

SBCCOG Board of Directors' Meeting

Thursday, July 24, 2025 @ 6:00 pm

SBCCOG Office

357 Van Ness Way, #90

Torrance, California 90501

IN PERSON ONLY

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. 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**

For the public and guests, please RSVP in advance using the below link:

<https://forms.office.com/r/hRUjL0j8eB>

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 is desired, that item will be removed from the Consent Calendar and considered separately.
 - A. June 26, 2025 minutes** *(attachments)* – **Approve (Pages 7-13)**

- B. Fifth Amendment with McGowan Consulting for Integrated Pest Management**
website posting and marketing in support of the Beach Cities Watershed Management Group and the Peninsula Watershed Management Group (funds to the SBCCOG) (*attachment*) – **Approve (Pages 15-16)**
- C. Consultant for REAP 2.0 Micro Mobility Hubs Project** (*attachment*) – **Approve (Pages 17-18)**
- D. Audio Visual Equipment for the Office** (*attachments*) – **Approve (Pages 19-20)**
- E. HR Compensation and Classification Study** (*attachments*) – **Approve (Pages 21-22)**
- F. Legislative Matrix & 2 Year Bills** (*attachments*) – **Receive and file (Pages 23-31)**
- G. Outstanding Dues as of 7/15/25**
 - 1. Carson, City of Los Angeles
- H. SBCCOG Monthly Reports – Receive and File**
 - 1. City Attendance at SBCCOG Meetings (*attachment*) (**Page 33**)
 - 2. Client Aid Report (*attachment*) (**Page 35**)
 - 3. Media Report (*attachment*) (**Pages 37-40**)
 - 4. Transportation Report (*attachment*) (**Pages 41-45**)

VII. PRESENTATIONS

- A. Housing Trust Feasibility Study Update – 6:15 pm**
 - 1. Civic Home’s Adam Eliason to present
- B. Civic Spark Fellows final report – 6:40 pm**
 - 1. Kevin Truong & Zoran Trifunovic
- C. Introduction to a Technology Service – 6:50 pm**
 - 1. Wally Siembab

VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE – 6:55 pm

- A. SBESC Projects and Programs** (*attachment*) (**Pages 47-53**)
- B. Homeless Services – 7:00 pm**
 - 1. Measure A Programs and Budget and Contracts from County & LACAHSa (*attachments*) – **Approve (Pages 55-116)**
 - a. Draft LA County Local Solutions Fund Contract - entire document available here: https://cdn.southbaycities.org/wp-content/uploads/2024/12/17153024/13-full-document_LA-County-Local-Solutions-Fund-Contract-FULL-MOU-1.pdf
 - b. Draft Local Solutions Fund MOU with Vendors Template (Hawthorne Sample)
 - c. LACAHSa MOU
- C. Senior Services**
- D. Transportation Reports – 7:20 pm**
 - 1. Transportation Committee report
 - a. Measure M MSP Local Allocation Program Policies (*attachment*) – **Approve (Pages 117-119)**

- b. Objective Measures for Measure M MSP Project Selection Criteria
(*attachment*) – **Approve (Pages 121-126)**
 - 2. Metro Report – Board member James Butts/Mike Bohlke
 - 3. Micromobility Programs and Projects
 - a. Local Travel Network
 - i. LTN Project Management & Technical Services RFQ Consultant Bench -
(*attachment*) – **Approve (Pages 127-129)**
 - b. E-Bike Safety Issues
- E. REAP 2.0 Updates – 7:35 pm**
 - 1. Commercial Redevelopment to Housing

F. Office Move Updates– 7:45 pm (*attachment*) (Pages 131-132)

IX. UPCOMING EVENTS & ANNOUNCEMENTS – 7:55 pm

July 31 Tour of LAX/Metro Station – 10 am

August 14 Legislative Briefing – virtual, 9 am

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, Bea Dieringer) (*attachment*) **(Pages 133-135)**
- B. SCAG update (Erik Rodriguez) (*attachment*) **(Pages 136-138)**
 - 1. Regional Council (Mark Henderson, Jim Gazeley, Drew Boyles)
 - 2. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek)
 - 3. Transportation (Bill Uphoff, Asam Sheikh)
 - 4. Energy and Environment (Britt Huff)
- C. Metro Service Council (Don Szerlip) (*attachment*) **(Pages 140-142)**
- D. County Department of Public Health (Alicia Chang) (*attachment*) **(Pages 144-147)**
- E. South Bay Workforce Investment Board (Chris Cagle) (*attachment*) **(Pages 148-164)**
- F. AQMD update (Brandee Keith)
- G. Area G Emergency Management (Brandy Villanueva)
- H. California Association of Councils of Governments – CALCOG (Britt Huff)
- I. South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)
- J. Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)
- K. Santa Monica Bay Restoration Commission (Dean Francois/ Zein Obagi)
- L. South Bay Association of Chambers of Commerce (Barry Waite)

XI. ADJOURNMENT

Next Board meeting - Thursday, August 28, 2025

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SBCCOG BOARD MEETINGS: ATTENDANCE 2025

City	February - 25	April - 25	May - 25	June - 25	July - 25
Carson		X	Hicks (AB 2449 virtual)	Hicks	
El Segundo	Giroux		Baldino	Baldino	
Gardena	Tanaka	Tanaka	Tanaka	Tanaka	
Hawthorne	Monteiro	Monteiro		Monteiro	
Hermosa Beach	Jackson		Jackson		
Inglewood		Butts	Butts		
Lawndale	Suarez	Suarez	Suarez	Suarez Talavera (alt)	
Lomita		Uphoff	Uphoff Waite (alt)	Uphoff Waite (alt)	
Los Angeles	X	X	X	X	
Manhattan Beach		Tarnay	Tarnay	Tarnay	
Palos Verdes Estates	Quinn	Quinn	Quinn	Quinn	
Rancho Palos Verdes	Bradley	Bradley	Bradley	Bradley	
Redondo Beach	Obagi	Obagi	Waller	Obagi	
Rolling Hills	Dieringer				
Rolling Hills Estates	Stegura	Stegura	Stegura	Stegura Huff (alt)	
Torrance		Kaji	Mattucci	Kaji	
County of Los Angeles-2nd District	Waldron		Galicia	Galicia	
County of Los Angeles- 4th District			LaMarque		
Number of Active Members	17	17	17	17	
Quorum Required (50% +1)	10	10	10	10	
Number of Members Attending	11	12	15	13	

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

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

BOARD OF DIRECTORS' MEETING MINUTES

THURSDAY, JUNE 26, 2025

IN-PERSON AT THE NAKAOKA COMMUNITY CENTER

1670 W. 162nd St., Gardena, CA 90247

NO RECORDING IS AVAILABLE SINCE THIS WAS AN IN-PERSON ONLY MEETING

I. CALL TO ORDER

Chair Tanaka of Gardena called the meeting to order at 6:15 pm.

II. & III. CONFIRM POSTING OF THE AGENDA

Ms. Bacharach confirmed the posting of the agenda.

In attendance were the following voting elected officials:

Cedric Hicks, Carson
Ryan Baldino, El Segundo
Rodney Tanaka, Gardena
Alex Monteiro, Hawthorne
Bernadette Suarez, Lawndale
Irma Galicia, LA County D2
Bill Uphoff, Lomita

Nina Tarnay, Manhattan Beach
Craig Quinn, Palos Verdes Estates
David Bradley, Rancho Palos Verdes
Zein Obagi, Redondo Beach
Debby Stegura, Rolling Hills Estates
Jon Kaji, Torrance

Other non-voting elected officials:

Mark Henderson, Gardena (alternate-nonvoting)
Tasha Cerda, Gardena
Frank Talavera, Lawndale (alternate-nonvoting)
Barry Waite, Lomita (alternate-nonvoting)

Cindy Segawa, Lomita
Britt Huff, Rolling Hills Estates (alternate – nonvoting)

Also, in attendance were the following persons:

Jeff Kiernan, Cal Cities
Gus Meza, West Basin MWD
Patricia Horton, Senator Schiff Office
Moises Jun Aglipay, Assemblymember Gipson Office
LaQuisha Bryant, Assemblymember McKinnor Office
Christian Horvath, City of Rolling Hills
Andy Sywak, Metro
Fernando Aguilar, South Bay resident
Clarrisa, South Bay resident
Doug Turner, South Bay resident
Keith Suarez, South Bay resident
Angela Stephanie, South Bay resident
Miguel Martinez, South Bay resident

Desi Acosta, South Bay resident
Denise, South Bay resident
Armando Razo, South Bay resident
Alexandra Davis, South Bay resident
Anthony, South Bay resident
Holly Osborne, South Bay resident
Emely Guerara, South Bay resident
Rachel Wagner, SCAG
Colleen Farrell, SBCCOG
David Leger, SBCCOG
Jacki Bacharach, SBCCOG
Karen Kanda, SBCCOG volunteer
Kim Fuentes, SBCCOG
Natalie Champion, SBCCOG
Ronson Chu, SBCCOG

IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

There were no changes to the agenda.

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

Multiple community members addressed the Board regarding Immigration and Customs Enforcement (ICE) activities and their impacts on Gardena residents.

Mr. Aguilar discussed ICE protest activities and emphasized the need for solidarity, noting that Gardena residents care deeply about these issues and citing impacts at locations such as Home Depot that personally affect residents.

Mr. Army, identifying himself as a veteran, spoke on behalf of all immigrants and expressed concern about increasing racism in the country. He called for politicians to address these issues and emphasized his military service and advocating for solidarity.

Ms. Clarisa, representing Southeast LA, expressed solidarity with the South Bay and highlighted the need for city council action and what she characterized as complacency among elected officials regarding ICE raids. She emphasized that Gardena city council has influence in these matters and called for more proactive action from city officials.

Mr. Suarez, a Hawthorne resident, reported that 77.7 percent of ICE detainees have no criminal record and noted that citizens are requesting ICE agents to properly identify themselves. He raised safety concerns about ICE agents not identifying themselves without warrants and suggested that some ICE officials may be bounty hunters, emphasizing the need for community protection.

Additional public comments were received in Spanish. A community member and educator expressed concerns about masked individuals in communities, describing them as terrorizing residents. Speaking as a Gardena resident who serves the community as a teacher, he advocated for his students and noted that children are afraid to go out due to potential impacts from enforcement activities.

Ms. Denise, identifying herself as a daughter of immigrants, stated that civil rights are under attack and characterized the situation as involving racism and terrorism based on skin color. She emphasized that the Constitution belongs to all residents.

Mr. Ormando, a Gardena resident, acknowledged the emotional nature of the public testimony and reminded the Board of their position of power. He emphasized that community members are present to work with and for both immigrants and citizens in the community.

Ms. Davis, a Gardena resident, addressed ICE raids and their impacts on the community, specifically mentioning effects on day laborers and describing impacts to the Rodeo and reduced attendance. She questioned what actions Gardena has taken to protect families and prevent recurrence of these issues.

Briana Egan, Chair of South Bay Forward emailed a public comment expressing appreciation for the SBCCOG's ongoing commitment to regional planning and sustainability and emphasized the importance of continuing to prioritize inclusive community engagement, equitable infrastructure investments, and climate resilience in upcoming initiatives.

VI.CONSENT CALENDAR

- A. May 22, 2025 minutes (attachments) – Approved**
 - B. FY25-26 Budget (attachment) – Approved**
 - C. Auditing Firm (attachment) – Approved**
 - D. Homeless Services Contract Extensions (attachments) – Approved**
 - E. Contract with West Basin Municipal Water District for FY25-26 (payment to the SBCCOG) (attachment) – Approved**
 - F. FY 25-26 Contract Amendment with Siembab Corporation (attachment) – Approved**
 - G. Chamber of Commerce Memberships (attachment) – Approved**
 - H. Legislative Matrix (attachment) – Approved**
 - 1. Support: SB 726
 - I. SBCCOG Monthly Reports – Received and Filed**
 - 1. City Attendance at SBCCOG Meetings (attachment)
 - 2. Client Aid Report (attachment)
 - 3. Media Report (attachment)
 - 4. Transportation Report (attachment)
- MOTION by Board Member Hicks, seconded by Board Member Waite, to APPROVE the Consent Calendar. No Abstentions. No Objections. MOTION Passes.**

VII.SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE

A. SBESC Projects and Programs (attachment)

SBCCOG Deputy Director Kim Fuentes presented updates on SBCCOG's community engagement and environmental programs. She reported that staff had participated in over 100 community events and would be attending upcoming National Night Out activities throughout the region. Ms. Fuentes highlighted the direct install program in Gardena, noting that equipment valued at \$185,000 would be installed as part of energy efficiency improvements for local businesses and residents. She provided updates on environmental compliance work, reporting that 191 greenhouse gas inventories had been completed since program inception, along with resiliency hub assessments for member cities. Ms. Fuentes indicated that a full report on these activities was accessible for Board member review. Ms. Bacharach mentioned the direct install and that Gardena is a test case and that it could expand to other cities. Ms. Fuentes' presentation is available online here: https://cdn.southbaycities.org/wp-content/uploads/2024/12/26100522/PRESENTATION_June-25-2025-Board-SBESC-Program-Updates.pdf

B. Homeless Services

SBCCOG Staff Ronson Chu presented updates on the SHARE program, reporting that the organization had been awarded \$1 million which will create a Peer Respite Group Home. The SBCCOG provided \$110,000 in matching funds for the application through Measure H.

He reported that the LACAHS board had approved the MOU and funding that will go to the SBCCOG for our subregion totaling \$11.1 million for homeless services programs. Ms. Bacharach noted that \$5.4 million of the total must be designated specifically for housing such as construction, master leasing and other direct new housing costs. He acknowledged challenges related to awarding those funds in the absence of a Housing Trust. Mr. Chu indicated that a future meeting will be planned to discuss guidelines and types of affordable housing that could be supported through the funding. Board Member Waite inquired about the implementation timeframe, and Mr. Chu confirmed that programs must have committed the funding by 2026.

The discussion included LACAHSa eviction data and the relationship between eviction proceedings and homelessness outcomes. Mr. Chu emphasized that legal representation significantly prevents evictions for most individuals facing proceedings. Board Member Suarez asked for clarification that the funding applies to renters rather than foreclosure situations, and Board Member Waite questioned how to identify individuals at risk of eviction. Board Member Suarez inquired whether funds could assist in mediating disputes between landlords and tenants. Mr. Chu referenced the LACAHSa MOU, budget memorandum, and Measure A contract documentation that will come to the Board for approval in July. Mr. Chu's presentation is available online here: https://cdn.southbaycities.org/wp-content/uploads/2025/06/16191218/PRESENTATION_Homeless-Services-Updates.pdf

C. Senior Services

Board Member Waite inquired about the LA 2050 Senior Mobility Grant and requested clarification regarding the timeline for expending the awarded funds. He emphasized the importance of understanding grant deadlines to ensure proper planning and compliance with funding requirements. Mr. Chu acknowledged the request and committed to providing the necessary timeline information.

D. Transportation Reports

1. Transportation Committee report

Mr. Leger shared that the Committee did not meet in June.

2. Metro Report – Board member James Butts/Mike Bohlke

Metro Staff Mr. Sywak provided a report highlighting that Supervisor Hahn chaired her final meeting before Whittier Councilman Dutra assumed the Metro chairmanship. Mr. Sywak discussed a Metro Board item recommending the Dodgers organization play a larger role in supporting the Dodgers Express transit service. Chair Hahn made a motion to explore partnership opportunities with the Dodgers, including Dodgers-led marketing efforts, coordination with LADOT on expanding bus-only lanes, and improvements to signage and wayfinding to increase public transit use to Dodger Stadium. Additionally, Mr. Sywak discussed Metro's public safety concerns, particularly regarding ICE activity and increased graffiti and how Metro plans to enhance ambassador presence systemwide. Mr. Sywak clarified that station closures would only be used as a last-resort measure, given the disruptive nature of LAPD's request for Metro station closures during public demonstrations. Metro Chair Hahn emphasized the need for greater interagency collaboration and transparency when implementing such actions. Moreover, Mr. Sywak also outlined ongoing challenges facing the transit system, including labor shortages, cost escalation, payment delays, and long-term fiscal pressures, stemming from the expiration of COVID-relief funding, fare revenues remaining below pre-pandemic levels, and increased operational costs driven by inflation and supply chain disruptions. He noted that while the budget is balanced, staff have developed a cost-driver mitigation workplan to manage both short- and long-term financial risks. Lastly, Mr. Sywak extended an invitation to SBCCOG Board members for a tour of the LAX transit center and recommended participants travel by Metro. Ms. Bacharach noted that parking and rideshare access would remain unavailable at the LAX site until the People Mover becomes operational in 2026. Board Member Obagi inquired about the potential for future tours post-completion, and Mr. Sywak confirmed that tours could be arranged again once the People Mover is in service with LA World Airports.

3. Micromobility Programs and Projects

a. Local Travel Network

Ms. Bacharach reported that the SBCCOG began reviewing proposals from consultants in hopes of creating a pre-qualified pool of consultants to assist cities with the implementation of the Local Travel network. The SBCCOG received 7 proposals in response to the solicitation. She noted that the evaluation committee including Public Works and SBCCOG staff would identify the most suitable candidates for the project and recommend a bench in July.

b. E-Bike Safety Issues

Ms. Bacharach announced that SBCCOG had been notified it would receive a grant from the federal government for e-bike safety and ride and drive events for micromobility vehicles. She indicated that additional details would be shared as they became available.

E. REAP 2.0 Updates

1. Housing Trust Feasibility Study

Ms. Bacharach provided an update on housing trust formation, noting that the initiative is progressing and that the third meeting of the advisory committee was scheduled for July 17th. She indicated that the consultant would be available to speak with interested Board members regarding the housing trust development. She also reported on legislative language concerns, explaining that the current housing trust legislation for the South Bay does not include the word "moderate" and therefore cannot be used for programs to support moderate-level affordable housing. She noted that Senator Allen's staff had provided suggestions for amendments to address this issue but indicated that there was no existing bill available for him to utilize for the proposed changes during this legislative session. Ms. Bacharach informed the Board that another bill would need to be introduced next year to incorporate the proposed amendments and confirmed that an update on the housing trust formation would be provided at the July Board meeting by the consultant.

