



**SOUTH BAY CITIES**  
COUNCIL OF GOVERNMENTS

SOUTH BAY REGIONAL HOUSING TRUST  
STRATEGIC PLAN OVERVIEW  
&  
JPA SUMMARY

# EXECUTIVE SUMMARY

## Mission Statement

To empower South Bay cities with flexible funding, strategic guidance, and technical assistance that advance local housing priorities, expand housing opportunity, and support the development and preservation of affordable and supportive housing across the region.

## Vision Statement

A South Bay region collaborating to expand housing opportunities through innovation, strategic partnerships, and coordinated Trust resources—supporting access to diverse housing choices that strengthen community stability and economic vitality.



**MISSION**



**VISION**

# GOVERNANCE, TRUST STAFF, AND ADVISORY COMMITTEE

- **Governance Board**

- One Trust Board Director from each member city + Two Trust Board Directors representing housing experts.

- **Trust Staff**

- Option 1: SBCCOG Employees
- Option 2: Contracted Consulting Firm
- Organization Chart

- **Advisory Committee Framework**

- Purpose and Role
- Membership Composition
- Meeting frequency and output
- Benefits to the Trust



## TRUST FORMATION & IMPLEMENTATION GOALS

1. Secure initial capital funding commitments.
2. Establish transparent, accountable, and sustainable governance.
3. Promote regional collaborative and shared solutions.
4. Strengthen local capacity through technical assistance.
5. Establish performance metrics and evaluation tools.
6. Building the Trust's brand and demonstrating early impact.
7. Design and launch housing funding programs

# ADMINISTRATIVE AND CAPITAL BUDGET OVERVIEW

- Introduction to Administrative and Capital Budgets
- Trust Member Cities contributions (assumes a majority of cities join the Trust – half of the admin budget paid by Measure A – half by cities)

Population Tier	Population Range	Annual Fee
Small	Up to 30,000	\$10,000
Medium	30,001-60,000	\$20,000
Large	60,001-100,000	\$30,000
Extra Large	Greater than 100,000	\$40,000

Note: Population figures are based on the California Department of Finance, E-5 Population and Housing Estimates (updated annually, reference date January 1). The annual fee amounts for each population tier will be adjusted annually based on the Consumer Price Index (CPI) for Los Angeles County to ensure that contributions remain aligned with inflation.



## Annual Administrative Contribution

<b>CITY</b>	<b>FY 2025-26 AMT</b>	<b>POPULATION</b>
<i>Carson</i>	<i>\$30,000</i>	91,812
<i>El Segundo</i>	<i>\$10,000</i>	16,983
<i>Gardena</i>	<i>\$30,000</i>	60,263
<i>Hawthorne</i>	<i>\$30,000</i>	85,653
<i>Hermosa Beach</i>	<i>\$10,000</i>	19,014
<i>Inglewood</i>	<i>\$40,000</i>	106,305
<i>Lawndale</i>	<i>\$20,000</i>	30,860
<i>Lomita</i>	<i>\$10,000</i>	20,407
<i>Manhattan Beach</i>	<i>\$20,000</i>	34,051
<i>Palos Verdes Estates</i>	<i>\$10,000</i>	12,999
<i>Rancho Palos Verdes</i>	<i>\$20,000</i>	40,727
<i>Redondo Beach</i>	<i>\$30,000</i>	68,091
<i>Rolling Hills</i>	<i>\$10,000</i>	1,677
<i>Rolling Hills Estates</i>	<i>\$10,000</i>	8,545
<i>Torrance</i>	<i>\$40,000</i>	143,261
<b>TOTAL</b>	<b>\$320,000</b>	<b>740,648</b>

Note: Population figures are based on the California Department of Finance, E-5 Population and Housing Estimates (updated annually, reference date January 1). The annual fee amounts for each population tier will be adjusted annually based on the Consumer Price Index (CPI) for Los Angeles County to ensure that contributions remain aligned with inflation.



**SOUTH BAY CITIES**  
COUNCIL OF GOVERNMENTS

SOUTH BAY REGIONAL HOUSING TRUST  
DRAFT JOINT EXERCISE OF POWERS  
AGREEMENT

# INTRODUCTION

- 2022 Legislation added to the CA Government Code section 6539.9 authorizing the creation of the South Bay Regional Housing Trust.
- Purpose: Receive and leverage public and private funding for planning and construction of housing of all types and tenures for persons and families of Extremely-Low, Very-Low, and Low-Income.
- Term – The Effective Date of the JPA will be the date of approval by the fourth city to join the Trust.

## LIMITATION ON POWERS

- Regulate land use within the jurisdiction of any of the Parties;
- 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;
- Require or incentivize inclusionary zoning requirements;
- Require the Parties to dedicate or assign funding for any SBRHT obligations or programs;
- 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;
- Require the Parties to accept or provide any number of housing units as a prerequisite to joining or remaining a member of SBRHT; and
- Affect the individual power of each Party separately to implement affordable housing projects and programs generated within its jurisdictional boundaries.

## TERMS OF THE JPA

- One elected official from each Trust member City, appointed by that City Council + Two Housing Experts appointed by the City Managers Committee.
- Withdrawal – anytime with written notice and executed copy of city resolution subject to notice received at least 90 days prior to start of fiscal year and payment of any administrative fees.