<b>Top-Three Performing SBCCOG Facebook Posts</b>		
97 Impressions; 18 Engagements  SBCCOG Event Photo – City Staff Orientation	76 Impressions; 5 Engagements  SBCCOG RAND – Challenging RAND Corp. Homeless Count Conclusions	68 Impressions; 4 Engagements  SBCCOG, Photo, South Bay Watch Story – Authentic Leadership in Age of AI Perspective Piece
<b>Bottom-Three Performing SBCCOG Facebook Posts</b>		
34 Impressions; 0 Engagements  Graphic/Partner – South Bay VS. Hate Week Events	39 Impressions; 1 Engagements  South Bay Watch Story – Rolling Hills Composting Workshop	33 Impressions; 0 Engagements  Photo - SoCalREN Elementary School Kits

<b>Top-Three Performing SBCCOG X Posts</b>		
51 Impressions; 1 Engagements  Photo/Partner– LAX/Metro Transit Center Opening	38 Impressions; 0 Engagements  Photo/Partner/Event – Rolling Hills Composting Workshop	37 Impressions; 1 Engagements  Graphic/South Bay Watch Story – Authentic Leadership in Age of AI Perspective Piece
<b>Bottom-Three Performing SBCCOG X Posts</b>		
20 Impressions; 0 Engagements  Graphic – Energy-Saving Halloween Tips	17 Impressions; 1 Engagements  Photo of Staff/ – Staff at Annual Net Zero Conference	11 Impressions; 0 Engagements  Graphic/Partner – South Bay VS. Hate Week Events

<b>Top-Three Performing Instagram Posts</b>		
578 Views; 14 Engagements  SBCCOG/Non-Partner, Photo – South Bay Transit Summit	552 Views; 7 Engagements  Photo – Staff at Net Zero Conference	514 Views; 13 Engagements  Photo/Member City Event – SBCCOG Volunteers Recognized at Torrance Council Meeting
<b>Bottom-Three Performing Instagram Posts</b>		
255 Views; 9 Engagements  Graphic – Halloween E-Bike Safety Tips	249 Reach; 4 Engagements  Graphic – Halloween Energy Tips	151 Views; 12 Engagement  Graphic – 500 Followers Celebration

<b>Top-Three Performing SBESC Facebook Posts</b>		
23 Impressions; 0 Engagements  Photo – Staff at Net Zero Conference Post	21 Impressions; 1 Engagements  Photo/Partner Repost – West Basin Rain Barrel Event	12 Impressions; 0 Engagements  Graphic/Partner Repost – West Basin Rain Barrel Giveaway Notice
<b>Bottom-Three Performing SBESC Facebook Posts</b>		

5 Impressions; 0 Engagements Video/Partner Repost – Clean N Green Festival Video by LA County Sanitation Districts	4 Impressions; 0 Engagement Graphic/Partner Repost – LADWP Level Pay	4 Impressions; 0 Engagements Graphic/Partner Post – WRD Water Awareness Calendar
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Top-Three Performing SBESC X Posts		
36 Impressions; 3 Engagements Graphic/Partner Post – West Basin Water Harvest Fall Festival	24 Impressions; 3 Engagement Graphic/Partner Post – Rain Barrel Giveaway Information	18 Impressions; 2 Engagement Graphic/Partner Post – Rain Barrel Giveaway Information
Bottom-Three Performing SBESC X Posts		
20 Impressions; 0 Engagements Photo – SoCalREN Elementary School Kits	37 Impressions; 0 Engagements South Bay Watch Story – Rolling Hills Composting Workshop	33 Impressions; 0 Engagements Graphic/Partner Repost – WRD ARC Tour

**Top-Email Marketing Campaign**

Note: open rate industry avg. = 15 to 25%; click-through rate = 2.5% (source: campaignmonitor.com)

Content	Exposure	Engagements (Clicks)
October 2025 E-Newsletter	21,684 recipients (39% open rate –8,456)	1% click through rate (216)

**Website Analytics – Overall and Top-10 Viewed Pages**

Site (Overall)	Views	Users	Average Engagement Time
Southbaycities.org	10,859	6,350	25s
Pages	Views	Users	Average Engagement Time
Home Page	1,653	937	25s
Administrative Assistant Job Opening - South Bay Cities Council of Governments	419	253	21s
Page not found - South Bay Cities Council of Governments	369	320	51s
Officers & Staff - South Bay Cities Council of Governments	310	182	1s
Events for October 2025 – South Bay Cities Council of Governments	222	146	1m 27s
Media Center - South Bay Cities Council of Governments	222	196	25s
Employment Opportunities - South Bay Cities Council of Governments	211	168	8s
Board of Directors Meeting	195	142	10s
Transportation Committee Meeting	182	127	20s

About	165	138	22s
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**City Communications (Includes results from our collaboration with partner city communicators to share relevant content with their audiences via their communications channels)**

City	Comms Type	Material	Date
Rolling Hills Estates	Newsletter	Halloween E-Bike Tips	10/16/25
Manhattan Beach	Instagram Post	<a href="#">Halloween E-Bike Tips</a>	10/28/25

**Linktree (Posted on the SBCCOG Instagram page, this features links the SBCCOG is actively promoting via its social media platforms)**

Link	Clicks
South Bay Cities Council of Governments	64
Sign Up for Our Newsletters	7
The SBCCOG Takes K Line to New LAX/Metro Transit Center - South Bay Cities Council of Government	1
Rolling Hills Addresses Its Rural and Equestrian Composting Needs - South Bay Cities Council of Governments	1
Administrative Assistant Job Opening - South Bay Cities Council of Governments	10
Summer 2025 South Bay Watch Newsletter - South Bay Cities Council of Governments	2
Learn About the South Bay Local Travel Network	11



# MONTHLY SBCCOG TRANSPORTATION REPORT

A summary of recent federal, state, regional and local  
developments and trends in transportation

**COVERING OCTOBER 2025**

Edited by Aaron Ruiz & Anne Tsai

## Federal

### **Trump's Transportation Secretary Sean P. Duffy Announces Consequences for California's Failure to Enforce English Language Requirements for Truckers**

U.S. Transportation Secretary Sean P. Duffy announced that the Federal Motor Carrier Safety Administration (FMCSA) will withhold over \$40 million from California following an investigation that found the state has failed to comply with the Department's English Language Proficiency (ELP) standards.

In total, \$40,685,225 from Motor Carrier Safety Assistance Program (MCSAP) funding awarded to California will be impacted. MCSAP provides grant funding for states to conduct roadside inspections, traffic enforcement, safety audits of trucking companies, and public education campaigns.

For FMCSA to restore funding, California must adopt and actively enforce a law, regulation, standard, or order that is compatible with the federal ELP requirement for commercial drivers. This means state inspectors need to begin conducting ELP assessments during roadside inspections, and those who fail must be placed out-of-service.

On August 26, 2025, the Department announced California was among states in danger of losing federal funds if they failed to adopt and enforce ELP requirements for commercial motor vehicle drivers. In July, California Highway Patrol has also publicly stated it had no intention of following this federal regulation.

The Department is currently performing a nationwide audit of non-domiciled commercial driver's license (CDL) issuance.

Source (edited to remove political statements): <https://www.transportation.gov/briefing-room/trumps-transportation-secretary-sean-p-duffy-announces-consequences-californias>

## State

### **California Invests Nearly \$5 billion for Local Projects, Bridge Repairs, Alternative Transport Options and Freight Movement**

On October 17, the California Transportation Commission approved \$4.9 billion to improve safety and mobility on local streets and state highways as well as fund new alternative transportation options and zero emissions projects.

More than half of the allocation will provide 600 local governments and regional transportation agencies with their annual funding to fix roads, bridges and other transportation needs statewide.

Among the projects approved is \$700 million for repairs and critical upgrades needed for the Vincent Thomas Bridge, a 60-year-old span in the Port of Los Angeles that will soon undergo a

major deck refurbishment. Another \$140 million will fund truck climbing lanes among other improvements to Interstate 80 in the Sierra foothills between Applegate and Emigrant Gap, a major west coast freight thoroughfare.

Pedestrian facilities also received support from the allocations, including an award of \$97 million to replace a pedestrian bridge that connects neighborhoods south of the City College of San Francisco campus and other improvements to Interstate 280 between San Francisco and San Mateo counties. And \$6.3 million will be spent on new sidewalks, bike lanes and traffic controls in the cities of Santa Barbara and Santa Rosa and in Santa Clara County.

Source: <https://dot.ca.gov/news-releases/news-release-2025-016>

## **California Launches Data-Driven Road Safety Initiative to Save Lives**

Key state partners joined together as California State Transportation Agency (CalSTA) Secretary Toks Omishakin, California Health and Human Services Agency (CalHHS) Secretary Kim Johnson and other state and local leaders unveiled a new statewide initiative to reduce severe traffic crashes in California's highest-risk areas. The program launches with a new statewide policy on road safety and two designated safety corridors: Avalon Boulevard in Los Angeles and State Route 91 in southeast Los Angeles County.

Secretaries Omishakin and Johnson signed the new Secretary's Policy on Road Safety, committing California to a prevention-first, Safe System Approach to eliminate fatal and serious traffic injuries on October 15. Grounded in public health principles, the policy aligns agency decisions and investments to reduce exposure, crash likelihood and injury severity. It sets an interim goal to cut deadly and serious injury crashes by 30% by 2035 and reconvenes a cross-sector task force to develop a prioritized action plan. The policy embeds safety across departments—through design, operations, policy and investment—with a focus on equity and measurable, population-level impact.

In 2023 alone, there were approximately 3,600 fatalities and more than 14,000 serious injuries in California on all public roadways.

The state has allocated \$7 million to the Los Angeles Department of Transportation for safety upgrades along Avalon Boulevard. Crash data from 2019 to 2023 shows Avalon Boulevard, between E Jefferson Boulevard and San Pedro Street, experienced 122 fatal and serious injury crashes. These crashes resulted in a total of 21 fatalities and 115 serious injuries.

More than \$191 million is also being invested in operational and safety improvements along State Route 91, spanning from Vermont Avenue to the Orange County line. Additional safety corridor locations are under review.

The initiative's comprehensive approach combines infrastructure, engagement and policy innovation to create safer, more connected corridors. Planned improvements may include:

- **Safe Crossings and Intersections:** High-visibility markings, upgraded signal timing and redesigned intersections to reduce conflict points and improve pedestrian safety

- Connected Mobility Options: Infrastructure to support safe walking, biking and transit access for all users
- Education and Engagement: A new SLOWCAL social media campaign will promote awareness and community involvement.
- Law Enforcement Partnerships: Where welcomed by communities, law enforcement will support safety efforts based on local priorities.
- Speed Management: Tools such as automated speed safety cameras will help promote safe driving speeds.

California analyzed crash data across all public roads, including state highways, city streets and county roads. Corridor selection was guided by UC Berkeley’s SafeTREC using a High Injury Network methodology applied to crash data over five years (2019–2023). Sites were prioritized based on crash severity, context and the readiness of project partners.

Progress will be measured by reductions in fatal and serious injury crashes. Leading indicators such as vehicle speeds, conflict points and telematics data (including braking and acceleration patterns) will help identify risks early and guide proactive adjustments.

Source: <https://calsta.ca.gov/press-releases/2025-10-15-data-driven-road-safety-initiative-launch>

## Region

### **LA Metro Releases Industry Playbook to Help Transit Agencies Deliver World-Class Service for Major Sports, Entertainment Events**

Drawing on lessons from mega sporting events, political conventions, mega concerts and other large-scale events from around the world, the Los Angeles County Metropolitan Transportation Authority (Metro) announced the release of the Special Event Transportation – Guidance and Opportunities (SetGo) Playbook, a comprehensive resource of best practices for transit agencies of all sizes to deliver transportation for major sports, entertainment and cultural events.

The Playbook was developed through Metro’s SetGo Program, a national workshop series conducted with the American Public Transportation Association (APTA). It draws on lessons from international and domestic events, including the Olympic and Paralympic Games (Atlanta 1996, Salt Lake 2002, London 2012), the Las Vegas Formula One Grand Prix, major concert tours, conventions and more.

Beyond its primary emphasis on major sporting events, the Playbook also draws on lessons from a wider spectrum of special events, recognizing that many of the same principles of planning, delivery and after-action evaluation apply across these event types and sizes.

[A Resource for Mega-Events](#)

The Playbook identifies transit service strategies for upcoming international-scale events in the U.S., including the FIFA World Cup 2026™, the Los Angeles 2028 Olympic and Paralympic Games and the Utah 2034 Olympic and Paralympic Winter Games. Designed as a living document, it will evolve as agencies continue to test and refine approaches through future events. It also will serve as a guide for elected officials and host committees to help them understand the critical transportation practices that will need to be deployed to make their event world class.

### Key Focus Areas

The Playbook organizes best practices across five subject areas:

- Purpose & Need – mission alignment, advocacy and coordination inside and outside the agency.
- Service Plan – demand forecasting, supplemental service, first/last mile strategies, and speed and reliability.
- Safety & Emergency Management – crowd management, security and Emergency Operations Center (EOC) planning.
- Customer Experience – accessibility, signage and wayfinding, integrated ticketing, ambassadors and “surprise and delight” activations.
- Agency-Wide Success Strategies – budgeting, workforce readiness, training, technology, contingency planning and after-action processes

For each of these focus areas, the Playbook provides guiding questions that agencies can use to evaluate readiness during planning, adjust strategies in real time during delivery and capture lessons learned in after-action reviews.

This approach not only helps agencies implement best practices and align service with mission and long-term goals, but also promotes consistency across the country, ensuring riders experience the same reliable, high-quality service no matter where they travel.

Source: <https://www.metro.net/about/la-metro-releases-industry-playbook-to-help-transit-agencies-deliver-world-class-service-for-major-sports-entertainment-events/>

## Trends

### **Rivian spinoff ALSO reveals modular TM-B e-bike**

Rivian’s new micromobility spinoff, ALSO, has unveiled its first lineup of small electric vehicles aimed at reshaping short-distance travel. The company introduced the TM-B, a modular electric bike, alongside two four-wheel electric quads called TM-Q, designed for both consumer and commercial use. ALSO’s mission is to address the “last-mile” mobility challenge by providing efficient, software-defined vehicles that offer practical and exciting alternatives to cars for trips under 15 miles.

The TM-B e-bike features a modular top frame adaptable to different rider sizes and uses — from commuting to recreation — and runs on ALSO’s proprietary DreamRide system, which digitally controls pedaling feel and regenerative braking. The bike integrates vehicle-grade

battery technology with USB-C fast charging, a touchscreen “Portal” display for navigation and apps, and smart security that automatically locks when the rider walks away. ALSO’s TM-Q quads extend this modular, connected approach to small four-wheel EVs, with a consumer version for families and a commercial variant targeting urban delivery fleets.

The company has also announced a partnership with Amazon to deploy custom e-cargo quads in the U.S. and Europe, signaling a strong entry into the logistics sector. Backed by Rivian and other partners, ALSO’s launch represents a broader trend of automakers expanding into connected micromobility — blending the sophistication of electric vehicles with the accessibility and efficiency of e-bikes and compact EVs.

Source: <https://electriccarsreport.com/2025/10/rivian-spinoff-also-reveals-modular-tm-b-e-bike/>

# South Bay Cities Council of Governments

November 20, 2025

To: SBCCOG Board of Directors

From: Jacki Bacharach, Executive Director  
David Leger, Program Manager

Re: Update on the South Bay Regional Housing Trust Formation

## BACKGROUND

As part of a REAP 2.0 project funded through SCAG, SBCCOG staff is continuing to work through the development of a South Bay Regional Housing Trust (SBRHT). If formed, the SBRHT would help fund the development and construction of affordable housing units in cities who are member sof the trust. Although the SBCCOG is leading the early feasibility work, the SBRHT would be a separate joint powers authority with its own Board of Directors.

Over the past year, the SBCCOG’s consultant, CivicHome, has been developing a SBRHT strategic plan, joint powers agreement, staffing plan, budget, and programs for the SBRHT Board to consider adopting when formed. A strategic plan advisory committee consisting of SBCCOG Board members, city staff, and housing experts/affordable housing developers provided input over a series of four meetings throughout the process. CivicHome presented an update to the SBCCOG Board at its October 2025 meeting and will be presenting to the South Bay City Managers group on November 19<sup>th</sup>.

Due to the evolving roll-out of Measure A through LACAHSAs, there have been several updates over the last year that have informed and modified the original schedule of the SBRHT study. Currently, SBCCOG staff anticipates bringing the item to the SBCCOG Board in January for consideration of recommending that South Bay cities join the trust. Individual presentations would then be made to City Councils as requested, and upon four cities approving the Joint Powers Agreement, the SBRHT would be formed.

## RECENT DEVELOPMENTS

Since the SBCCOG began working on the Housing Trust, more information about funding coming to the South Bay through Measure A has become available. In particular, the SBCCOG will be receiving approximately \$7.3 million annually through LACAHSAs’s “Production, Preservation, and Ownership (PPO)” program. LACAHSAs also has agency matching funds that may be available and could increase that amount to around \$14 million. Additionally, these funds along with other Measure A funding, could be used to offset most or all the SBRHT administrative costs, particularly during the startup period.

As SBCCOG staff began exploring opportunities to use the PPO funds while the SBRHT was being considered, it became evident that the SBCCOG is limited in its use of those funds in ways that the SBRHT would not be. Primarily, the SBCCOG is not allowed to make or develop loans so all allocations of PPO funds made by the SBCCOG would have to be in the form of grants or rental/operating subsidies. These funds would be given out to a project and never return for additional use. The SBRHT would have lending authority and could also provide soft

development loans, construction/pre-development loans, preservation/acquisition stakes, master leasing, and direct service/homebuyer assistance programs. These approaches would be revenue generating and allow for these public dollars to come back to the trust over time and be reprogrammed to maximize their use. The San Gabriel Valley's regional housing trust (formed several years ago) is generating over \$230,000 annually in interest and loan fee revenue.

A presentation made to the Steering Committee at their November meeting is included as Exhibit 1.

### COSTS

Although there will be administrative costs to operate the SBRHT, SBCCOG staff believes that most or all those costs could be covered through administrative dollars available through LACAHSAs programs. This would allow for the SBRHT to offer low to no membership fees, particularly as the organization gets formed. Orange County and Gateway Cities trusts have also started with little or no membership fees and have been able to offset them through administrative funding received through grants and other funding going into their trusts. The determination of what membership costs are for the SBRHT should be determined by its Board of Directors, not the SBCCOG however it appears that start-up costs can be covered completely with the LACAHSAs funds that the SBCCOG has received.

If the SBRHT is not formed and the SBCCOG ultimately provides grants using PPO funds, many administrative costs will still be incurred. For example, the SBCCOG will still be required to hire consultant experts to evaluate and vet the housing developments seeking grant funding. These costs are practically unavoidable but are covered through Measure A funding.

### ON-GOING WORK

While CivicHome wraps up work on the SBRHT strategic plan, SBCCOG staff has been working with SBCCOG Legal Counsel and Senator Allen's office to explore amendments to the initial SBRHT formation legislation. Although modeled off legislation for other trusts such as the one in San Gabriel Valley, several items have been re-evaluated since passage of that bill (SB 1444). The amendments being sought include:

- Removing the SBCCOG from involvement in determining the number of SBRHT Board of Directors, their selection, and the responsibility of filling vacancies.
- Adding language to provide flexibility for the SBRHT Board to determine when they chose their Chair and Vice-Chair.
- Addition of the ability to fund the development and construction of moderate-income housing.
- Allowing member agencies to appoint non-elected officials for SBRHT Board alternates

Currently, SB 1444 requires the SBRHT Board (regardless of delegate or alternate status) to be a mayor, councilmember, or LA County Supervisor of the member agency. At a discussion during the November Steering Committee meeting, several Board members suggested this approach which is similar to the Clean Power Alliance. This has proven to be very helpful as deliberations among these special boards take a lot of time and it might be difficult for councilmembers to be able to have the time for the necessary oversight.

When a bill to revise SB 1444 is drafted, the SBCCOG will be soliciting support letters from South Bay cities to encourage the Legislature to approve these changes.

While these efforts are underway, a joint-powers agreement is being finalized. The current draft of the agreement is included as Exhibit 2. This draft is written to follow current SB 1444 language. It was developed through the City Managers working group with SBCCOG Legal Counsel.

RECOMMENDATION

Discuss, provide feedback, and request any further information that will be necessary for the SBCCOG Board to consider a formal recommendation that the South Bay cities form the South Bay Regional Housing Trust. **OR** if the information provided is adequate for a preliminary recommendation, approve sending these materials to the cities now with a recommendation in concept.

Attachments:

Exhibit 1 – LCAHSA & Housing Trust slides

Exhibit 2 – Draft South Bay Regional Housing Trust Joint Powers Agreement

# Why A South Bay Housing Trust?

- Voters approved Measure A in 2024; legislating ~\$13 million a year for Housing and Prevention funding for SBCCOG
- This presentation will talk about the funds that are dedicated to Production and Preservation, and Ownership of housing as those are the funds we would be considering for the proposed Housing Trust

Table 1. FY 2025-26 Total Funding Allocation by Jurisdiction

AGENCY	TOTAL BY AGENCY
1 LACAHSAs	\$128,229,226
2 Burbank-Glendale-Pasadena Regional Housing Trust	\$6,452,118
3 City of Glendale	\$5,103,191
4 City of Long Beach	\$10,706,466
5 City of Los Angeles	\$133,421,084
6 City of Santa Clarita	\$3,457,981
7 Gateway Cities Council of Governments/Gateway Cities Affordable Housing Trust	\$18,538,195
9 Las Virgenes/Malibu Council of Governments	\$459,405
9 North Los Angeles County Transportation Coalition JPA*	\$5,395,241
10 San Fernando Valley Council of Governments	\$518,005
11 San Gabriel Valley Council of Governments/San Gabriel Valley Regional Housing Trust	\$25,691,324
12 South Bay Cities Council of Governments/South Bay Regional Housing Trust	\$13,002,770
13 Unincorporated Los Angeles County	\$24,782,720
14 Westside Cities Council of Governments	\$7,016,083
<b>TOTAL</b>	<b>\$382,773,809</b>

\*The LACAHSAs Act limits direct allocations to only certain cities; other cities may only receive funding through a COG or Regional Housing Trust. Because Lancaster and Palmdale are the only cities that are not part of a COG, their portion will be allocated and held until an Eligible Jurisdiction option is available to the JPA pending LACAHSAs Board approval and adjustments to the JPA's purpose.

# Production, Preservation, and Ownership (PPO)

- SBCCOG mandated to program \$7.3 million of LACAHSA PPO funds.
  - LACAHSA agency funds can also match our funding – so potentially +/- \$14 million of funding for our cities.

(allocations determined by low income RHNA numbers)

AGENCY	PPO - NEW CONSTRUCTION	PPO - FLEXIBLE	TOTAL
1 LACAHSA (including small cities TA)	\$55,220,624	\$13,678,661	\$68,899,286
2 Burbank-Glendale-Pasadena Regional Housing Trust	\$3,058,288	\$900,661	\$3,958,949
3 City of Glendale	\$2,044,455	\$602,089	\$2,646,544
4 City of Long Beach	\$4,083,071	\$1,202,458	\$5,285,528
5 City of Los Angeles	\$67,414,093	\$19,853,341	\$87,267,434
6 City of Santa Clarita	\$1,872,563	\$551,467	\$2,424,030
7 Gateway Cities Council of Governments/ Gateway Cities Affordable Housing Trust	\$7,018,735	\$2,067,006	\$9,085,742
8 Las Virgenes/Malibu Council of Governments	\$204,737	\$60,295	\$265,032
9 North Los Angeles County Transportation Coalition JPA	\$2,237,149	\$658,837	\$2,895,986
10 San Fernando Valley Council of Governments	\$267,874	\$78,888	\$346,762
11 San Gabriel Valley Council of Governments/ San Gabriel Valley Regional Housing Trust	\$12,480,955	\$3,675,621	\$16,156,577
12 South Bay Cities Council of Governments/ South Bay Regional Housing Trust	\$5,641,046	\$1,661,279	\$7,302,325
13 Unincorporated Los Angeles County	\$14,356,803	\$4,228,055	\$18,584,858
14 Westside Cities Council of Governments	\$3,511,192	\$1,034,041	\$4,545,233
<b>TOTAL</b>	<b>\$179,411,586</b>	<b>\$50,252,699</b>	<b>\$229,664,285</b>

# SGV Housing Trust Generating Revenue

- SGV Housing Trust is generating over \$230,000 a year in Interest and Loan Fee Revenue
- Their Revolving Loan Fund will receive its first loan repayment, allowing their Trust to recycle those funds to another project
- We can achieve similar results with our LACAHSAs funds, but need a Housing Trust in order to do it

## San Gabriel Valley Regional Housing Trust

### Project Financing and Housing Innovation

The SGVRHT funds and finances the development of affordable and homeless housing. The SGVRHT has received and leveraged Federal, State, and local funds including competitive grants and budget earmarks. To date the SGVRHT has funded the development of 830 unduplicated units and expanded the housing choice and supply in the region by supporting multifamily units across income levels and single family affordable homeownership opportunities. With 25 member cities, the SGVRHT supports activities from inception through completion to ensure affordable housing units are delivered to the SGV.

#### In FY 24-25, SGVRHT:

 Celebrated grand opening of funded project Chapel Apartments (Alhambra), providing 44 affordable units.