2. Commercial Redevelopment to Housing

Ms. Bacharach stated that the initiative was progressing and indicated that efforts would be focused on increasing engagement and advancing the next phase of work.

3. Mobility Hubs

Ms. Bacharach reported that proposal submissions were being received and were due by 4:00 p.m. the following day. She noted that, due to competing priorities and limited staff capacity, city staff would be unable to participate in the proposal evaluation process. Consequently, the SBCCOG staff would proceed with evaluating the proposals without participation from the cities in the proposal review.

F. Legislative Briefing – postponed to August 14 – in person or zoom?

Ms. Bacharach informed the Board of the decision to reschedule the Legislative Briefing to August 14. She requested input from the Board regarding the preferred meeting format and asked whether the briefing should be conducted as a hybrid meeting or held virtually only.

G. Destruction of Records (*attachment*) – Approve

While preparing for the office move, old records were found that can legally be destroyed. Therefore, Mr. Leger presented a request for the destruction of records consisting of Form 700s Statements of Economic Interest from 2001 to 2017 for appointees from various cities and for SBCCOG Executive staff. Mr. Leger confirmed that all records met the legally required retention periods and were scheduled for destruction by June 30, 2025. The Board was advised that the proposed destruction aligned with established records retention policies and was necessary so that they didn't have to be moved. This action ensures continued compliance and efficient records management.

MOTION by Board Member Waite, seconded by Board Member Tarnay, to **APPROVE** the Destruction of Records. No Abstentions. No Objections. **MOTION Passes**.

H. Office Move (*attachment*)

Ms. Bacharach, along with Ms. Fuentes and Mr. Leger, provided an update on the SBCCOG office relocation in preparation for the June 30, 2025 lease expiration. The new space at 357 Van Ness Way is expected to be ready for occupancy by July 1, with construction, IT setup, and move-in logistics being arranged. Existing furniture will be relocated, with additional pieces to be purchased as needed. Teleconferencing capabilities will be unavailable in July due to pending audio-visual upgrades, and staff is evaluating long-term internet and A/V solutions. The move is scheduled for June 28, with temporary storage plans in place if needed. The total estimated cost of the relocation is \$55,024.76, with \$19,975.24 remaining from the \$75,000 budget. The Board received and filed the update.

I. Election of Officers

1. Close nominations from the floor and hold election (*attachment*)

Chair Tanaka announced that two nominations had been received for the position of Second Vice Chair: Board Member Obagi of Redondo Beach and Board Member Jackson of Hermosa Beach. Ms. Bacharach read aloud a letter submitted by Mr. Jackson expressing his interest in serving. It was noted that all nominated candidates had confirmed their willingness to serve if elected. The Board was advised to accept any additional nominations from the floor, formally close nominations, and proceed with the election of officers for the 2025–2026 term. The officers elected are Board Member Suarez, as Chair; Board Member Uphoff as 1st Vice Chair and Board Member Ray Jackson as 2nd Vice Chair.

VIII. UPCOMING EVENTS & ANNOUNCEMENTS

Ms. Bacharach announced that Toyota would be hosting a community open house on Friday, July 11, 2025, from 4:00 p.m. to 7:00 p.m. at their Hydrogen Headquarters located at 1630 186th Street in Gardena. The event is intended to showcase Toyota's investments in clean transportation, technology, and local job creation, while promoting sustainability. This family-friendly event will feature food, games, and interactive STEM activities. Board members and community partners were invited to attend and share the opportunity with their networks.

Board Member Obagi reported on his attendance at the June 12, 2025, Santa Monica Bay Restoration Commission meeting, where he shared updates regarding post-wildfire environmental conditions. He noted that arsenic was detected in both fire-impacted and non-fire zones, raising regional water quality concerns. Board Member Obagi also referenced the work of the Heal the Bay Foundation, which has been conducting post-fire water quality testing and monitoring beach sediment conditions. He emphasized the importance of continued environmental oversight and interagency collaboration to address potential health and ecological impacts.

Board Member Suarez delivered remarks in recognition of Board Member Tanaka's leadership and contributions during his term as SBCCOG Chair. She highlighted several major accomplishments under his tenure, including honoring South Bay cities at the 2nd South Bay Energy and Climate Recognition Program, with seven cities earning Gold recognition—most notably Gardena as the first to achieve this status. She noted that four cities were supported in successful Beacon Award applications for climate and sustainability progress. Under Chair Tanaka's leadership, SBCCOG launched a direct install energy efficiency program for

underserved businesses in Gardena, implemented a decarbonization program for underserved residents, initiated a Cool Roof feasibility study, and completed 2019–2020 GHG emissions inventories to support city Climate Action Plans. Participation in the SoCalREN incentive program expanded to ten South Bay cities and school districts, securing over \$1.1 million in incentives and achieving substantial annual gas and emissions savings. SBCCOG also completed a GHG review showing a 40.7% emissions reduction from 2005 levels. In transportation, Chair Tanaka oversaw the approval of major Measure R/M-funded projects for over \$85 million in funding for South Bay transportation initiatives. Additionally, the region celebrated the City of Redondo Beach reaching functional zero street homelessness, earning front-page recognition in the *Los Angeles Times*. Additionally, the SBCCOG received the Eureka! Award from the California Association of Councils of Governments for its homeless services programs.

IX.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, Bea Dieringer) (*attachment*)
- B.** SCAG update (Erik Rodriguez) (*attachment*)
 - 1. Regional Council (Mark Henderson, Jim Gazeley, Drew Boyles)
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- C.** Energy and Environment (Britt Huff) (*attachment*)
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- E.** Santa Monica Bay Restoration Commission (Dean Francois/ Zein Obagi) (*attachment*)
- F.** South Bay Association of Chambers of Commerce (Barry Waite) (*attachment*) (
- G.** AQMD update (Brandee Keith) (*attachment*)
- H.** Metro Service Council (Don Szerlip) (*attachment*)
- I.** South Bay Workforce Investment Board (Chris Cagle) (*attachment*)
- J.** California Association of Councils of Governments – CALCOG (Britt Huff) (*attachment*)
- K.** Area G Emergency Management (Brandy Villanueva)
- L.** South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)
- M.** Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)

X.ADJOURNMENT

Chair Tanaka adjourned the meeting at 7:42 pm until the next Board Meeting on Thursday, July 24, 2025 at the SBCCOG new office located at 357 Van Ness Way, Suite 90 in Torrance.

Respectfully Submitted:
Natalie Champion
SBCCOG Staff

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FIFTH AMENDMENT TO MEMORANDUM OF UNDERSTANDING

This fifth amendment to the Memorandum of Understanding (MOU) by and between the South Bay Cities Council of Governments ("SBCCOG"), a California joint powers authority organized and existing pursuant to the laws of the State of California, and McGowan Consulting, LLC, a limited liability company, ("McGowan") is made as of July 1, 2025.

RECITALS

- A. SBCCOG and McGowan entered into a MOU on July 1, 2020 wherein McGowan wished to maintain and periodically revise web page(s) with content on environmentally friendly landscaping, gardening, sustainable pest control and rainwater harvesting being hosted on the SBCCOG's website - Southbaycities.org - on behalf of certain member cities of SBCCOG and the members of the Beach Cities Watershed Management Group and the Peninsula Watershed Management Group.
- B. The fourth amendment to the MOU expires on June 30, 2025 and the Parties desire to extend the Term for an additional one (1) year and revise the tasks and associated costs for an amount not to exceed \$10,800.

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

1. Section 2 of the Agreement is amended to read as follows:

SBCCOG will perform the tasks (work) for the associated costs shown in Table 1 below.

TABLE 1 – TASKS AND ASSOCIATED COSTS		
TASK	DESCRIPTION	COST
1	Webpage Hosting, Maintenance and Reporting	\$4,500
1.1	Host webpages for a total of 12 months including: <ul style="list-style-type: none">• Coordinate software/security updates• Maintain landing webpage link• Fix minor issues such as broken links in existing pages as discovered	
1.2	Provide website analytics reports biannually (January and July) to McGowan, including: <ul style="list-style-type: none">• Recommendations to increase webpage(s) visibility• Virtual meeting with McGowan staff to discuss results	
2	Rework Webpage Content	\$3,100
2.1	Update content on up to two (2) webpages or add one (1) new webpage to existing site based on: <ul style="list-style-type: none">• Content developed by McGowan (revised text and layout as well as new links and photos)• Coordination with McGowan regarding webpage content and layout	
3	Marketing of Webpages via a combination of the following subtasks to be selected by McGowan for a combined Task 3 amount not to exceed:	\$3,200
3.1	Incorporate newsletter articles into four monthly SBCCOG E-Newsletters during the year with <ul style="list-style-type: none">• Timing to be determined between McGowan and SBCCOG staffs• Content and graphics/photos to be provided by McGowan by the end of the month prior to newsletter issuance, with no more than two (2) unique articles prepared during the year• Include one boosted article during the year with timing to be determined between McGowan and SBCCOG staffs	\$ 1,800
3.2	Disseminate messaging to be provided by McGowan during at least three in-person outreach events per year	\$ 950

TABLE 1 – TASKS AND ASSOCIATED COSTS		
TASK	DESCRIPTION	COST
3.3	Provide marketing analytic reports biannually (January and July) to McGowan, including: <ul style="list-style-type: none"> • Number of e-newsletter articles published and circulation for each • Number of in-person events and attendees reached for each 	\$ 450
Total All Tasks Not to Exceed:		\$ 10,800

2. Section 3 of the Agreement is amended to read as follows:

McGowan agrees to pay the SBCCOG a total amount not to exceed ten thousand eight hundred dollars (\$10,800) for performing the work as described in Section 2 for the period beginning July 1, 2025 and ending June 30, 2026 unless earlier terminated pursuant to the provisions of the MOU. The parties may further amend the terms of the MOU to include additional services and/or to extend the term beyond this period.

3. Section 4 of the Agreement is amended to read as follows:

SBCCOG will submit semi-annual invoices based on the tasks and associated costs described in Section 2. The first invoice will be submitted on or before January 10, 2026 for the tasks and associated costs performed from July 1, 2025 through December 31, 2025, and the second invoice will be submitted on or before July 10, 2026 for the tasks and associated costs performed from January 1, 2026 through June 30, 2026. McGowan agrees to pay SBCCOG the amount due within thirty (30) days of presentation of an invoice.

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

IN WITNESS WHEREOF, the parties have executed this agreement to be effective as of the date first written above.

“SBCCOG”

South Bay Cities Council of Governments

By: _____
Bernadette Suarez
SBCCOG Board Chair

Date: _____

Attest: _____
SBCCOG Board Secretary

“McGowan”

McGowan Consulting, LLC

By: _____
Kathleen McGowan, Principal/Owner

Date: _____

South Bay Cities Council of Governments

July 24, 2025

TO SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

RE: Regional Early Action Planning (REAP 2.0) Mobility Hubs – Consultant Selection

BACKGROUND

The SBCCOG was awarded a 2021 Regional Early Action Planning (REAP) 2.0 grant for the South Bay Mobility Hubs Study – Planning for Neighborhood and Modular Mobility Hubs to develop an implementation plan for six mobility hubs with a focus on micromobility across the South Bay subregion and in the project study areas, which include the cities of Carson, Hawthorne, and Torrance. In addition to the six mobility hub sites, the consultant will be compiling an inventory of 50 sites suitable for mobility hub development across the subregion. The study includes mobility hub location siting, conceptual design development, targeted outreach, and policy recommendations.

The implementation of mobility hubs is an important land use and transportation strategy of the South Bay’s climate action plans and for the development of housing in proximity to a robust multi-modal facility. This strategy includes the South Bay Fiber Network (SBFN), the Local Travel Network (LTN), and affordable housing into a unique multi-use “smart” destination within a South Bay neighborhood.

Funded by REAP 2.0, which prioritizes housing implementation, the project will look at how existing and planned housing developments can be seamlessly connected to the mobility hubs. Additionally, consultant services will support community engagement activities including SBCCOG and participating city outreach to gather expert insights on challenges and opportunities.

ANALYSIS

Four (4) proposals were received and reviewed by the SBCCOG and its REAP 2.0 South Bay Mobility Hubs proposal selection committee. The proposals were from: Fehr and Peers, Nelson Nygaard, TYlin, and System Metric Group.

The SBCCOG review process followed standard RFP selection protocol and invited city staff participation. Due to workload and other time commitments, no city staff were able to participate. The process used was as follows:

- An internal proposal review and selection committee was formed. Serving on the committee were: Jacki Bacharach, SBCCOG Executive Director; Wally Siembab, SBCCOG Research Director; Shannon Heffernan, SBCCOG Contract Planner; Jake Romoff, SBCCOG Project Coordinator.

- **June 27th – July 2nd:** Committee members read and scored the proposals according to the team’s qualifications including related experience with similar projects and projects within the study area, understanding of project goals, approach to the scope, and key staff expertise.
- **July 2nd:** The committee met via Zoom to review scoring and determine which proposers would be invited to participate in a proposer interview meeting. Based on the scoring, the committee decided to interview two (2) firms – Fehr and Peers, and Nelson Nygaard.
- **July 10th:** The committee held interviews with the selected firms at the SBCCOG offices. The proposers were given fifty minutes to present their project proposal’s scope of work and respond to questions and answers. Debriefing and recommendations followed immediately after the interview.

The committee felt that from the two consultant teams invited to interview, the Fehr & Peers team demonstrated the strongest understanding of the unique SBCCOG context and the sustainable transportation priorities of the South Bay, along with the role micromobility plays in the success of its mobility hubs. The Fehr & Peer team’s technical approach placed strong emphasis on developing amenity rich mobility hubs. Destinations and amenities, such as the South Bay Fiber Network, serve as access center opportunities for the community in addition to a transfer point for travel. Fehr and Peer’s team includes two subconsultants with expertise in mobility hub conceptual design development and mobility hub vendors and operators. Studio One Eleven will develop in-depth prototype designs along with context maps that demonstrate key connections to and from the mobility hubs to housing, using the Local Travel Network. Tranzito has vast experience operating mobility hubs in Los Angeles and will utilize their relationships and insights to suggest effective amenities and partnerships. The SBCCOG views the composition of the Fehr and Peers team as providing the multidisciplinary approach the sub region is taking towards mobility hubs.

RECOMMENDATIONS

That the SBCCOG Board of Directors approve the REAP 2.0 South Bay Mobility Hub selection committee’s choice of the Fehr & Peers team as the technical consultant in support of the REAP 2.0 South Bay Mobility Hubs project at a not to exceed cost of \$299,489.65

Prepared by Jake Romoff & Shannon Heffernan

South Bay Cities Council of Governments

July 24, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

SUBJECT: Recommendation for Audio-Visual System for New Board Room

BACKGROUND

SBCCOG staff has been working with Sharp to develop audio-visual (AV) solutions for the new Board room. Sharp's AV specialist designed a system based on direction from SBCCOG staff which factored in the significantly larger room size as well as comments and feedback received from staff, members of the Board, and guests about the existing AV system over the years in the current office. Two main issues were identified:

- Although the microphones at the Board table are sensitive and pick up voices very well, if the speaker is not sitting at the table, it can be difficult to hear the person speaking when listening online. For example, when staff reports on an item from anywhere except the Board table, virtual participants have a harder time hearing them. The same issue occurs if somebody is providing public comment as well.
- For those participating in-person, it's been a frequent comment that soft-spoken people can be hard to hear within the room.

Sharp's AV specialist was also able to make a site-visit to the new office to verify the initial proposed elements. The new Board room is approximately one and a half times as big as the current space, and the existing issues would only be exacerbated by the larger space. Therefore, Sharp is proposing a system that includes the following:

- Three monitors (two on the long wall, and one on the short wall)
- Two cameras
- Ceiling mounted microphones (for teleconferencing)
- Ceiling mounted speakers
- Wireless microphones for the tables (for in-room sound)
- Control panel
- PC
- Miscellaneous mounts, switches, and devices to manage the integrated system.

Also included in the proposal is system testing after installation as well as staff training.

SBCCOG staff and Sharp believe this system would create a more executive level system that addresses the two main issues described previously. In order to create a system in which there is no feedback or poor-quality audio for those online, an integrated system is necessary. If the two systems – one for teleconferencing and one for in-room audio – are not integrated, those participating online would hear a person's voice going through the in-room audio microphone, coming out through the in-room speakers, going back in through the teleconference

microphones, and then out through their computer speakers. This would create an opportunity for feedback and poor audio quality.

Although there are significant material and labor costs with the proposal (Exhibit 1), the Board room AV system is a significantly more complex system and requires a multi-day installation. Even though it is not a simple plug-and-play installation, it is user-friendly. No additional staff are required to operate the system during meetings.

In addition to working with Sharp, SBCCOG staff surveyed member cities to learn more about systems they use. The cities of El Segundo and Lawndale replied to the survey. SBCCOG staff reviewed the responses and determined that city council chamber systems are significantly different than the SBCCOG's system and serve different needs. For example, council chambers are largely stationary while the SBCCOG's Board room operates more like a multi-purpose space that can be reconfigured based on the specific meeting needs. Additionally, council chamber systems also integrate into cities' streaming platforms (such as city cable channels, YouTube channels, Granicus/agenda management platforms) and require multiple dedicated staff to operate. The SBCCOG's system is simpler in this regard as virtual meetings are recorded via Zoom and the video file is posted to the SBCCOG YouTube page afterwards and does not require integration into any cable networks or agenda management systems.

SBCCOG staff also researched alternatives to Sharp, including the AV company used for General Assembly (GA) needs. The GA vendor does not design/install systems and only provides services to events like the GA. Several other local AV firms provide a similar event-only service. SBCCOG staff submitted requests for quotes from two nationwide AV companies and one local, but did not have satisfactory experiences with any and ultimately did not receive proposals.

SBCCOG staff believes that this one-time investment, although costly at \$68,114.85 plus tax, is a worthwhile investment to make in the new office at the start of the seven-year lease. It would make significant strides towards creating a high-quality experience for the Board, staff, as well as guests attending both in person and virtually. Although the room may not be as large as the shared conference room in the former Western Avenue office building, it will be a major upgrade from the Crenshaw Boulevard space and be much closer in overall experience to the Western Avenue space.

