



SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

UPDATE
REGIONAL HOUSING TRUST
JULY 24, 2025

“WHY SHOULD WE CREATE THIS TRUST, AND WHAT DO WE GET OUT OF IT?”

1. **Regional Collaboration & Expertise**

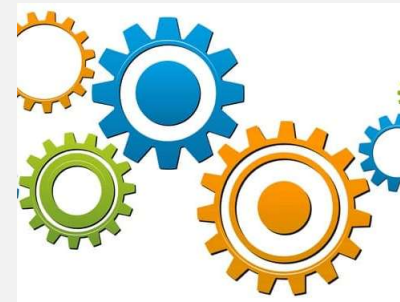
A joint effort that creates economies of scale and shared expertise—helping cities meet their affordable housing goals.

2. **Demand**

Enormous and especially among essential workers in the region.

3. **Reliable, Ongoing Funding**

Backed by a recurring, long-term grant source with no end date—giving sustained access to housing funds.



STRATEGIC PLANNING ADVISORY COMMITTEE



6 Elected Officials

2 City Managers

10 Community Development/Planning Directors

2 Affordable Housing Finance Specialists

2 Affordable Housing Developers

2 SCAG representatives

6 COG staff + COG Counsel

OUTREACH: COG – City Managers Committee, Community Development Directors, Homeless Services Task Force

STRATEGIC PLANNING ADVISORY COMMITTEE

1ST MTG - MARCH

- Housing Trust 101
- SPAC Mtg Agenda & Timeline
- Summary of Developer Interviews
- Summary of Trust Interviews

2ND MTG - MAY

- Summary of Housing Needs Assessment
- Project & Program Funding



STRATEGIC PLANNING ADVISORY COMMITTEE

3RD MTG - JULY

- Governance: JPA & Nonprofit
- Capital & Admin Funding
- Funding Programs

4TH MTG - AUGUST

- Draft Joint Powers Agreement
- Draft Housing Trust Strategic Plan



HOUSING NEEDS ASSESSMENT

- Displacement Is Rising - Longtime residents and essential workers are being priced out of the region.
- Affordable Housing Gap - The region needs 34,179 additional homes to meet state housing targets.
- Rent Is a Burden - More than half of renters pay over 30% of their income on housing.
- Long Commutes Add Strain - Over 54,000 workers commute into the South Bay each day.



Table 2 Mean Annual Wages for Select Professions³

Occupation	Wage	Income Category
Home Health and Personal Care Aides	\$ 35,190	Extremely-Low Income
Childcare Workers	\$ 39,110	Extremely-Low Income
Waiters and Waitresses	\$ 40,520	Extremely-Low Income
Restaurant Cooks	\$ 42,900	Extremely -Low Income
Nursing Assistants	\$ 46,000	Very-Low Income
Dental Assistants	\$ 47,390	Very-Low Income
Pharmacy Technicians	\$ 53,720	Very-Low Income
Paramedics	\$ 73,550	Very-Low Income
Vocational Nurses	\$ 75,880	Low Income
Elementary School Teachers	\$ 93,750	Low Income
Firefighters	\$ 100,950	Low Income
Police Officers	\$ 112,130	Low Income

Nearly half of the residents living in the South Bay Cities subregion are lower income.



WHAT IS A HOUSING TRUST?

Funding source to finance the preservation and production of affordable housing.