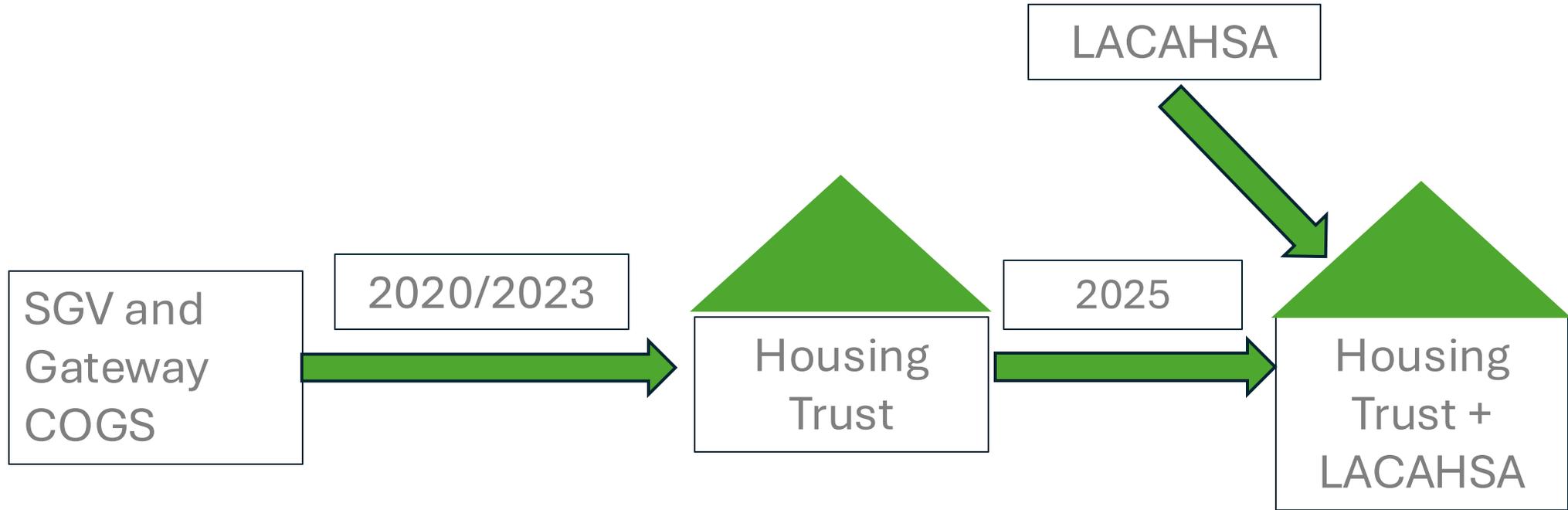
 Celebrated groundbreaking of funded project Esteban E. Torres Village (Baldwin Park), creating 57 affordable units.

 Joined Enterprise Housing Preservation Public Sector Cohort, a 15 month learning lab which will support the development of the land trust.

#### FY 25-26 Workplan:

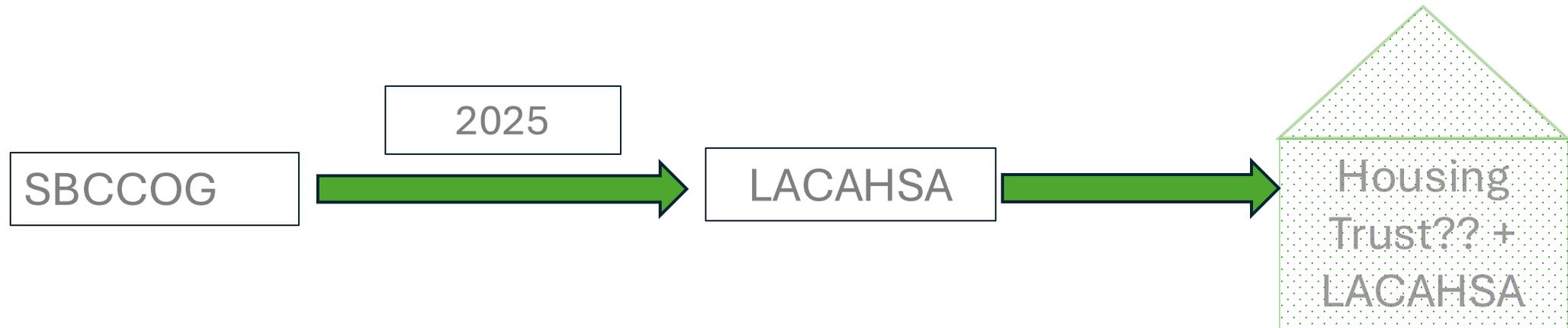


# SGV and Gateway Housing Trust Before LACAHSAs



- SGV and Gateway formed their Housing Trust first, and then incorporated LACAHSAs funds into their Trust

# SBCCOG Received LACAHSAs Funding First



- SBCCOG has received LACAHSAs funding and is contemplating a Housing Trust

# SBCCOG May Need a Trust to Fulfill LACAHSAs Portfolio

## LACAHSAs Product Portfolio:

- Grants
- Soft Development Loans (revenue generating)
- Construction/Pre-Development Loans (revenue generating)
- Preservation Acquisition/Equity stakes (revenue generating)
- Master Leasing
- Rental or Operating Subsidies
- Direct Service - Homebuyer Assistance (revenue generating)

Activities in Red may not be possible under SBCCOG current authority – handicapping our ability to maximize our LACAHSAs funding

However, they would be possible under a Housing Trust

# What about cities with no development opportunities?

If cities have no development opportunities, there are other ways to participate in LACAHSAs PPO Funds + Housing Trust

- Preservation of existing affordable housing
- Master Leasing
- Rent or Operating Subsidies
- First Time Homebuyer Assistance

# Evictions

## 2024 Eviction Filings

Carson	294
El Segundo	27
Gardena	295
Hawthorne	567
Hermosa Beach	44
Inglewood	704
Lawndale	79
Lomita	66
Manhattan Beach	19
Rancho Palos Verdes	41
PV, RH, RHE	5
Redondo Beach	106
Torrance	338
<b>Total</b>	<b>2585</b>

- No city is immune to financial stress that constituents face, whether they are renters or homeowners
- Evictions are one pathway into homelessness

# SBCCOG LACAHS Activity FY25/26

- SBCCOG issued soft notice of funding availability in September – sent to all cities
- Hawthorne and Inglewood **may have** viable projects – currently being evaluated projects totaling 120 units
- Other cities have reached out to discuss interest in developing opportunities
- SBCCOG will be developing programs, funding criteria, and documentation requirements **for the evaluation**

This activity is similar to a housing trust

# SBCCOG LACAHSAs + Housing Trust Option

- Without a Housing Trust - Hawthorne and Inglewood – may be limited in how we can help them
  - Will encourage those cities to also apply for LACAHSAs agency funds
  - Option to wait for the Trust when a loan or other more complicated arrangement could be done – COG can only grant
  - Recommendation to come back at a future meeting
- In order to maximize our LACAHSAs funding – consider moving all LACAHSAs Production, Preservation, and Ownership activities into the SBCCOG Housing Trust JPA



# LACAHSAs Production, Preservation, and Ownership

- IF HOUSING TRUST
  - Housing Trust could work directly with developers on behalf of cities (pertinent for small cities)
    - Developers would know to come to a Trust
  - Cities must approve all projects funded by the Trust in their city
  - Benefits for all cities on LACAHSAs projects
  - Need to increase staffing and hire consultants
- NO HOUSING TRUST
  - Cannot implement full LACAHSAs Portfolio (Loans, Acquisitions, Ownership..)
  - Work directly with cities, but not work with developers on behalf of cities
  - LACAHSAs would still benefit all cities
  - Would still need to increase staffing and hire consultants

# Information You Need to Know to Decide

**Questions?**

**JOINT EXERCISE OF POWERS AGREEMENT**  
**of the**  
**SOUTH BAY REGIONAL HOUSING TRUST**

THIS JOINT EXERCISE OF POWERS AGREEMENT (the “Agreement”) is made this \_\_\_\_ day of \_\_\_\_\_, 2023 (the “Effective Date”), by and between the public agencies listed in Exhibit A, attached hereto and incorporated herein by reference (each a “Party” and, collectively, the “Parties”).

**RECITALS**

- A. The Parties are authorized to and have a strong interest in promoting the health, safety, and welfare of the residents within their geographic boundaries.
- B. The Parties acknowledge that the State has declared the existence of a shortage of affordable housing.
- C. The Parties find it in their mutual interest to increase the availability of affordable housing, workforce housing and supportive housing and to reduce homelessness in a coordinated manner on a regional level.
- D. An adequate supply of housing throughout the South Bay subregion will provide social and economic benefits to residents and taxpayers of the Parties.
- E. California Government Code section 6500 *et seq.* (“Joint Exercise of Powers Act” or “Act”) permits two or more public agencies to create joint powers authorities for the purposes cited herein and permits the agencies to exercise jointly any power that the public agencies could exercise separately, and further grants certain additional powers to such joint powers authorities.
- F. The Parties find that each of them has the individual power to implement the housing projects contemplated by this Agreement making them eligible under the Act to enter into this Agreement.
- G. In 2022, the Act was amended by the addition of California Government Code section 6539.9, which expressly authorizes the creation of a South Bay Regional Housing Trust by way of approval of this Agreement in order to promote public-private partnerships, nonprofit collaborations and otherwise to fund housing to assist the homeless population and persons and families of extremely low, very low, and low income as defined in Section 50093 of the California Health and Safety Code within the South Bay subregion.

- H. This Agreement shall not be interpreted to limit any Party's authority over land use decisionmaking or otherwise limit their respective sovereign powers within their respective jurisdictions.

**NOW, THEREFORE**, in consideration of the mutual promises set forth below, the Parties agree as follows:

### **Section 1. Creation and Purpose.**

- (a) Creation of SBRHT. Pursuant to the Joint Exercise of Powers Act, including Government Code section 6539.9, there is hereby created a public entity to be known as the "South Bay Regional Housing Trust" ("SBRHT"). Pursuant to Section 6503.5 of the California Government Code, SBRHT shall be a public entity separate and apart from the Parties and shall administer this Agreement.
- (b) Purpose. This Agreement is made pursuant to the Joint Exercise of Powers Act for the purpose of creating the SBRHT as a public entity separate from the Parties to exercise common powers with respect to receiving and leveraging public and private financing and funds for the planning and construction of housing of all types and tenures for persons and families of extremely low-, very low-, ~~and low-~~ ~~and moderate-~~ income, as defined in Section 50093 of the Health and Safety Code, including, but not limited to, permanent supportive housing. The purpose of this Agreement shall be accomplished, and common powers exercised in the manner set forth in this Agreement. Nothing contained in this Agreement shall preclude any Party from establishing, maintaining, or providing social programs or services to its respective residents as it deems proper and necessary.

### **Section 2. Term and Termination**

- (a) Term. This Agreement shall become effective, and SBRHT shall come into existence, upon the approval of this Agreement by the governing bodies of four eligible parties. The Effective Date will be the date of approval by the fourth party. This Agreement shall thereafter continue in full force and effect until terminated pursuant to subdivision (b) of this section.
- (b) Termination. This Agreement may be terminated by agreement of a majority vote of the Parties. Upon termination of this Agreement, SBRHT shall be dissolved and, after payment of or provision for payment of all liabilities, the assets of SBRHT shall be distributed to the Parties in proportion to the contributions of each Party to SBRHT and the amounts paid by each Party in connection with SBRHT's activities.

### **Section 3. Powers and Duties of SBRHT.**

- (a) General Powers. SBRHT shall have all the powers common to the Parties to this Agreement necessary or convenient, specified, or implied, to accomplish the purpose of this Agreement as set forth in Section 1, subject to the restrictions set forth in this

Section 3, subdivision (c) below. Said powers shall be exercised in the manner provided in the Joint Exercise of Powers Act, including without limitation all powers set forth in Government Code section 6539.9, and, except as expressly set forth herein, subject only to such restrictions upon the manner of exercising such powers as are imposed upon the City of \_\_\_\_\_, a \_\_\_\_\_ city, in the exercise of similar powers.

(b) Specific Powers. Without limiting the generality of the powers conferred in subdivision (a) of this Section 3, SBRHT is hereby authorized, in its own name, to do all of the acts necessary or convenient to the accomplishment of the purposes of this Agreement and the full exercise of the powers conferred in subdivision (a) of this Section 3, including but not limited to the following:

1. to make and enter into contracts;
2. to hire employees or contract for staff assistance, including but not limited to contracting with other public agencies;
3. to sue and be sued in its own name;
4. to apply for, accept, receive and disburse grants, loans and other aids from any agency of the United States of America, the State of California, Los Angeles County, a Party to this Agreement, or any other agency providing funding related to the purposes of this Agreement;
5. to invest any money in the treasury pursuant to Section 6505.5 of the Joint Exercise of Powers Act that is not required for the immediate necessities of SBRHT, as SBRHT determines is advisable, in the same manner and upon the same conditions as local agencies, pursuant to Section 53601 of the California Government Code;
6. to apply for letters of credit or other forms of financial guarantees in order to enter into agreements in connection therewith;
7. to incur and discharge debts, liabilities, and obligations, subject to the limitations set forth in this Agreement and to the extent permitted by law;
8. to assume ownership of affordability covenants governing a property from another entity in order to preserve the units as affordable;
9. to engage the services of private consultants to render professional and technical assistance and advice in carrying out the purposes of this Agreement;
10. to employ and compensate legal counsel determined appropriate by SBRHT in carrying out the purposes of this Agreement;
11. to contract for engineering, construction, architectural, accounting, environmental, land use, or other services determined necessary or convenient by SBRHT in connection with the accomplishment of the purposes of this Agreement;

12. for the purposes of enforcing affordable housing covenants or holding security interests for loans, to take title to, and transfer, sell by installment sale or otherwise, lands, structures, real or personal property, rights, rights-of-way, franchises, easements, and other interests in real or personal property which SBRHT determines are necessary or convenient in connection with the accomplishment of the purposes of this Agreement;
13. for the purposes of renting space for SBRHT to operate, to lease to, and to lease from, a Party or any other person or entity, lands, structures, real or personal property, rights, rights-of-way, franchises, easements, and other interests in real or personal property which SBRHT determines are necessary or convenient in connection with the accomplishment of the purposes of this Agreement;
14. to solicit charitable contributions from private sources;
15. to acquire, hold or dispose of property, contributions and donations of property, funds, services and other forms of assistance from persons, firms, corporations and government entities;
16. to partner with Parties on funding solicitations and other opportunities for the purposes set forth in this Agreement, including but not limited to jointly exercising powers with a Party pursuant to the Joint Exercise of Powers Act;
- ~~16-17.~~ [to authorize and issue bonds, certificates of participation, or any other debt instrument repayable from funds and financing received and pledged by the SBRHT.](#)
- ~~17-18.~~ to propose amendments to this Agreement;
- ~~18-19.~~ to the extent not herein specifically provided for, to exercise any and all other powers as may be provided for SBRHT in the Joint Exercise of Powers Act or any other applicable law; and
- ~~19-20.~~ to carry out and enforce all the provisions of this Agreement.

(c) Limitation on Powers. This Agreement does not authorize SBRHT do any of the following:

1. Regulate land use within the jurisdiction of any of the Parties;
2. Levy, or advocate or incentivize the levying of, an exaction, including an impact fee, charge, dedication, reservation or tax assessment, as a condition of approving the funding for or approval of a development project;
3. Require or incentivize inclusionary zoning requirements;
4. Require the Parties to dedicate or assign funding for any SBRHT obligations or programs;

5. Fund or approve a housing project or program that is not supported by the governing body of the jurisdiction (a city or the county) in which the proposed project is sited;
6. Require the Parties to accept or provide any number of housing units as a prerequisite to joining or remaining a member of SBRHT; and
7. Affect the individual power of each Party separately to implement affordable housing projects and programs generated within its jurisdictional boundaries.

#### **Section 4. Members**

The members of SBRHT shall be the Parties to this Agreement, and such other public agencies as may join SBRHT after execution of this Agreement. New members may join on the terms and conditions set forth in Section 10 hereof. Only the County of Los Angeles and cities within the jurisdiction of the South Bay Cities Council of Governments may be a party to this Agreement and a member of SBRHT. The SBRHT bylaws may provide for affiliate memberships or other categories of membership for eligible entities which do not want to be full members.

#### **Section 5. Board of Directors**

- (a) Selection of Directors. SBRHT shall be governed by a Board of Directors selected as follows:
  1. One elected official from each Party to this Agreement, appointed by that Party's governing body [and ratified by the governing board of the South Bay Cities Council of Governments](#). Each Party may also appoint one of its elected officials as an Alternate Director, who may serve in the absence of the Party's appointed Director.
  2. Two Directors that are experts in homelessness or housing policy appointed by the South Bay Cities Council of Governments City Managers Committee [and ratified by the governing board of the South Bay Cities Council of Governments](#).
- (b) Board Powers. Subject to the limitations of this Agreement and the laws of the State of California, the powers of SBRHT shall be vested in and exercised by, and its property and its affairs administered by, the Board of Directors.
- (c) Advisory Bodies. The Board of Directors may appoint advisory bodies that may include such persons as are designated by the Board of Directors. The Board of Directors shall adopt bylaws that govern the appointment of advisory bodies should it determine in its discretion to appoint such advisory bodies.
- (d) Compensation. Members of the Board shall serve without compensation but shall be entitled to reimbursement for any expenses actually incurred in connection with serving as Director; provided such expenses have been previously approved by the Board of Directors and incurred in accordance with any SBRHT policies or procedures governing the same.

- (e) Term. Members of the Board shall serve for a two-year term. There is no limit to the number of consecutive terms members may serve. In the event of a vacancy, the Party whose appointee has vacated the position shall appoint a replacement within 60 days of the effective date of the vacancy, [subject to ratification by the governing board of the South Bay Cities Council of Governments](#). The replacement will serve out the remainder of the term of the Director that they replaced. The two Directors that are experts in homelessness or housing policy may be removed with or without cause at any time by a majority vote of the Board of Directors.
- (f) Meetings of the Board of Directors.
1. Call, Notice and Conduct of Meetings. All meetings of the Board of Directors, including without limitation, regular, adjourned regular, special meetings and adjourned special meetings, shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act, Government Code sections 54950 *et seq.*
  2. Regular Meetings. Regular meetings of the Board of Directors shall be held at such dates and times as the Board may fix by resolution from time to time. If any day so fixed for a regular meeting shall fall upon a legal holiday, then such regular meeting shall be held on the next succeeding business day at the same hour, unless otherwise determined by the Board. No notice of any regular meeting of the Board of Directors need be given to the individual Directors.
  3. Special Meetings. Special meetings of the Board of Directors shall be held whenever called by the Chairperson of the Board or by a majority of the Directors. Notice of special meetings shall be provided to all Parties.
  4. Quorum. A majority of the seated members of the Board of Directors shall constitute a quorum at any meeting of the Board except that less than a quorum may adjourn a meeting to another time and place. Unless otherwise provided in this Agreement, actions and decisions of the Board of Directors may be taken by a majority of the quorum present at any meeting.
  5. Minutes. The Board of Directors shall cause minutes of all regular, adjourned regular, and special meetings to be kept and presented to the Board for approval at a subsequent meeting.
  6. Officers. The Board of Directors shall elect a chairperson and a vice chairperson from among its Directors at the first meeting held in each [fiscal calendar](#) year. In the event that the chairperson or vice chairperson so elected ceases to be a Director, the resulting vacancy shall be filled at the next regular meeting of the Board of Directors held after such vacancy occurs or at a special meeting called for that purpose. In the absence or inability of the chairperson to act, the vice chairperson

shall act as chairperson. The chairperson, or in the chairperson's absence, the vice chairperson, shall preside at and conduct all Board of Director's meetings.

7. Rules and Regulations. The Board of Directors may adopt, from time to time, by resolution, such rules, regulations, and bylaws for the conduct of its meetings and affairs as the Board determines is necessary or convenient.

## **Section 6. Staff and Treasurer**

### **(a) Staff**

1. SBRHT may contract with a Party or the SBCCOG for staff pursuant to Section 6(d), hire its own employees, or retain independent contractors, agents, or volunteers as the Board of Directors may deem necessary to carry out any of SBRHT's powers, upon such terms and conditions as the Board may require, including the retaining of professional and technical assistance, provided that adequate funds are available in SBRHT's budget and are appropriated by SBRHT therefor.
2. None of the officers, agents, or staff, if any, directly contracted by SBRHT shall be deemed, by reason of their roles or duties or contracted status, to be employed by the Parties.

(b) Treasurer and Auditor/Controller. Pursuant to Government Code Sections 6505.5 and 6505.6, the Board of Directors shall appoint an officer or employee of SBRHT, or an officer or employee of a public agency that is a Party, or a certified public accountant to hold the offices of treasurer and auditor for SBRHT. Such person or persons shall possess the powers of and shall perform the treasurer and auditor functions for SBRHT required by Sections 6505, 6505.5 and 6505.6 of the Government Code, including any subsequent amendments thereto. Pursuant to Government Code Section 6505.1, the auditor and treasurer shall have charge of certain property of SBRHT. The treasurer and auditor shall assure that there shall be strict accountability of all funds and reporting all receipts and disbursements of SBRHT. The treasurer and auditor of SBRHT shall be required to file an official bond with the Board of Directors in an amount which shall be established by the Board. Should the existing bond or bonds or any such officer be extended to cover the obligations provided herein, said bond shall be the official bond required herein. The premiums on any such bonds attributable to the coverage required herein shall be an appropriate expense of SBRHT.

(c) Attorney. The Board of Directors shall have the power to appoint one or more legal advisors to SBRHT who shall perform such duties as may be prescribed by the Board.

### **(d) Administrative Services and Reimbursement of Costs.**

1. The Board of Directors may contract with a Party to provide necessary administrative services to SBRHT, including the services described in Section 6(a), (b) and (c). The amount charged by the Party to provide such services to SBRHT shall be fixed by

agreement between the Board of Directors and the governing body of the Party providing such services. In the absence of an agreement on costs, the Party providing services to SBRHT under this Section 6 may charge SBRHT the amounts necessary to recover the direct and indirect costs of such services.

2. If SBRHT contracts with a Party to provide SBRHT with administrative services through persons who are employees and officers of the Party, then any retirement liabilities associated with that Party's employees and officers shall not constitute a liability of SBRHT or any other Party. This Section 6(d)(2) shall not preclude a Party providing administrative services to SBRHT pursuant to a contract with SBRHT from accounting for such salary and benefit costs when negotiating the rates that the Party will charge SBRHT for providing such services.

## **Section 7. Financial Provisions**

(a) Fiscal Year. The Fiscal Year of SBRHT shall, unless and until changed by the Board of Directors, commence on the 1<sup>st</sup> day of July of each year and shall end on the 30<sup>th</sup> day of June of the next succeeding year except that the initial Fiscal Year of SBRHT shall commence on the Effective Date and end on the immediately following 30<sup>th</sup> day of June.

(b) Budget.

1. General Budget. Within one hundred and twenty days (120) after the first meeting of the Board of Directors, a general budget for the first fiscal year shall be adopted by the vote of a majority of the total membership of the Board of Directors. The budget shall distinguish between administrative costs (i.e., the cost of operating SBRHT) and Program costs (i.e., the financing of the programs funded or sponsored by SBRHT). Thereafter, at or prior to the last meeting of the Board of Directors for each fiscal year, a general budget shall be adopted for the ensuing fiscal year or years by a vote of at least a majority of the total membership of the Board.
2. Expenditures for the Approved Budget. The payment of all SBRHT obligations is limited to the amount of appropriations allowed in SBRHT's approved budget, except as it may be revised with the approval of a majority of the total membership of the Board of Directors.

(c) Contributions by the Parties.

1. Administrative Cost Contributions. In consideration of the mutual promises contained herein, the Parties agree that they shall make annual contributions (each a "Fee" and collectively the "Fees") towards the budgeted administrative costs of SBRHT as set forth in a duly adopted Board resolution. The Fees shall be assessed annually. After the first fiscal year, the Fees shall increase annually in an amount equal to the U.S. Bureau of Labor Statistics consumer price index for all urban consumers in the Los Angeles-Long Beach-Anaheim area for the 12-month period preceding the year the Fees are assessed. Payment of the Fees shall be due within 30 days of receipt of an invoice from the SBRHT.

The invoice shall indicate how the Fees were calculated. A Party's contribution to SBRHT's administrative costs shall be in the form of money, unless the Board of Directors approves another form of contribution such as services, personal property or use of real or personal property, or other in-kind contributions. The acceptance and valuation of any such non-monetary contributions may be used to offset in whole or part a Party's contribution as determined in the sole and absolute discretion of the Board of Directors. Notwithstanding the above, after the first fiscal year the Board of Directors may establish Fees in an amount the Board of Directors deems financially prudent; ~~provided it shall roughly be proportional as to each Party in the amounts reflected in the table above.~~

2. Program Cost Contribution. The particular programs and program budget, funded, sponsored or operated by SBRHT, as well as the level of and mechanisms for the involvement of SBRHT and each Party, in such programs and program budget, shall be determined and approved by the Board of Directors.

(d) Accounts and Reports.

1. Books and Records. There shall be strict accountability of all SBRHT funds and accounts and report of all SBRHT receipts and disbursements. Without limiting the generality of the foregoing, SBRHT shall establish and maintain such funds and accounts as may be required by good government accounting practice. The books and records of SBRHT shall be open to inspection at all reasonable times by each Party and its duly authorized representatives.
2. Annual Audit. The person appointed by the Board of Directors to perform the auditor function for SBRHT shall cause an annual independent audit of the accounts and records of SBRHT and records to be made by a certified public accountant or firm of certified public accountants in accordance with Government Code section 6505. Such audits shall be delivered to each Party and shall be made available to the public.
3. Annual Financial Report. Pursuant to section 6539.9(d) of the Government Code, SBRHT shall publish an Annual Financial Report that shall describe the funds received by SBRHT and the use of such funds by SBRHT. The Annual Financial Report shall describe how the funds received by SBRHT have furthered the purposes of SBRHT.