Sharp has supported the SBCCOG's IT and AV needs for several years and has consistently provided quality service and made sound recommendations for equipment and service needs. The price of this new system has not been budgeted; however, SBCCOG staff believes it is an appropriate one-time use to come from the organization's fund balance.

RECOMMENDATION

That the Steering Committee recommend Board approval of the proposal from Sharp for the new AV system at a cost of \$68,115.85 plus tax and that the fund should be removed from the budget fund balance.

Attachment: Exhibit 1 – Sharp AV proposal

South Bay Cities Council of Governments

July 24, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

SUBJECT: Classification and Compensation Study

BACKGROUND

The SBCCOG has experienced significant growth and change over the last several years and anticipates additional future growth. Not only has the number, size, and complexity of grants and contracts the SBCCOG receives grown, but also so has the number of staff and type of skills required to do the work. Over the last decade, the SBCCOG's budget has gone from approximately \$3.2 million to \$7.8 million. The new LACAHS (Measure A) funding will bring in an additional \$11 million each year beginning FY25-26. To ensure the organization maintains its ability to operate efficiently as well as retain and attract talented staff, SBCCOG staff believes the organization should conduct a classification and compensation study. The study will evaluate and compare to similar agencies, the current positions and job descriptions, which were last updated in 2022, as well as the salaries. While previously done in house in the past, now that the Executive Director and Deputy Executive Director are employees, SBCCOG staff is recommending that a consultant be hired to conduct the study and make recommendations.

The selected consultant will evaluate the SBCCOG job structure, position descriptions, and pay scales to ensure they are appropriately classified, and that compensation is competitive within the market. This process involves analyzing job responsibilities, required skills, and market data to create or update the classification system and compensation plans. SBCCOG staff will also be part of the evaluation process by providing input on their responsibilities and job functions.

The final product will be recommendations for updated classification and compensation structures to be presented and approved by the SBCCOG Board. It is envisioned that the recommendations will help ensure the payment of competitive salaries to attract and retain the best employees.

ANALYSIS

SBCCOG staff met with three firms: CPS HR Consulting (the SBCCOG's current HR consultant), RGS, and Gallagher. After reviewing the proposals submitted by each, SBCCOG staff is recommending CPS.

Firm	Cost
CPS	\$42,140
RGS	\$34,900
Gallagher	\$66,000

CPS would approach the classification and compensation study by:

- Review and analyzing current job descriptions
- Conducting employee and/or supervisor interviews
- Benchmarking against comparable classifications
- Conducting an internal alignment and equity analysis
- Analyzing market compensation studies
- Making recommendations for updated classification and compensation structures
- Preparing a final report and optional presentation of findings

Staff believes that this proposal best meets the organization's needs for this specific study. Additionally, staff believes that CPS, as our current HR consultant - will develop a more in-depth understanding of the organization through this process which will allow them to provide more organization-specific or tailored consulting on other HR items should they arise.

COSTS

The CPS proposal is for \$42,140. Staff recommends allocating funds from the organization's fund balance as it is an occasional task not a regular annual activity. There are adequate reserves in the fund balance to cover this cost.

RECOMMENDATION

That the Steering Committee recommend the Board of Directors approve CPS HR Consulting to conduct a classification and compensation study and to pay for it through use of the SBCCOG fund balance.

Attachment: Exhibit 1 – CPS HR Consulting proposal. (other proposals available on request)

Prepared by: David Leger, Senior Project Manager

South Bay Cities Council of Governments

July 24, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

RE: Bills to Monitor – Status as of July 17, 2025

NOTE: **BOLD recommendation & status** indicates bill added since last Board meeting

		Position	Bill status
EMERGENCY MANAGEMENT			
<u>AB 986</u> (Muratsuchi)	State of emergency and local emergency: landslides and climate change. This bill would enact the California Individual Assistance Act to establish a grant program to provide financial assistance to local agencies, community-based organizations, and individuals for specified costs related to a disaster, as prescribed. The bill would require the director to allocate from the fund, subject to specified conditions, funds to meet the cost of expenses for those purposes. By authorizing increased expenditure of moneys from a continuously appropriated fund for a new purpose, the bill would make an appropriation.	SUPPORT (5/22/25) (letter sent 5/30/25) LCC: SUPPORT	7/8/25 Senate Governmental Organization Committee hearing.
ENVIRONMENT			
<u>AB 262</u> (Caloza)	California Individual Assistance Act. This bill would enact the California Individual Assistance Act to establish a grant program to provide financial assistance to local agencies, community-based organizations, and individuals for specified costs related to a disaster, as prescribed. The bill would require the director to allocate from the fund, subject to specified conditions, funds to meet the cost of expenses for those purposes. By authorizing increased expenditure of moneys from a continuously appropriated fund for a new purpose, the bill would make an appropriation.	SUPPORT (4/7/25) (letter sent 5/2/25) LCC: SPONSOR	6/11/25 Senate Committee on Governmental Organization
<u>SB 234</u> (Niello)	Wildfires: workgroup: toxic heavy metals. This bill would require, upon appropriation by the Legislature, the Department of Forestry and Fire Protection, the Office of Emergency Services, and	MONITOR LCC: WATCH	7/16/25 Assembly Appropriations Committee Suspense File

	the Department of Toxic Substances Control, in consultation with specified entities, to form a workgroup related to exposure of toxic heavy metals after a wildfire. The bill would require the workgroup to do certain things, including establishing best practices and recommendations for wildfire-impacted communities and first responders to avoid exposure to heavy metals after a wildfire. The bill would authorize the Department of Forestry and Fire Protection to contract with public universities, research institutions, and other technical experts to support the work of the workgroup. The bill would require the Department of Forestry and Fire Protection, the Office of Emergency Services, and the Department of Toxic Substances Control to report their findings to the Legislature on or before January 1, 2027.		
FINANCE			
<u>AB 888</u> (Rubio)	California Safe Homes grant program. This bill would establish the California Safe Homes grant program to be developed by the department to reduce local and statewide wildfire losses, among other things. The bill would require the department to prioritize specified needs when awarding grant funds, and would require eligible program applicants, which would include individuals, cities, counties, and special districts, to meet specified criteria. The bill would establish the Sustainable Insurance Account within the Insurance Fund, which would be continuously appropriated to fund the program. The bill would require 40% of the amount of the gross premiums tax collected from property and casualty insurance above the amount collected from those insurers in 2023 to be deposited into the account. By depositing general fund money into a continuously appropriated account, the bill would make an appropriation. The bill would require the department to collect specified information about the performance of the program and, on or before January 1, 2027, and every 2 years thereafter, to publish a performance report that would be posted to its internet website and submitted to the Legislature.	SUPPORT (4/27/25) (letter sent 4/17/25) LCC: SUPPORT	7/10/25 Senate Committee on Appropriations
GOVERNANCE			

AB 259 (Rubio)	Open meetings: local agencies: teleconferences. This bill would eliminate the January 1, 2026 sunset of AB 2449 teleconference rules and allow them until January 1, 2030.	SUPPORT (2/27/25) (letter sent 3/3/25) LCC: SUPPORT	6/27/25 Senate Judiciary Committee – hearing postponed
HOMELESSNESS			
SB 16 (Blakespear)	Ending Street Homelessness Act. This bill, until January 1, 2032, would require the council of governments, or delegate subregion, as applicable, in developing the proposed allocation methodology that allocates each jurisdiction's share of the regional housing need for acutely low income housing, to count any newly constructed interim housing, as specified, as meeting the needs of acutely low income households. By imposing additional duties on local governments, this bill would impose a state-mandated local program.	MONITOR LCC: OPPOSE	7/10/25 - Assembly Committee on Housing & Community Development – hearing postponed
HOUSING			
AB 11 (Lee)	The Social Housing Act. This bill would create a state housing authority to build residential development in communities across California to meet the state's RHNA goals for extremely low and very low-income housing, without regard for local housing elements approved by the state. This measure would only require the authority to consult with local jurisdictions' preferences for the specific site of development, the number of stories, the number of units, or the development timeline. The agency would not need to follow local regulations, zoning codes, and height limits.	OPPOSE (4/24/25) (letter sent 4/17/25) LCC: OPPOSE UNLESS AMENDED	6/26/25 Senate Housing Committee – hearing postponed by author
AB 253 (Ward)	California Residential Private Permitting Review Act: residential building permits. This bill would allow an applicant for specified residential building permits (1-10 residential units and having no floors used for human occupancy more than 40ft above ground level) to contract with or employ a private professional provider to check plans and specifications if the county/city building department estimates a timeframe for this plan-checking function that exceeds 30 days, or does not complete this plan-checking function within 30 days.	OPPOSE (4/24/25) (letter sent 4/17/25) LCC: CONCERNS	7/16/25 Senate Committee on Appropriations

<u>AB 306</u> (Schultz)	Building regulations: state building standards. This bill would prohibit a city or county from making changes to green building standards applicable to residential units from June 1, 2025 to June 1, 2031 unless the California Building Standards Commission deems those changes or modifications necessary as emergency standards to protect health and safety.	OPPOSE (4/27/25) (letter sent 5/2/25) LCC: OPPOSE UNLESS AMENDED	6/23/25 Senate Housing Committee
<u>AB 507</u> (Haney)	Adaptive Reuse: Streamlining: Incentives. This measure would require local governments to ministerially approve adaptive reuse office-to-residential conversion projects statewide. It would also exempt these projects from all impact fees not directly related to the impacts resulting from the site's change of use from non-residential to residential or mixed-use.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE UNLESS AMENDED	7/16/25 Senate Appropriations Committee
<u>AB 670</u> (Quirk-Silva)	Planning and zoning: housing element: converted affordable housing units. This bill would authorize a planning agency to include the number of units in an existing multifamily building that were converted to affordable housing by imposition of long-term affordability covenants and restrictions that require the unit to be available to persons of low, very low, extremely low, or acutely low income at an affordable rent or housing cost for at least 55 years.	SUPPORT (4/27/25) (letter sent 5/2/25) LCC: SUPPORT	7/14/25 Senate Appropriations Committee
<u>AB 726</u> (Avila Farias)	Planning and zoning: annual report: rehabilitated units. This bill would allow a local government to include in its annual progress report on RHNA progress, the number of units of existing deed-restricted affordable housing with an average affordability no greater than 45% of area median income that are at least 15 years old and have been substantially rehabilitated with at least \$60,000 per unit in funds awarded from the city or, for unincorporated areas, the county, inclusive of forgiveness of principal or interest on existing debt. The units would not be considered in determining requirements for purposes of an application for streamlined, ministerial approval process under SB 35.	SUPPORT LCC: SUPPORT	7/16/25 Senate Appropriations Committee

<u>AB 736</u> (Wicks)	The Affordable Housing Bond Act of 2026. This bill would create a \$10 billion housing bond to finance affordable rental housing and homeownership programs.	MONITOR LCC: SUPPORT	6/4/25 Senate Rules Committee
<u>AB 893</u> (Fong)	Housing Development Projects: Objective Standards: Campus Development Zone. This measure would require local agencies to ministerially approve a residential project for low-income faculty, staff, and students if the project is proposed on parcels within a half-mile radius of a main campus for a UC, CSU, California Community College, or private postsecondary educational institute.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE UNLESS AMENDED	7/16/25 Senate Local Government Committee hearing Amended 7/3/25 - position the same
<u>AB 1154</u> (Carrillo)	Accessory dwelling units: junior accessory dwelling units. This measure would prohibit local agencies from requiring parking on ADUs less than 500 square feet and remove owner-occupancy requirements for some Junior ADUs if they have sanitation facilities separate from the main residence and requires that the rental of a Junior ADU be for a term longer than 30 days, prohibiting them from being used as short term rentals.	OPPOSE (4/24/25) (letter sent 4/17/25) LCC: OPPOSE UNLESS AMENDED	7/9/25 Senate Local Government Committee Amended 7/3/25 - LCC withdrew opposition
<u>SB 79</u> (Wiener)	Planning and zoning: housing development: transit-oriented development. This bill would require cities to approve higher-density residential projects up to 7 stories near public transit stops ministerially regardless of local zoning codes, limit the use of local development standards on the proposed project, and allow transit agencies full land authority over residential and commercial development on property they own or lease.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE	7/7/25 Assembly Second Reading
<u>SB 358</u> (Becker)	Mitigation Fee Act: Mitigating Vehicular Traffic Impacts. This bill would require local agencies to reduce traffic impact fees by at least 50% if a proposed development project is located within a transit priority area or if a major transit stop is planned to be completed before or within one year from the scheduled completion and occupancy of the housing development or if the development project is located a half a mile from three or more from the following: a restaurant, coffee shop, supermarket, grocery store, hardware store, park, pharmacy, drugstore, or bar.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE	7/7/25 Assembly Second Reading

SB 715 (Allen)	Planning and zoning: regional housing need: methodology: distribution. This bill would remove the requirement to consider housing units lost in declared emergencies in the same jurisdiction, and requires that need from such lost units be allocated to other jurisdictions, not just where the loss occurred. This bill would require reductions in housing allocations for jurisdictions where a high percentage of developable land is located in very high fire risk areas, and these reductions must be factored into draft RHNA allocations and final determinations. This bill would expand reasons a city/county can appeal their RHNA allocation, including the failure to apply the fire risk adjustment.	MONITOR LCC: WATCH	6/18/25 Assembly Housing & Community Development Committee – hearing canceled by author
TRANSPORTATION			
AB 875 (Muratsuchi)	Vehicle removal. This bill would authorize a peace officer to remove an electric bike operated on the highway that is capable of speeds greater than any speed permitted for an electric bicycle as specified. This bill would also authorize a peace officer to remove a bicycle operated by a person who (1) is under 16 years of age and is operating a class 3 electric bicycle or (2) is operating, or riding upon, a class 3 electric bicycle without a helmet, as specified.	SUPPORT (4/27/25) (letter sent 4/17/25) LCC: SUPPORT	7/8/25 Senate Transportation Committee hearing Amended 6/25/25
AB 939 (Schultz)	The Safe, Sustainable, Traffic-Reducing Transportation Bond Act of 2026. This bill would place a bond on the November 2026 general election ballot that, if approved by the voters, would authorize the issuance of bonds in the amount of \$20,000,000,000 pursuant to the State General Obligation Bond Law to finance transit and passenger rail improvements, local streets and roads and active transportation projects, zero-emission vehicle investments, transportation freight infrastructure improvements, and grade separations and other critical safety improvements.	MONITOR LCC: MONITOR	3/10/25 Assembly Committee on Transportation

2025 State Legislative Calendar

- July 18 – Last day for policy committees to meet and report bills. Summer Recess begins upon adjournment of session provided Budget bill has been passed
- August 18 – Legislature reconvenes from Summer Recess
- August 29 – Last day for fiscal committees to meet and report bills to the Floor
- September 2-12 – Floor Session Only. No committees, other than conference or Rules committees, may meet for any purpose
- September 5 – Last day to amend on the Floor
- September 12 – Last day for each house to pass bills. Interim Study Recess begins at end of this day's session.
- October 12 – Last day for Governor to sign or veto bills passed by the Legislature on or before September 12 and in the Governor's possession after September 12.

2 YEAR BILLS

Governance

AB 810 (Irwin)	Local government: internet websites and email addresses. This bill would require special districts, joint powers authorities, and other political subdivisions to adopt “.gov” or “.ca.gov” domains for their websites and email addresses by January 1, 2031.	OPPOSE (5/22/25) LCC: WATCH	2 year bill
SB 220 (Allen)	Los Angeles County Metropolitan Transportation Authority. Beginning January 1, 2029, this bill would expand the board of directors to 18 members by adding the county executive of the County of Los Angeles and 3 public members appointed by the county executive. The bill would also require the authority, within 60 days of an amendment to the charter of the County of Los Angeles to change the number of members of the Los Angeles County Board of Supervisors or to eliminate the office of county executive, to submit a plan to the Legislature for revising the composition of the authority.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: NO POSITION	2 year bill

Homelessness

AB 804 (Wicks)	Medi-Cal: housing support services. This bill would make housing support services for specified populations a covered Medi-Cal benefit when the Legislature has made an appropriation for purposes of the housing support services. The bill would require the department to seek federal approval for the housing support services benefit, as specified. Under the bill, subject to an appropriation by the Legislature, a Medi-Cal beneficiary would be eligible for those services if they either experience homelessness or are at risk of homelessness. Under the bill, the services would include housing transition navigation services, housing deposits, and housing tenancy sustaining services, as defined.	MONITOR LCC: WATCH	2 year bill
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Housing

AB 647 (Gonzalez)	Housing Development Approvals: Residential Units. This bill would force cities to allow up to eight housing units, only one of which is required to be affordable, on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE	2 year bill.
AB 874 (Avila Farias)	Mitigation Fee Act: Waiver of Fees: Affordable Rental Housing. This bill would require local agencies to waive all fees or charges for a residential development project that has a 55-year regulatory agreement with at least 49% of the total units	OPPOSE (4/27/25) (letter sent 5/2/25)	2 year bill

	reserved for lower-income households at an affordable rent. AB 874 only allows the local agency to collect fees to fund code enforcement, inspection services, or other fees to pay for enforcing local ordinances or state law.	LCC: PENDING	
<u>SB 677</u> (Wiener)	Housing development: streamlined approvals. This bill would limit local government's ability to impose objective standards on SB 9 projects with 1,750 net habitable square feet in the floor area. It would also eliminate local agencies' ability to provide setback requirements, height limits, lot coverage limits, floor area ratios, or any other standard that would limit residential development capacity for these projects. Finally, this measure would prohibit local governments from collecting impact fees for projects less than 1,750 square feet.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE	2 year bill
<u>SB 815</u> (Allen)	Planning and zoning: very high fire risk areas. This bill would require cities and counties update their safety element with a comprehensive retrofit strategy to reduce property loss during wildfires. This bill would require a city/county's general plan land use element be amended to include the locations of very high fire risk areas and feasible implementation measures to protect life and property. This bill would require the State's Office of Land Use and Climate Innovation to collaborate with cities and counties to identify local ordinances, policies, and best practices for land use in very high fire risk areas and to publish these resources in the existing climate adaptation clearinghouse to support local planning.	MONITOR LCC: PENDING	2 year bill