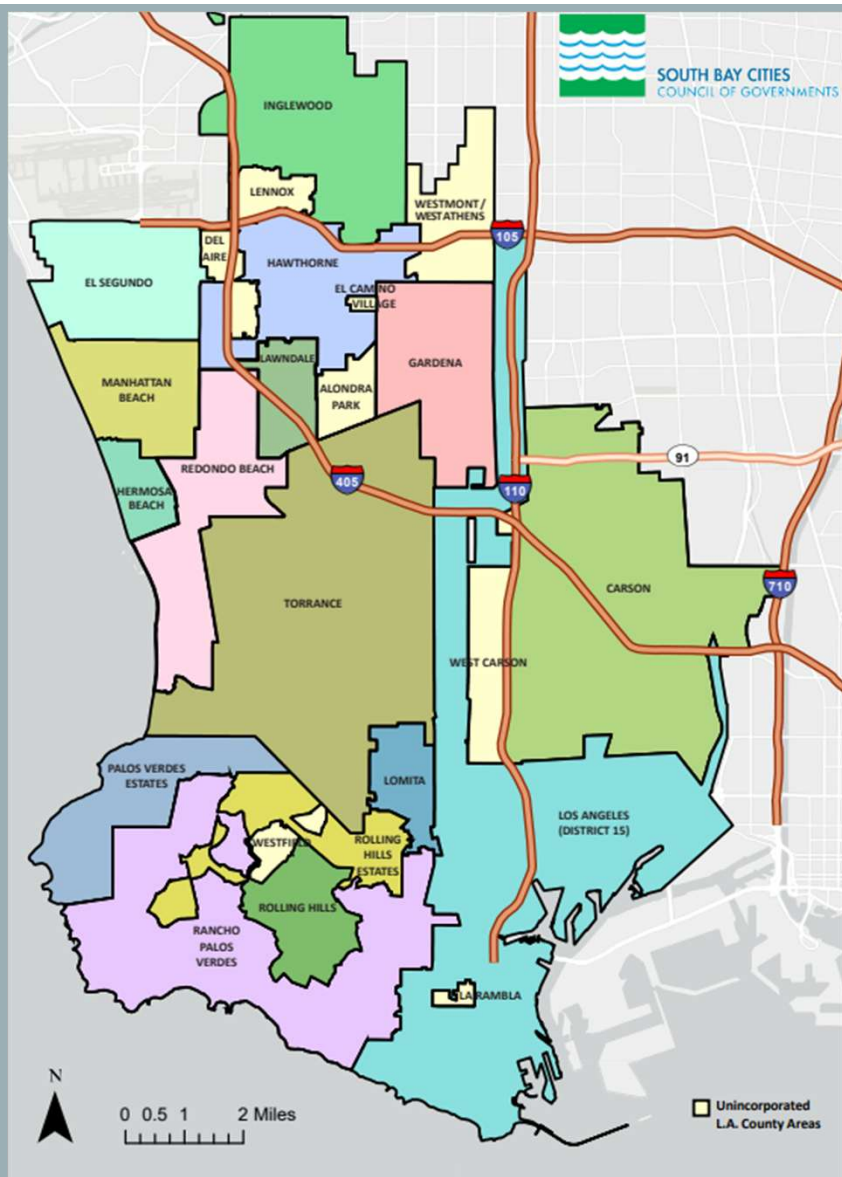
Established by state, city, or county gov'ts as a Joint Powers Authority OR by a non-profit 501c3

Funding sources include government, bond/tax measures, private donations, and philanthropy.



78 housing trust
funds are in 27
counties
throughout
California and
nearly 800
throughout the
United States

Counties	# of Housing Trusts
Alameda	10
Butte	2
Contra Costa	2
Fresno	2
Humboldt	1
Kern	2
Los Angeles	9
Marin	2
Monterey	3
Multiple	2
Nevada	1
Orange	3
Placer	3
Riverside	3
Sacramento	3
San Bernardino	1
San Diego	3
San Francisco	2
San Joaquin	2
San Luis Obispo	1
San Mateo	6
Santa Barbara	3
Santa Clara	6
Santa Cruz	2
Solano	1
Sonoma	2
Ventura	1
Grand Total	78



COL-LAB-O-RA-TION

/KəˌLABəˈRĀSH(ə)N/

“The process of two or more entities working together to complete a task or achieve a goal.”

	CITY	POPULATION
1	Rolling Hills	1,739
2	Rolling Hills Estates	8,280
3	Palos Verdes Estates	13,347
4	El Segundo	17,272
5	Hermosa Beach	19,728
6	Lomita	20,921
7	Lawndale	31,807
8	Manhattan Beach	35,506
9	Rancho Palos Verdes	42,287
10	Gardena	61,027
11	Redondo Beach	71,576
12	Hawthorne	88,083
13	Carson	95,558
14	Inglewood	107,762
15	Torrance	147,067
16	County of Los Angeles	?
17	City of Los Angeles	202,076
	TOTAL POPULATION	964,036

Note: U.S. Census Bureau 2020 survey and estimates from annual updates from the American Community Survey. City of Los Angeles is estimated population for neighborhoods in San Pedro, Wilmington, Harbor City, and Harbor Gateway.