- (e) Funds. Subject to the applicable provisions of any instrument or agreement which SBRHT may enter into, which may provide for a trustee or other fiscal agent to receive, have custody of and disburse SBRHT funds, the person appointed by the Board of Directors to perform the treasurer function for SBRHT shall receive, have the custody of and disburse SBRHT funds as nearly as possible in accordance with generally accepted accounting principles, shall make the disbursements required by this Agreement in order to carry out any of the provisions or purposes of this Agreement.

**Section 8. Amendments.**

- (a) This Agreement may be amended or modified with the approval of two-thirds of all the Parties through formal action approving such an amendment by the Parties' respective governing bodies.
- (b) No addition to, or alteration of, the terms of this Agreement, whether by written or oral understanding of the parties, their officers, employees or agents, shall be valid or effective unless made in the form of a written amendment which is formally adopted and executed by the Parties as provided in subparagraph (a) of this Section.

**Section 9. Non-Liability for Obligations of SBRHT.**

- (a) The debts, liabilities, and obligations of SBRHT shall not be considered the debts, liabilities and obligations of any of the Parties or their respective officers, employees, agents or volunteers, or the personal debts, liabilities and obligations of the Directors, officers or employees of SBRHT.
1. Indemnification. The SBRHT shall defend, indemnify and hold harmless each Party, its officers, agents, employees, representatives and volunteers (the "Indemnitees") from and against any loss, injury, claim, lawsuit, liability, expense, or damages of any kind or nature (collectively, "Claims") brought by a third party which arises out of or in connection with SBRHT's administration of this Agreement, including such third party claims arising out of or in connection with any Indemnitees acting within their authorized capacity as an officer, agent, employee, representative or volunteer of SBRHT. The SBRHT's duty to defend and indemnify under this Section shall not extend to Claims otherwise arising out of the Indemnitees' own active negligence, omissions or willful misconduct, whether in whole or part. The SBRHT shall finance its obligation pursuant to this Subsection by establishing a liability reserve fund, and/or by purchasing commercial insurance, and/or by joining a joint powers insurance authority (JPIA) as determined by the Board. In the event the SBRHT's financial obligations to indemnify, defend and hold harmless, pursuant to this Subsection, exceed the liability reserve fund and/or the proceeds from any applicable insurance and/or JPIA coverage maintained by the SBRHT (hereinafter "Unfunded Liability"), a Party or Parties may meet and confer with SBRHT in good faith to negotiate alternative means or mechanisms by which SBRHT may fund such Unfunded Liability; however, in no event shall the event of an Unfunded Liability relieve, limit or waive SBRHT's obligations of indemnity or defense to each Party as first set forth above in this Section. Nothing herein shall obligate any Party to indemnify or hold harmless SBRHT for any Unfunded Liability.
  2. Assignment. Each Party shall assign to the SBRHT its rights, title, and interest to recover damages from any third party for Claims arising out of this Agreement, to the extent that the SBRHT has met its obligations to defend and indemnify such Party pursuant to this Section.

3. Survival. SBRHT's duty to defend, indemnify and hold harmless shall survive and continue in full force and effect after withdrawal of any Party from this Agreement, including as to the withdrawing Party, or termination of this Agreement for any reason with respect to any Claims that occurred before the date of such withdrawal or termination.

## **Section 10. Admission and Withdrawal of Parties.**

- (a) Admission of New Parties. It is recognized that additional public agencies other than the original Parties, may wish to join SBRHT after the Effective Date. The County of Los Angeles and any city within the SBCCOG may become a Party to SBRHT upon such terms and conditions as are established by the Board of Directors. As a condition precedent to becoming a Party more than six months after the Effective Date, an eligible entity may thereafter become a Party to this Agreement; provided that (1) this Agreement is adopted by its governing body and (2) the eligible entity pays a late joining fee. The late joining fee shall be calculated by totaling the annual fee the eligible entity would have paid under this Agreement had it been a Party in all years prior and up until the Effective Date. Notwithstanding the foregoing, an eligible entity's late joining fee shall not exceed two times the amount of the applicable annual administrative fee existing at the time it becomes a Party. Payment shall be due within 30 days of receipt of an invoice from SBRHT.
- (b) Withdrawal from SBRHT. A Party may withdraw from SBRHT at any time upon its governing body's adoption of a resolution stating the Party's intent to withdraw from SBRHT and written notice of withdrawal accompanied by an executed copy of the resolution of intent to the SBRHT. The withdrawal of any Party, unless otherwise provided by the Board of Directors, shall be subject to the following prerequisites and conditions:
  1. The withdrawal shall be effective immediately upon receipt by the SBRHT of the written notice of withdrawal, subject to subsection (2) below, at the end of the SBRHT fiscal year that is at least 180 days following receipt by the SBRHT of a written notice of the Party's intent to withdraw, accompanied by a copy of the Party's governing body's executed resolution of intent to withdraw.
  2. If the withdrawal notice is received by the SBRHT less than ninety (90) days before the start of a fiscal year or after the commencement of a fiscal year but before payment of that year's Section 7(c) contribution, the withdrawal shall not be effective unless and until the withdrawing Party has fully paid that fiscal year's contribution; the withdrawing Party has fully paid fees due under Section 7(c) for the final year of its membership; otherwise, the notice of withdrawal shall be null and void.
  3. Unless otherwise provided by a unanimous vote of the Board of Directors, withdrawal shall result in the forfeiture of that Party's rights and claims relating to distribution of property and funds upon termination of SBRHT as set forth in Section 2 above. Withdrawn members shall not be entitled to any reimbursement of Fees.

3.4. Withdrawal of a Party will not relieve that Party of prior financial obligations of liabilities unless otherwise approved by the Board.

**Section 11. Notices.**

- (a) Notices required or permitted hereunder shall be sufficiently given if made in writing and delivered either personally or by registered or certified mail, postage prepaid, to the persons and entities listed at the addresses set forth in Exhibit A, or to such other address as may be designated in writing to SBRHT for formal notice.

**Section 12. Miscellaneous.**

- (a) Section Headings. The section headings herein are for convenience only and are not to be construed as modifying or governing or in any manner affecting the scope, meaning or intent of the provisions or language of this Agreement.
- (b) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all together shall constitute but one and the same Agreement.
- (c) Laws Governing. This Agreement is made in the State of California under the Constitution and laws of such State and shall be construed and enforced in accordance with the laws of California.
- (d) Severability. Should any part, term, portion or provision of this Agreement, or the application thereof to any person or circumstance, be held to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual it shall be deemed severable, and the remainder of this Agreement or the application thereof to other persons or circumstances shall continue to constitute the Agreement the Parties intended to enter into in the first instance.
- (e) Successors. This Agreement shall be binding upon and shall inure to the benefit of the successors of the respective Parties. No Party may assign any right or obligation hereunder without the written consent of a majority of the other Parties.

**Section 13. Sunset Date.**

In the event that a source of funding is not identified and funding not obtained to cover SBRHT's administrative costs on or before \_\_\_\_\_, this Agreement will on that date expire automatically and be null and void without further action of the Parties.

**IN WITNESS THEREOF**, the Parties hereto have caused this Agreement to be executed and attested by their duly authorized officers as follows:

(NAME OF CITY)

BY: (NAME/TITLE OF CITY OFFICER)

Dated: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
(NAME) City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

By: \_\_\_\_\_

(NAME) City Attorney

\_\_\_\_\_  
Date

**EXHIBIT A**

Parties to this Agreement and their Addresses for notice pursuant to Section 11 are as follows:

DRAFT

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# Emergency Housing Voucher Crisis

- Created in 2021, the Emergency Housing Voucher (EHV) program issued 70,000 vouchers to provide housing assistance to individuals and families who were homeless, at-risk of homelessness or housing instability, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- EHV's were essentially emergency Section 8 vouchers born out of the pandemic.
- Funding was supposed to last until 2030, but HUD has notified Housing Authorities across the country that final funding will be in 2026.

# Hundreds of South Bay Households Now At Risk

- As soon as January, some households will no longer be able to make rent payments
- EHV's prioritized the most vulnerable – extremely low-income population
- Our cities without a Housing Authority rely on the County Housing Authority (LACDA) – ie. Gardena, Carson, Lomita, etc..
  - Need to determine how many of their EHV's are in the South Bay.

Housing Authority of the City of Los Angeles	3,365
Los Angeles County Development Authority	1,964
Housing Authority of the City of Inglewood	91
Hawthorne Housing	67
Housing Authority of the City of Torrance	33
Housing Authority of the City of Redondo Beach	29

# No Easy Solutions

- Staff will come back in December with advocacy letter for our Federal and State Officials.
  - This affects over 50,000 households across the country
- Inglewood, Hawthorne, Torrance, and Redondo Beach Housing Authority are moving EHV holders to the front of the Section 8 line.
- Replacing EHV holders with regular Section 8 will take at least 1-2 years.
- SBCCOG plans on using our LACA HSA Prevention funds to buy time – 6 months
  - However, not enough funds for everyone

## Other Issues

- Most Housing Authorities are in Shortfall status, that is – they are paying more rents than their budget allows. HUD will not allow EHV to Section 8 swaps while in shortfall status.
  - Housing Authorities are seeking a Shortfall waiver
- Rents continue to rise, which exacerbates the problem
  - Cities may want to look into an Emergency Rent Stabilization Ordinance
- Cal Aim rent program maybe able to buy us an additional 6 months
- Will need to have our homeless case managers do problem solving with affected Households.

# South Bay Cities Council of Governments

November 20, 2025

To: SBCCOG Board of Directors

From: Jacki Bacharach, Executive Director  
David Leger, Program Manager

Re: Extension of Full-Funding Deadline of Measure M Subregional Equity Program  
Funding for Inglewood Transit Connector Backstop

## BACKGROUND

In April 2023, the SBCCOG Board of Directors approved the City of Inglewood's request to re-program South Bay Measure M Subregional Equity Program (SEP) funding from the Centinela Grade Separation project to the Inglewood Transit Connector (ITC) project to serve as a backstop, or additional contingency fund, as required by the Federal Transit Administration (FTA) as part of their funding award. At the time, the SBCCOG Board of Directors required the City to have a full funding agreement for the ITC by March 31, 2024 or the funds would revert back to the Centinela Grade Separation project. In February 2024, the City requested a one-year extension of that deadline to March 31, 2025 to allow them the time required to secure the additional funding needed to implement the ITC and complete the grant agreement with the FTA. The SBCCOG Board approved a subsequent extension to October 31, 2025 in April of this year.

The City presented an update (Exhibit 1) on the Phase 1 ITC project consisting of multi-modal elements to the SBCCOG Transportation Committee at their November 3<sup>rd</sup> meeting. The City is currently in design-build procurement and will have finalized project costs at the 60% design phase and proposals are received/negotiated which is anticipated around summer of 2026.

SBCCOG staff is recommending a third extension of the SEP funding deadline to September 30, 2026 to allow sufficient time for the City to develop more final project cost estimates. At that time, the Transportation Committee and Board should discuss whether further extensions should be granted or if there are other subregional priorities that could be met with the SEP funds. These funds can be utilized for other important transportation projects to help improve mobility throughout the subregion. Although these funds will not be available in their full value for a couple of decades, they could be accelerated as they would have been for use by the ITC.

## AMOUNT OF FUNDING

When the SBCCOG Board approved the SEP funds for the ITC backstop, the estimated value of the accelerated funding was around \$101 million. Their full value is projected to be \$316 million available between 2043 and 2057.

Although not part of the action related to the SEP funds, the SBCCOG Board previously approved \$250 million in Measure R Transit funding to the ITC.

RECOMMENDATION

That the SBCCOG Board of Directors approve an extension of the SEP funding for the ITC to September 30, 2026.

Attachments:

Exhibit 1 – City of Inglewood ITC Update Presentation

# Phase 1 Status Update

# Phase 1 ITC Project

- A network of Mobility Hubs with bus rotaries, transit amenities, pick up drop off, TNC access and parking
- Dedicated Event bus-only lanes on La Brea & Hawthorne Blvd
- Improved Commuter (Non-Event) Bus Service
- Enhanced Intelligent Transportation System
- Pedestrian, Bike and Pedicab Improvements
- Preserve for future APM



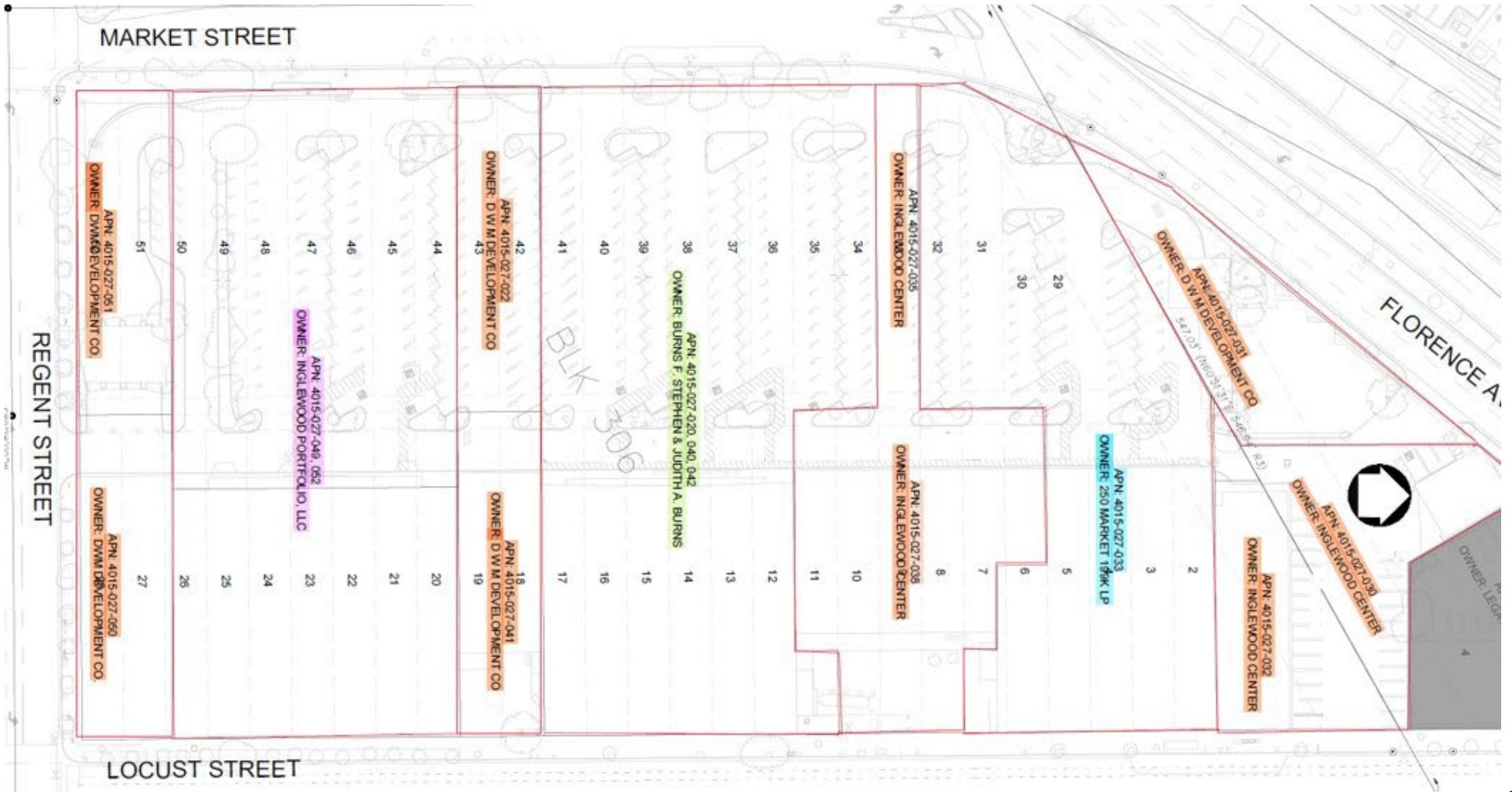
### *To be Olympics ready, ITC Teams are working in parallel and on accelerated schedules*

1. Real Estate Acquisitions Underway
2. Northern Mobility Hubs, Pedestrian Improvements - Elevate Inglewood Partners
  - ✓ Completed Draft APM Preservation Plan (APM envelope and tech review)
  - ✓ Completed 5% Mobility Hubs – Moving to 10% Design
  - ✓ Completed and released RFP to 4 qualified contractor bidders
  - ✓ Selected streetscape designers and kicking off design in November
3. Southern Mobility Hubs
  - ✓ Caltrans Lot Improvements (111<sup>th</sup> and Hawthorne Mobility Hu) - Scope defined by Metro and Caltrans
  - ✓ Prairie Ave – Pilot in development
4. Bus Lanes and Operations Plan – Gannet Fleming Transystems
  - ✓ Bus Lanes and Bus Operations Plan – Under Development
    - ✓ Modeling, costing for capital and OM, Lane Configuration Options
5. ITS Enhancements – RFP drafted and under City review; to be released in November 2025
6. Destination Market Street – State appropriation secured to support tenant and façade improvements for the downtown historic core; applications are being accepted on a rolling basis and under review

A photograph of two women standing on a city street at dusk. The woman on the left is wearing a yellow top and blue jeans, while the woman on the right is wearing a white top, light-colored pants, and a backpack. They are engaged in conversation. In the background, a blue bus is visible, and the city lights are blurred. The overall scene is dimly lit with a blue tint.

# Acquisitions

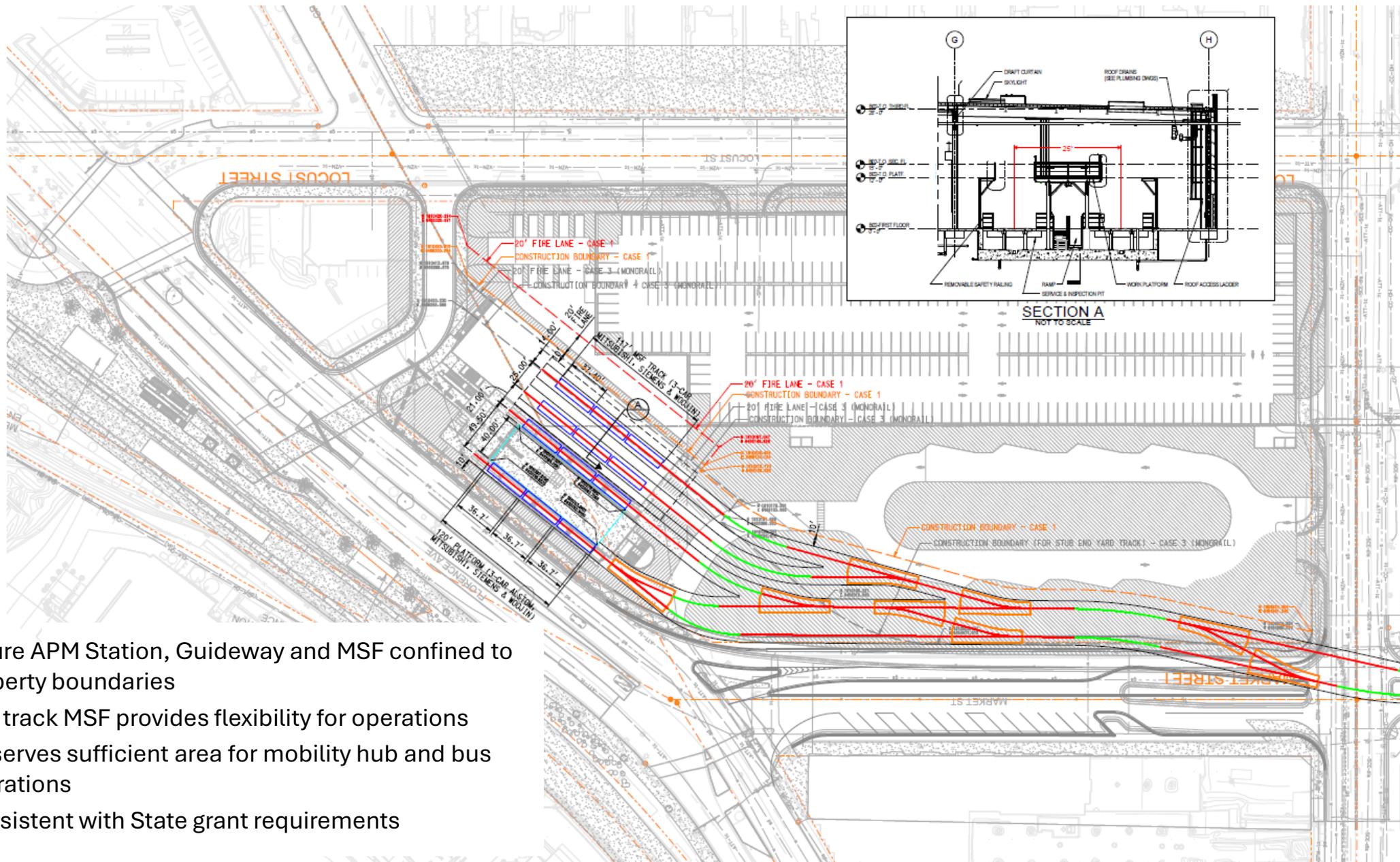
# INGLEWOOD SHOPPING CENTER



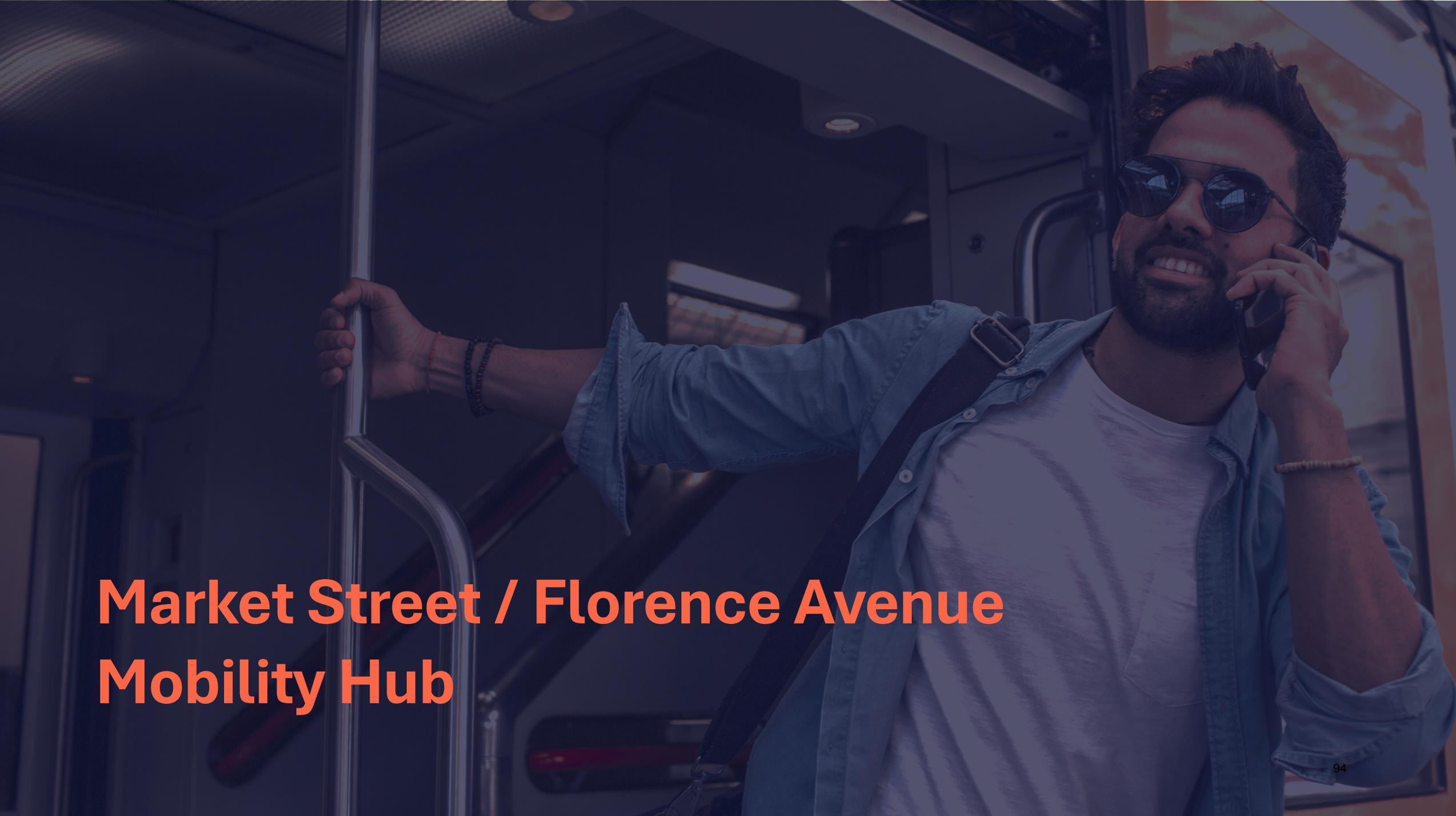
A photograph of two women standing on a city street, engaged in conversation. The woman on the left is wearing a yellow top and jeans, while the woman on the right is wearing a white top and a backpack. In the background, a blue and white automated bus is visible, along with other city buildings and streetlights. The image has a dark blue overlay.