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City Attendance at Meetings

June 2025	Cities that attended																
Monthly Meetings	Carson	El Segundo	Gardena	Hawthorne	Hermosa Beach	Inglewood	Lawndale	Lomita	Manhattan Beach	Palos Verdes Estates	Rancho Palos Verdes	Redondo Beach	Rolling Hills	Rolling Hills Estates	Torrance	County of LA	Los Angeles
City Managers Meeting		D. George			S. Napolitano	J. Cortes	M. Reyes	A. Vialpando / L. Hernandez	P. Matson	K. Kallman	A. Mihranian		K. Banales / C. Horvath	G. Grammer / A. Davis	A. Chaparyan		
City Clerks Working Group																	
Economic Development Directors Roundtable	J. Coleman				A. Becker						B. Forbes		K. Banales / S. Crew	J. Naughton	M. Ramirez		
Energy Management Working Group																	
GIS																	
Homeless Service Task Force	Debra Scott	Chris Pimentel	R. Tanaka	Kimberly Mack	Raymond Jackson	Roberto Chavez	Michael Reyes	Bill Upholf	Patty Matson	Kristen Jo		Lila Omura			Zulma Gent		
Infrastructure Working Group			W. Mendoza	D. Torado		T. Olmos	L. Rodriguez		E. Zandvliet G. Gamboa		R. Bryden	A. Winje		J. Naughton	S. Furukawa C. Cho	P. Smith M. Amundson	R. Junken K. Venegas A. Palacios
Legislative Briefing																	
Parks and Rec Directors																	

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Client Aid Recap

Date Submitted	Why this aid is needed and why other options will not work	The Client Aid request best fits the following option	Amount Requested	Client	City in SPA 8	Agency/ City	Outcomes
6/5/25	The Request is for 1 night motel stay. The client has been connected to SHARE housing for ongoing assistance.	One night motel stay	\$110	Cedric	Torrance	Torrance	Housed
6/5/25	Client aide request is for 1 night motel stay was requested in order for client to be assisted with connection to detox placement the next day.	One night motel stay	\$110	Nickolai	Torrance	Torrance	Sheltered
6/5/25	Client was approved for a one-night motel stay as case managers planned with the client to pursue a Soul Housing bed placement available the following day.	One night motel stay	\$110	Shade	Torrance	Torrance	Unknown
6/6/25	Client lost his employment in March. Client rents a room for \$848/month. Client did receive GR and EBT during those months, but it wasn't enough to cover rent. Client has recently secured a new position at Autozone and will be receiving his first check around the 20th of June. Assistance for this client will allow him to remain stable in his current housing.	Rental/Utility Deposits	\$4,104	Anthony	Wilmington	Harbor Connect	Housed
6/13/25	The client has been experiencing homelessness on and off since 2023. She has 2 children in her custody. They have been staying in cars, couching and hotels. Family has been approved for residence at Farley House for women and children. Security Deposit and First months rent are requested	Security deposit & first moth rent	\$829	Shelly	Hawthorne	Hawthorne Access Center	Housed
6/13/25	Client Aid request for a homeless couple living in their car in Westmont. The household consists of J. Williams and T. Fisher. William. They received a voucher that was issued in 12/2024 and they reached out to St. Margaret's Center for housing navigation services. They have been approved for a unit at 4639 Lomita St. Los Angeles CA 90019 on 05/19/2025. As of 6/12/25, the landlord received approval from HACLA to proceed with the move-in. Payment request is for the Security Deposit in the amount of \$2340.00	Security Deposit	\$2,340	Jamal	Westmont	St. Margaret's Center/ Lennox	Housed
6/13/25	Client works in the film industry and has experienced inconsistent work over the past 5 years due to covid-19, the strikes, and the recent fires. We are requesting rental arrears to keep him housed and prevent an experience of homelessness.	Rental arrears	\$5,000	Darick	Inglewood	St. Margaret's Center	Housed
6/17/25	Curtis is currently enrolled with SBCCOG. Due to a recent accident in which he was struck by a car while riding his scooter, he was temporarily unable to work. He has since been medically cleared by his doctor and is scheduled to return to his position at Costco. In the interim, Curtis is requesting one month of rental assistance to cover July's rent in order to maintain his housing stability during this transition.	Rental/Utility Deposits	\$1,595	Curtis M.	Hawthorne	SHARE!	Housed
6/19/25	Client and her children needed help ASAP given they had nowhere else to go since their apartment burned down and she is a candidate for TLS	Extended motel stay pending ph placement	\$4,740	Idongesit	Torrance	Torrance	Housed
		Client Aid Since 6/1/25	\$18,937				
		Budget Mod 6/10/25	\$100,000				
		Remaining	\$81,063				
		Total Client Aid Cases	323				
		Total Housed or Relocated	225				
		Total Sheltered	46				
		Total Job Attainment	9				
		Total Successful Outcomes	280				
		Success Rate	87%				
		Average \$/Case	\$1,209				

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Media Report – June 1 to June 30, 2025

Summary/Highlights:

The SBCCOG paid to boost content to promote a survey on resiliency centers for cities in partnership with SoCalREN. This “paid” content led to four-figure impressions/views for each post, compared to triple-digit impressions for non-boosted content. This demonstrates the power of paid content for amplification of message. However, none of these boosted posts generated new profile followers, so in this instance boosting was not an effective tool for that purpose. LinkedIn continues to generate the highest organic impressions/views and engagements of all social platforms.

Social Media – Account Performance

Platform	Followers	Published Content	Impressions	Engagements
SBCCOG				
X	539	9	324	33
Facebook	471	13	22,682 (heightened due to boosted content)	510
Instagram	419	13 Posts – 11 Stories	Content generated 14,889 views and 699 impressions (impressions metric is only provided for IG stories, not posts)	52
LinkedIn	907	7	1,338	105
SBESC				
X	593	15	557	29
Facebook	868	20	304	21

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 6/30/25)	Month Over Month % Change	Year Over Year % Change
X	534	539 533	+1.1%	+1%
Facebook	448	471 467	+0.9%	+5.1%
LinkedIn	739	907 892	+1.7%	+22.7%
Instagram	282	419 398	+5.3%	+48.6%

SBESC	2024	2025		
X	585	593 587	+1%	+1.4%
Facebook	871	868 869	-0.1%	-0.3%

Individual Post Performance (*Indicates Boosted Content)

Top-Three Performing Boosted SBCCOG Facebook Posts		
*16,860 Impressions; 113 Engagements Photo / Survey – Resiliency Centers Genral Info	*2,111 Impressions; 142 Engagements Photo / Survey Resiliency Centers, Gardena	*2,161 Impressions; 152 Engagements Photo / Survey – Resiliency Centers, Manhattan Beach
Top-Three Performing Organic SBCCOG Facebook Posts		
45 Impressions; 12 Engagements SBCCOG Event Photos – SBCCOG Staff Visits AltaSea’s Eco Power	22 Impressions; 9 Engagements SBCCOG Event Photos / Story – SBCCOG receives Eureka! Award from CALCOG / South Bay Watch Story	56 Impressions; 5 Engagements Graphic/Partner Post – L.A. Heat Campaign
Bottom-Three Performing SBCCOG Facebook Posts		
26 Impressions; 0 Engagements Photo / Story – “Big Future of Little Cars” / South Bay Watch Story	46 Impressions; 0 Engagement Photo / Story – Winner of SBCCOG GA Photo Contest / South Bay Watch Story	22 Impressions; 1 Engagements Graphic/Partner Post – L.A. Heat Campaign

Top-Three Performing SBCCOG X Posts		
73 Impressions; 10 Engagements SBCCOG Event Photos – SBCCOG Staff Visits AltaSea’s Eco Power	57 Impressions; 7 Engagements Photo/ SBCCOG Newsletter – South Bay Watch Summer Issue	32 Impressions; 2 Engagements SBCCOG Event Photos – SBCCOG receives Eureka! Award from CALCOG / South Bay Watch Story
Bottom-Three Performing SBCCOG X Posts		
12 Impressions; 0 Engagements Photo / Story – Big Future of Little Cars Story Promo / South Bay Watch Story	14 Impressions; 0 Engagement Graphic / Partner Post – L.A. Heat Campaign	32 Impressions; 0 Engagement Graphic/Partner Post – Gardena Event Promo

Top-Three Performing Boosted Instagram Posts		
*3,508 Views; 6 Engagements SBCCOG Photo – Manhattan Beach Resiliency Center Survey	*3,128 Views; 3 Engagements SBCCOG Photo – Hawthorne Resiliency Center Survey	*2,902 Views; 0 Engagements SBCCOG Photo – Lomita Resiliency Center Survey
Top-Three Performing Organic Instagram Posts		
357 Views; 12 Engagements	439 Views 10 Engagements	280 Views; 6 Engagements

SBCCOG Event Photos – SBCCOG Staff Visits AltaSea’s Eco Power	SBCCOG Newsletter – SBCCOG South Bay Watch Summer Issue	SBCCOG Photo / South Bay Watch Story – “Big Future of Little Cars” / South Bay Watch Story
Bottom-Three Performing Instagram Posts		
105 Views; 1 Engagements Photo / Story – Winner of SBCCOG GA Photo Contest / South Bay Watch Story	173 Reach; 2 Engagement Graphic/Partner Post – L.A. Heat Campaign	218 Views; 2 Engagement SBCCOG Partner Graphic / Outreach Event – Juneteenth Gardena Celebration

Top-Three Performing LinkedIn Posts		
398 Impressions; 41 Engagements Photo / Story – South Bay Watch Summer Issue	219 Impressions; 29 Engagements SBCCOG Event Photos – SBCCOG Staff Visits AltaSea’s Eco Power	304 Impressions; 24 Engagements Photo / Story – SBCCOG receives Eureka! Award from CALCOG / South Bay Watch Story
Bottom-Three Performing LinkedIn Posts		
126 Impressions; 5 Engagements Photo / Story – Winner of SBCCOG GA Photo Contest / South Bay Watch Story	109 Impressions; 5 Engagement Graphic / Partner Post – L.A. Heat Campaign	137 Impressions; 4 Engagement Photo / Story – “Big Future of Little Cars” / South Bay Watch Story

Top-Three Performing SBESC Facebook Posts		
50 Impressions; 6 Engagements SBCCOG Event Photos – SBCCOG Staff Visits AltaSea’s Eco Power	25 Impressions; 4 Engagements Graphic / Partner Post – L.A. Heat Campaign	14 Impressions; 1 Engagements Graphic / Partner Repost – West Basin H2O Class
Bottom-Three Performing SBESC Facebook Posts		
11 Impressions; 0 Engagements Graphic / Partner Post – WRD Student Art Contest	12 Impressions; 0 Engagement Graphic / Partner Post – LADWP Rebate in Spanish	13 Impressions; 0 Engagement Graphic / Partner Post – LACSD Too Toxic to Trash

Top-Three Performing SBESC X Posts		
58 Impressions; 12 Engagements Graphic / Partner Post – West Basin Water Bottle Filling Station Program	63 Impressions; 8 Engagements SBCCOG Event Photos – SBCCOG Staff Visits AltaSea’s Eco Power	69 Impressions; 2 Engagement Graphic / Flyer / Partner –WRD Photo of Board Member
Bottom-Three Performing SBESC X Posts		
8 Impressions; 0 Engagement	17 Impressions; 0 Engagement	11 Impressions; 0 Engagement

Graphic / Partner Post – Safe Clean Water Program	Graphic / Partner Post – Gardena Event	Graphic / Partner Post – WRD Student Art Contest
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Top-Email Marketing Campaign

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

Content	Exposure	Engagements (Clicks)
South Bay Watch - Spring 2025 Issue	17,542 recipients (39% open rate – 6,152)	1% click through rate (65)

Confirmed Earned Media Placements

Outlet	Link	Headline	Date	Publication Quality	Relevance of Message to Brand	Mindshare (Brand Predominance in Article)	Sentiment (Positive or Negative)
LAist	https://laist.com/news/construction-of-high-speed-internet-project-begins-in-compton	Construction of high-speed internet project begins in Compton	6/26/25	High	High	Low	Positive
Easy Reader	https://easyreadernews.com/french-e-bike-reseller-upway-chooses-redondo-for-west-coast-site/	French e-bike reseller Upway chooses Redondo for West Coast site	6/26/25	High	Low	Low	Neutral

Website Analytics – Overall and Top-10 Viewed Pages

Site	Views	Users	Average Engagement Time
Southbaycities.org	6,290	2,487	45s
Page	Views	Users	Average Engagement Time
South Bay Cities Council of Governments	1,191	565	26s
Officers & Staff	203	144	1m01s
Page Not Found	145	104	1s
Newsletter	140	27	1m54s
Board of Directors Meeting	129	67	49s
Media Center	121	52	48s
About	120	89	27s
Employment Opportunities	107	87	15s
The 25th General Assembly - The Big Future of Little Cars	102	85	47s
South Bay Demographics	98	74	33s



MONTHLY SBCCOG TRANSPORTATION REPORT

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

COVERING JUNE 2025

Edited by Anne Tsai

Federal

U.S. Transportation Secretary Sean P. Duffy Streamlines Exemption Process for Noncompliant Automated Vehicles

U.S. Department of Transportation Secretary Sean P. Duffy announced that the National Highway Traffic Safety Administration will further accelerate the safe development of automated vehicles by streamlining the Part 555 exemption process.

The exemption will continue to allow manufacturers to sell up to 2,500 motor vehicles per year that do not fully comply with the Federal Motor Vehicle Safety Standards. This includes vehicles that do not have traditional steering wheels, driver-operated brakes, or rearview mirrors. Manufacturers must demonstrate that their vehicles provide an equivalent safety level as compliant vehicles and that the exemption is in the public interest. This latest development builds on Secretary Duffy's innovation agenda and NHTSA's AV Framework.

The streamlined Part 555 exemption also involves improvements to NHTSA's internal processes to expedite processing time, improve transparency, and increase engagement with applicants. NHTSA will issue improved instructions to give applicants a better idea of what to expect and ensure they provide necessary information up front.

President Trump's Transportation Secretary Sean Duffy Announces Availability of \$5.4 Billion in Bridge Funding to Get America Building Again

The U.S. Department of Transportation's Federal Highway Administration (FHWA) announced nearly \$4.9 billion in available funding for major bridge projects through the Bridge Investment Program, and up to \$500 million for repairing or replacing bridges in rural areas through the Competitive Highway Bridge Program.

This announcement will help address the tens of thousands of bridges across the country – including approximately 42,000 bridges in poor condition – that are in dire need of repair.

Example of Removed Climate Change and Environmental Justice Requirements:

“Applicants must address how the project will consider climate change and environmental justice in the planning stage and in project delivery. In particular, applicants must address how the project reduces greenhouse gas emissions in the transportation sector, incorporates evidence-based climate resilience measures and features, and reduces the lifecycle greenhouse gas emissions from the project materials. Applicants also must address the extent to which the project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, as well as address disproportionate negative impacts of climate change and pollution on disadvantaged or other affected communities, including natural disasters, with a focus on prevention, response, and recovery.”

State

HDR to deliver engineering and design services for California high-speed rail

HDR has been chosen by the High Desert Corridor Joint Powers Agency to deliver engineering and design services for a 54-mile rail segment of California’s high-speed rail project between Palmdale and Victorville.

Under the terms of a five-year contract, HDR’s responsibilities will span a broad spectrum of engineering disciplines, including rail and bridge design, systems and station integration, and the planning of operations and maintenance facilities.

Additionally, HDR will provide support for right-of-way coordination, environmental services, stakeholder engagement, risk management, procurement, and contract administration.

The new rail service between Palmdale and Victorville is expected to operate at speeds of up to 180 miles per hour.

It will offer a fast link from the Antelope Valley’s multimodal transportation hub in Los Angeles County to the planned Brightline West station in San Bernardino County.

The broader vision for the network includes connections to Northern California, Las Vegas, and additional destinations, reshaping access to housing, employment, and cultural sites.

The project is currently finalizing environmental documentation and preliminary engineering with plans to move to the construction phase in the early 2030s.

In the 2024 Economic Impact Analysis Report announced in January, it was revealed that the California high-speed rail project has produced \$21.8 billion in economic activity following an investment of \$13 billion by the California High-Speed Rail Authority from July 2006 to June 2024.

Region

A trip to LAX without a car? Metro opens long-awaited LAX station

Decades after rail first broke ground in Los Angeles County, Angelenos are one step closer to an airport connection with the opening of the LAX/Metro Transit Center.

The station at Aviation Boulevard and 96th Street connects to the K Line and C Line and, starting next year, to Los Angeles International Airport's long-awaited automated people mover train. For now, free shuttle buses running every 10 minutes will transport travelers along the 2.5-mile route between the center and LAX.

The transit center was budgeted at \$900 million and includes a 16-bay bus plaza with electric bus infrastructure and a bicycle hub. When the people mover is running, Metro riders will take two escalators up past a mural, now showcasing the 2026 FIFA World Cup, to board.

Most major cities already have a direct airport rail connection. The absence at LAX has long left travelers baffled, particularly first-time visitors and international passengers expecting a world destination like Los Angeles to have streamlined transit to its main airport.

A variety of factors led to the delay, including reported concerns among airport officials over potential lost parking profits, Federal Aviation Administration pushback, and competing interests over taxpayer dollars.

The debate was renewed more than a decade ago, and plans for the airport's people mover connection and Metro's station were ultimately approved. The station is one of Metro's "28 by 28" transit projects ahead of the Olympics.

The train is the most anticipated project under the airport's \$30-billion overhaul ahead of the FIFA World Cup in 2026 and the Olympics and Paralympics in 2028. Airport leaders and transit experts believe the automated train will significantly ease traffic at 1 World Way.

Trends

Your Packages Could Soon Be Delivered By Honda's Electric Quadricycle

Honda has always been more than just a car company. The Japanese manufacturer got its start assembling motorcycles and has dabbled in everything from lawnmowers and motorized tillers to jet-powered airplanes and outboard boat engines. Now, Honda is venturing into another vehicular realm with Fastport, a new business that will produce an all-electric quadricycle that can fit in a bike lane and is aimed at last-mile delivery.

Fastport's first product is the eQuad, a narrow four-wheeled contraption that is operated like a bicycle and features a large storage box behind the rider. Honda says the eQuad is designed to "help address urban congestion and rising consumer demand for faster, more frequent deliveries." The eQuad is designed to travel in bike lanes, appearing to just squeeze into the painted lines in the photos we have of the quadricycle traveling in New York City. Honda does note, however, that the eQuad's ability to drive in bike lanes will be dependent on local regulations.