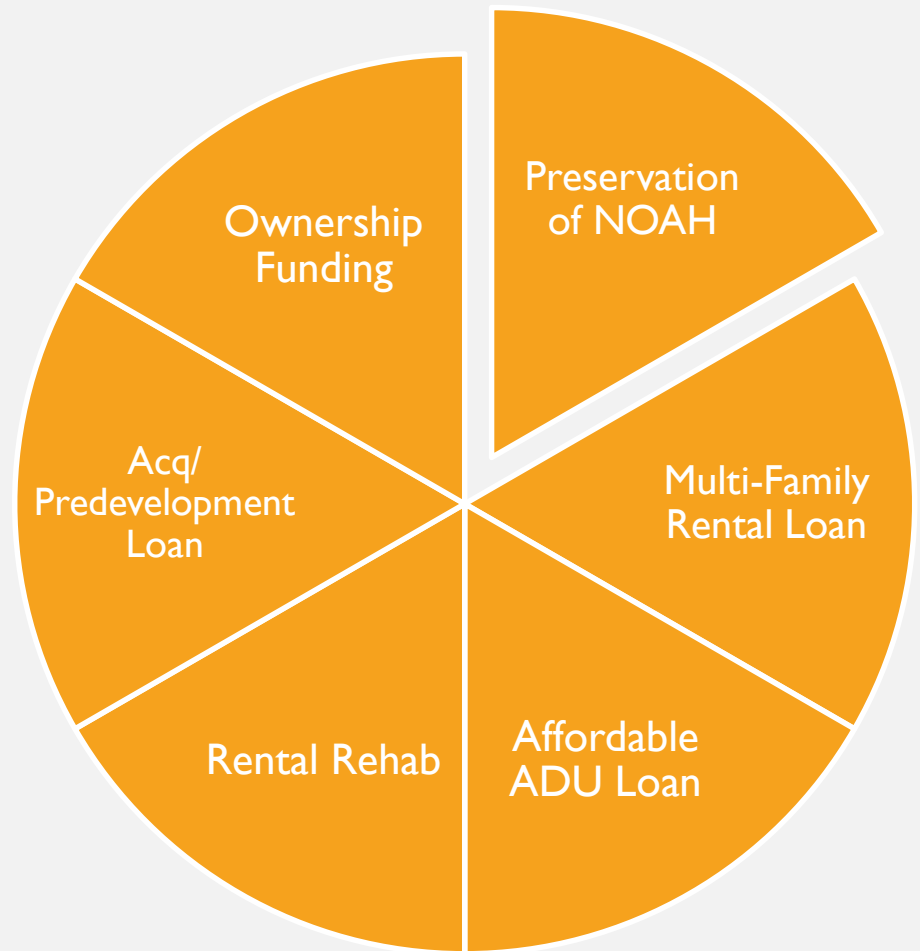
Population divided <30k, <60k, <100k, >100k

WHAT ARE THE BENEFITS?

1. **Direct Project Funding:** Provides gap funding for the development of affordable housing for current community residents.
2. **Additional Project Funding:** Increases competitiveness of affordable housing projects for additional local, state, or federal funding.
3. **More Funding:** Improves Trust grant applications for regional, state, and federal funding by supporting a collaborative regional approach.
4. **Staff Relief:** Offers technical assistance and expertise in housing compliance, reporting, and program design—reducing city staff burden.
5. **RHNA Credit:** Contributes affordable units toward a city's Regional Housing Needs Assessment (RHNA) requirements.
6. **Expanded Partnerships:** Builds partnerships with other public, private, and nonprofit entities engaged in affordable housing.

WHAT PROGRAMS CAN A TRUST CONSIDER?

DEPENDS UPON NEEDS OF THE
REGION AND AVAILABLE
FUNDING AND ELIGIBILITY
REQUIREMENTS



CAPITAL FUNDING SOURCES

County Homeless Initiative Grants, PHLA
Grants, other.

State Budget Allocation

State Programs (Local Housing Trust Fund)

Federal Funding Programs (Community
Project Funding)

SCAG – REAP 1.0 & 2.0

LACAHS/Measure A

Philanthropic/Foundation/Private

Note: Local Housing Trust Fund & SCAG REAP 1.0 & 2.0 are fully committed

LACAHSA & MEASURE A

Los Angeles County Affordable Housing Solutions
Agency: a regional organization to *“make housing more
affordable, help people stay in their homes, and increase
housing options for people experiencing homelessness.”*

Sept 2022 SB 679 LACAHSA

May 2023 LACAHSA Board held its first meeting.

Nov 2024 Measure A – passed, providing a recurring
revenue source (sales tax revenue)

Aug 2025 – 1st tranche of funding disbursed

LACAHSA & MEASURE A SOUTH BAY CITIES ALLOCATION



Production, Preservation,
and Ownership – New
Construction



Production, Preservation,
and Ownership -
Flexible



Renter Protection &
Homeless Prevention



Technical Assistance

Annually	\$4,230,784	\$1,245,959	\$4,886,096	\$814,349	\$11,177,189
Quarterly	\$1,057,696	\$311,490	\$1,221,524	\$203,587	\$2,794,297

LA County will distribute an additional \$3,048,204 annually to the region from the Local Solution Fund.

Schedule

Research & Stakeholder Input

Committee Outreach

1st & 2nd & 3rd SPAC Mtgs

COG Board of Directors Mtg - Update

4th SPAC Mtgs

COG Board of Directors Mtg - Recommendation

Mtgs with City Staff

City Council Mtgs to consider joining the Trust

Jan – Sep 2025

Oct-May 2026





"What are your initial reactions to the concept of forming or joining a regional housing trust?"

"This initiative is meant to be collaborative and responsive to local priorities. We'd love to hear what you hope this effort can achieve for your city or the broader region."

"Are there specific housing challenges or funding needs in your community that you think a regional trust could help address?"

CONTACT INFORMATION

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