# Automated People Mover (APM) Preservation Strategy

# FINALIZING PROPOSED APM PRESERVATION BOUNDARY



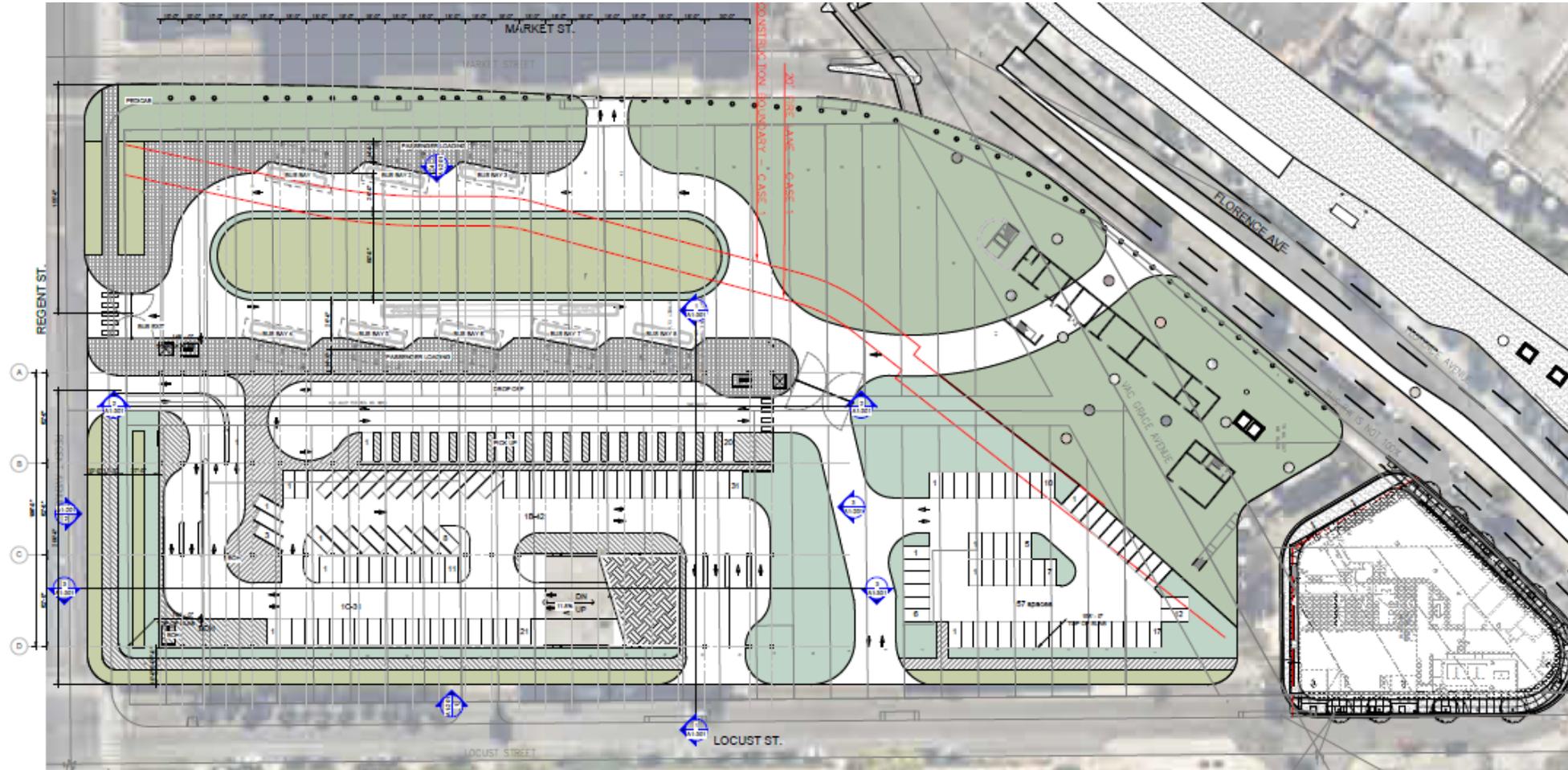
- Future APM Station, Guideway and MSF confined to property boundaries
- Two track MSF provides flexibility for operations
- Preserves sufficient area for mobility hub and bus operations
- Consistent with State grant requirements



# Market Street / Florence Avenue Mobility Hub

# PROPOSED CONCEPT FOR 5% DESIGN

APM Preservation	Parking Spaces	Structure Levels	Shuttle Bus Bays	Ingress	Egress
Yes	Approx. 1,000	5	8-10	Market St	Regent St and Locust St

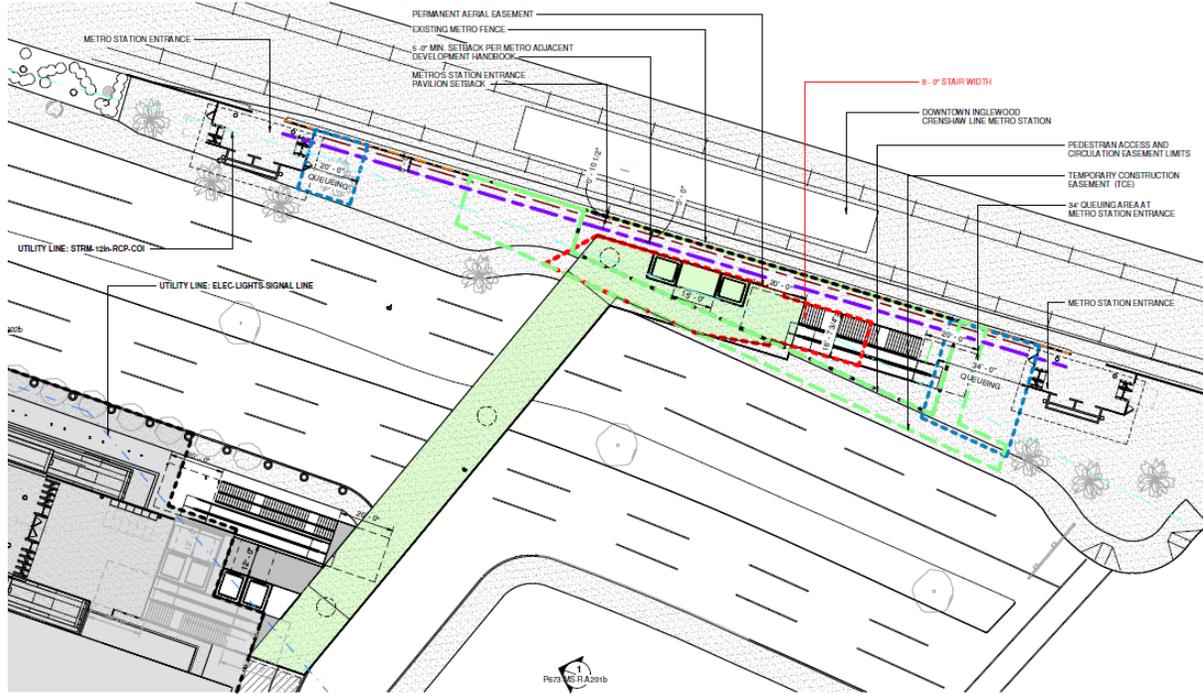


# PLAZA AND FRONTAGE ACTIVATION CONCEPTS

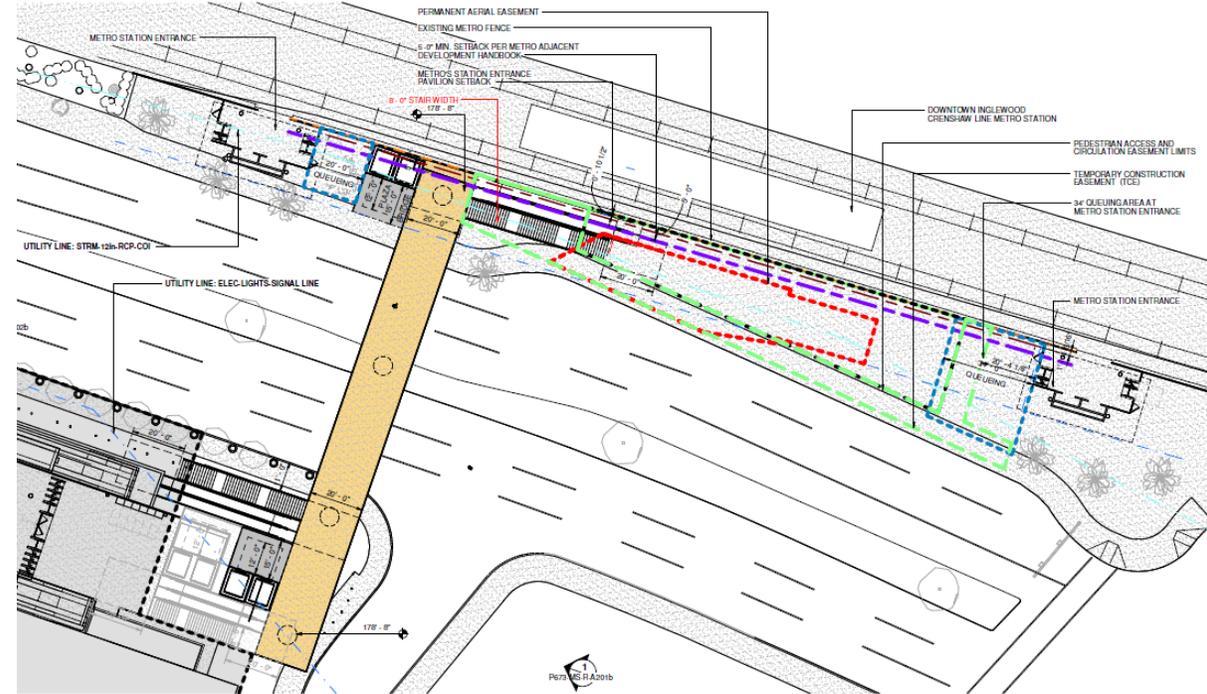


# PEDESTRIAN BRIDGE OPTIONS

## Option 1: Oblique Crossing (Recommended)



## Option 2: Orthogonal Crossing (Studied)



## KEY PLANNING PRINCIPALS

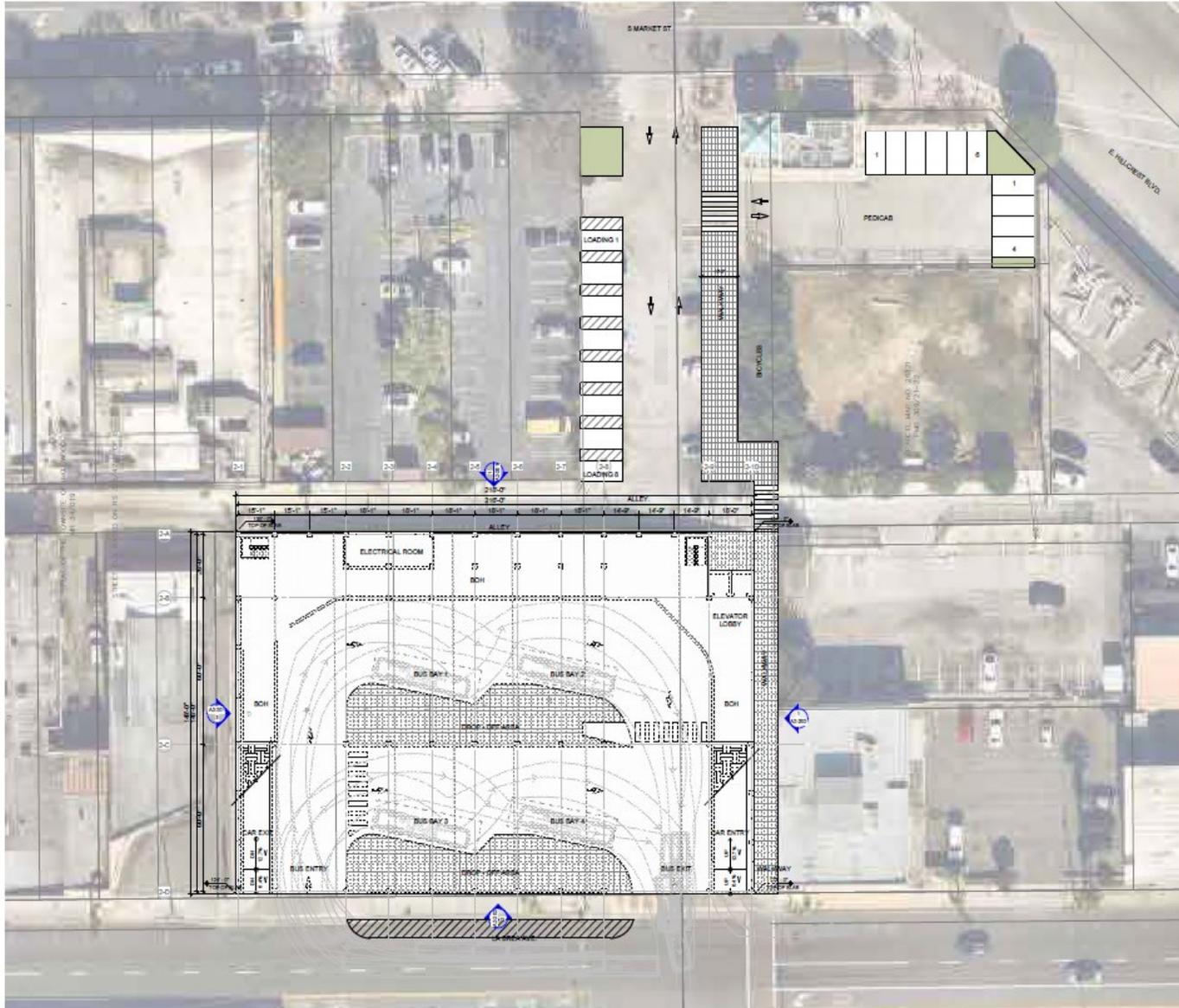
1. Provide shuttle busses quick and efficient access to and from the Market / Florence mobility hub site and the ITF site (La Brea Ave → Florence Ave → Site → Regent St → La Brea Ave)
2. Provide parking structure patrons with direct access from the parking structure to the shuttle bus rotary
3. Minimize capital expenses through efficient parking layouts
4. Preserve ability to activate Market Street frontage with pedestrian friendly commercial uses and transmit amenities
5. Preserve ability for pickup and drop-off services and TNC operations





**La Brea Avenue / Kelso Street  
Mobility Hub**

# LA BREA AVENUE / KELSO STREET MOBILITY HUB (CONCEPT)



Bike and Pedicab Center fronting Market with phased implementation of parking structure

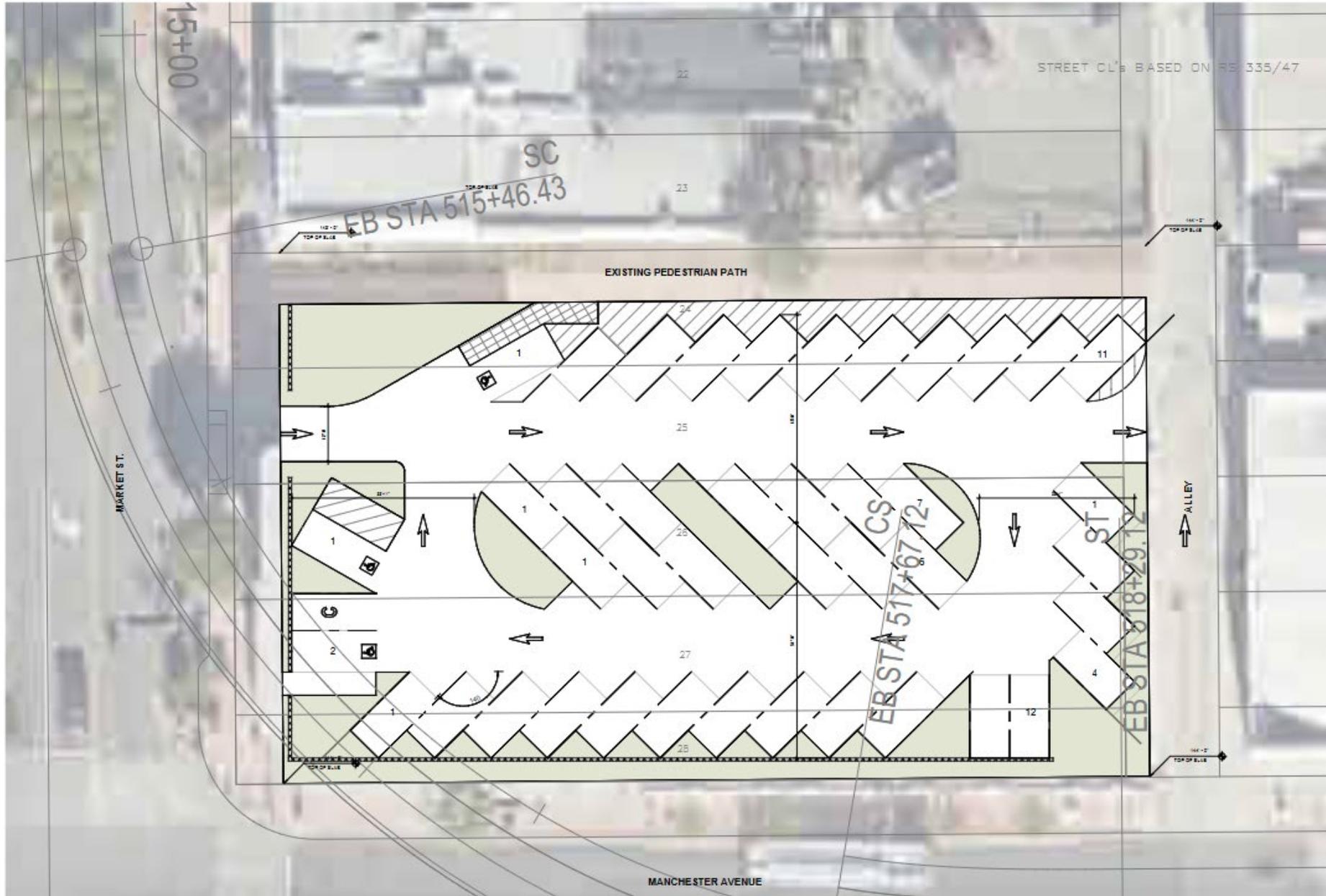


Parking Spaces	Structure Levels	Shuttle Bus Bays	Ingress	Egress
382	6	4	La Brea Ave	La Brea Ave



# Market/Manchester Mobility Hub

# STATUS UPDATE (CONCEPT DRAWING)





**Hawthorne Boulevard / 111th Street  
Mobility Hub**

## Hawthorne & 111th Mobility HUB

### Scope of Work Proposed by Metro

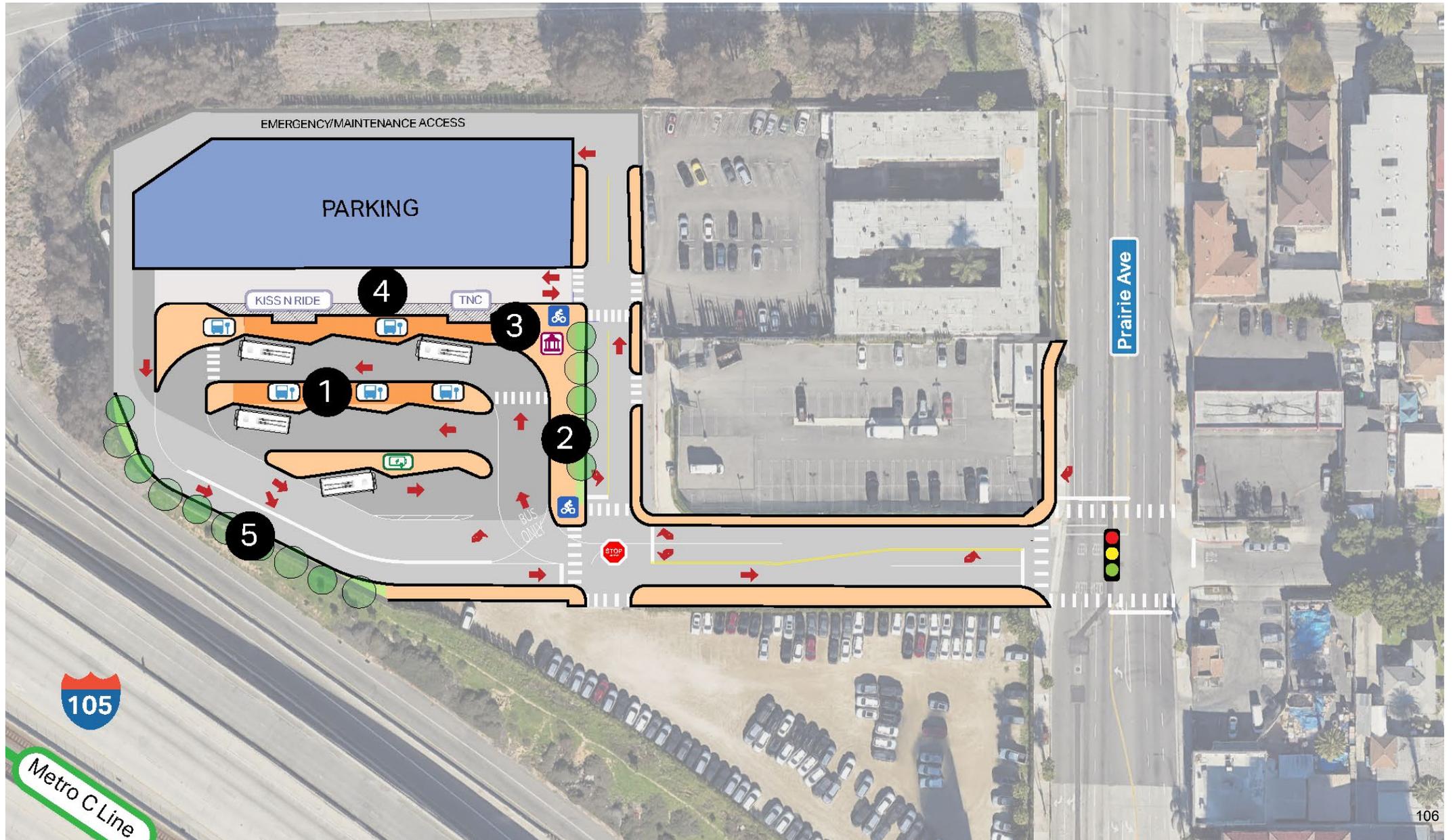
- a. Crosswalk improvements at Hawthorne Blvd/111th St, Acacia Ave, and Larch Ave
- b. Pedestrian lights in parking lot and waiting area.
- c. Shade structure at drop-off/pick-up zone (Metro standards)
- d. Hydration station near drop-off/pick-up zone (Metro standards)
- e. Sidewalk improvements along Hawthorne Blvd (I-105 to 111st)
- f. EV charging stations (if funds available)
- g. Bike racks and lockers (if funds available)

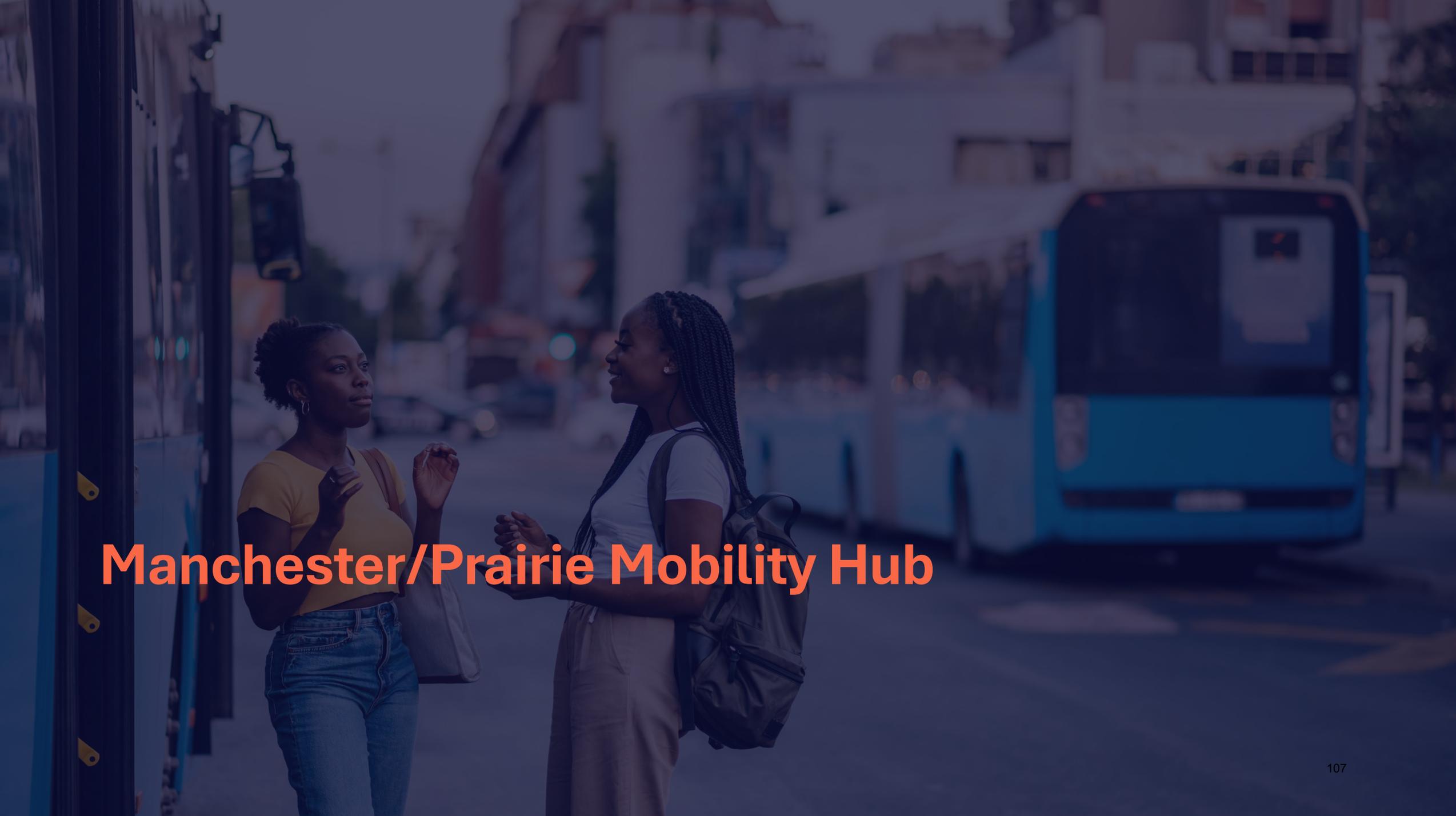


A photograph of two women standing on a city street, engaged in conversation. The woman on the left is wearing a yellow top and blue jeans, while the woman on the right is wearing a white top and light-colored pants, carrying a backpack. In the background, a blue and white bus is visible, and the scene is set in an urban environment with buildings and streetlights. The image has a dark, blue-tinted overlay.