The eQuad will be offered in two sizes and with two cargo box sizes, in order to meet the needs of different businesses across both Europe and North America. The smaller eQuad is 133.9 inches long, 82.7 inches tall, and 39.4 inches wide, while the larger eQuad measures 144 inches long, 84 inches tall, and 48 inches wide.

Honda says the eQuad's modular design allows it to be easily customized for the specific use case of the business. The small cargo container's length/width/height is 75 by 57.5 by 38.4 inches, while the bigger box's dimensions are 89 by 47.9 by 60 inches. In its larger configuration, the eQuad has a payload of 650 pounds; the smaller eQuad can carry up to 320 pounds.

The powertrain is described as "pedal-by-wire pedal-assist," and the eQuad also features regenerative braking. The eQuad can travel up to 12 mph, regardless of the configuration, and Honda quotes a range of up to 23 miles for the larger version. A range estimate for the small model is not yet available.

While the eQuad is essentially a bike with four wheels, Honda also added a couple of amenities for rider comfort. The eQuad's canopy has a UV coating and a ceramic tint option to shield the rider from the sun, while a ventilation fan helps the rider stay cool. The prototype also appears to feature a headlight and a camera-based rearview mirror. Fastport will also provide a "Fleet-as-a-Service" (FaaS) platform that not only includes the swappable batteries and cargo containers but also service and maintenance plans and real-time data for driver and fleet management. The eQuad will be capable of over-the-air software updates.

The Fastport eQuad prototype will make its in-person debut at Eurobike in Frankfurt, Germany, next week. Honda aims to deliver the first units in late 2025 before mass production gets underway in the summer of 2026. The eQuad will be built at Honda's Performance Manufacturing Center in Ohio, where it previously built the Acura NSX and currently assembles the CR-V e:FCEV hydrogen SUV. Honda says that Fastport is already in discussions with major logistics and delivery companies in North America and Europe for use in pilot test programs.

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South Bay Cities Council of Governments

July 24, 2025

TO: SBCCOG Board of Directors

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

SUBJECT: Environmental Activities Report – June 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.

2025 SoCalREN Energy Efficiency Offerings

The SoCalREN continues to offer the following incentives for equipment **through December 2025** (*eligibility and amounts vary based on each incentive*):

- Tankless Water Heater
- Faucet Aerator
- Laminar Flow Restrictor
- Low-flow Showerhead
- Gas dryer Modulating Valve
- Hot Water Pipe Insulation

Contact Eleanor Murphy at Eleanor@southbaycities.org if your city is interested in any of the above. Quantities are limited to first come first served.

Cool Roof Pilot

Funded by the SoCalREN, the SBCCOG hired AESC Inc., a consultant, to complete the cool roof feasibility study. Cities will receive final site plans with information and recommendations on the technology, benefits and co-benefits, funding sources, and site identification. The consultant is currently developing a literature review on technology options. Next steps, AESC and SBCCOG will develop criteria to select the best facilities with city input. City staff at the Energy Manager Working Group were briefed on the pilot and potential involvement, including data sharing and site visit coordination.

Facility Equipment Inventory Program (FEI) – SBCCOG staff continue to conduct on-site visits summarized below and work with SoCalREN to implement programs. To date, SBCCOG has inventoried **57** facilities across 15 South Bay cities, 1 school district, and 1 special district. Staff have identified over **940,000** potential kWh savings from lighting retrofits and **112** HVAC units that are overdue for replacement.

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

- City of Carson – The city is moving Heat Pump Water Heater vetting through the SoCalREN incentive program.
- City of El Segundo – The Aquatic Stadium pool heater project is wrapping up this month with the SoCalREN. The SoCalREN also has finalized its review of a significant lighting overhaul at City Hall. While considerable energy and financial bill savings have been identified, the city is currently understaffed and having difficulty moving forward on the projects.
- City of Hawthorne – The Police Department lighting project is moving forward with American Wholesale lighting. The city is also exploring Heat Pump Water Heater opportunities.
- City of Redondo Beach – Perry Park sports field lighting incentive application is underway. Other identified projects (new chillers, PAC overhaul) are not moving forward due to limited city funds.
- City of Rolling Hills – The city is moving Heat Pump Water Heater vetting through the SoCalREN incentive program.
- LA County Sanitation Districts – Lincus, SoCalREN technical consult, has identified 33 projects throughout their district. SBCCOG staff are supporting the projects with potential located inside the South Bay territory.
- Lennox Elementary School District – Lighting upgrades at multiple school sites are moving forward under the Metered Savings Program. The district is also installing more free Heat Pump Water Heaters. Finally, the district is enrolling in the Strategic Energy Management Cohort, which will provide energy and facility upgrade support on a specialized level.

57 – Site Visits Completed for Facility Equipment Inventories in the following agencies:

- | | | |
|---------------------|-----------------------------|-------------------------------------|
| • CARSON (2) | • LOMITA (4) | • TORRANCE (3) |
| • EL SEGUNDO (7) | • MANHATTAN BEACH (3) | • BEACH CITIES HEALTH DISTRICT (1) |
| • GARDENA (4) | • PALOS VERDES ESTATES (1) | • HERMOSA BEACH SCHOOL DISTRICT (2) |
| • HAWTHORNE (3) | • RANCHO PALOS VERDES (3) | |
| • HERMOSA BEACH (3) | • REDONDO BEACH (5) | |
| • INGLEWOOD (8) | • ROLLING HILLS (3) | |
| • LAWDALE (3) | • ROLLING HILLS ESTATES (2) | |

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. SoCalREN is conducting site audits for up to four facilities per city. SBCCOG Staff in coordination with city staff have been implementing community outreach with finalized flyers and surveys which are being distributed to residents at summer events. So far, over 100 survey responses have been received from residents across all four cities.

School District Outreach

SoCalREN Enrollments to Date: Centinela Valley Union High School District, El Segundo Unified School District, Hawthorne School District, Hermosa Beach City School District, Lennox Elementary

School District, Manhattan Beach Unified School District, Palos Verdes Peninsula School District, Redondo Beach Unified School District and Torrance Unified School District.

FDEEE & Commercial Direct Install

Through the SoCalREN's new commercial programs, administered by Wildan, SBCCOG is implementing the 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 to hard to reach and low-income low-access businesses. Gardena is the first full implementation of the program which will be rolled out to the rest of the SoCalREN territory for specific selected sites that meet program criteria. SBCCOG staff continue to conduct door-to-door outreach to eligible businesses. The team has audited 41 business facilities and proposals with recommendations are being delivered to owners. Contractor visits are beginning on a rolling basis.

Residential Direct Install Program

Through the SoCalREN's residential program, administered by ICF, SBCCOG is supporting implementation of a direct install program this fall in Wilmington, one of the first "rapid start" communities in the City of Los Angeles. The program hopes to complete installs in over 1,200 homes in the Southern California Region in the first year. The program will expand to other eligible cities and neighborhoods in 2026.

Institute for Local Government Beacon Awards

SBCCOG supports cities in applying for the Institute for Local Government's annual Beacon Awards. This program honors voluntary efforts by local governments to reduce greenhouse gas emissions, save energy, and adopt policies that promote sustainability. The SBCCOG worked with the cities of Gardena and Torrance on their applications which are due by July 15. If your city is interested in the SBCCOG staff helping, reach out to Shawn at Shawn@southbaycities.org.

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 Energy Efficiency

SBCCOG continues to share program information with eligible multifamily housing properties. The SBCCOG is working with the County's team to develop case studies highlighting the successful projects in the South Bay region as well as co-branded marketing materials.

Kits for Kids

Schools in disadvantaged areas or which receive Title 1 funding are eligible to participate in the LA County Kits for Kids program, which provides energy efficiency kits (LEDs, faucet aerators, and games) to third- and fourth-grade students to implement at home and \$1000 to teachers who implement it in their classrooms. This program is completely free to the school. SBCCOG staff is working to encourage South Bay schools to take advantage of it. Hawthorne SD and Lennox ESD have confirmed

participation. Staff recently presented to the Inglewood USD Board and hope to bring them on board as well.

Southern California Gas Company Energy Pathways

Contract period is May 19, 2024 – May 22, 2025

SBCCOG staff continues 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 of Alma Briseno, LA Regional representative.

CivicSpark Fellows

CivicSpark Fellows, a program operated through AmeriCorps, supports the SBESC programs. The program has been able to obtain funding for the 2025-26 program year and therefore the SBCCOG has submitted for a request for three new fellows to work on: 1) energy, 2) communications, and 3) transportation. Resumes for potential candidates will be sent to the SBCCOG at the end of July or beginning of August.

Water Conservation

West Basin Municipal Water District Programs (West Basin)

The contract period is July 1, 2024, through June 30, 2025

SBCCOG and West Basin staff met on June 9 and June 23 to discuss the implementation of programs. A new contract was approved and is expected to be received in June. SBCCOG Chair Rodney Tanaka, along with Martha Segovia, attended the West Basin Board meeting to thank them for our continued partnership.

Educational Outreach Support - Exhibit Events

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

*Status of goal: 120 event exhibits, presentations, workshops, networking opportunities, etc. **GOAL***

EXCEEDED

Support for Workshops, Events, & Webinars Educational Classes

Contract goal: Up to 10 physical classes or virtual webinars

*Status of goal: 8 completed **GOAL MET***

June Events:

Thursday, June 19, 2025, Juneteenth DJ Showcase -Gardena

Saturday, June 28, 2025, City of Lomita Founders Day -Lomita

Rain Barrel Giveaway

Contract goal: 5 Rain barrel distribution events.

Status of goal: 5 Rain barrel program distribution **GOAL MET**

SBCCOG staff have responded to phone inquiries on the dedicated West Basin line

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.

Los Angeles Department of Water and Power (LADWP) under SoCalGas

The contract period is July 1, 2024, through June 30, 2025

Task – Community Outreach and Promotional Events

Contract goal: Exhibit or present at 10 targeted special events

*Status of goal: 16 exhibit events completed **GOAL EXCEEDED***

In addition to these events, SBCCOG staff continued to research new community event opportunities in District 15 and to communicate with event planners to secure in-person participation as well as provide information virtually. SBCCOG staff is working with LADWP and SoCalGas on contract renewal which will likely happen in mid-summer or early fall.

Task - Commercial Kitchen Water Assessments

Contract goal: Conduct 8 commercial water kitchen assessments in CD15

*Status of goal: 9 water assessments completed; materials and packages were distributed **GOAL MET***

SBCCOG staff conducted outreach walks in District 15 in June and completed one water assessment.

Waste Reduction

Sanitation Districts of LA County (LACSD)

Contract period is July 1, 2024-June 30, 2025- Educational Outreach Support Exhibit Events

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

*Status of goal: 116 Exhibition events, presentations, workshops, networking opportunities, etc. **GOAL EXCEEDED***

Contract goal: Schedule up to 3 Sanitation Districts-related presentations.

*Status of goal: 3 presentations scheduled – COMPLETED **GOAL MET***

SBCCOG is working with the Sanitation Districts on contract renewal which will likely happen in August.

Presentations Scheduled:

- LACSD Speaker Presentation to Redondo Beach's Public Works and Sustainability Commission – June 23, 2025
- LACSD Speaker Presentation to Torrance Environmental Quality & Energy Conservation Commission – **POSTPONED** to August 2025

The SBCCOG staff conducted research, updated the speaker's bureau master list, and reached out to organizations to schedule presentations on behalf of the Sanitation Districts.

Rolling Hills Organic Waste

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

The SBCCOG is working 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, staff are working with EcoNomics, Inc, technical consultant, to provide outreach content. The first workshop is scheduled for July 16, 2025. EcoNomics, Inc, has prepared all materials for the workshop, and worked with SBCCOG staff to get it approved by CalRecycle. SBCCOG staff will now focus on promoting the workshop to the residents through July.

Green Business

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. Conversations with LA County and the California Green Business Network were conducted this month to help identify more resources for businesses.

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 June 2025.

California Green Business Network

SBCCOG staff have been advocating for the California Green Business Network to be open to all cities and, recently, the SoCalREN announced that they will be paying membership fees for all cities. SBCCOG Staff is discussing roll-out of program promotion and support and also met with the City of Rolling Hills Estates to discuss program opportunities.

Climate Action

SBCCOG staff and the CivicSpark Fellow, with support from volunteers, continue to work with cities to finalize the draft 2019-2020 greenhouse gas inventory (GHG) reports. Several drafts are under review by city staff. The Fellow is available to present findings to city committees and commissions.

Transportation

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 June, the SBCCOG/SBESC distributed MEL materials at 5 events.

II. VOLUNTEERS

Status of Program: **28** hours for June 2025

Some of the volunteer projects for the month of June included supporting outreach events and SBCCOG meetings, updating databases, and conducting program research.

III. MARKETING, OUTREACH, & IMPLEMENTATION

Outreach Events

In June 2025:

3 - Networking Event

0 - Workshops Event

5 - In Person Community Event

1 - Business Event

Total for the period July 1, 2024, to date:

40 - Networking Event

85 - In Person Community Event

11 - Business Event

12 - Workshops Event

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South Bay Cities Council of Governments

July 24, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

SUBJECT: Approval of Measure A Budget, County Local Solutions Fund (LSF) Contract, and the Los Angeles County Affordable Housing Solutions Agency (LACAHSa) Memorandum of Understanding (MOU)

BACKGROUND

The SBCCOG Homelessness Program has been previously been funded by Measure H. The Los Angeles County CEO-HI administers a modest amount of this funding to cities and COGs through the Local Solutions Fund (LSF). CEO-HI has stated that Measure H is not a local return measure. As such, the SBCCOG has received only \$1 to 2 million annually on behalf of its cities. While not enough to fund our cities' shelters, the SBCCOG has leveraged this modest amount by creating innovative and award winning programs to serve our cities' homeless populations.

Beginning in FY 25-26, CEO-HI and LACAHSa will begin to administer Measure A, which replaced and doubled the amount of Measure H funding to over \$1 billion annually. The SBCCOG will be receiving roughly \$3 million annually for Measure A Homeless Services LSF, and roughly \$11 million annually from LACAHSa. Please see below chart for LACAHSa Eligible Jurisdiction Funding:

(Please note the acronyms: PPO = Housing Production, Preservation, and Ownership; RPHP = Renter Protections and Homeless Prevention)

Allocations by Jurisdiction and Use

	PPO-New Construction	PPO-Flexible	RPHP	Technical Assistance	Admin	Total
LACAHSa*	\$41,914,450	\$9,760,014	\$34,449,643	\$5,741,607	\$19,138,690	\$111,004,405
Burbank-Glendale-Pasadena RHT	\$2,293,716	\$675,496	\$2,137,002	\$356,167	-	\$5,462,381
Cities of Lancaster & Palmdale**	\$1,677,862	\$494,128	\$2,142,219	\$357,037	-	\$4,671,245
City of Glendale	\$1,533,341	\$451,566	\$2,105,698	\$350,950	-	\$4,441,555
City of Long Beach	\$3,062,303	\$901,843	\$4,646,518	\$774,420	-	\$9,385,084
City of Los Angeles	\$50,560,570	\$14,890,006	\$39,560,271	\$6,593,378	-	\$111,604,225
City of Santa Clarita	\$1,404,422	\$413,600	\$886,244	\$147,707	-	\$2,851,973
Gateway Cities COG/RHT	\$5,264,052	\$1,550,255	\$8,102,103	\$1,350,350	-	\$16,266,759
Las Virgenes/Malibu COG	\$153,553	\$45,221	\$166,605	\$27,768	-	\$393,147
San Fernando Valley COG	\$200,905	\$59,166	\$146,780	\$24,463	-	\$431,315
San Gabriel Valley COG/RHT	\$9,360,717	\$2,756,716	\$8,172,640	\$1,362,107	-	\$21,652,180
South Bay Cities COG/RHT	\$4,230,784	\$1,245,959	\$4,886,096	\$814,349	-	\$11,177,189
Unincorporated Los Angeles County	\$10,767,602	\$3,171,041	\$5,312,453	\$885,409	-	\$20,136,505
Westside Cities COG	\$2,633,394	\$775,530	\$2,117,872	\$352,979	-	\$5,879,775
Annual Board Priorities	\$44,353,915	\$13,062,156	-	-	-	\$57,416,071
TOTAL	\$179,411,586	\$50,252,699	\$114,832,143	\$19,138,690	\$19,138,690	\$382,773,809

The combined \$14 million annual funding is more than 7x what SBCCOG has received in prior years for homeless programs and must be spent or committed annually. This necessitates a new SBCCOG Homeless Program Operation & Technical Assistance (TA) Plan, and the development of a new Measure A Budget.

NEW SBCCOG HOMELESS PROGRAM - OVERVIEW OF THREE PROGRAM COMPONENTS

TECHNICAL ASSISTANCE (TA)

Measure A LACAHSAs Funding provides \$814k for TA funding to support Eligible Jurisdiction programming. The SBCCOG will utilize \$515k of this funding for its staffing, administrative, and overhead costs in order to properly manage the \$11 million of LACAHSAs funding. The SBCCOG plans two additional expenditures with the TA funding:

- 1) **Database Coordinator and Software Licenses** – In conjunction with the database coordinator, the team will evaluate and implement a suitable off-the-shelf database system to capture and report data. The additional accountability measures of Measure A and Functional Zero necessitate this annual investment in data. Additionally, improved data infrastructure will allow SBCCOG to better advise our cities on homelessness and affordable housing needs. We are currently evaluating a free system provided by one of our non-profit partners. However, there may be some ancillary costs, such as hosting. Currently the budget is \$148,500 for these items
- 2) **Capacity Building – Community Supports** – State Cal-Aim (Medi-Cal) allows for reimbursements for Housing Supports to keep people housed. This Housing Supports funding can pay for Housing Navigation, Prevention Specialists, Rent, and Interim Housing. However, in order to claim this reimbursement, non-profit agencies would have to be a State Community Supports provider. Unfortunately, most of SBCCOG's current non-profit providers are not Community Supports providers.