## S Prairie Avenue Mobility Hub

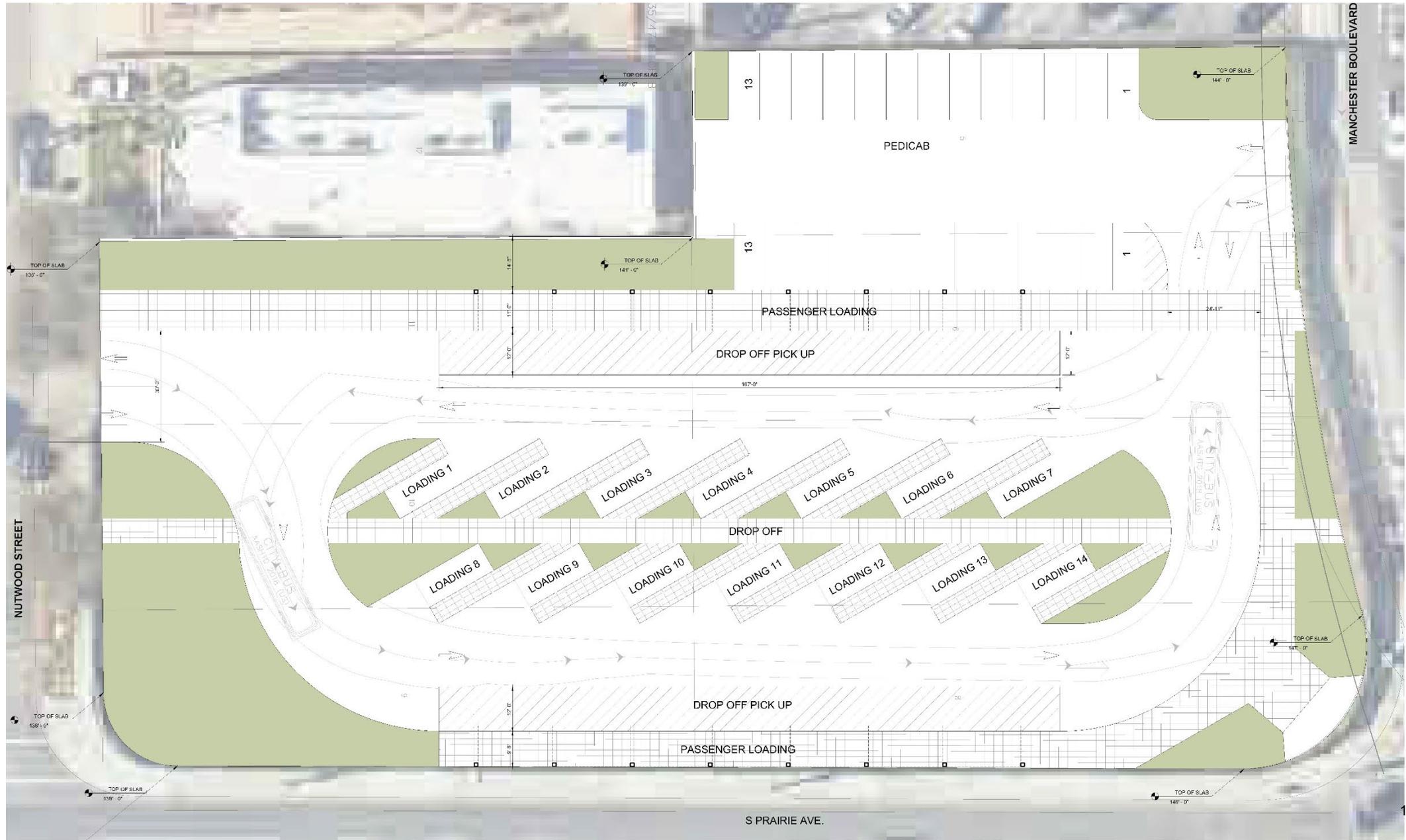
# STATUS UPDATE (CONCEPT DRAWING)



A photograph of two women standing at a bus stop, engaged in conversation. The woman on the left is wearing a yellow top and blue jeans, while the woman on the right is wearing a white top and light-colored pants, carrying a backpack. In the background, a blue and white bus is visible on a city street. The image has a dark blue overlay.

# Manchester/Prairie Mobility Hub

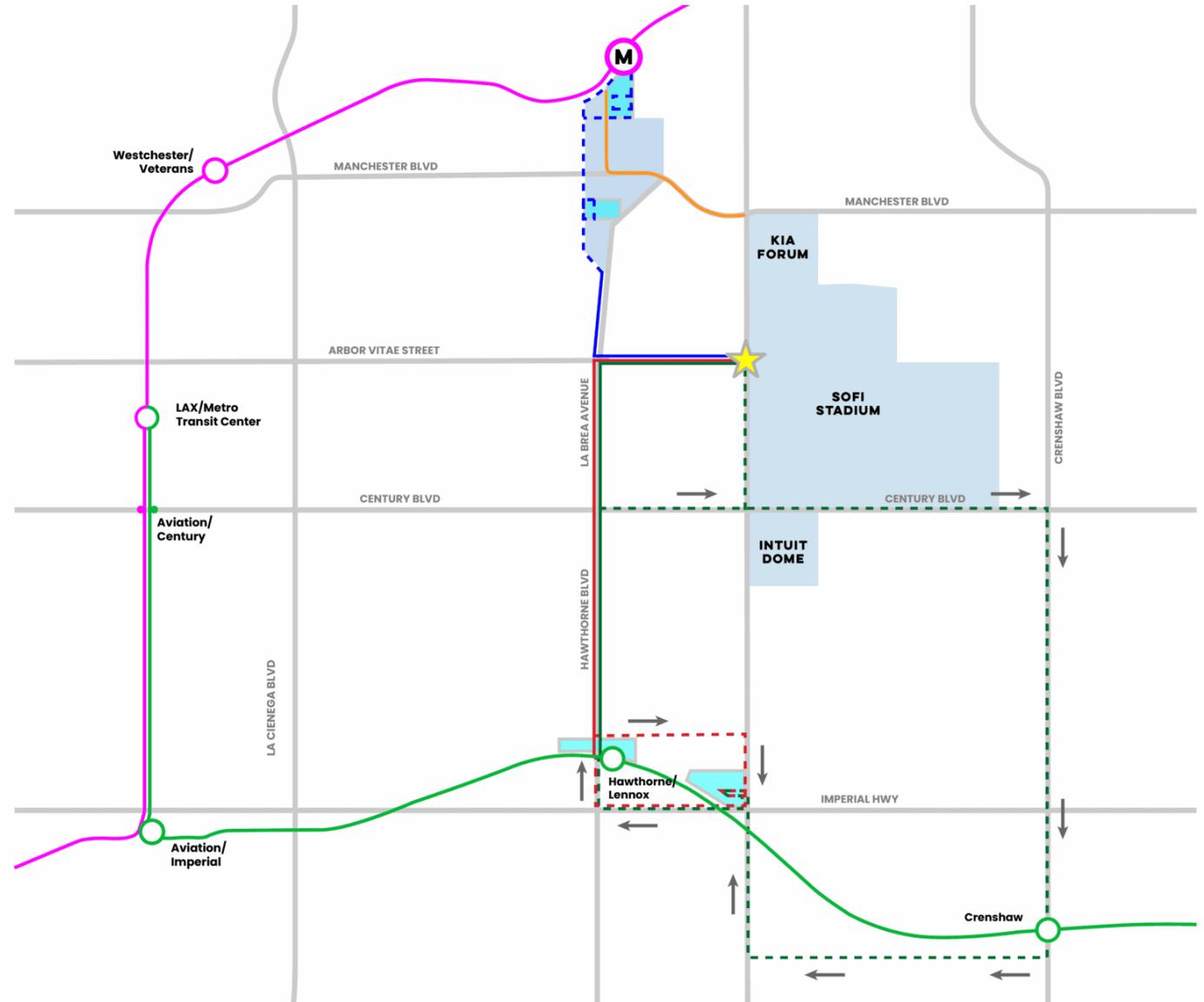
# MANCHESTER & PRAIRIE MOBILITY HUB (CONCEPT DRAWING)



A young man and woman are looking at a smartphone together. The man is on the left, wearing a grey hoodie, and the woman is on the right, wearing a white sweater. They are both smiling and looking at the phone. The woman is holding a red coffee cup and a white marker. The background is blurred, suggesting an indoor setting.

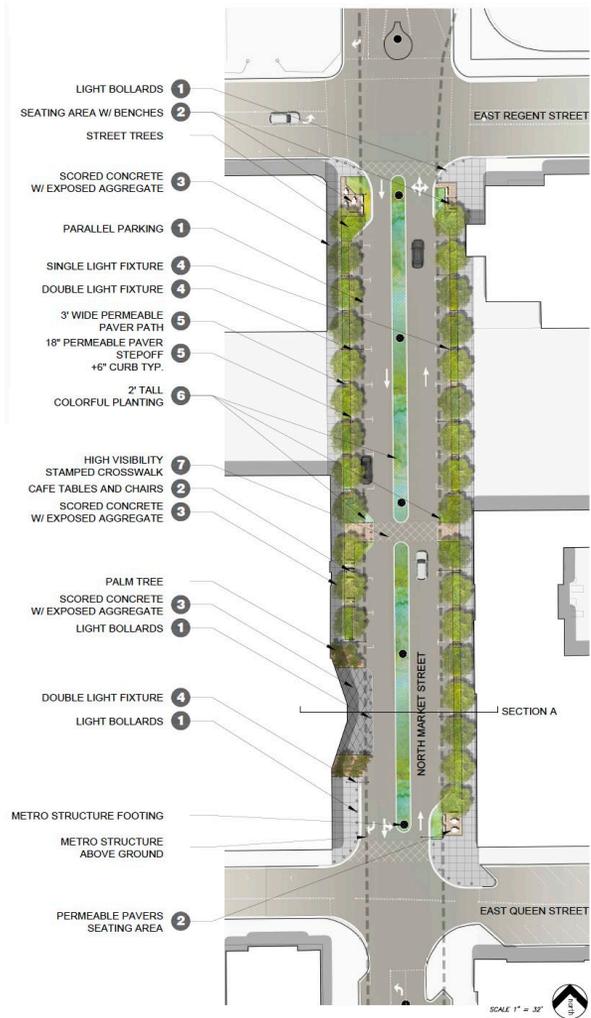
# Streetscape Improvements

- North Bus Route A (Dedicated Lane)
- - - North Bus Route A (Mixed Traffic)
- South Bus Route A (Dedicated Lane)
- - - South Bus Route A (Mixed Traffic)
- South Bus Route B (Dedicated Lane)
- - - South Bus Route B (Mixed Traffic)
- Pedestrian Corridor
- ★ Existing Intermodal Transit Facility
- Metro K Line
- M Downtown Inglewood Station (K Line)
- Metro C Line
- C Line Metro Station
- Districts
- Mobility Hubs
- Direction of Bus Travel



Conceptual and Subject to Change

## Market Street Streetscape & Pedestrian Improvements



### PRECEDENT IMAGES



1 LIGHT BOLLARDS

2 SEATING AREA

3 SCORED CONCRETE W/ AGGREGATE



4 SINGLE/DOUBLE LIGHT FIXTURE

5 PERMEABLE PAVING

6 COLORFUL PLANTING

7 HIGH VISIBILITY STAMPED CROSSWALK



1 6 7 BOLLARDS, PLANTING, CROSSWALK

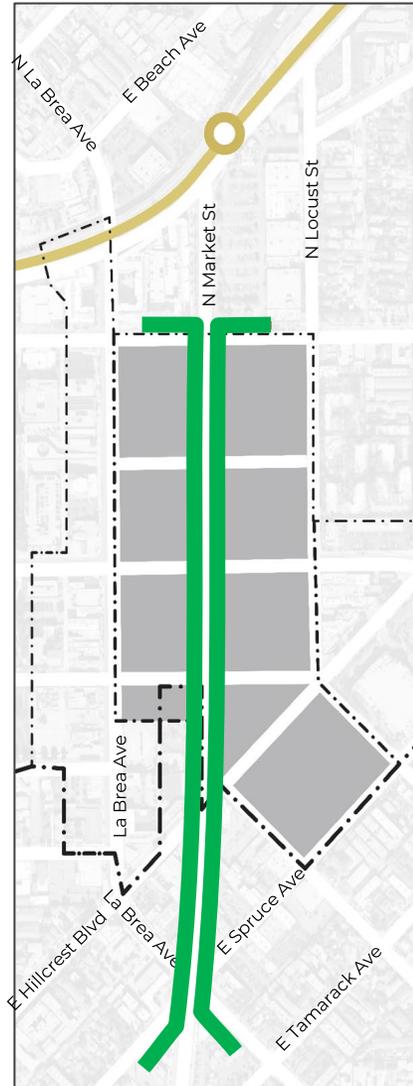
2 SEATING, PLANTING

4 LIGHTING

# Initiating Downtown Market Street Revitalization Efforts In Parallel with Transit Plan Implementation



Existing conditions along Market Street include vacancies, worn exterior finishes, and lack of pedestrian, streetscape, and safety improvements as shown in the example below.



The City has partnered with PCR Finance and Capital to administer a Façade and Tenant Improvement Program, also known as "Destination Market Street".

Businesses will be able to receive up to \$250,000 in grants for eligible improvements.

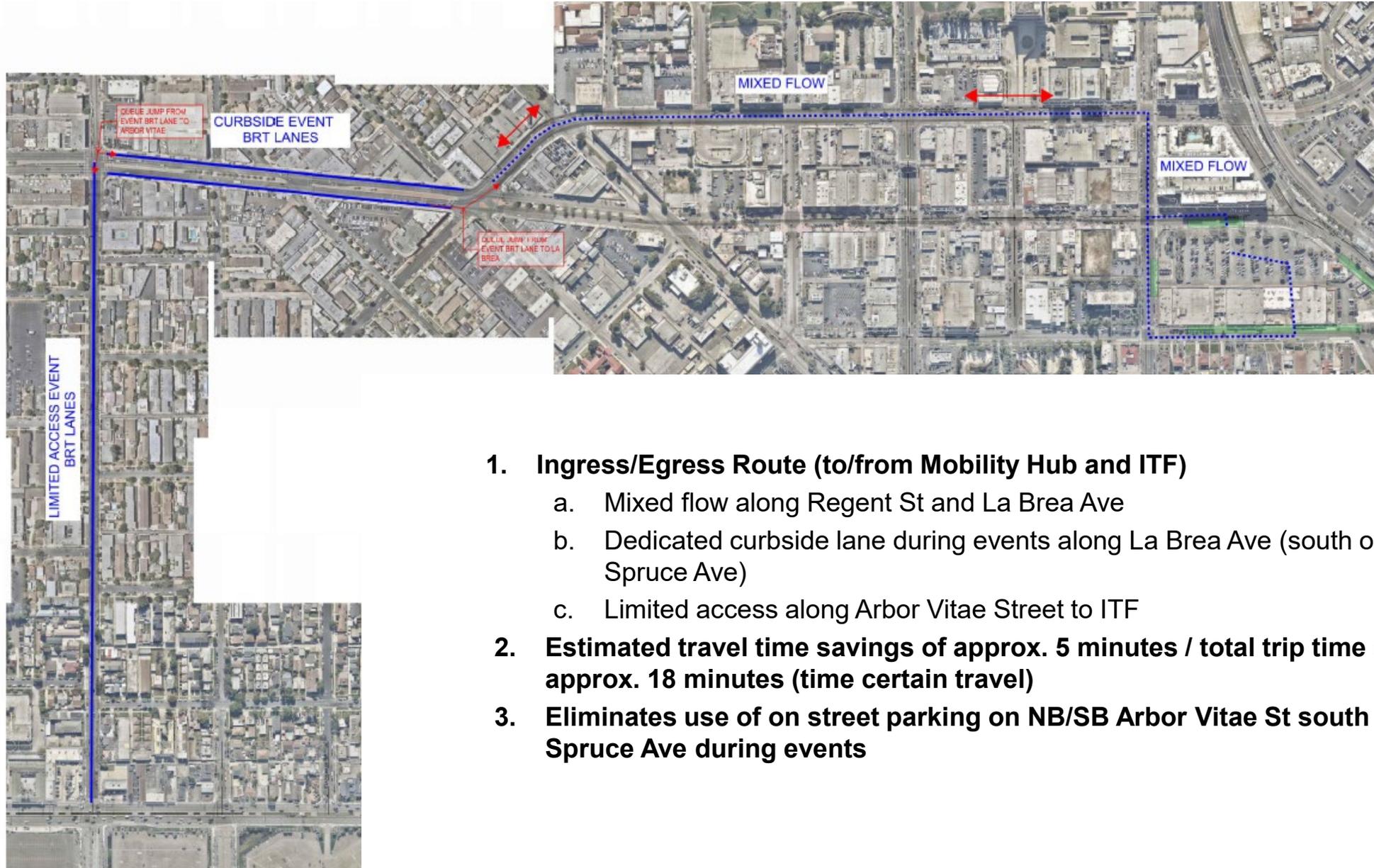
Program launch will align with business relocations associated with the implementation of the Phase 1 Project.

- █ Eligible Near Term Facade Improvements
- Downtown Inglewood Boundary (Downtown TOD)
- Historic Zone Boundary
- Historic Market Street District



# Initial Bus Route Alternatives Analysis

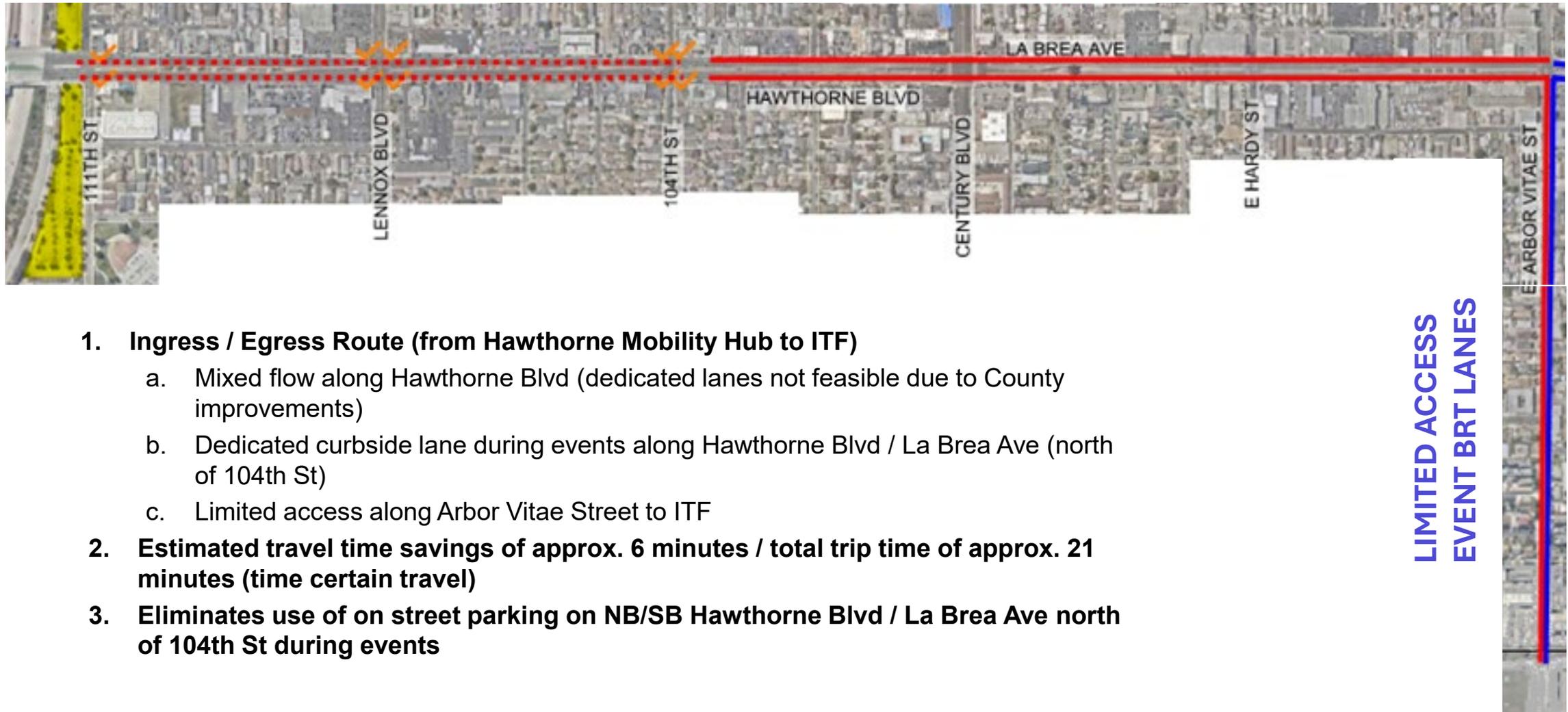
# LA BREA MIXED FLOW & BRT LANES



- 1. Ingress/Egress Route (to/from Mobility Hub and ITF)**
  - a. Mixed flow along Regent St and La Brea Ave
  - b. Dedicated curbside lane during events along La Brea Ave (south of Spruce Ave)
  - c. Limited access along Arbor Vitae Street to ITF
- 2. Estimated travel time savings of approx. 5 minutes / total trip time of approx. 18 minutes (time certain travel)**
- 3. Eliminates use of on street parking on NB/SB Arbor Vitae St south of Spruce Ave during events**

## MIXED FLOW

## BRT LANES



1. **Ingress / Egress Route (from Hawthorne Mobility Hub to ITF)**
  - a. Mixed flow along Hawthorne Blvd (dedicated lanes not feasible due to County improvements)
  - b. Dedicated curbside lane during events along Hawthorne Blvd / La Brea Ave (north of 104th St)
  - c. Limited access along Arbor Vitae Street to ITF
2. **Estimated travel time savings of approx. 6 minutes / total trip time of approx. 21 minutes (time certain travel)**
3. **Eliminates use of on street parking on NB/SB Hawthorne Blvd / La Brea Ave north of 104th St during events**

LIMITED ACCESS  
EVENT BRT LANES

1. **Existing Transit Operations Collected**
2. **Draft Transit Service Plan**
  - a. Model is populated with parking structure size from Walker Parking
  - b. Sensitivity testing on the model is complete
  - c. Defined bus bay needs at Market Street / Florence Avenue hub are 8-10 bays
3. **Draft Capital Expenditures**
  - a. Capital costs for purchase of vehicles and annual operations and maintenance are included in the model
4. **Route Profiles**
  - a. Initial routing concepts for La Brea / Hawthorne Avenues complete for review
5. **Event Lane Evaluation**
  - a. Initial concepts for side running event only lanes and center running lanes complete for review
6. **Recommendation for Bus Operations Plan are Underway**

LA BREA/HAWTHORNE FROM 104TH TO ARBOR VITAE  
EXISTING CONDITION



LA BREA/HAWTHORNE FROM 104TH TO ARBOR VITAE  
CURBSIDE EVENT BRT LANES





HAWTHORNE FROM 104TH TO 111TH  
EXISTING CONDITION



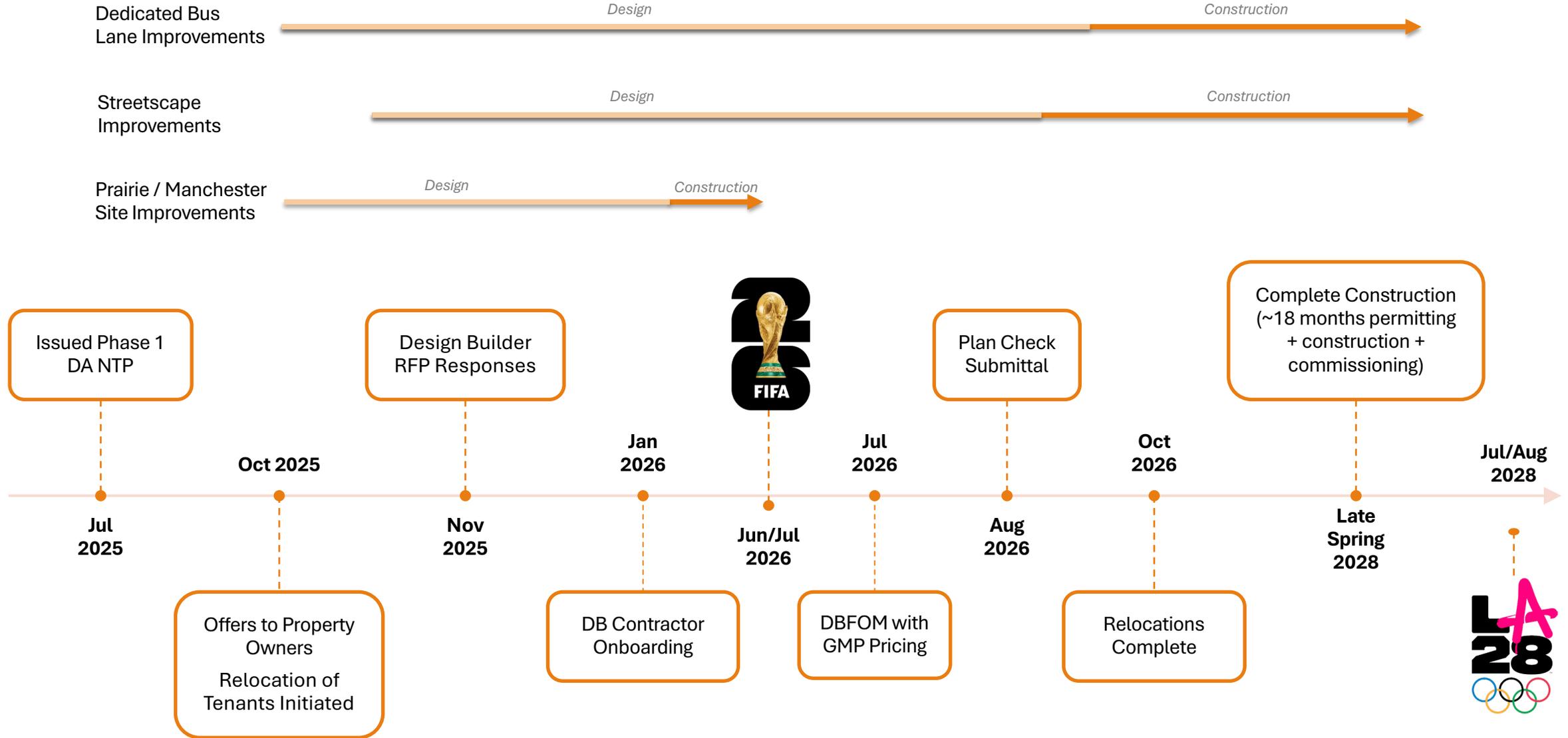
HAWTHORNE FROM 104TH TO 111TH  
MIXED FLOW



A photograph of a young couple holding hands and smiling at each other. They are standing in front of a blue bus at night. The woman is on the left, wearing a yellow coat and a patterned scarf. The man is on the right, wearing a tan coat and a brown backpack. The bus has several icons on its side, including a wheelchair symbol and a person with a cane symbol. The word "Schedule" is overlaid in orange text on the left side of the image.

# Schedule

# PROJECT MILESTONE SCHEDULE



# PROJECT FUNDING SOURCES AND USES FOR PHASE 1

TIRCP and Measure R Grant Agreements have been executed to align funding with phased approach:

- May 2025: Unanimous approval of the Transportation Committee recommendation that the SBCCOG Board of Directors approve the City of Inglewood’s request to approve a scope of work amendment between the City and Metro that would utilize the existing \$250M in Measure R Transit funding for Phase 1 of the ITC Program.
- May 2025: Unanimous approval of the rephased project approach by the California Transportation Commission

DB procurement is now underway; costs will be finalized as project advances to 60% design and cost proposals are received and negotiated.

Sources	Amount	Uses
Measure R	\$250 million	<p>To Date:</p> <ul style="list-style-type: none"> <li>• Project Feasibility and Concept Development</li> <li>• CEQA/NEPA</li> <li>• Procurement</li> <li>• Predevelopment Activities</li> <li>• Right of Way</li> </ul> <p>Future:</p> <ul style="list-style-type: none"> <li>• Design and Construction of Phase 1 Program (including Program Management)</li> <li>• Busing Infrastructure (potentially including fleet acquisitions)</li> </ul>
TIRCP	\$502 million	<p>To date:</p> <ul style="list-style-type: none"> <li>• Project Feasibility and Concept Development</li> <li>• CEQA/NEPA</li> </ul> <p>Future:</p> <ul style="list-style-type: none"> <li>• Real Estate and Relocations</li> <li>• Design and Construction of Phase 1 Program</li> <li>• Busing Infrastructure (potentially including fleet acquisitions)</li> <li>• TBD: Phase 2 Program (based on funding availability)</li> </ul>
Federal Appropriation	\$5 million	Used for ROW acquisition
SCCP	\$6.3 million	Used for utility relocations
MAT/Federal Appropriation	\$8 million	Will be used for pedestrian/streetscape improvements
RAISE	\$15 million	TBD
CIG	TBD	May reapply if Phase 2 is pursued

### Background....

- The FTA required that the City have an additional “backstop” budget (i.e. extra contingency) in an amount of 20% of the APM Project Budget to address unanticipated conditions.
- Measure M Sub-Regional Equity Funds are programmed by the SBCCOG and Metro. Funds are not currently available; **\$316 million is projected to be available between 2043-2057.**
- **Based on an early/discounted draw down**, the total funding that was available in FY2023 dollars was **\$101.3 million** (\$79.3 million in current dollars plus \$22 million anticipated to be returned to the SBCCOG which was originally used to account for an overrun on the K Line project).
- In August 2023, the SBCCOG **approved a motion to reallocate \$101.3 million that had been earmarked for the Crenshaw/LAX (K-Line) Centinela Grade Separation to the Inglewood Transit Connector as a “backstop”** (contingent on funding-agreement timing and project completion).
- If the APM project did not advance, the funds would be reappropriated back to the Centinela Grade Separate Project, based on an evaluation.

### Where we are today...

- With the rephasing of the ITC Project, backstop funding is not anticipated to be needed to complete Phase 1 of the ITC Program.
- While Phase 1 preserves for an APM, it is uncertain when the City may seek to advance Phase 2 (APM).
- Given that Metro does not have the dollars available to program now, opportunity to revisit after the LA28 Olympics.

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**CONTRACT FOR PROFESSIONAL SERVICES  
BETWEEN  
THE CITY OF LOMITA AND SOUTH BAY CITIES COUNCIL OF GOVERNMENTS**

This AGREEMENT for community engagement services in support of Local Travel Network implementation in Lomita is entered into this 18<sup>th</sup> day of November 2025, by and between the CITY OF LOMITA, a general law city and municipal corporation (“CITY”) and SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (“CONTRACTOR”).

**RECITALS**

- A. CITY does not have the personnel able and/or available to perform the services required under this agreement.
- B. Therefore, CITY desires to contract out for community engagement services in support of Local Travel Network implementation in Lomita.
- C. CONTRACTOR warrants to CITY that it has the qualifications, experience and facilities to perform properly and timely the services under this Agreement.
- D. CITY desires to contract with CONTRACTOR to perform the services as described in **Exhibit A** of this Agreement.

**NOW, THEREFORE**, based on the foregoing recitals, CITY and CONTRACTOR agree as follows:

**1. CONSIDERATION AND COMPENSATION.**

- A. As partial consideration, CONTRACTOR agrees to perform the work listed in the SCOPE OF SERVICES, attached as **Exhibit A**;
- B. As an additional consideration, CONTRACTOR and CITY agree to abide by the terms and conditions contained in this Agreement.
- C. As additional consideration, CITY agrees to pay CONTRACTOR for CONTRACTOR’s estimated costs of its services as defined in **Exhibit A**, not to exceed \$40,000.00, unless otherwise specified by written amendment to this Agreement. The City Council has also approved an additional 15% of these estimated costs, or up to \$6,000.00, for unexpected contingencies, or a total, not-to-exceed amount of \$46,000.00. If CONTRACTOR incurs expenses exceeding its estimated costs of \$40,000.00, the CONTRACTOR must request such expenses

in writing, and the CITY's City Manager or his designee must approve of such requests, for CONTRACTOR to receive compensation for those costs.

- D. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager or his designee.
- E. CONTRACTOR shall submit to CITY, quarterly, its bill for services itemizing the fees and costs incurred during the previous quarter. CITY shall pay CONTRACTOR all uncontested amounts set forth in the CONTRACTOR'S bill within 30 days after it is received.

**2. SCOPE OF SERVICES.**

- A. CONTRACTOR will perform the services and activities set forth in the SCOPE OF SERVICES attached hereto as **Exhibit A** and incorporated herein by this reference. If any part of **Exhibit A** is inconsistent with the terms of this Agreement, the terms of this Agreement shall control.
- B. Except as herein otherwise expressly specified to be furnished by CITY, CONTRACTOR will, in a professional manner, furnish all the labor, technical, administrative, professional and other personnel, all supplies and materials, equipment, printing, vehicles, transportation, office space, and facilities necessary or proper to perform and complete the work and provide the professional services required of CONTRACTOR by this Agreement.

- 3. PAYMENTS.** For CITY to pay CONTRACTOR as specified by this Agreement, CONTRACTOR must submit an invoice to CITY which lists the reimbursable costs, the specific tasks performed, and, for work that includes deliverables, the percentage of the task completed during the billing period. Nothing in this Section shall entitle CONTRACTOR for compensation not specified in Section 1 of this Agreement.

- 4. TIME OF PERFORMANCE.** The services of CONTRACTOR are to commence upon receipt of a notice to proceed from CITY and shall continue until all authorized work is completed to CITY's reasonable satisfaction, in accordance with the schedule incorporated in "**Exhibit A**," unless extended in writing by CITY.

- 5. FAMILIARITY WITH WORK.** By executing this Agreement, CONTRACTOR represents that CONTRACTOR has (a) thoroughly investigated and considered the scope of services to be performed; (b) carefully considered how the services should be performed; and (c) understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement.

- 6. KEY PERSONNEL.** CONTRACTOR's key persons assigned to perform work under this Agreement are the SBCCOG Transportation Team. CONTRACTOR shall not assign another person to be in charge of the work contemplated by this Agreement without the prior written authorization of CITY.

7. **TERM OF AGREEMENT.** The term of this Agreement shall commence upon execution by both parties and shall expire upon CITY providing CONTRACTOR with written notice of completion of the scope of work for the COMMUNITY ENGAGEMENT SERVICES IN SUPPORT OF LOCAL TRAVEL NETWORK IMPLEMENTATION IN LOMITA Project, unless earlier termination occurs under Section 14 of this Agreement or extended in writing in advance by both parties.
8. **CHANGES.** CITY may order changes in the services within the general scope of this Agreement, consisting of additions, deletions, or other revisions, and the contract sum, and the contract time will be adjusted accordingly. All such changes must be authorized in writing, executed by CONTRACTOR and CITY. The cost or credit to CITY resulting from changes in the services will be determined in accordance with the written agreement between the parties.
9. **TAXPAYER IDENTIFICATION NUMBER.** CONTRACTOR will provide CITY with a Taxpayer Identification Number.
10. **PERMITS AND LICENSES.** CONTRACTOR will obtain and maintain during the term of this Agreement all permits, licenses, and certificates that may be required by local, state, and federal laws in connection with the performance of services under this Agreement, including a business license as specified in Title VI, Chapter 2 of the Lomita Municipal Code.
11. **LAWS AND REGULATIONS; EMPLOYEE/LABOR CERTIFICATION.** CONTRACTOR shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. CONTRACTOR shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for CITY to terminate the Agreement for cause.
12. **TERMINATION.**
  - A. Except as otherwise provided, CITY may terminate this Agreement at any time with or without cause. Notice of termination shall be in writing.
  - B. CONTRACTOR may terminate this Agreement. Notice will be in writing at least 30 days before the effective termination date.
  - C. In the event of such termination, CONTRACTOR shall cease services as of the date of termination, all finished or unfinished documents, data, drawings, maps, and other materials prepared by CONTRACTOR shall, at CITY's option, become CITY's property, and CONTRACTOR will receive just and equitable compensation for any work satisfactorily completed up to the effective date of notice of termination.
  - D. Should the Agreement be terminated pursuant to this Section, CITY may procure on its own terms services similar to those terminated.

**13. INDEMNIFICATION.**

- A. CONTRACTOR shall indemnify, defend with counsel approved by CITY, and hold harmless CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's performance of work hereunder or its failure to comply with any of its obligations contained in this AGREEMENT, regardless of CITY'S passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of CITY. Should CITY in its sole discretion find CONTRACTOR'S legal counsel unacceptable, then CONTRACTOR shall reimburse CITY its costs of defense, including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation. CONTRACTOR shall promptly pay any final judgment rendered against CITY (and its officers, officials, employees and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.
- B. The requirements as to the types and limits of insurance coverage to be maintained by CONTRACTOR as required by Section 20, and any approval of said insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

**14. ASSIGNABILITY.** This Agreement is for CONTRACTOR's professional services. CONTRACTOR's attempts to assign the benefits or burdens of this Agreement without CITY's written approval are prohibited and will be null and void.

**15. INDEPENDENT CONTRACTOR.** CITY and CONTRACTOR agree that THE CONTRACTOR will act as an independent contractor and will have control of all work and the manner in which it is performed. THE CONTRACTOR will be free to contract for similar service to be performed for other employees while under contract with CITY. CONTRACTOR is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct CONTRACTOR as to the details of doing the work or to exercise a measure of control over the work means that CONTRACTOR will follow the direction of the CITY as to end results of the work only.

**16. AUDIT OF RECORDS.**

- A. THE CONTRACTOR agrees that CITY, or designee, has the right to review, obtain, and copy all records pertaining to the performance of this Agreement. CONTRACTOR agrees to provide CITY, or designee, with any relevant information requested and will permit CITY, or designee, access to its

premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this Agreement. CONTRACTOR further agrees to maintain such records for a period of three (3) years following final payment under this Agreement.

B. CONTRACTOR will keep all books, records, accounts and documents pertaining to this Agreement separate from other activities unrelated to this Agreement.

17. **CORRECTIVE MEASURES.** CONTRACTOR will promptly implement any corrective measures required by CITY regarding the requirements and obligations of this Agreement. CONTRACTOR will be given a reasonable amount of time as determined by CITY to implement said corrective measures. Failure of CONTRACTOR to implement required corrective measures shall result in immediate termination of this Agreement.

18. **INSURANCE REQUIREMENTS.**

A. CONTRACTOR, at CONTRACTOR's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

1. Workers Compensation Insurance as required by law. CONTRACTOR shall require all subcontractors similarly to provide such compensation insurance for their respective employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against CITY, its officers, agents, employees, and volunteers for losses arising from work performed by CONTRACTOR for CITY.

2. General Liability Coverage. CONTRACTOR shall maintain commercial general liability insurance in an amount of not less than two million dollars (\$2,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

3. Automobile Liability Coverage. CONTRACTOR shall maintain automobile liability insurance covering bodily injury and property damage for all activities of CONTRACTOR arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.

B. Endorsements. Each general liability, automobile liability and professional liability insurance policy shall be issued by a financially responsible insurance

company or companies admitted and authorized to do business in the State of California, or which is approved in writing by CITY, and shall be endorsed as follows. CONTRACTOR also agrees to require all contractors, and subcontractors to do likewise.

1. "The CITY, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONTRACTOR, including materials, parts, or equipment furnished in connection with such work or operations."
  2. This policy shall be considered primary insurance as respects CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by CITY, including any self-insured retention CITY may have, shall be considered excess insurance only and shall not contribute with this policy.
  3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
  4. The insurer waives all rights of subrogation against CITY, its elected or appointed officers, officials, employees, or agents.
  5. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to CITY, its elected or appointed officers, officials, employees, agents, or volunteers.
  6. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days' written notice has been received by CITY.
- C. CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against Contractor arising out of the work performed under this agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.
- D. Any deductibles or self-insured retentions must be declared to and approved by CITY. At CITY's option, CONTRACTOR shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
- E. CONTRACTOR shall provide certificates of insurance with original endorsements to CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with CITY at all times during the term of this Agreement.

- F. Failure on the part of CONTRACTOR to procure or maintain the required insurance shall constitute a material breach of contract under which CITY may terminate this Agreement pursuant to Section 14 above.
- G. The commercial general and automobile liability policies required by this Agreement shall allow CITY, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the CONTRACTOR (as the named insured) should CONTRACTOR fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director. CONTRACTOR understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONTRACTOR as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should CITY pay the SIR or deductible on CONTRACTOR'S behalf upon CONTRACTOR'S failure or refusal to do so to secure defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against Contractor for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.
19. **USE OF OTHER CONTRACTORS.** THE CONTRACTOR must obtain CITY's prior written approval to use any Contractors while performing any portion of this Agreement. Such approval must include approval of the proposed Contractor and the terms of compensation.
20. **FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE.** The acceptance by the CONTRACTOR of the final payment made under this Agreement shall operate as and be a release of CITY from all claims and liabilities for compensation to the CONTRACTOR for anything done, furnished or relating to the CONTRACTOR'S work or services. Acceptance of payment shall be any negotiation of CITY'S check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by CITY shall not constitute, nor be deemed, a release of the responsibility and liability of CONTRACTOR, its employees, sub-Contractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by CITY for any defect or error in the work prepared by CONTRACTOR, its employees, sub-Contractors and agents.
21. **NON-APPROPRIATION OF FUNDS.** Payments to be made to CONTRACTOR by CITY for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that CITY does not appropriate sufficient funds for payment of CONTRACTOR'S services beyond the current fiscal year, the Agreement shall cover payment for CONTRACTOR'S only to the conclusion of the last fiscal year in which CITY

appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

22. **NOTICES.** All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

CITY	CONTRACTOR
<u>City of Lomita</u> <u>24300 Narbonne Avenue</u> <u>Lomita, CA 90717</u>	<u>South Bay Cities Council of</u> <u>Governments</u> <u>357 Van Ness Way, Suite</u> <u>110</u> <u>Torrance, CA 90501</u> <u>ATTN: Jacki Bacharach</u>
<u>ATTN: City Manager</u>	

Any such written communications by mail will be conclusively deemed to have been received by the addressee upon deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph. Courtesy copies of notices may be sent via electronic mail, provided that the original notice is deposited in the U.S. mail or personally delivered as specified in this Section.

23. **SOLICITATION.** CONTRACTOR maintains and warrants that it has not employed nor retained any company or person, other than CONTRACTOR's bona fide employee, to solicit or secure this Agreement. Further, CONTRACTOR warrants that it has not paid, nor has it agreed to pay any company or person, other than CONTRACTOR's bona fide employee, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Should CONTRACTOR breach or violate this warranty, CITY may rescind this Agreement without liability.
24. **THIRD PARTY BENEFICIARIES.** This Agreement and every provision herein is generally for the exclusive benefit of CONTRACTOR and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the CONTRACTOR's or CITY's obligations under this Agreement.
25. **INTERPRETATION.** This Agreement was drafted in and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Los Angeles County.
26. **ENTIRE AGREEMENT.** This Agreement, and its Attachments, sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written.
27. **RULES OF CONSTRUCTION.** Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be

construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.

28. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment with signatures of all parties to this Agreement. CITY's city administrator, or designee, may execute any such amendment on behalf of CITY.
29. **ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES.** The Parties agree that this Agreement will be considered signed when the signature of a party is delivered by facsimile transmission, scanned and delivered via electronic mail, or delivered using digital signature technology approved by CITY. Such facsimile or electronic signatures will be treated in all respects as having the same effect as an original signature.
30. **FORCE MAJEURE.** Should performance of this Agreement be impossible due to fire, flood, explosion, war, embargo, government action, civil or military authority, the natural elements, or other similar causes beyond the Parties' control, then the Agreement will immediately terminate without obligation of either party to the other.
31. **TIME IS OF ESSENCE.** Time is of the essence to comply with dates and schedules to be provided.
32. **ATTORNEY'S FEES.** The parties hereto acknowledge and agree that each will bear his or its own costs, expenses and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.
33. **STATEMENT OF EXPERIENCE.** By executing this Agreement, CONTRACTOR represents that it has demonstrated trustworthiness and possesses the quality, fitness and capacity to perform the Agreement in a manner satisfactory to CITY. CONTRACTOR represents that its financial resources, surety and insurance experience, service experience, completion ability, personnel, current workload, experience in dealing with private Contractors, and experience in dealing with public agencies all suggest that CONTRACTOR is capable of performing the proposed contract and has a demonstrated capacity to deal fairly and effectively with and to satisfy a public agency.
34. **DISCLOSURE REQUIRED.** (CITY and CONTRACTOR initials required at one of the following paragraphs)

By their respective initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is a "contractor" for the purposes of the

California Political Reform Act because CONTRACTOR'S duties would require him or her to make one or more of the governmental decisions set forth in Fair Political Practices Commission Regulation 18700.3(a)(2) or otherwise serves in a staff capacity for which disclosure would otherwise be required were CONTRACTOR employed by CITY. CONTRACTOR hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the CITY'S Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to the Contractor commencing services hereunder, the City's Manager shall prepare and deliver to CONTRACTOR a memorandum detailing the extent of CONTRACTOR'S disclosure obligations in accordance with the CITY'S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

**OR**

By their initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is not a "contractor" for the purpose of the California Political Reform Act because CONTRACTOR'S duties and responsibilities are not within the scope of the definition of contractor in Fair Political Practice Commission Regulation 18700.3(a)(2) and is otherwise not serving in staff capacity in accordance with CITY'S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

[signatures on following page]

**IN WITNESS WHEREOF** the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF LOMITA

CONTRACTOR

\_\_\_\_\_  
Andrew Vialpando, City Manager

By:

\_\_\_\_\_  
Chair, SBCCOG Board of Directors

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk

\_\_\_\_\_  
68-0632320  
Taxpayer ID No.

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney

## Exhibit A – Scope of Services

The South Bay Cities Council of Governments (SBCCOG) will assist the City of Lomita in planning and conducting community engagement activities in support of the implementation of the Local Travel Network in Lomita. The SBCCOG will perform the following services and other tasks as determined by mutual agreement:

- Develop community engagement strategy for overall LTN implementation. Coordinate engagement strategy with City and City's design consultant for Eshelman Ave Improvements to ensure consistent messaging and minimize duplicative engagement efforts.
- Produce marketing and engagement collateral for city community outreach activities. Deliverables may include:
  - Static or interactive maps
  - Informational materials (i.e. flyers and posters)
  - Surveys
  - LTN branded giveaway materials (i.e. stickers, pens, swag bags, etc.)
  - Graphics, photos, and/or video content for social media and e-blasts
  - SBCCOG will lead development of PowerPoint presentations for stakeholder engagement in coordination with City's design consultant to provide targeted slides and information on Eshelman Ave Improvements.
- SBCCOG staff will support and attend, as appropriate, stakeholder engagement meetings and/or tabling at community events to inform final route selections and conduct general outreach. Stakeholder engagement may include community group meetings, public workshops, city council briefings, etc. for up to a total of 66 hours of SBCCOG staff time. City staff to assist with coordinating the stakeholder meetings.
- Plan and conduct two community mobility events in coordination with the city. Community mobility events can provide opportunities for residents to experience micromobility firsthand and/or learn about micromobility options and safety. Events may be planned as standalone or as additions to existing city events/programming. Examples may include ride and drives, street closures, informational booths and tabling, interactive family-friendly activities, etc.

### Outreach Services Summary Table

Proposed Activity	Estimated Hours	Estimated Cost
Development of marketing and engagement materials	35	\$5,000
Marketing and engagement material costs	N/A	\$500
Stakeholder engagement meetings	65	\$9,500
Community mobility events (hours include logistics planning, vendor coordination, marketing, and event staffing) <ul style="list-style-type: none"> <li>• Ribbon Cutting March 2027 (est.)</li> <li>• TBD</li> </ul>	175	\$25,000
<b>Total</b>		<b>\$40,000</b>

### SBCCOG Staff Standard Rate Schedule

Average Billable Hourly Rate = \$142

Personnel	Hourly Rate
Executive Director	\$247
Senior Program Manager	\$200
Project Coordinator	\$85
CivicSpark Fellow	\$34

# Schedule

Task	2025						2026												2027												
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Marketing and engagement materials			■	■	■					■	■	■	■					■	■	■											
Stakeholder engagement meetings				●	●	●				●	●							●	●												
Community mobility events											■	■	■	■	★				■	■						■					
			●	Meetings						★	Event																				

# South Bay Cities Council of Governments

November 20, 2025

TO: SBCCOG Board of Directors

FROM: Jacki Bacharach, SBCCOG Executive Director  
Kim Fuentes, Deputy Executive Director

SUBJECT: Environmental Activities Report – October 2025

## **I. PROGRAMS - TECHNOLOGY, PLANNING, & RESEARCH**

### **Energy Efficiency & Sustainability**

#### Regional Energy Network (SoCalREN) AGENCY SUPPORT

*Contract period is January 1, 2025 - December 31, 2025*

*Contract goal: Work Plan (including goals) underway for 2025*

**Energy Efficiency Project Status:** SBCCOG and SoCalREN project managers are working with the following to help move energy efficiency projects forward:

- City of Carson – Initial Measures List for Veteran’s Sports Complex has been delivered by the SoCalREN. Waiting for city confirmation to move forward. Meeting completed to vet facilities for Capture the Cold technology – waiting on city for information on eligible units to then set up site audits. The identified Heat Pump Water Heater project has been queued for 2026 by SoCalREN due to limited incentive funds.
- City of El Segundo – City staff provided all necessary documents for the newly installed pool heater – the SoCalREN is moving through the incentive application. The City Hall lighting overhaul and Public Works Capture the Cold technology opportunities are still available. Next steps, city to work with the SBCCOG staff and SoCalREN team on the listed opportunities.
- City of Hawthorne – The Police Department lighting project and Memorial Center HVAC are in construction and reporting phases. The identified Heat Pump Water Heater project has been queued for 2026 by SoCalREN due to limited incentive funds.
- City of Hermosa Beach – One eligible HVAC unit for Capture the Cold technology was identified at the Community Center. The next step is for the city to contact the SBCCOG regarding their interest in moving forward.
- City of Inglewood – The City Hall lighting and pump project is under construction.