The SBCCOG would utilize \$150,000 of TA funding to contract with a consultant to provide our cities and non-profits the technical assistance to be a Community Supports provider. Having cities and non-profits act as Community Supports providers allows the South Bay the ability to leverage State funding as opposed to relying solely on the SBCCOG Measure A allocation. This would then free up the SBCCOG Measure A allocations to supplement existing priorities.

LACAHSAs PRODUCTION, PRESERVATION, AND OWNERSHIP FUNDING (PPO)

The SBCCOG will receive \$5.4 million for PPO. The SBCCOG has not currently earmarked this funding. We will be meeting with our cities in the next few months to evaluate possible projects. We will bring back to the Steering Committee and Board a more detailed plan for our PPO dollars at a later date.

LACAHSAs RENTER PROTECTIONS AND HOMELESS PREVENTION PROGRAMS (RPHP)

Roughly \$4.8 million of SBCCOG LACAHSAs funding will go towards RPHP. In order to understand how we can budget for the RPHP programs, we must first review the unique restrictions of LACAHSAs funding and several definitional terms.

LACAHSAs Funding Restrictions and Definitions

In the LACAHSAs statute, it clearly states that the agency shall **not** perform “any functions related to supports and services provided to people experiencing homelessness.” However, the statute does not define the term “homelessness” nor does it define “prevention” nor “renters”.

These terms can be defined very narrowly, or they can be very broadly. For example, homelessness can include couch surfing or not. For the term “homelessness”, there are several accepted definitions of homelessness that differ from one another, including: McKinley-Vento (used by schools), HUD, and the Social Security Administration definition of homelessness.

In LA County, the Homeless System has sometimes used very narrow definitions. This in effect creates **“wrong doors”**. For example, we sometime see couch surfers turned away from homeless services because they are not technically homeless. Or, families are turned away from prevention services because they have already been evicted and are sleeping in a motel or car.

The SBCCOG seeks to define these terms broadly to avoid “wrong doors” and to serve as many people as allowed in the LACAHSAs statute and Program Guidelines.

Since we are discussing prevention programs, we will define someone who is **“at risk of homelessness”** using a modified form of the HUD definition to fit the LACAHSAs area median income threshold:

The definition of those who are at risk of homelessness includes individuals and families who:

- Have an annual income below 80 percent of median family income for the area, and
- Do not have sufficient resources or support networks, immediately available to prevent them from moving to an emergency shelter or place not meant for habitation, and
- Exhibit one or more risk factors of homelessness, including recent housing instability or exiting a publicly funded institution or system of care such as foster care or a mental health facility

We will define eligibility for **“prevention”** by utilizing the graphic below created by LACAHSAs consultants.

UPSTREAM Early Prevention	MIDSTREAM Crisis Response
<i>Currently housed renters experiencing housing instability</i>	<i>Individuals in housing crisis or transitional situations</i>
<ul style="list-style-type: none"> • Individuals and families facing economic hardship but still maintaining housing • Renters receiving eviction notices or facing informal displacement pressure • Households with housing but experiencing unsustainable rent burdens (>30% of income) • Residents in deteriorating housing conditions or subject to landlord harassment 	<ul style="list-style-type: none"> • People temporarily doubled-up with family or friends • Individuals in time-limited institutional settings (hospitals, jails, foster care) • Residents in motels or other temporary accommodations • Those experiencing housing instability due to domestic violence or family conflict

Lastly, LACAHSAs Program Guidelines state that eligible uses of RPHP funding include prevention, legal services, and renter income assistance funding.

Understanding these parameters, the SBCCOG RPHP Programs will be:

- 1) Stay Housed LA – Stay Housed LA is an existing countywide program that provides legal services to prevent evictions. Data shows that renters without legal representation get evicted 99% of the time. However, if there is legal representation, renters are saved from eviction 90% of the time through either mediation with the landlord or achieving a “soft landing” – relocating to another apartment.

An eviction event often begins the slow road into homelessness. Please see below eviction data for the South Bay:

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
Total	2585

Stay Housed LA is an expensive program where lawyers need to appear in court and have paralegal help to resolve cases. The SBCCOG will pay into the existing program at \$1 million a year. By paying into this existing program, we can take advantage of a possible LACAHSa match for this program of 15%.

- 2) Legal Prevention Funding - In addition to eviction defense, South Bay case managers use the services of the Legal Aid Foundation of Los Angeles for general legal aid to prevent homelessness. This type of intervention can include legal services for general financial disputes, public subsidy eligibility, credit, and background mediation. The SBCCOG will earmark up to \$300,000 of our RPHP funding for this type of legal prevention services.
- 3) LA County Heart and the Criminal Record Clearing Project (CRCP) – The LA Public Defenders and the LA City Attorney’s offices have teamed up to provide justice impacted services for South Bay residents at risk of homelessness. Both Heart and CRCP services can be found at the Beach Cities Homeless Court and local expungement clinics – one of which has been held several times by Councilmember Cedric Hicks and Assemblymember Mike Gipson. These services help with a range of expungements – from traffic infractions to misdemeanors. On average, someone accessing these services may have 3 tickets, ranging from traffic violations to old jay walking tickets. The inability to pay these fines may result in sending someone to collections and/or a bench warrant to appear in court. As a result, these actions may negatively impact someone’s background or credit check; impacting their ability to find employment or housing. The SBCCOG will earmark up to \$700,000 for these two programs.
- 4) Rental/Income Subsidies – The bulk of the rest of SBCCOG’s RPHP allocation will be used for Rental and Income Subsidies. Per the LACAHSa Program Guidelines ([link](#)), the SBCCOG can provide rental arrears, client aid, and income subsidies for those at risk of homelessness. The SBCCOG will earmark

\$2.55 million for rental/income subsidies. Cities and local housing authorities with existing rental prevention programs can submit for a direct allocation. For cities without an existing program, the SBCCOG will contract with 2 existing non-profit partners to provide this funding for those city constituents.

- 5) Retention Specialist, Marketing and Administrative Overhead – The SBCCOG will also contract with a non-profit partner to provide our cities and providers with a Retention Specialist to make sure those we have housing stay housed. The Retention Specialist will coordinate wrap around services for those who may need additional help. Additionally, to help inform our constituents of these valuable services, LACAHS is encouraging Eligible Jurisdictions to promote and market these services. We will develop a marketing budget for this activity. The rest of the RPHP funding will go towards SBCCOG overhead. The total for these 3 buckets will be \$336,000.

HOMELESS AND HOUSING BUDGET	
Homeless Services	Budget
Measure A Local Solutions Fund - previously approved	
City and Partner Programs	\$2,719,319
SBCCOG - Staffing and Overhead	\$328,885
Total Measure A Services Revenue	\$3,048,204
LACAHS	
Production, Preservation, and Ownership (PPO)	
PPO Programs - TBD	\$5,312,441
SBCCOG - Staffing and Overhead	\$164,302
Total PPO Revenue	\$5,476,743
Renter Protection and Homeless Prevention (RPHP)	
Stay Housed LA	\$1,000,000
Legal Prevention	\$300,000
LA Homeless Court (HEART)	\$225,000
Criminal Record Clearing Project	\$475,000
City and Partner Rental/Income Subsidies	\$2,550,000
Partner Retention Specialist	\$115,000
SBCCOG Marketing	\$62,500
SBCCOG - Staffing and Overhead	\$158,596
Total RPHP	\$4,886,096
Technical Assistance (TA)	
Capacity Building CalAim Consultant	\$150,000
LACAHS TA Housing Ombuds	LACAHS
SBCCOG Software Licenses	\$36,000
SBCCOG Data Coordination	\$112,500
SBCCOG Staffing and Overhead	\$515,849
Total TA	\$814,349
Total Homeless and Housing Department Budget	\$14,225,392

RECOMMENDATION

That the Board of Directors approve the following:

- Measure A Budget - to be incorporated into the 25-26 SBCCOG adopted budget:

- DRAFT LA County Local Solutions Fund Contract (staff will bring back to Steering if Final version has substantive changes);
- DRAFT LSF MOU Template for Partners and Cities (City of Hawthorne example) (staff will bring back to Steering if Final version has substantive changes);
- LACAHSa Memorandum of Understanding

Enclosed:

- LA County Local Solutions Fund Contract
- LACAHSa Memorandum of Understanding

**FUNDING AGREEMENT
BETWEEN COUNTY OF LOS ANGELES AND
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
FOR
LOCAL SOLUTIONS FUND
CONTRACT NUMBER: HI-25-018**

The Funding Agreement is made and entered into by and between the County of Los Angeles, hereinafter referred to as "County" and South Bay Cities Council of Governments (SBCCOG) referred to as "Local Jurisdiction". The County and Local Jurisdiction shall collectively be referred to as "Parties".

RECITALS:

WHEREAS, on November 4, 2024, the voters of Los Angeles County approved the Affordable Housing, Homelessness Solutions, and Prevention Now Transactions and Use Tax Ordinance ("Measure A" or the "Ordinance"), a one-half cent sales tax countywide, to fund critical programs designed to reduce and prevent homelessness within the County;

WHEREAS, the County has received a portion of the proceeds from the tax imposed by Measure A for Comprehensive Homelessness Services, the Local Solutions Fund, and Homelessness Solutions Innovations which it distributes to eligible programs and services in accordance with Measure A;

WHEREAS, pursuant to Measure A, the County shall allocate funds from the Local Solutions Fund to cities, councils of governments, and/or the County on behalf of its unincorporated areas;

WHEREAS, on March 25, 2025, the County Board of Supervisors ("Board"), in consultation with cities within the County, determined that Formula 4, based on 90% of the multi-year average point-in-time count and 10% of the American Community Survey proxy data, is the appropriate method for distributing Local Solutions Fund to cities, councils of governments, and to the County on behalf of its unincorporated areas;

WHEREAS, services and programs funded by the Local Solutions Fund shall support a variety of services and programs aimed at addressing homelessness, including but not limited to physical and mental health care, emergency housing, permanent housing, job counseling, substance use disorder treatment, short-term rental subsidies, and other related services, as well as the collection and analysis of data to assess the effectiveness of such services and programs;

WHEREAS, services and programs funded by Local Solutions Fund shall contribute to achieving the five outcome goals outlined in Measure A by demonstrating measurable progress from baseline metrics toward target metrics ("Metrics") as adopted by the Board on March 25, 2025;

WHEREAS, services and programs funded by the Local Solutions Fund must align with the purposes enumerated in Measure A and the Regional Plan adopted by the Board on March 25, 2025, which sets goals and objectives to reduce homelessness and expand affordable housing in accordance with Measure A;

WHEREAS, services and programs funded by the Local Solutions Fund shall adhere to best practices for the standardization of care, including but not limited to facilitating connections to behavioral and mental health services, medical care, and other services, and create

connections to mainstream safety net programs supported by County, State, and federal funds, including connections to medical and mental health care and other entitlement programs;

WHEREAS, the Local Jurisdiction agrees to perform its obligations under this Agreement in a manner consistent with and supportive of the goals and purposes outlined in Measure A, and the Metrics, Regional Plan, and best practices for the standardization of care; and

WHEREAS, the Parties desire to enter into this Agreement to formalize the allocation of Measure A funds, which is approved by the Board annually, establish accountability measures, and ensure the effective use of Measure A funds to achieve the stated goals in Measure A to prevent and reduce homelessness and increase access to affordable housing, subject to all the conditions required by Measure A.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for good and valuable consideration, the Parties agree to the following:

I. PURPOSE AND SCOPE

- A. Purpose of Affordable Housing, Homelessness Solutions, And Prevention Now Transactions and Use Tax Ordinance ("Measure A"): The allocation of Measure A funds from the Local Solutions Fund to the Local Jurisdiction is to be used solely for services and programs consistent with the purposes enumerated in the Ordinance or for the purposes set forth in Government Code section 64700 *et seq.*, including but not limited to homelessness prevention, homelessness services, or affordable housing programs in Los Angeles County.
- B. Scope: Local Jurisdiction shall use Measure A funds for the purposes and goals specified in Measure A and the goals and objectives outlined in the Regional Plan adopted by the County Board on March 25, 2025, which aims to reduce homelessness and expand affordable housing. Local Jurisdiction shall use Measure A funds for the uses as set forth in Measure A, including, but not limited to:
 - 1. Preventing Homelessness;
 - 2. Mental Health;
 - 3. Outpatient and residential substance use treatment;
 - 4. Case management and outreach services;
 - 5. Employment services;
 - 6. Expedited placements in permanent housing;
 - 7. Enhanced emergency housing and interim housing;
 - 8. Enhanced services for transition-age youth and children; and
 - 9. Affordable housing for people experiencing, or at risk of homelessness.

II. TERM

The term of this Agreement shall commence upon execution by the Parties and shall remain in force through June 30, 2031, contingent upon available funding and program performance set forth in this Agreement, unless sooner terminated or extended, in whole or in part, as provided in this Agreement.

III. FUNDING ALLOCATION

- A. Amount of Funds: Local Jurisdiction shall receive a portion of County's Measure A allocation in an amount not to exceed **\$3,048,204** ("Funds") for the Term, unless

otherwise adjusted by the County contingent upon the County's receipt of allocated Measure A funds and annual approval by the County Board. Funds are to implement programs and services aimed at preventing and reducing homelessness and increasing access to affordable housing (the "Project"), subject to Measure A, and as further described in this Agreement and Exhibit A, Project Description and Budget, which is attached and incorporated herein by reference. Local Jurisdiction agrees to use Funds as described in Exhibit A, Project Description and Budget. The County reserves the right, in its sole discretion, to adjust the Local Solutions Fund allocation based on actual Measure A tax revenues received by the County. The Local Jurisdiction shall have no claim against the County for payment of any money or reimbursement, of any kind whatsoever, for any Project provided by the Local Jurisdiction after the expiration or other termination of this Agreement. Should the Local Jurisdiction receive any such payment, it shall immediately notify the County and shall immediately repay all such funds to the County. Payment by the County for Project rendered after the expiration and/or termination of this Agreement shall not constitute a waiver of the County's right to recover such payment from the Local Jurisdiction. This provision shall survive the expiration or other termination of this Agreement.

- B. **Use of Funds:** Local Jurisdiction agrees to use the allocated Funds as described in their approved budget, exclusively for Measure A eligible Project, and as further described in this Agreement and Exhibit A, Project Description and Budget, and the goals and metrics outlined in Section IV of this Agreement. Any misspent or disallowed Funds must be fully reimbursed to the County, upon County's request. All Parties agree to be bound by all applicable federal, state, and local laws, ordinances, regulations, and directives as they pertain to the performance of this Agreement.
- C. **Prohibited Uses of Funds:** The Funds are intended to support best practices, policies, and programs implemented by departments, agencies, or organizations that are primarily formed to provide services to and support people who are experiencing homelessness, at risk of homelessness, or are low-income. Per Measure A, the Funds may not be used to fund investigations or prosecutions to pursue criminal, civil, or administrative penalties against people experiencing homelessness or other low-income people.
- D. **Notification of Reaching 75% percent of Total Agreement Sum or Individual Project Budgets:** Local Jurisdiction must maintain a system of record keeping that will allow the Local Jurisdiction to determine when it has incurred seventy-five (75%) of either the total Agreement sum or the individual project budget specified in Exhibit A, Project Description and Budget, for each listed project, whichever is reached first. Upon occurrence of this event, the Local Jurisdiction must send written notification to County at the address herein provided in Section XV of this Agreement. If the seventy-five percent threshold for an individual project budget is reached, the notice must identify the specific Project(s) to which it applies.
- E. **Supplanting of Funds:** Local Jurisdiction shall not use the Funds to supplant or replace existing funding sources supporting Local Jurisdiction's programs, operations, or services, except as expressly permitted in this Section. The County may approve the use of the Funds to supplant existing funding sources only under the following limited circumstances, all of which must be justified in writing by the Local Jurisdiction and approved in writing by the County prior to the execution of this Agreement or any amendment authorizing such use:
 - 1. The Funds are allocated to advance the goals outlined in Section IV.A.1 and 3, specifically: to increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness, and increase the number of people permanently leaving homelessness;
 - 2. The supplanting of funds is necessary to prevent the loss of interim or

- permanent housing or services for people experiencing homelessness;
- 3. The supplanting of funds maintains or increases the Local Jurisdiction's ability to achieve the goals stated above; and
- 4. Local Jurisdiction agrees to redirect the local funds being replaced by the Funds to another eligible use under this Agreement that advances one or more of the goals set forth in Section IV.A.

Local Jurisdiction shall submit an annual certification of compliance to the County no later than October 1 of each year. The certification shall be signed by an authorized representative of Local Jurisdiction and must affirm compliance with all requirements set forth in this Section. The County reserves the right to request supporting documentation, including documentation showing the eligible use of the redirected funds, to verify compliance with this Section. If Local Jurisdiction fails to comply, the County may exercise any remedies available under this Agreement, including withholding of Funds or terminating the Agreement.

IV. GOALS AND METRICS

- A. Goals: The Parties agree to work collaboratively to achieve the following goals:
 - 1. Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness;
 - 2. Reduce the number of people with mental illness and/or substance use disorders who experience homelessness;
 - 3. Increase the number of people permanently leaving homelessness;
 - 4. Prevent people from falling into homelessness; and
 - 5. Increase the number of affordable housing units in Los Angeles County.
- B. Baseline Metrics, Target Metrics, Key Performance Indicators, and Key System Performance Metrics: Local Jurisdiction shall work towards achieving the metrics and key performance indicators as follows:
 - 1. Demonstrating progress from the baseline metrics toward the target metrics as set forth in Exhibit B, Measure A Goals and Recommended Targets, which are attached and incorporated herein by reference. Project funded by the Funds shall contribute to achieving the goals in Section IV.A.
 - 2. Project Specific Key Performance Indicators ("PS-KPIs") and Project Specific Target Outcomes related to the use of the Funds, as set forth in Exhibit A, Project Description and Budget. The Parties will amend this Agreement to incorporate any additional or revised key performance indicators approved by the County.
 - 3. Key system performance metrics related to the use of the Funds, including, but are not limited to:
 - a. Creating a standardization of basic services to bring people inside and ensure that people have access to social services, medical care, and behavioral/mental health care.
 - b. Establishing a homeless-service-delivery system more accessible to all communities;
 - c. Meeting regional housing needs for "Lower Income Households," which has the same meaning as defined in California Health and Safety Code section 50079.5;
 - d. Using an equity lens and reducing racial disparities and disproportionate impact of homelessness and housing insecurity for

critical populations, including but not limited to veterans, seniors, transition-age youth, families with children, people with disabilities, people with animal companions, women, members of LGBTQIA+ communities, survivors of domestic violence, overrepresented racial groups, and others at risk of homelessness; and

- e. Increasing accountability and transparency in the use of public funds.
- 4. The Parties will amend this Agreement to incorporate any additional or revised metrics and key performance indicators approved by the County.