- City of Lawndale – Three eligible HVAC units for Capture the Cold technology were identified. The SoCalREN consultants completed an audit on 10/22/25 and will report on project opportunities within a month.
- City of Lomita – The identified HVAC opportunities have been put on hold by the city.
- City of Manhattan Beach – The SoCalREN is working to rectify schematic drawings as requested by the city for the Heat Pump Water Heater project.
- City of Rancho Palos Verdes – Multiple eligible HVAC units for Capture the Cold technology were identified. The SoCalREN consultants completed an audit on 10/14/25 and will report on project opportunities within a month.
- City of Redondo Beach – Eligible HVAC units for Capture the Cold have been identified. Next step, the city will contact the SBCCOG regarding their interest in moving forward. The Perry Park sports field lighting project and incentive application are still available if the city decides to move forward.
- City of Rolling Hills – Incentives have been identified for upgrading a Heat Pump Water Heater at City Hall. To move forward, the city must select a unit to upgrade and schedule a site visit.
- City of Torrance – Multiple eligible HVAC units for Capture the Cold technology were identified. The SoCalREN consultants are developing a proposal for the city.
- Lennox Elementary School District – Lighting upgrades at five schools are moving forward under the Metered Savings Program. The district is also installing more free Heat Pump Water Heaters.

Energy Efficiency Technology Showcase – The SBCCOG hosted its first ever Energy Efficiency Technology Showcase on October 29. This event connected facilities and purchasing staff from SoCalREN-enrolled agencies with SoCalREN’s Trade Ally Network. The Trade Ally Network consists of approved contractors specializing in areas such as electrical, HVAC, lighting, plumbing, pumping, water and windows/doors. 6 vendors attended as well as 8 city representatives and a LA Sanitation District representative.

Energy Resilience Action Plan (ERAP) Program – The SBCCOG is working with the cities of **Gardena, Hawthorne, Lomita, and Manhattan Beach** to develop Energy Resilience Action Plans. The city-specific plans look at near- to long-term strategies to support community energy resilience, develop a retrofit plan to transform city owned facilities into community resilience centers, and provide a collection of resilience planning resources and references. The final ERAP plans will be delivered to participating cities in the coming months.

Facility Equipment Inventory Program (FEI) – SBCCOG staff continue to work with cities to update FEI workbooks to help them better understand current energy-using equipment. To date, 58 facilities across 15 South Bay cities, 1 school district, and 1 special district have been completed and resulted in identification of over **940,000** potential kWh savings from lighting retrofits and **112** HVAC units that are overdue for replacement. From this work, staff were able to quickly facilitate installation of almost 60 Heat Pump Water Heater replacements since 2023 with no costs to the agency. In addition, SBCCOG staff are facilitating installation of the new Capture the Cold ductwork technology offering (as low as \$6,000 before financing with as much as 40% energy savings). Currently, the workbooks are

being updated to capture projects that have been completed by the cities and to add additional equipment replacement need.

#### FDEEE & Commercial Direct Install

Through the SoCalREN's new commercial programs, administered by Willdan and San Joaquin Valley Clean Energy Organization, the SBCCOG is implementing a pilot program for the Food Desert Energy Efficiency Equity (FDEEE) and Commercial Direct Install programs in the City of Gardena. These programs provide free energy efficiency measures and installation at hard-to-reach and low-income low-access businesses. SBCCOG staff continue to conduct door-to-door outreach to eligible businesses. The team has audited 56 business facilities, and 29 projects have been signed on and are underway. Installation started the first week of October. The SBCCOG staff and SoCalREN, in coordination with city staff, are preparing marketing materials and planning a celebratory event.

#### Cool Roof Pilot

Funded by the SoCalREN, the SBCCOG working with AESC Inc., a technical consultant, is conducting a cool roof feasibility study. At the end of the project, up to 15 site plans will be developed with recommendations on the technology, benefits and co-benefits. The initial literature review has been completed and is on the SBCCOG website. AESC-created and city-approved criteria ranked the 15 "most suitable" sites in Carson, Gardena, Inglewood, Lomita, Redondo Beach, and Torrance. SBCCOG staff coordinated site walks of AESC engineers in October. Site Plans should be received in November.

#### Regional Energy Network (SoCalREN) Multifamily & Kits for Kids

*Contract period is January 1, 2025 - December 31, 2025*

*Contract goals: Contact, track progress, and outreach to local community organizations; track number of virtual events held and attendees; distribute program collateral to local community organizations.*

#### SoCalREN Multifamily and Hard-to-Reach-Direct-Install Energy Efficiency

SBCCOG continues to share program information with eligible multifamily housing properties. The SBCCOG and the County team have developed co-branded materials to bring to community outreach events. SBCCOG and County Staff are working with South Bay cities and Chambers of Commerce to identify new customers for the program.

#### Kits for Kids

Schools in disadvantaged areas or those that receive Title 1 funding are eligible to participate in the LA County Kits for Kids program, which provides free energy efficiency kits (LEDs, faucet aerators, and games) to third- and fourth-grade students to implement at home and \$1,000 to teachers who implement it in their classrooms. SBCCOG staff continue to facilitate South Bay school enrollments into the program. Inglewood USD and Hawthorne SD are participating now in the Fall 2025 semester amounting to almost **60** classrooms!!! Wiseburn USD is interested in participating in 2026. Efforts are underway to conduct celebration events at each school district before the end of the year.

South Bay Cities Energy & Climate Recognition Program (SBECRP) - Cities can earn points towards this program year until the third Monday of November. Contact Shawn Fujioka at [shawn@southbaycities.org](mailto:shawn@southbaycities.org) for more information.

The SBCCOG will be hosting the Third Annual South Bay Cities Energy & Climate Recognition Program Award Ceremony on **Thursday, December 11, 11am-1pm**, at the Harold E. Hofmann Community Center in Lawndale. Rita Kampalath, Chief Sustainability Officer for LA County, will attend as the keynote speaker. All elected officials as well as city staff who have been working with the SBCCOG on sustainability initiatives are invited. RSVP to Eleanor Murphy [eleanor@southbaycities.org](mailto:eleanor@southbaycities.org).

Institute for Local Government's Beacon Awards Program - sponsored by the Institute for Local Government (ILG), honors voluntary efforts by local governments to reduce greenhouse gas emissions, save energy, and adopt policies that promote sustainability. The SBCCOG worked with cities to gather energy data and develop applications for the Beacon Awards Program. The following cities were recognized at the League of California Cities Annual Conference in Long Beach in October:

- City of Gardena:
  - o Platinum Spotlight Award for 15% Community GHG Reductions
  - o Gold Spotlight Award for 10% Agency Energy Savings
- City of Torrance – Gold Vanguard Award for the following achievements:
  - o 12% Agency Energy Savings (Gold)
  - o 11% Agency Natural Gas Savings (Gold)
  - o 22% Agency GHG Reductions (Platinum)
  - o 57% Community GHG Reductions (Platinum)
  - o (NEW) Platinum Level Sustainability Best Practices

### Southern California Gas Company Energy Pathways

*Contract period is May 19, 2024 – December 31, 2027*

SBCCOG staff continue to work with SoCalGas to promote gas energy efficiency assistance program opportunities and financing support to cities, school districts, and residents. Current day-to-day activities continue with the support from SoCalGas staff. SBCCOG staff attended the SoCalGas restaurant owner showcase to learn about equipment that reduces gas use.

Program offerings and related marketing materials have been shared with agencies to support outreach to residents and businesses.

- Restaurant Energy Efficiency Starter Kit: Kit includes energy- and water-saving tools such as a pre-rinse spray valve, faucet aerators, gas valve handles, a Turbo Pot aluminum frying pan for efficient cooking, and a pocket thermometer for food service businesses.
- Commercial Building Energy Solutions and Technologies (C-BEST) Program: Provides technical assistance and incentives for businesses to implement natural gas-saving measures in commercial buildings.

## Water Conservation

### West Basin Municipal Water District Programs (West Basin)

*The contract period is July 1, 2025, through June 30, 2026*

SBCCOG and West Basin staff met on October 13 and October 27 to discuss the implementation of programs and schedule of events for the new program year.

#### Educational Outreach Support - Exhibit Events

*Contract goal: 100 exhibit events, presentations, workshops, networking opportunities, etc.*

*Status of goal: 40 exhibit events, presentations, workshops, networking opportunities, etc.*

#### Support for Workshops, Events, & Webinars Educational Classes

*Contract goal: Up to 17 physical classes or virtual webinars*

Status of goal: 5

#### *Completed:*

- Thursday, October 9, 2025 - 11:00 am - 12:30 pm - *CA Friendly & Native Plant Landscape Training*, Lomita Library - Lomita

#### *Upcoming Classes:*

- Wednesday, November 19, 2025 - 11:00 am - 12:30 pm - *Transforming Lawns: A Sustainable Approach*, Darby Park - Inglewood

#### Rain Barrel Giveaway

*Contract goal: 6 Rain barrel distribution events.*

*Status of goal: 4 Rain barrel program distributions:*

#### *Completed:*

- Saturday, September 13, Rain Barrel Program City of El Segundo
- Saturday, September 27, Rain Barrel Program City of Carson
- Saturday, October 4, Rain Barrel Program City of Lawndale
- Saturday, October 11, Rain Barrel Program City of Culver City

#### *Upcoming Events:*

- Saturday, November 1, 2025, Rain Barrel Program City of Inglewood
- Saturday, November 22, 2025, Rain Barrel Program City of Malibu

SBCCOG staff continue to respond to phone inquiries on the dedicated West Basin line and set up the new registration system for upcoming events in October.

### Water Replenishment District of Southern California (WRD)

*The contract period is January 1-December 31, 2026*

*Contract goal: promote WRD programs and support in-person events*

*Status of goal: ongoing*

Ongoing promotion of WRD programs continues through SBCCOG's e-newsletters and other social media channels. In addition, SBCCOG posts WRD events on the website and sends out e-blasts to increase attendance at events. SBCCOG and WRD staff meet to coordinate communication efforts and upcoming informational campaigns.

*Completed Classes:*

- Saturday, October 18, 2025 - 10:00 am - 12:00 pm – Garden Design, Torrance

### Los Angeles County Sanitation Districts (LACSD)

*The contract period is January 1-December 31, 2026*

*Educational Outreach Support - Exhibit Events*

*Contract goal: 100 exhibit events, presentations, workshops, networking opportunities, etc.*

*Status of goal: 43 exhibit events, presentations, workshops, networking opportunities, etc.*

Ongoing promotion of LACSD programs continues through SBCCOG's e-newsletters and other social media channels. In addition, SBCCOG posts LACSD events on the website and sends out e-blasts to increase attendance at events.

*Task - Speakers Bureau Contract goal: identify and coordinate up to 3 speaking opportunities.*

*Status of goal: 0*

## **CivicSpark Fellows**

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Three CivicSpark Fellows started their service term with the SBCCOG in October and have begun working on their first projects. They are focusing on the following areas: 1) Energy, 2) Communications, and 3) Transportation. The service term will end in September 2026.

## **Waste Reduction**

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### Rolling Hills Organic Waste

*Contract period is April 8, 2024 – April 1, 2026*

The SBCCOG continues to work with the City of Rolling Hills to facilitate public education and outreach for their residents on organic waste recycling and food waste prevention. Funded by a CalRecycle SB1383 grant, the technical consultant, EcoNomics, Inc, is developing outreach content. The first workshop, on July 16, 2025, was a success with 13 attendees filling the City Chambers and the SBCCOG staff distributed the first round of composting equipment to the city’s residents. One final compost workshop was held Wednesday, October 29, 2025. There will be another round of equipment purchasing and distribution in late November.

## Green Business

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### South Bay Green Business Assist Program (GBAP): Ongoing

The SBCCOG continues to provide information to local businesses on opportunities to implement sustainability programs while maintaining relationships and communication channels with businesses that have self-identified as environmentally conscience. Businesses receive information on the status of SBCCOG utility partners’ programs and information posted on the SBCCOG website through a quarterly e-newsletter.

GBAP by city: Carson (18), El Segundo (55), Gardena (26), Hermosa Beach (12), Hawthorne (83), Inglewood (20), Lawndale (30), Lennox (10), Lomita (9), Manhattan Beach (10), Palos Verdes Estates (9), Rancho Palos Verdes (11), Redondo Beach (6), Rolling Hills Estates (6), Torrance (92), Los Angeles County – Community of Westmont (1) and District 15 (11) for a total of **409** businesses in the program as of October 2025.

## Climate Action

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SBCCOG staff, with support from volunteers and prior CivicSpark Fellows, continue to work with cities to finalize the draft 2019-2020 greenhouse gas inventory (GHG) emissions reports. SBCCOG staff have completed 13 final reports which have been sent to cities and are posted on the SBCCOG website, and two more are currently under review by city staff. SBCCOG is available to present findings to city committees and commissions. SBCCOG staff provided a presentation at Gardena’s City Council Meeting on October 14 and met with Rolling Hills staff on October 27 to review their draft report.

Biodiversity grant opportunity: In support of the SBCCOG subregional adaptation plan, SBCCOG staff have been working with the LA County’s Chief Sustainability Office and Jacobs consulting firm to submit an application to Rivers and Mountains Conservancy for developing a biodiversity plan with demonstration projects within the South Bay. The SBCCOG submitted a concept proposal to Rivers and Mountains Conservancy in September and is awaiting their review.

## Transportation

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Metro Express Lanes (MEL) (Contract period November 18, 2022 – November 17, 2025)

South Bay events are being held both virtually and in person. SBCCOG staff continue to prepare, update, and share the outreach calendar events to provide opportunities for Metro to share their Express Lane program. In September, the SBCCOG/SBESC distributed MEL materials at nine events.

## **II. VOLUNTEERS**

Status of Program: 30.5 hours for October 2025

Some of the volunteer projects for the month of October included supporting outreach events and SBCCOG meetings, updating databases, and conducting program research. The volunteer recognition event is scheduled for Thursday, November 20, 2025, just prior to the Board meeting. SBCCOG staff has analyzed volunteer hours and has a list of volunteers who are to be awarded for achieving certain milestones. Cities have been notified of their residents who are SBCCOG volunteers and have achieved milestones and have been conducting their own recognition during council meetings.

## **III. MARKETING, OUTREACH, & IMPLEMENTATION**

### **Outreach Events**

In October 2025:

3 - Networking Event

14 - In Person Community Event

0 - Business Event

2 – Workshops Events



**SOUTH BAY**  
ENERGY AND CLIMATE  
RECOGNITION PROGRAM



# South Bay Energy and Climate Recognition Program Award Ceremony

The South Bay Cities Council of Governments is pleased to host you for a celebration of your city's achievements in energy efficiency and sustainability. Lunch will be provided.

**Thursday, December 11th, 2025, 11am-1pm**



**Lawndale Community Center**  
**14700 Burin Ave**  
**Lawndale, CA 90260**



Keynote address by Rita Kampalath,  
Chief Sustainability Officer,  
Los Angeles County



**RSVP by November 25th**  
by scanning the QR code or emailing  
[eleanor@southbaycities.org](mailto:eleanor@southbaycities.org)



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# CYBER SECURITY

## INFORMATIVE DISCUSSION

Join the SBCCOG for a discussion to help empower non-technical senior officials (including electeds and City Managers) ensure their agencies are well-prepared to defend against today's cyber security threats.

# THURSDAY, JANUARY 22, 2026 | 4:00 PM

### HYBRID MEETING WITH IN PERSON PREFERRED

- **IN PERSON @ the SBCCOG Board Room: 357 Van Ness Way, #90 Torrance, CA 90501**
- **VIA ZOOM:**  
<https://us06web.zoom.us/meeting/register/PdbvWKhRQvi303rJe3oxNA>

### Who Should Attend

- Elected Officials
- Agency Executives
- Cyber Security Leaders
- City Managers
- Chief Information Officers
- IT Directors



**SOUTH BAY CITIES**  
COUNCIL OF GOVERNMENTS

149

## RSVP



# CYBER SECURITY

## SPEAKERS

**Chris Carney** is a former Member of the Congress (PA-10), where he was a member of the Transportation & Infrastructure and Homeland Security Committees. He was also a member of the Subcommittee on Intelligence, Information Sharing, and Terrorism Risk Assessment. He is currently a policy advisor for clients with a focus on infrastructure, national security, and cybersecurity. Earlier in his career, he served in the United States Navy as an intelligence officer and Commander with operational responsibility for combat mission operations.

**Supervisory Special Agent (SSA) Alex Storino** has been an Agent with the FBI since 2008. With over twenty years of Government service, Alex has specialized in Counterintelligence, Counterproliferation, and Cyber investigation across threats from China, Iran, and Russia. Today, Alex manages a cyber squad with a team of fifteen Agents, Intelligence Analysts, a Data Analyst, and a Computer Scientist. SSA Storino is a certified FBI Digital Extraction Technician, has ITF+ and Security+ certifications from CompTIA, GISF and GSEC certifications from Global Information Assurance Certifications (GIAC) and is currently pursuing a degree in Cyber Defense.

**Derek Lazzaro** is a City Council Member in Palos Verdes Estates and a three-time Chief Information Officer (CIO), currently serving as CIO of Nossaman LLP in downtown Los Angeles. He is also a member of Infragard, and one of the Infragard Los Angeles IAM Sector Chiefs for Information Technology and Cybersecurity. Previously, Derek served as an IT executive at the University of Southern California, where he was responsible for securing some of the most sensitive systems at the university. He is a licensed attorney in California, and has several professional certifications, including Certified Information Systems Security Professional (CISSP) and Certified Information Privacy Professional (CIPP/US).





**TO: SOUTH BAY CITIES COG BOARD OF DIRECTORS**  
**FR: JEFF KIERNAN, LEAGUE OF CALIFORNIA CITIES**  
**RE: CAL CITIES UPDATE FOR 11/20/2025 MEETING**

REGISTRATION NOW OPEN FOR THE ALL-CITIES HOLIDAY RECEPTION

The Los Angeles County Division will be co-hosting the All-Cities Holiday Reception with the California Contract Cities Association and the Independent Cities Association at the California Club in DTLA on Wednesday, **December 10**. Join your local government colleagues from all over the County to spread some holiday cheer! Register [HERE](#).

REGISTER FOR THE CAL CITIES NEW LAWS WEBINAR

Join the Cal Cities legislative team from **1 – 2:30 PM** on **December 1<sup>st</sup>** to learn about the most significant legislation signed into law this year. Cal Cities lobbyists will provide information on [new laws](#) related to housing, homelessness, community services, environmental quality, public safety, transportation, governance, and the state budget.

[Registration](#) must be completed by 11:00 AM on Monday, Dec. 1. This webinar is \$25 for Cal Cities Members and Cal Cities Partners. Nonmember cities and other government entities will be charged \$125. Registration is limited.

BOARD OF FORESTRY ZONE ZERO ADVISORY COMMITTEE HOLDS STAKEHOLDER MEETINGS

The CA Board of Forestry's Zone Zero Advisory committee has held monthly workshops on Zone Zero since March but have still not taken any action on the final version of regulations that the Governor is asking for by the end of this year. During the most recent meeting on November 3<sup>rd</sup>, the Board suggested that a vote on the final zone zero regulations would likely come in January with an effective regulatory date of late January or February 2026.

More information on Zone Zero is available on the Board of Forestry website [HERE](#), including details on the presentations and meeting materials for each of these monthly meetings.

LOOKING AHEAD TO THE 2026 ELECTION

As always, Cal Cities is monitoring the initiative and referendum proposals that have been proposed for the 2026 election. Below is a short summary of those measures.

Qualified / Eligible for 2026	Proponents	Opponents	
ACA 13 – Voting Thresholds	Labor	CA Business Roundtable	
SCA 1 – Recall Elections	Senator Newman		
SB 42 – Public Financing of Elections			
Other Measures Being Considered	Proponents	Opponents	Title & Summary Date
Voter ID Requirements	Carl DeMaio		Signature Gathering
Health Care Executive Compensation Cap	SEIU-UHW	Hospital Assn.	Signature Gathering
Homeownership Down Payment Assistance	Robert Hertzberg		Signature Gathering

Other Measures Being Considered (cont.)	Proponents	Opponents	Title & Summary Date
Prop 55 Higher Income Tax Extension	SEIU/CTA		Signature Gathering
UC Support Staff Down Payment Loans	AFSCME		11/25/25
Consumer Watchdog Insurance Measure	CW		11/25/25
2/3rds Vote on Local Taxes version 3	HJTA	Labor/Local Gov	T&S Received 8/29/25
Healthcare Union Member Right to Vote Act	CHA	SEIU-UHW	12/1/25
UBER Atty Contingency Fee & Medical	UBER	Trial Lawyers	12/9/25
CEQA Reform "Building Affordable CA"	CalChamber		12/26/25
Billionaires Tax	SEIU-UHW		12/26/25
CA Kids AI Safety Act	Jim Steyer		12/26/25
Sexual Assault Against Rideshare Passengers & Drivers Prevention and Accountability Act	Consumer Attys	UBER	1/2/26
Rideshare Company Public Accountability Act	Consumer Attys	UBER	1/2/126
The People's Right to Contract with Counsel Of Choice Act	Consumer Attys	UBER	1/2/26

#### Other Potential Measures

Affordable Housing Bond \$10b – AB 736  
 Financing Affordable Housing – SB 750  
 Immunology and Immunotherapy Research Bond

Look to the Secretary of State's website [HERE](#) and [HERE](#) for more information on these or other measures as they are submitted.



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS  
900 Wilshire Blvd., Ste. 1700  
Los Angeles, CA 90017  
T: (213) 236-1800  
www.scag.ca.gov

**Subject:** SCAG Update November 2025

**To:** South Bay Cities Council of Governments Governing Board

**From:** Erik Rodriguez, SCAG Senior Government Affairs Officer,  
rodrigueze@scag.ca.gov

**ACTION**

**SCAG to Release Call for Projects Under the REAP 2.0 Lasting Affordability Program**

On Nov. 6, the SCAG Regional Council approved updated guidelines and authorized the call for projects under the Regional Early Action Planning Grants (REAP 2.0)-funded Programs Accelerating Transformative Housing Program (PATH) Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2). SCAG previously suballocated \$45 million through the first Lasting Affordability funding cycle to create and expand housing trusts and catalyst funds and innovative financing strategies that secured lasting affordability. This call makes an additional \$20 million available to existing housing trusts and catalyst funds. The goal is for these trusts to expand finance tools and lending products that create supply, choice, and lasting affordability through a mix of housing types and price ranges including households at or below area median income.

The call for applications will open on Nov. 17, 2025, and close on Jan. 20, 2026, at 11:59 p.m. Read more about this call for projects in the November [staff report](#).

The Regional Council also received a full status report on the program, which is outlined in the corresponding [staff report](#).

**ACTION**

**SCAG Regional Council Approves 2027 FTIP Guidelines**

The SCAG Regional Council today approved the [2027 Federal Transportation Improvement Program \(FTIP\) Guidelines](#). The FTIP is a federally required four-year program that identifies all major surface transportation projects in the region that receive federal funding, require federal approval, or are regionally significant. Updated every two years, the FTIP is the key short-range implementation mechanism for Connect SoCal (the Regional Transportation Plan/Sustainable Communities Strategy).

The FTIP Guidelines are refreshed ahead of each new FTIP cycle to align the program with the latest federal and state requirements. The guidelines also provide direction to county transportation commissions

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- First Vice President  
Ray Marquez, Chino Hills
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- Community, Economic, &  
Human Development  
David J. Shapiro, Calabasas
- Energy & Environment  
Rick Denison, Yucca Valley
- Transportation  
Mike T. Judge, Ventura County  
Transportation Commission

as they develop their local Transportation Improvement Programs for inclusion in SCAG's FTIP. The guidelines facilitate a consistent, transparent process for programming transportation projects across the six-county SCAG region. The guidelines also support collaboration with Caltrans, federal agencies, and local transportation partners, while meeting legal and technical standards, including transportation conformity.

The approved 2027 FTIP Guidelines, including transportation conformity analysis and modeling guidelines, are available on the [SCAG FTIP website](#).

## **NEWS FROM THE PRESIDENT**

### **2025 Southern California Economic Update at December Joint Policy Committee**

The 2025 Southern California Economic Update will take place during the SCAG Joint Policy Committee Meeting on Dec. 4 at 9:30 a.m. This presentation will feature SCAG's annual economic report and analysis from SCAG's Economic Roundtable and will be followed by an in-depth discussion about the state of the economy moderated by former Los Angeles Mayor Eric Garcetti.

SCAG collaborates with independent economists representing the region's six counties and key specialties to assess Southern California's economic landscape and produce its regular comprehensive annual report and near-term outlook on the region's economy.

Find out more on the SCAG [website](#).

### **Call for Sponsors: SCAG'S 61<sup>st</sup> Annual Regional Conference and General Assembly**

SCAG will be hosting the 61st annual Regional Conference and General Assembly on May 7-8, 2026, at the JW Marriott Desert Springs Resort & Spa in Palm Desert.

Sponsorship opportunities are now available. If you are interested in becoming a sponsor or have any questions regarding sponsorship opportunities, please contact Special Events Producer, Perla Lopez at [lopezp@scag.ca.gov](mailto:lopezp@scag.ca.gov) or visit the [website](#).

## **NEWS FROM THE EXECUTIVE DIRECTOR**

### **Application Open for the New Future Leaders Initiative**

SCAG has launched the Future Leaders Initiative, a new six-month civic leadership pilot program for young Southern Californians interested in learning how regional and local governments collaborate for long-term change. Once a month, participants will participate in interactive virtual sessions led by practitioners, community leaders, and SCAG staff - to explore planning, policy, collaboration, and advocacy. The final session will be held in person at SCAG's downtown Los Angeles office.

Participants will receive a \$500 stipend upon successful completion at the end of the program. SCAG invites individuals, ages 18-26, living in the SCAG region (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties), to apply. Students, interns, young professionals, and community members are encouraged to apply.

The application for the Future Leaders Initiative is open through Nov. 25. Please share this opportunity with your networks or anyone that may be interested. For more information on the program visit the [website](#).

The full Executive Director's Report for November 2025 is available [online](#).

## **UPCOMING MEETINGS**

### **NOVEMBER**

**11th** Veteran's Day (SCAG Offices Closed)

**18th** Legislative/Communications and Membership Committee

**20th** Technical Working Group

**27th** Thanksgiving Day (SCAG Offices Closed)

**28th** Day After Thanksgiving (SCAG Offices Closed)

### **DECEMBER**

**3rd** Executive/Administration Committee

**4th** Joint Meeting of the Policy Committees (CEHD, EEC, and TC) and 2025 Southern California Economic Update

**4th** Regional Council

**25th** Christmas Day (SCAG Offices Closed)

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## **SCAG Regional Council and Community, Economic, & Human Development Committee Report - by Mark Henderson**

### **Regional Council**

CHAIR'S REPORT - Each committee chair provided a verbal report to the large body regarding the activities of each committee

- The Honorable David J. Shapiro – Community, Economy, and Human Development Committee
- The Honorable Rick Denison – Energy and Environment Committee
- The Honorable Mike T. Judge – Transportation Committee

### INFORMATION ITEM

1. CalSTA Transit Transformation Task Force Update 20 Mins. (The Honorable Toks Omishakin, Secretary of Transportation, CalSTA) - The secretary provided an update on the activity of CalSTA. He shared statistics regarding the importance of traffic safety. He provided some additional insight into the high-speed rail project and took questions on the topic. The overall theme is this Governor's administration will not be in office, yet the recommendation is to continue the work on the high-speed rail project. To date almost 60 aqueducts and other infrastructure projects have been complete. The secretary did state that the project is behind.

2. REAP 2.0 Program Update 10 Mins. (Elizabeth Carvajal, Deputy Director – Land Use, SCAG) - Staff shared that applicants to the program will get their items funded due other projects not moving forward.

***Business Report was provided to all members via electronic notification. Summary below:***

1. GLUE Council meeting of business and industry folks has moved its November 3 previously scheduled meeting.

2. Insurance on the Slow Mend. Building industry leaders report that Insurance Commissioner Lara is making some progress on insurance reforms. The insurance market is slightly better. The FAIR plan—California's backup insurance program—now includes condos. Some insurance companies are coming back into the market but State Farm is still hanging back and, as they are the largest, tend to drive the market.

3. SCAG'S Demographic Workshop—A Homerun. On October 1, Dowell Myers, Ph.D., Population and Dynamics Research Group, USFC Sol Price School of Public Policy, led excellent panel discussions on demographic trends, housing trends, lifecycle sharing, and immigration, with challenges from some panelists to use SCAG's influence in "outside the box" advocacy.

4. So Cal Housing Notes from Randall Lewis. The housing market especially for new homes remains sluggish. There is still activity but at much slower sales rates. Homebuilders are still subsidizing mortgage rates.

5. Energy Solutions from the Private Sector. ENERGY NEEDS FUN FACT: Citi published a thoroughly researched report recently, concluding that OpenAI will have to spend over \$1 trillion to deliver its promised computing power in the next five years. The amount of energy they will need to deploy is equal to 250 gigawatts of computing capacity (by 2033), which would cost at current prices over \$12.5 trillion (which is 40% of the total annual GDP of the entire American economy).

6. News from BizFed LA. GLUE Council member, Tracy Hernandez, and her team from BizFed LA share their findings from the business community:

- "Rent Stabilization Ordinances" (RSO) are causing more damage than solving home affordability. ✓ The ultimate umbrella that Rental Stabilization Ordinances (RSO) are governed by is AB 1482, which is the Tenant Protection Act of 2019. AB 1482 applies to most rental units older than 15 years, and limits rent increases to the lesser of 10% total or 5% + CPI over a 12-month period.

Mark E. Henderson, Ed.D.

Mayor Pro Tem

**SCAG Community, Economic, & Human Development  
Committee Report – by Mark Henderson**

REAP 2.0 Programs Accelerating Transformative Housing (PATH) Program Notice of Funds Available for Lasting Affordability, Round 2 (NOFA 2) Recommend that the Regional Council: 1. Approve the REAP 2.0 Partnerships to Accelerate Transformative Housing (PATH) Notice of Funds Available for Lasting Affordability, Round 2 guidelines and application making \$20,000,000 available;

Downtown Revitalization Strategies:

EXECUTIVE SUMMARY: As Southern California communities continue to evolve under a shifting economic landscape, local governments across the region are interested in transforming and revitalizing their downtowns into thriving economic centers and public gathering spaces that foster a strong sense of community and local identity, attracting both residents and visitors alike. Building a vibrant downtown calls for communities to implement downtown revitalization strategies that can support local economies, enhance public spaces, and attract new investment. This panel includes a discussion on downtown revitalization strategies from the International Downtown Association and the city of Lancaster.

Connect SoCal 2024: Implementation Strategies Update:

EXECUTIVE SUMMARY: In April 2024, the Regional Council adopted Connect SoCal 2024, SCAG’s Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Connect SoCal 2024 included Implementation Strategies which identify ways SCAG will Lead, Partner, or Support other responsible parties. This report summarizes the progress to date of these implementation activities for which methods vary from collaborative policy leadership, research, or resource roles.

Mark E. Henderson, Ed.D

Mayor Pro Tem

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### **Fatal Overdoses Tied to Synthetic Kratom**

The County of Los Angeles Medical Examiner [identified six overdoses](#) associated with 7-OH ingestion in LA County residents between the ages of 18 to 40 years old. Alcohol was present with 7-OH in many of the fatal overdose cases, in addition to other medications and, at times, illicit substances. However, the decedents were otherwise generally healthy. Particularly when used with alcohol, medications, and/or illicit drugs, 7-OH can cause overdose and death.

7-OH, is synthetically concentrated from the psychoactive component found in kratom leaves. At low doses, 7-OH can have stimulant-like effects and at higher doses it has opioid-like effects. 7-OH, is being packaged and sold in products available via gas stations, smoke shops, and other retail and online venues in LA County. These products are unregulated and often labeled with terms such as “plant alkaloids” or “alkaloid” and marketed as dietary supplements to address a broad range of issues such as pain, anxiety and mood disorders, opioid withdrawal, or energy/general well-being. These products come in various forms such as tablets, gummies, drink mixes, and concentrated (“enhanced” or “super”) liquid extracts or shots for drinking, which significantly increase its adverse and life-threatening effects.

### **Los Angeles County residents are urged to:**

- Consider that the safest course of action is to avoid using any 7-OH or kratom products.
- Never use alone: Using with another person is protective and increases the chances of lifesaving interventions such as the administration of naloxone in instances of an overdose. Naloxone can reverse 7-OH toxicity.
- Stagger drug use with others: Making sure at least one person in the group can administer naloxone to reverse an overdose can save a life.
- Avoid mixing 7-OH with other drugs: The effects of combining substances may be stronger and more unpredictable than using one drug alone and mixing and using multiple drugs increases the risk of an overdose.
- Carry naloxone: As naloxone can reverse an opioid overdose and successfully restore breathing to reverse the effects of opioids, including 7-OH. [Residents should be aware of how to recognize and responding to overdose](#). Naloxone is available in Los Angeles County [for purchase from community pharmacies<sup>iii</sup>](#) and free through [Public Health Community Health Stations<sup>iv</sup>](#)
- Call 911 immediately if someone is unresponsive, administer naloxone, and keep the person awake and breathing, lay them on their side to prevent choking and stay with the person until 911 responders arrive.
- Contact Poison Control at 1-800-222-1222 or online at [www.poisonhelp.org](http://www.poisonhelp.org), or consult a health care provider, if they are experiencing any ill effects after consuming kratom or 7-OH products.

## Resources:

- [Los Angeles County Department of Public Health Overdose Prevention Webpage](#). This Substance Abuse Prevention and Control (SAPC) website features information sheets and toolkits for the community relevant to overdose prevention.
- Finding Substance Use Disorder Treatment In Los Angeles County, the general public, health care providers, and patients can find publicly funded substance use treatment services and bed availability using an online, filterable service locator known as the Services and Bed Availability Tool (SBAT), in the resource section of [www.RecoverLA.org](http://www.RecoverLA.org), or by calling the Substance Abuse Service Helpline (SASH). Services include outpatient and intensive outpatient treatment, residential treatment, withdrawal management, and Opioid Treatment Programs.
- Service and Bed Availability Tool: [SUDHelpLA.org](http://SUDHelpLA.org)
- RecoverLA mobile-friendly platform: [RecoverLA.org](http://RecoverLA.org)
- Substance Abuse Service Helpline (SASH): (800) 854-7771

## For additional information on Kratom or Tianeptine, visit:

- <https://www.fda.gov/news-events/public-health-focus/fda-and-kratom>
- <https://www.fda.gov/consumers/consumer-updates/tianeptine-products-linked-serious-harm-overdoses-death>
- FDA issued warning letters to firms for illegal marketing of concentrated 7-OH products: <https://www.fda.gov/news-events/press-announcements/fda-issues-warning-letters-firms-marketing-products-containing-7-hydroxymitragynine>

## Launch of the *Live Unstoppable Walk/Run Program* at the Curtis Tucker Center for Community Wellness (CTCCW)

The Curtis Tucker Center for Community Wellness (CTCCW), in collaboration with Health Matter Clinics, is launching the *Live Unstoppable Walk/Run Program*—a community wellness initiative designed to promote physical activity, heart health, and social connection.

The program will be held on **Saturday, December 13, 2025**, and **Saturday, January 10, 2026**, from **8:00 AM to 9:30 AM** at the CTCCW, located at **123 W. Manchester Blvd., Inglewood, CA 90301**.

Open to participants of all ages and fitness levels, the *Live Unstoppable Walk/Run Program* offers an inclusive, encouraging environment that fosters healthy habits and community engagement. Participants will have the opportunity to set personal fitness goals, connect with fellow community members, and experience the benefits of regular exercise in a welcoming, supportive space.

Check-in will take place outside the Wellness Center near the picnic tables. Health Matter Clinics staff will assist with registration and ensure that all participants complete CCW waiver forms prior to the walk/run.

**Registration Link:** <https://www.eventbrite.com/e/live-unstoppable-community-wellness-run-giveaways-free-event-tickets-1927147763839?aff=ebsdoporgprofile> (Flyer attached).

<sup>i</sup> <http://ph.lacounty.gov/phcommon/public/media/mediapubdetail.cfm?unit=media&ou=ph&prog=media&cur=cur&prid=5139&row=25&start=1>

<sup>ii</sup> <https://www.cdph.ca.gov/Programs/CCDPHP/sapb/pages/naloxone.aspx>

<sup>iii</sup> <https://calrxnaloxone.com/>

<sup>iv</sup> <http://ph.lacounty.gov/CommunityHealthStation/>

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## South Bay Workforce Investment Board

### Update Report for October 2025

The South Bay Workforce Investment Board (SBWIB) continued to advance its mission in October by strengthening partnerships, expanding apprenticeship opportunities, and connecting residents to high-quality careers. The month concluded with SBWIB's 30th Annual Awards Ceremony, held on October 30 at the Torrance Marriott, where local leaders, employers, and alumni gathered to celebrate success stories and community impact.

The Daily Breeze described the event as “a powerful evening that highlighted how education, training, and collaboration can change lives.” The celebration underscored the importance of partnership in building career pathways that support both workers and employers throughout the South Bay.

### El Segundo

For the past six years, SBWIB has upheld a strong partnership with Los Angeles Air Force Base in El Segundo through a formal Memorandum of Understanding that supports workforce development and community engagement efforts. SBWIB is now in active conversations with base leadership to renew and strengthen the MOU so both organizations can continue expanding opportunities for exiting military personnel and their spouses.

SBWIB continued collaboration with leading employers in aerospace and advanced manufacturing to strengthen earn and learn opportunities for students and young adults. Meetings were held with Heart Aerospace to discuss recruitment strategies.

## Carson

The SBWIB's Carson One-Stop Business and Career Center remained active in connecting residents with career services and local employers.

SBWIB recently submitted a \$500,000 application to the U.S. Environmental Protection Agency's FY26 Brownfields Job Training Grant Program and is now awaiting notification of its status. If awarded, the funding will support the recruitment, training, and placement of Carson residents in environmental careers, with plans to train 72 participants, graduate at least 50, and place a minimum of 35 in well-paying jobs that will benefit local families and strengthen the city's economy.

SBWIB is collaborating with California State University, Dominguez Hills (CSUDH) on an applied research project focused on AI tools that can improve training and student engagement. Together, the team is developing an AI-powered chatbot and an interactive user interface designed to support and enhance SBWIB's Blueprint for Workplace Success course. This effort aims to make the curriculum more accessible, responsive, and personalized for the participants we serve.

SBWIB also continued its employer engagement efforts to support Carson residents pursuing advanced manufacturing and clean-energy careers. Staff met with FlightWave Aerospace to discuss recruitment needs, upcoming training opportunities, and pathways for connecting Carson job seekers to emerging roles in unmanned systems and electric aviation technologies. These conversations support SBWIB's ongoing work to expand local access to high-growth technical careers and strengthen employer partnerships that benefit the Carson community.

## Torrance

Staff met with Robinson Helicopter to plan the next phase of apprenticeship implementation and participated in the Torrance Technology Committee to support ongoing discussions on training and industry alignment. SBWIB's partnership with El Camino College through the California Opportunity Youth Apprenticeship (COYA) grant continued to grow, focusing on dual-enrollment coursework and career pathways in healthcare, manufacturing, and digital technology.

SBWIB continued its outreach in clean energy and sustainable manufacturing by engaging with Arc Boats, a leading employer based in Torrance. Arc Boats recently sponsored an event focused on advancing opportunities for women in clean energy and technology, which helped raise awareness of career pathways in this growing sector. SBWIB's work with Arc Boats supports the expansion of Energy Flex partnerships and strengthens local opportunities for Torrance residents interested in clean technology careers.

The month concluded with the SBWIB's 30th Annual Awards Ceremony at the Torrance Marriott, which honored program graduates, recognized outstanding employers, and thanked the partners who make regional workforce progress possible. The event captured the spirit of collaboration and community impact that defines SBWIB's work across the South Bay.

## Hawthorne

SBWIB continued its regional leadership activities from its Hawthorne headquarters, coordinating several initiatives that advance youth apprenticeship and inclusive workforce development. Staff engaged in outreach through the Society of Women Engineers (SWE) and Women in Bio professional networks to strengthen recruitment pipelines for women in aerospace, bioscience, and engineering fields.

SBWIB also participated in the Advancing California Apprenticeship Conference to share lessons learned from regional pre-apprenticeship and apprenticeship programs and to highlight best practices drawn from local initiatives such as Sky-Flex and Bio-Flex that serve youth residents.

## Inglewood

SBWIB continued implementation of the Disability Access, Equity, and Inclusion (DAEI) initiative through the Inglewood America's Job Center of California (AJCC), which remains a primary hub for connecting individuals with disabilities to career counseling, paid work experience, and apprenticeship opportunities. The Inglewood AJCC also leads coordination with the California Department of Rehabilitation to expand co-enrollment and ensure residents have equitable access to training and employment services that promote long-term stability and independence.

Staff also met with the new team at the LA Southwest College Career Center to review their workforce and training programs that could benefit South Bay residents and businesses. The discussion focused on identifying shared opportunities for collaboration and aligning educational pathways with local industry needs. These efforts reinforce Inglewood's continued role as a center of innovation and inclusion in regional workforce development.

## General Updates

Throughout October, SBWIB remained engaged in regional and statewide efforts to expand apprenticeship and workforce access. Staff attended the Southern California Bio (SoCalBio) conference to maintain Bio Flex visibility and continued working with Capitol

Impact in Sacramento to expand Bio Flex Registered Apprenticeships.

SBWIB participated in several regional events including the 88 Cities Summit, BizFed Workforce Conference, and meetings with the Los Angeles Cleantech Incubator (LACI) Green Jobs Regional Partnership to support electric vehicle and clean technology career development. The organization also continued participation in the Los Angeles Regional Consortium (LARC) Apprenticeship Network and presented at Constitution Lab in Simi Valley to promote new Apprenticeship Building America (ABA) and ETP opportunities.

Finally, SBWIB formalized a new step in bioscience apprenticeship development with the signing of the Blue Nalu Bio Production Technician Registered Apprenticeship Program, further strengthening the region's leadership in advanced manufacturing and biotechnology.

# THE BEACH REPORTER

THURSDAY, NOVEMBER 6, 2025 | TBRNEWS.COM | FACEBOOK.COM/THEBEACHREPORTER

Volume 49, Issue 45

**COMMUNITY**



Ray Shortridge, a lifelong Redondo Beach resident, celebrated his 90th birthday Saturday. PHOTOS BY GIL CASTRO-PETRES

## Lifelong Redondo Beach resident, 90, wants to live there 'forever'

By Tyler Shaun Evains  
TEVAINS@SCNG.COM

Ray Shortridge remembers when Redondo Beach was dirt roads, and fishermen lined what's now the King Harbor.

He's a lifelong Redondo Beach resident, who celebrated his 90th birthday on Saturday. South Redondo has always been his home, and he doesn't plan on that ever changing. He pulled a tissue out of the box on his chair-side table and dabbed his eyes as he recalled decades of memories.

Shortridge was hired by the post office as a teenager before being drafted to the Army in his early 20s.

On Veterans' Day, on Tuesday, he will see a brick in his honor put into the city's Veterans' Memorial, said his wife, Kathleen Crowley Shortridge.

He was part of the 2nd Armored Division, dubbed "Hell on Wheels," Shortridge said.

"Elvis had just left" that same division, Shortridge said, right before he entered.



See RESIDENT on Page A13 Ray Shortridge and his wife Kathleen.

**PETS**

## Residents launch effort for dog park

By Michael Hixon  
MHIXON@SCNG.COM

A group of residents are joining forces in the hopes of bringing a dog park to Hermosa Beach.

The "Bark for a Park" organizers' goal is to raise more than \$300,000 to build the park, which they hope will open in 2026, if approved by the city.

Supporters of the Hermosa Beach Dog Park met at a fundraiser at The Deck on Oct. 28, to gather more support from the community and lay the groundwork for the movement.

Communications chair Tara Gerow said she was inspired by the "sense of community" in Hermosa Beach.

"My dog is 2-years-old and I enjoy hanging out with these people and having a do-good experience," Gerow said.

Chair Carla Buck said a signature writing campaign took place beginning in January and they gathered nearly 1,400 signatures supporting a dog park.

Buck said they have identified 12 potential locations for the off-leash dog park. But Valley Park, the largest park in the city, looks like the more viable location, she said.

One area at the east side of Valley Park, Buck said, could potentially be the location for a 10,000-square-foot dog park. The area is shaded and not near neighbors.

The vision of the dog park, according to their website hermosabeachdogpark.com, is that it will have anti-microbial artificial

See **DOG** on Page A13



Efforts are underway to bring a dog park to Hermosa Beach. Pictured are organizers and supporters with their furry friends at The Deck in Hermosa Beach on Oct. 28. MICHAEL HIXON — STAFF

**Inside**

**Biz awards:** The South Bay Workforce Investment Board recently held its 30th annual awards ceremony to recognize the contributions of businesses and community partners. Page 5



**Champs celebrate:** The Dodgers celebrated their 2025 World Series win, their second in a row, with a parade. Page 8



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SCAN ME

**BUSINESS**

# SBWIB holds 30th annual awards ceremony

By Madeline Armstrong  
MARMSTRONG@SCNG.COM

The South Bay Workforce Investment Board held its 30th annual awards ceremony Oct. 30 to recognize the contributions of businesses and community partners in addition to honoring 16 individuals who have achieved success in the workforce by utilizing one of SBWIB's One-Stop Business and Career Centers.

Around 500 people from all 11 cities that SBWIB serves filled the courtyard and banquet room at the Torrance Marriott South Bay on Oct. 30 to acknowledge the award recipients, mingle with fellow community leaders and enjoy entertainment from jazz singer Brenna Whitaker.

While this was the 30th awards ceremony, SBWIB has been serving the South Bay for 43 years, creating "an unmatched portfolio of no-cost services and training and support opportunities for adults, youth, job seekers and dislocated workers throughout our service area which includes the communities of Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Redondo Beach and Torrance," SBWIB Chief Executive Officer Jan Vogel said in a written statement.

Of the 16 individuals who were honored as Outstanding Alumni, two people spoke about the impact SBWIB had on their lives.

"I had a 40-year career working in aerospace and in 2024 found myself being laid off," said Pete Freeland from Redondo Beach. These were programs and opportunities that I and my peers had no idea even existed. I mean we would never look, right?"

Freeland was able to participate in SBWIB's Rapid Response Program for dislocated workers and earn his instrument and commercial pilot ratings at Sling Pilot Academy. He now performs as an air show pilot and leads STEM outreach programs, encouraging youth to pursue careers in aerospace and aviation.

Majesty Goodlow from Carson spoke about her experiences overcoming domestic violence, homelessness and trauma and the role SBWIB played in that.

"I survived domestic violence that tragically took the life of my daughter," Goodlow told the crowd. "My special needs son and I were left homeless, broken and unsure of where to turn. Just when I thought things couldn't get worse, we were involved in a horrible hit and run car accident. Our car flew off the 91 freeway and flipped over seven times. By the grace of God, we survived, but I felt completely lost. Then came the South Bay Workforce."

Goodlow visited the South Bay One-Stop Business & Career Center in Carson where she was able to receive housing assistance, counseling, childcare and career services.

"Today, I am proud to say that I'm employed and no longer homeless," she continued. "I graduated from Compton College with five social arts degrees and six certificates."

Goodlow is now working on her bachelor's at Cal State Long Beach University.

"I stand here today, not just for myself, but for every person out there who needs a second chance," she said. "Please continue to fund and support the South Bay Work-

force Program. You have no idea how many lives you are saving, how many futures you are changing and how much hope you are restoring.

"Thank you for believing in people like me. Thank you for giving me and my son a chance to dream."

The other Outstanding Alumni awardees were Uriel Gutierrez from Torrance, Lesly Leon from Carson, William Yoon from Carson, James Camper from El Segundo, Hernan Villanueva from Gardena, Luis Vizcaino from Hawthorne, Carter Fortunato from Hermosa Beach, Jeremiah Richardson from Inglewood, Yasmine Brown from Inglewood, Daniel Olivares from Inglewood, Valeria Villalpando Goytia from Lawndale, Esmia Saldivar from Lomita, Tonya Haynes from Manhattan Beach and Margaret Liu from Redondo Beach.

Additionally, El Camino College President Brenda Thames received the Esther Williams Award of Excellence. Esther Williams was the first SBWIB chairperson in 1982 and this award named after her is awarded to individuals "who epitomize her record of service and commitment to the lofty ideals of the South Bay Workforce Investment Board, and who strive to improve the quality of life in our communities through their professionalism and lasting contributions," reads the description.

Thames has more than 25 years of experience in instruction and education, and is a hands-on member of the SBWIB Youth Development Council, bolstering youth programs.

"In the spirit of Esther Williams... Dr. Thames has exemplified the same unwavering dedication to uplifting youth, advancing educational equity and building strong community partnerships," reads a written statement from SBWIB. "Her leadership has directly supported pathways for young people to access high-quality education, workforce training and meaningful career opportunities."

In a surprise addition to the program, the SBWIB Board of Directors took the stage to honor Vogel and award him the Lifetime Achievement Award.

"Under Jan's leadership, the South Bay Workforce Investment Board is growing into a national model of innovation, collaboration and results," said Glenn Mitchell, chair of SBWIB. "He's guided us through challenges, inspired us to change (and) to build an organization that has touched lives in every corner of the South Bay."

Other awards were handed out for Outstanding Partner and Outstanding Businesses.

The recipient of the Outstanding Partner Award was the Centinela Valley Union High School District for their work with SBWIB to offer internship and pre-apprenticeship opportunities to students.

Recipients of the Outstanding Business Awards were Robinson Helicopter Company in Torrance, Centinela Hospital Medical Center in Inglewood and ByFusion Global Inc. in Gardena.

All net proceeds from Thursday's event will benefit youth-focused programs such as Inglewood and Hawthorne Teen Centers and the Blueprint for Workplace Success Program.



Executive Director of the South Bay Workforce Investment Board Jan Vogel, middle right, is honored with an award for his decades of service at the South Bay Workforce Investment Board's 30th annual awards ceremony in Torrance. PHOTOS BY GIL CASTRO-PETRES



The South Bay Workforce Investment Board's 30th annual awards ceremony recognized the contributions of businesses and community partners.



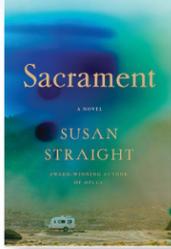
Hundreds of people gather at the South Bay Workforce Investment Board's 30th annual awards ceremony Oct. 30 in Torrance.

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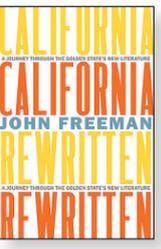




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