V. REGIONAL PLAN AND BEST PRACTICES

- A. Alignment with Regional Plan: Local Jurisdiction shall ensure that its Project funded by the Funds align with the County's adopted regional plan and contribute to the achievement of its stated goals and objectives. Local Jurisdiction shall coordinate with County's efforts to combat homelessness, including collection of data to build a more comprehensive and inclusive version of the Regional Plan and provide continual updates to create a "living" Regional Plan. The County's Regional Plan is attached as Exhibit C, Measure A Regional Plan, and incorporated herein by reference.
- B. Best Practices for Standardization of Care: Local Jurisdiction shall implement best practices for the standardization of care, including but not limited to connections to behavioral and mental health, medical care, and other programs and services. Project funded by the Funds should aim to create connections to mainstream safety net programs supported by other funds from the County, state, and federal governments, including connections to medical and mental health care supported by state and federal programs as well as other entitlement programs. Funding for Project shall be allocated according to need and equity, considering factors such as the point-in-time count or other similar measures of the population experiencing homelessness or housing instability. Local Jurisdiction shall also comply with any additional best practices for standardization of care, including guidance and key performance indicators approved by the County. The Parties will amend this Agreement as needed to incorporate such County-approved standards of care as an exhibit.

VI. CONSTRUCTION AND REHABILITATION WORK

- A. Prevailing Wages: Any construction or rehabilitation project receiving Funds or financed under Funds, including but not limited to a project of fewer than 40 units, shall constitute a public work for which prevailing wages shall be paid for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the California Labor Code.
- B. Project Labor Agreement for Projects with 40 or More Units: A project of 40 or more units is eligible to receive Funds or financed under Funds only if all construction and rehabilitation is subject to the City of Los Angeles Department of Public Works Project Labor Agreement 2020-2030 if the project is within the City of Los Angeles, or the Countywide Community Workforce Agreement, executed by the Chief Executive Officer on June 7, 2023, if the project is elsewhere or any successor to either agreement. For purposes of this Section, the number of units means the maximum number of units authorized in an entitlement granted by the land use permitting authority for a development project, regardless of whether construction or rehabilitation proceeds in phases or project ownership is divided.
- C. Alternative Project Labor Agreement: Notwithstanding Section VI.B, above, if a project labor agreement is agreed between Local Jurisdiction or its project developer, the Los Angeles/Orange Counties Building and Construction Trades

Council, and the Western States Regional Council of Carpenters, then a project with 40 or more units is eligible to receive funding or financing from Measure A if all construction and rehabilitation is subject to that project labor agreement.

- D. Designated Enforcement Agency (DEA): Local Jurisdiction acknowledges that the DEA has the authority to enforce Labor Code Sections 1720-1815, as amended from time to time, for projects funded by the Funds. Any developer, contractor, or subcontractor as to such projects shall be required to cooperate fully in any investigation the DEA initiates. For projects located in the City of Los Angeles, the DEA shall be the Department of Public Works, Bureau of Contract Administration. For projects located elsewhere, Local Jurisdiction shall act as or designate the DEA. The DEA shall be authorized to work with joint labor management committees established pursuant to the federal Labor Management Cooperation act of 1978 (29 U.S.C. section 175a) in order to carry out the enforcement/investigation duties under Measure A. A joint labor management committee may bring an action in any court of competent jurisdiction against an employer that fails to comply with the labor standards required by this Agreement and Measure A.
- E. Compliance and Cooperation: Local Jurisdiction, including Local Jurisdiction's developers, contractors, and subcontractors, shall comply with the prevailing wage requirements, project labor agreement requirements, and any other labor standards set forth in this section. Failure to comply may result in enforcement actions, including but not limited to withholding of funds, or termination of this Agreement per Section XIV.J. Termination.

VII. RECRUITMENT AND RETENTION OF HOMELESSNESS SERVICE AND PREVENTION WORKERS

- A. All Local Jurisdiction's contracts that use Funds to pay for social services positions, including but not limited to homelessness services and eviction prevention workers, must:
 - 1. Set sufficient payment rates to enable contractors to pay wages aligned with public and private market conditions;
 - 2. Allow amendments, as needed, to provide that incentives and wage increases for cost of living similar to those offered to County staff and/or Los Angeles Homeless Services Authority (LAHSA) staff are also available to service provider and prevention worker staff;
 - 3. Allow annual adjustments to reflect cost-of-living adjustments, increases in administrative allowances, and operational cost changes due to inflation or other factors (such as supply shortages, insurance market changes, etc.);
 - 4. Be paid in a timely manner to prevent unnecessary cost increases borne by service providers; and
 - 5. Not result in displacement of public employees.
- B. The requirements under Section VII.A. shall be fully implemented and enforced by July 1, 2026, to allow for necessary administrative, budgetary, and contractual adjustments while ensuring compliance with Measure A. During the transition period, Local Jurisdiction shall coordinate with the County to align all Measure A-funded social services positions with the requirements set forth in this Section to the maximum extent feasible.

VIII. INVOICING AND PAYMENT

- A. The Local Jurisdiction must invoice the County only for the tasks, deliverables, goods, services, and other work specified in Exhibit A, Project Description and Budget, and elsewhere hereunder. The Local Jurisdiction's payments will be as

provided in Exhibit A, and the Local Jurisdiction will be paid only for the tasks, deliverables, goods, services, and other work approved in writing by the County. If the County does not approve work in writing, no payment for any services will be due to the Local Jurisdiction, including for work rendered.

- B. The Local Jurisdiction's invoices must contain the information set forth in Exhibit A, Project Description and Budget, describing the tasks, deliverables, goods, services, work hours, and facility and/or other work for which payment is claimed. The Local Jurisdiction must prepare invoices, which will include the charges owed to the Local Jurisdiction by the County under the terms of this Agreement and in accordance with Exhibit A.
- C. The Local Jurisdiction must submit monthly invoices to the County by the 15th calendar day of the month following the month of service. All invoices under this Agreement must be submitted to the County's Project Manager. If County does not receive the invoices timely, then at the County's sole discretion, all work intended to be paid by such invoice may be considered gratuitous effort on the part of the Local Jurisdiction, for which Local Jurisdiction has no claim whatsoever against County.
- D. All invoices submitted by the Local Jurisdiction for payment must have the written approval of the County's Project Manager prior to any payment thereof. In no event will the County be liable or responsible for any payment prior to such written approval. Approval for payment will not be unreasonably withheld.
- E. Default Method of Payment: Direct Deposit or Electronic Funds Transfer
 - i. The County, at its sole discretion, has determined that the most efficient and secure default form of payment for goods and/or services provided under the Agreement with the County shall be Electronic Funds Transfer (EFT) or direct deposit, unless an alternative method of payment is deemed appropriate by the Auditor-Controller (A-C).
 - ii. Local Jurisdiction shall submit a direct deposit authorization request via the website <https://directdeposit.lacounty.gov> with banking and vendor information, and any other information that the A-C determines is reasonably necessary to process the payment and comply with all accounting, record keeping, and tax reporting requirements.
 - iii. Any provision of law, grant, or funding agreement requiring a specific form or method of payment other than EFT or direct deposit shall supersede this requirement with respect to those payments.
 - iv. At any time during the duration of the Agreement, Local Jurisdiction may submit a written request for an exemption to this requirement. Such request must be based on specific legal, business, or operational needs and explain why the payment method designated by the A-C is not feasible and an alternative is necessary. The A-C, in consultation with the contracting County department(s), shall decide whether to approve exemption requests.

IX ACCOUNTABILITY AND REPORTING

Local Jurisdiction shall complete financial and status reports on the dates specified as follows:

- A. Project Review and Evaluation: The County will monitor, evaluate, and provide guidance to the Local Jurisdiction in the performance of the Measure A Funds allocated to Local Jurisdiction. Reviews will focus on the extent to which the planned Measure A Funds have been implemented and measurable goals achieved, effectiveness of the Project management, and impact of the Project.

The Local Jurisdiction shall make available for inspection to authorized County and their agents, for the term of this Agreement and for a period of five (5) years from the expiration date of this Agreement, all records, including financial, pertaining to

its performance under this Agreement, and allow said County personnel and agents to inspect and monitor the Local Jurisdiction Measure A funded Project, and interview the Local Jurisdiction's staff and Project participants, as required by the County and in compliance with Measure A.

Failure of the Local Jurisdiction to comply with the requirements of this Section shall constitute a material breach of the Agreement upon which the County, through its Chief Executive Officer, or designee, may cancel, terminate this Agreement.

B. Reports and Records:

The Local Jurisdiction agrees to prepare and submit financial, Project progress, monitoring, evaluation, or other reports required by the County. The Local Jurisdiction shall maintain and permit onsite inspections of such property, personnel, financial, and other records and accounts as are considered necessary by the County to assure proper accounting for all Agreement Measure A Funds during the Term of this Agreement and for a total of five (5) years thereafter. The Local Jurisdiction will ensure that its employees, agents, City Council members, officers, and board members furnish such information, which in the judgment of County representatives, may be relevant to a question of compliance with contractual conditions, with the County directives, or with the effectiveness, legality, and achievements of the Local Solutions Fund.

1. Quarterly Reports: Local Jurisdiction shall submit a quarterly report using a County approved method that details the status of work performed, including project specific key performance indicators and target specific outcomes. All quarterly reports and supporting documents shall be submitted to County within 30 days after each quarter. A quarterly reporting template is attached and incorporated herein by reference as (Exhibit E).
2. Annual Reports: Local Jurisdiction shall submit an annual report to the County by October 1st of each year detailing the use of the Funds, including: 1) the amounts of Funds received and spent in the previous fiscal year, 2) the status of any projects or work funded by the Funds, and 3) any Funds carried over from previous years and to be carried over to future years.
3. Certification: Local Jurisdiction shall provide a certification, in a form provided by County, to be signed by its Executive Director, City Manager, or designee, with each report required under this Section IX that the statements contained in the report are, to the best of Local Jurisdiction's knowledge and understanding, true and accurate and that the expenditures described in the report comply with the uses permitted under Section III, Funding Allocation, Exhibit A, Project Description and Budget, and as authorized by the County Board.

- C. Public Availability: Local Jurisdiction shall make the annual reports and records publicly available, without charge, including by posting them on its website for at least five (5) years after they are completed, to ensure transparency and accountability in the use of public funds.
- D. Data Collection and Reporting: The Local Jurisdiction agrees to collect and report data as required by this Agreement to assess the effectiveness of funded Project, facilitate reporting, monitoring, and outcome analysis. This includes providing data on outcomes related to homelessness prevention, housing stability, mental health treatment, substance use disorder treatment, and other relevant indicators. To the extent feasible, the County will require the Local Jurisdiction to report expenditures and other key metrics in a uniform manner.
- E. Accounting: The Local Jurisdiction shall establish and maintain on a current basis an adequate accounting system in accordance with Generally Accepted Accounting Principles ("GAAP") Standards, and the County Auditor-Controller Agreement Accounting and Administration Handbook. Regardless of the Local Jurisdiction's

method of accounting, expenses must be reported in accordance with this Agreement.

- F. Submission of Reports to County Project Manager: All completed reports described in this Section shall be submitted timely to the County's Project Manager.

X. FINANCIAL RECORDS AND AUDITING

A. Audits:

1. County shall monitor the progress of the Measure A funded Project through this Agreement and ensure Local Jurisdiction's compliance with the terms and objectives outlined herein. The Local Jurisdiction shall make available for inspection and audit to authorized County personnel and their agents, for the term of this Agreement and a period of five (5) years from the expiration date of this Agreement, and allow said County personnel and agents to inspect and audit all of its books and records relating to each Project operation or business activity which is Measure A funded in whole, or in part, in compliance with Measure A and this Agreement. Failure of the Local Jurisdiction to comply with the requirements of this Section shall constitute a material breach of this Agreement upon which County may cancel or terminate this Agreement. Within ten (10) days of the County's written request, Local Jurisdiction shall allow the County access to financial and program records during regular business hours at any place Local Jurisdiction keeps those records.
2. Local Jurisdiction agrees to maintain accurate and complete financial accounts, documents, and records relating to this Agreement in accordance with general accepted accounting principles. Local Jurisdiction must maintain accurate and complete employment and other records relating to its performance of this Agreement. Local Jurisdiction shall make financial records available to the County for auditing at reasonable times. Local Jurisdiction agrees that the County, or its authorized representatives, will have access to and the right to examine, audit, excerpt, copy, or transcribe any pertinent transaction, activity, or record relating to this Agreement. All such material, including, but not limited to, all financial records, bank statements, cancelled checks or other proof of payment, timecards, sign-in/sign-out sheets and other time and employment records, and proprietary data and information, will be kept and maintained by Local Jurisdiction and will be made available to the County during the term of this Agreement and for a period of five (5) years thereafter unless the County's written permission is given to dispose of any such material prior to such time.
3. Local Jurisdiction, within thirty (30) days of notification from the County of its audit findings, may dispute the audit findings in writing to the County and provide the County with records and/or documentation to support the expenditure claims. The County shall review this documentation and make a final determination as to the validity of the expenditures. The Local Jurisdiction agrees that in the event that the Measure A funded Project established hereunder is subject to audit exceptions by appropriate audit agencies, it shall be responsible for complying with such exceptions and paying the County the full amount of the County's liability to the funding agency resulting from such audit exceptions.
4. It is understood and agreed that any funds paid to Local Jurisdiction hereunder may only be used for the purposes specified in this Agreement and in accordance with Measure A. In furtherance of this understanding, it is agreed that should the County determine that any funds paid to Local Jurisdiction hereunder have been used for purposes other than those

authorized by this Agreement, Local Jurisdiction is required to immediately refund any such improperly used funds to the County.

- B. **Redirecting Funds for Unexpended Funds:** Effective October 1, 2027, if Local Jurisdiction reports unexpended funds equaling 30 percent or more of its allocated proceeds from the Local Solutions Fund in two consecutive annual reports, County shall reallocate the excess amount exceeding the 30 percent threshold ("Excess Amount") back to the County's Local Solutions Fund.
- i. The County shall, within 45 days of identifying the Excess Amount (or by November 15th), issue a written notice to Local Jurisdiction informing it that County will withhold from the next annual allocation the portion of funds exceeding 30 percent of that year's total allocation for reallocation to the County's Local Solutions Fund.
 - ii. For the purposes of this provision, funds appropriated for permanent affordable housing construction by Local Jurisdiction shall be excluded from the calculation of unexpended funds and shall not be considered when determining whether the 30 percent threshold has been exceeded.
- C. **Redirecting Funds for Failure to Meet Target Metrics:** The County reserves the right to evaluate progress toward the target metrics established under Measure A and/or this Agreement. For each goal for which the target metric has not been achieved as of December 31, 2030, the County reserves the right, in its sole discretion, to redirect funds to or away from Local Jurisdiction's Project.

XI. INDEMNITY AND INSURANCE

- A. **Indemnity:** Local Jurisdiction agrees to indemnify, defend, and hold harmless the County, its Special Districts, elected and appointed officers, employees, agents and volunteers ("County Indemnitees") from and against any and all liability, actions, causes of action, or expense of any kind, including, but not limited to, defense costs and legal fees, and claims for damages of any nature whatsoever, including, but not limited to, bodily injury, death, personal injury, or property damage arising from or related to this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the County Indemnitees.

Any legal defense pursuant to Local Jurisdiction's indemnification obligations under this Section will be conducted by Local Jurisdiction and performed by counsel selected by Local Jurisdiction and approved by County. Notwithstanding the preceding sentence, County will have the right to participate in any such defense at its sole cost and expense, except that in the event Local Jurisdiction fails to provide County with a full and adequate defense, as determined by County in its sole judgment, County will be entitled to retain its own counsel, including, without limitation, County Counsel, and to seek reimbursement from Local Jurisdiction for all such costs and expenses incurred by County in doing so. Local Jurisdiction will not have the right to enter into any settlement, agree to any injunction, or make any admission, in each case, on behalf of County without County's prior written approval.

- B. **Insurance:** Local Jurisdiction shall provide and maintain at its own expense during the term of this Agreement the following program(s) of insurance or self-insurance covering its operations hereunder. Such insurance shall be provided by insurer(s) satisfactory to the County's Risk Manager and evidence of such programs satisfactory to the County shall be delivered to the County on or before the effective date of this Agreement. Such evidence shall specifically identify this Agreement and shall contain express conditions that County is to be given written notice at least thirty (30) days in advance of any modification or termination of any program of insurance. All such insurance, except for Workers' Compensation, shall be primary to and not contributing with any other insurance or self-insurance coverage maintained by County and shall name the County of Los Angeles as an additional

insured.

- i. Commercial General Liability: with limits of not less than \$1 million per occurrence.
- ii. Automobile Liability insurance: (Providing scope of coverage equivalent to ISO policy form CA 00 01) with limits of not less than \$1 million for bodily injury and property damage, in combined or equivalent split limits, for each single accident. Insurance shall cover liability arising out of Contractor's use of autos pursuant to this Contract, including owned, leased, hired, and/or non-owned autos, as each may be applicable.
- iii. Workers' Compensation: For every Contractor providing services, a program of Workers' Compensation Insurance in an amount and form to meet all applicable requirements of the Labor Code of the State of California, and which specifically covers all persons providing services by or on behalf of Local Jurisdiction and all risks to such persons under this Agreement, and including Employer's Liability coverage with a \$1 million per accident.
- iv. Crime Insurance: A comprehensive blanket crime insurance policy with each insuring agreement in an amount not less than \$1 million, insuring against loss of money, securities, or other property referred to hereunder which may result from:
 1. Dishonesty or fraudulent acts of officers, directors, or employees of Local Jurisdiction, or
 2. Disappearance, destruction or wrongful abstraction inside or outside the premises or Local Jurisdiction, while in the care, custody or control of Local Jurisdiction, or
 3. Sustained through forgery or direction to pay a certain sum in money.
- v. Property Coverage: If, under the terms of this Agreement, Local Jurisdiction shall have possession of rented or leased or be loaned any County-owned real or personal property, Local Jurisdiction shall provide:
 1. For real property: insurance providing special form ("all risk") coverage for the full replacement value.
 2. For personal property: insurance providing special form ("all risk") coverage for the actual cash value.

XII. CONFLICT OF INTEREST

- A. Local Jurisdiction covenants that neither Local Jurisdiction nor any of its agents, officers, employees, contractors, or sub-contractors who presently exercise any function of responsibility in connection with the Project has a personal interest, direct or indirect, in the Agreement, except to the extent he or she may receive compensation for his or her performance pursuant to this Agreement.
- B. Local Jurisdiction, its agents, officers, employees, contractors, and sub-contractors shall comply with all applicable Federal, State and County laws and regulations governing conflict of interest now in effect or hereafter to be enacted during the term of this Agreement.

XIII. AUTHORITY

Local Jurisdiction warrants and certifies that it possesses the legal authority to execute this Agreement and to undertake the proposed Project, and that a resolution, motion, or similar action has been fully adopted or passed, as an official act of Local Jurisdiction's governing body, and directing and designating the authorized representative(s) of Local Jurisdiction to act in connection with the Project specified and to provide such additional

information as may be required by the County.

XIV. STANDARD TERMS AND CONDITIONS

A. Amendments and Change Notices:

- a. For any change which affects the scope of work, term, budget, payments, or any term or condition included under this Agreement, an amendment to the Agreement will be prepared by the County and shall be executed by the Local Jurisdiction and an authorized designee of the County, and approved as to form by County Counsel.
- b. The County's Board or Chief Executive Officer or designee may require the addition and/or change of certain terms and conditions in the Agreement during the term of this Agreement. The County reserves the right to add and/or change such provisions as required by the County's Board or Chief Executive Officer. To implement such changes, an Amendment to the Agreement will be prepared by the County and shall be executed by the Local Jurisdiction and by an authorized designee of the County.
- c. For any change which does not materially affect the scope of work, term, budget, payments, or any term or condition included under this Agreement, a Change Notice will be prepared and signed by the County's Project Manager or designee and Local Jurisdiction's Project Manager.

B. Independent Contractor: This Agreement is by and between the County and Local Jurisdiction and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association, as between the County and Local Jurisdiction. The employees and agents of one party shall not be, or be construed to be, the employees or agents of the other party for any purpose whatsoever.

Local Jurisdiction shall be solely liable and responsible for providing to, or on behalf of, all persons performing work pursuant to this Agreement all compensation and benefits. The County shall have no liability or responsibility for the payment of any salaries, wages, unemployment benefits, disability benefits, Federal, State, or local taxes, worker's compensation benefits or other compensation, benefits, or taxes for any personnel provided by or on behalf of Local Jurisdiction.

C. Assignments and Subcontracts:

- a. Local Jurisdiction shall not assign its rights or delegate its duties under this Agreement, or both, whether in whole or in part, without the prior written consent of the County, in its discretion, and any attempted assignment or delegation without such consent shall be null and void. For purposes of this Section, the County's consent requires a written amendment to this Agreement that is formally approved and executed by Local Jurisdiction and the County.
- b. Any assumption, assignment, delegation, or takeover of any of Local Jurisdiction's duties, responsibilities, obligations, or performance of same by any entity other than Local Jurisdiction, whether through assignment, subcontract, delegation, or any other mechanism, with or without consideration for any reason whatsoever without County's express prior written approval, shall be a material breach of this Agreement which may result in the termination of this Agreement.
- c. Local Jurisdiction shall be solely liable and responsible for all payments or other compensation to all subcontractors and their officers, employees, agents, and successors in interest arising through services performed hereunder, notwithstanding the County's consent to subcontract.

- d. Any contractor or subcontractor of Local Jurisdiction are bound by the same obligations of this Agreement and shall comply with all Measure A requirements such as, but not limited to, Measure A allowable uses, purposes, Goals and Metrics (Exhibit B), Regional Plan (Exhibit C), and Best Practices (Exhibit D). Failure to comply may result in enforcement actions, including but not limited to withholding of funds, or termination of this Agreement per Section XIV.J. Termination.
- D. Fair Labor: Local Jurisdiction agrees to indemnify, defend, and hold harmless the County, its agents, officers, and employees from any and all liability including, but not limited to, wages, overtime pay, liquidated damages, penalties, court costs, and attorneys' fees arising under any wage and hour law violation including, but not limited to, Federal Fair Labor Standards Act for services performed by Local Jurisdiction's employees for which the County may be found jointly or solely liable.
- E. Religious and Political Activities: Local Jurisdiction agrees that Measure A Funds under this Agreement will be used exclusively for the performance of the work required under this Agreement, and that no Measure A funds made available under this Agreement shall be used to promote religious or political activities. Further, Local Jurisdiction agrees that it will not perform, nor permit to be performed, any religious or political activities in connection with the performance of this Agreement.
- F. Nondiscrimination: Local Jurisdiction shall not discriminate against any person on the basis of race, color, sex, sexual orientation, age, religious belief, national origin, marital status, physical or mental handicap, medical condition, or place of residence in providing any services under this Agreement.
- G. County Lobbyists: Local Jurisdiction and each County lobbyist or County lobbying firm as defined in Los Angeles County Code Section 2.160.010, retained by Local Jurisdiction, shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code Chapter 2.160. Failure on the part of Local Jurisdiction or any County lobbyist or County lobbying firm retained by Local Jurisdiction to fully comply with the County Lobbyist Ordinance shall constitute a material breach of this Agreement upon which County may immediately terminate this Agreement.
- H. Confidentiality: Local Jurisdiction must maintain the confidentiality of all records and information in accordance with all applicable Federal, State and local laws, rules, regulations, ordinances, directives, guidelines, policies and procedures relating to confidentiality, including, without limitation, County policies concerning information technology security and the protection of confidential records and information.
- I. Public Records Act: Any documents submitted by Local Jurisdiction to the County become the exclusive property of the County. All such documents become a matter of public record and will be regarded as public records. In the event the County is required to defend an action on a Public Records Act request for any of the aforementioned documents, information, books, and/or records, the Local Jurisdiction agrees to defend and indemnify the County from all costs and expenses, including reasonable attorney's fees, in action or liability arising under the Public Records Act.
- J. Termination:
 - 1. Termination for Convenience: This Agreement may be terminated, in whole or in part, by either party for the convenience of that party. Termination of work hereunder shall be effected by notice of termination specifying the extent to which performance of work is terminated and the date upon which such termination becomes effective.
 - 2. Termination for Default: The County may terminate this Agreement immediately by written notice to Local Jurisdiction upon Local Jurisdiction's failure to comply with the provisions of this Agreement. It is also understood and agreed that should the County determine that Local Jurisdiction's

failure to perform relates to only part of the Project, the County, in its sole discretion, may elect to terminate only that part of the Agreement which shall in no way void or invalidate the rest of this Agreement.

3. Termination for Improper Consideration:

- a. The County may, by written notice to Local Jurisdiction, immediately terminate the right of Local Jurisdiction to proceed under this Agreement if it is found that consideration, in any form, was offered or given by Local Jurisdiction, either directly or through an intermediary, to any County officer, employee, or agent with the intent of securing this Agreement or securing favorable treatment with respect to the award, amendment, extension of this Agreement, or the making of any determinations with respect to Local Jurisdiction's performance pursuant to this Agreement. In the event of such termination, the County shall be entitled to pursue those same remedies against Local Jurisdiction as it could pursue in the event of default by Local Jurisdiction.
- b. Local Jurisdiction shall immediately report any attempt by a County officer or employee to solicit such improper consideration. The report shall be made either to a County manager charged with the supervision of the employee or to the County Auditor-Controller's Employee Fraud Hotline at (800) 544-6861 or <https://fraud.lacounty.gov/>.
- c. Among other items, such improper consideration may take the form of cash; discounts; services; the provision of travel, entertainment, or tangible gifts.

4. In the event of termination, Local Jurisdiction will provide a detailed report of expenditures and funds that had not been expended, contracted, or encumbered by Local Jurisdiction for use in carrying out the purposes of the Agreement prior to Local Jurisdiction's receipt of County's notification of termination. Local Jurisdiction shall reimburse County within thirty (30) days of the termination, the full monetary value of all funds already disbursed under this Agreement that had not been expended, contracted, or encumbered by Local Jurisdiction.

XV. NOTICES, REPORTS, INVOICES, AND APPROVALS

- A. All notices, reports, invoices, and approvals shall be directed to and made by the following representatives of the parties:

To the County Representative:

Name: Clifton Trotter, County Project Manager
Email: CTrotter@ceo.lacounty.gov
And copy
hiadmin@ceo.lacounty.gov

To Local Jurisdiction Representative:

Name: Addy Ajijolaiya
Email: addy@southbaycities.org

- B. Local Jurisdiction shall notify the County in writing within five (5) business days of any change in the names or email address above.

XVI. SEVERABILITY.

If any provision of this Agreement, or the application thereof, is held to be invalid, that invalidity shall not affect other provisions or applications of the Agreement that can be given effect without the invalid provision or application, and to this end the provisions of the Agreement are severable.

XVII. PHOTOGRAPHS, FOOTAGE, AND OTHER MEDIA MATERIALS.

The Local Jurisdiction represents and warrants that all photographs, videos, DVD's, footage, magazines, and other media materials provided to the County are either public record or have been legally procured without invading the copyright, ownership, or privacy rights of any individual. The Local Jurisdiction further agrees to defend, hold harmless, and indemnify the County Indemnitees from any and all liability arising from or related to the County's use of said photographs, videos, DVD's, footage, magazines, and other media materials.

XVIII. GOVERNING LAWS, JURISDICTION AND VENUE.

This Agreement shall be governed by and construed in accordance with the laws of the State of California. To the maximum extent permitted by applicable law, Local Jurisdiction and the County agree and consent to the exclusive jurisdiction of the courts of the State of California for all purposes concerning this Agreement and further agree and consent that venue of any action brought in connection with or arising out of this Agreement, shall be exclusively in the County of Los Angeles.

XIX. COMPLIANCE WITH FAIR CHANCE EMPLOYMENT HIRING PRACTICES.

The Local Jurisdiction, and its contractors/subcontractors, must comply with fair chance employment hiring practices set forth in California Government Code Section 12952. Local Jurisdiction's violation of this paragraph of the Agreement may constitute a material breach of the Agreement. In the event of such material breach, County may, in its sole discretion, terminate the Agreement.

XX. CAMPAIGN CONTRIBUTION PROHIBITION FOLLOWING FINAL DECISION IN CONTRACT PROCEEDING.

Pursuant to Government Code Section 84308, the Local Jurisdiction and its contractors/subcontractors, are prohibited from making a contribution of more than \$250 to a County officer for twelve (12) months after the date of the final decision in the proceeding involving this Agreement. Failure to comply with the provisions of Government Code Section 84308 and of this Section, may be a material breach of this Agreement as determined in the sole discretion of the County.

XXI. RIGHTS AND REMEDIES NOT EXCLUSIVE.

The rights and remedies of the County provided in any given paragraph, as well as throughout the Agreement, are not exclusive and are cumulative with any and all other rights and remedies under the Agreement, at law, or in equity.

XXII. EXECUTION OF AGREEMENT AND AMENDMENTS.

This Agreement and any amendments thereto may be executed in counterpart originals, utilizing wet and/or electronic signatures, each of which shall be deemed to constitute an original Agreement or amendment, and all of which shall constitute one Agreement or amendment. The execution of one counterpart by any Party shall have the same force and effect as if that Party had signed all other counterparts.

IN WITNESS WHEREOF, Local Jurisdiction has executed this Agreement #HI-25-018 or caused it to be duly executed by its authorized representative, and the County of Los Angeles by order of its Board of Supervisors, has delegated the authority to execute this Agreement on its behalf by the Chief Executive Officer, or her designee, on the date and year written below.

COUNTY OF LOS ANGELES

By _____
FESIA A. DAVENPORT Date
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By _____
Senior Deputy County Counsel

**SOUTH BAY CITIES COUNCIL OF
GOVERNMENTS**

By _____

Print Name _____

Title _____

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS AND THE
CITY OF HAWTHORNE REGARDING USE OF SBCCOG’S ALLOCATED COUNTY
OF LOS ANGELES MEASURE A FUNDS.**

This Memorandum of Understanding (“MOU”) dated as of the **TBD** of August 2025, is between the South Bay Cities Council of Governments (“SBCCOG”), a joint powers authority, and the City of Hawthorne, a chartered municipal corporation, (collectively, the “Parties”).

RECITALS

- A. As a regional administrator, the SBCCOG receives homelessness funding, including the November 5, 2024, Los Angeles County voters approved Measure A half-cent sales tax which repealed and replaced Measure H. Measure A provides continuous funding to address homelessness with housing and services.
- B. On March 25, 2025, the Board of Supervisors adopted the Local Solutions Fund (LSF) funding formula as part of the Measure A requirements, which is based 90% on a region’s Point-in-Time Homeless Count (2-year average) and 10% on a region’s low-income population percentage. Based on this formula, the SBCCOG is projected to receive \$3,048,204 in the first year (FY25/26). Because the SBCCOG has outperformed most other regions in Los Angeles County in resolving instances of homelessness, the SBCCOG anticipates our region’s LSF funding will decrease over time due to the homeless count component of the funding formula.
- C. Due to the modest amount of homeless services funding it receives, the SBCCOG has budgeted the majority of its funds into programs that all of our cities can participate in, including but not limited to:
 - a. Financial and Rental Assistance (application fees, security deposits, and other just-in-time funding)
 - b. SHARE! Housing to Employment (group homes)
 - c. Motel and SRO Bed Leasing
 - d. Housing Specialist (landlord engagement)
 - e. Time Limited Subsidies (new)
- D. In addition to these shared services, the SBCCOG Board of Directors will also approve City-specific program allocations using LSF funding and other Measure A funding.
- E. The Parties desire to enter this MOU to set forth and memorialize the obligations of the Parties with respect to program funding allocated solely to the City of Hawthorne.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and promises herein contained, the SBCCOG and the City hereto agree as follows:

I. TERM:

This MOU shall be effective as of July 1, 2025, and shall remain in full force and effect until December 31, 2030 (“Term”), unless sooner terminated or extended, in whole or in part, as provided in the Los Angeles County Contract Number HI-25-018 (Exhibit 1 County Contract). This MOU is contingent upon SBCCOG receiving funding from Los Angeles County, and is subject to review during each funding year of the term. In the event that funding from the County is terminated, the termination of this Agreement shall be effective upon notice from SBCCOG.

II. CITY RESPONSIBILITIES:

- A. The City shall use the allocated funding in adherence with the Scope of Work in Exhibit 2 and 3.
- B. The City shall adhere to the budget specified in Exhibit 2 and 3.
- C. The City shall fulfill performance and reporting requirements to SBCCOG in accordance with Exhibit 2 and 3.
- D. The City hereby warrants, represents, and covenants that it will comply with all applicable local, state, or federal guidelines, regulations, requirements, and statutes and/or as required under the laws or regulations relating to the source of the Measure A Funds to be transferred by the County to the SBCCOG to the City pursuant to this MOU, and will not use the Grant Funds for costs associated with activities in violation of any law or for any activity inconsistent with the requirements and purposes set forth in this MOU.
- E. The City shall maintain records related to the program operation and use of Grant Funds for five (5) years following the expiration of this MOU. SBCCOG shall have access to the records upon request.

III. SBCCOG RESPONSIBILITIES:

- A. The SBCCOG will make available to the City the budget amount specified in Exhibits 2 and 3.
- B. The SBCCOG shall monitor the City’s Programs for adherence to Exhibits 2 and 3.
- C. The SBCCOG shall provide the City with a reporting template format for the submission of quarterly reports in accordance with Exhibits 2 and 3.
- D. The SBCCOG shall maintain records related to the program operation and use of Grant Funds for five (5) years following the expiration of this MOU.

IV. FUTURE PROGRAMS:

- A. The Parties may attach Amendments to this MOU to modify, subtract or add programs, subject to the Parties approval.

V. THIRD PARTY LIABILITY AND INDEMNIFICATION:

- A. The Parties agree to indemnify, defend, and hold harmless each other, including its elected and appointed officers, employees, agents, attorneys, and designated volunteers from and against any and all liability, including, but not limited to demands, claims, actions, fees, costs, and expenses (including reasonable attorney's and expert witness fees), arising from or connected with the respective acts of each entity arising from or related to this MOU. Neither entity shall indemnify the other entity for that other entity's own negligence or willful misconduct.
- B. In light of the provisions of Section 895.2 of the Government Code of the State of California imposing certain tort liability jointly upon public entities solely by reason of such entities being parties to an agreement (as defined in Government Code Section 895), each of the entities parties hereto, pursuant to the authorization contained in Government Code Sections 895.4 and 895.6, shall assume the full liability imposed upon it or any of its officers, agents, or employees, by law for injury caused by any act or omission occurring in the performance of this MOU to the same extent such liability would be imposed in the absence of Section 895.2. To achieve the above stated purpose, each entity indemnifies, defends, and holds harmless each entity for any liability, cost, or expense that may be imposed upon such other entity solely by virtue of Section 895.2. The provision of Section 2778 of the California Civil Code is made a part hereof as if incorporated herein.

VI. MISCELLANEOUS:

- A. This MOU shall be binding upon, and shall be to the benefit of the respective successors, heirs, and assigns of each entity; provided, however, neither entity may assign its respective rights or obligations under this MOU without prior written consent of the other entity.
- B. This MOU (including for the purpose of clarity, the recitals, to this MOU), contains the entire agreement between the SBCCOG and the City with respect to the matters herein, and there are no restrictions, promises, warranties, or undertakings other than those set forth herein and referred to herein.
- C. No alteration or variation of the terms of this MOU shall be valid unless made in writing and signed by the authorized representative from each entity; no oral understanding or agreement not incorporated herein shall be binding on either of the entities.
- D. This MOU is not intended to be a third-party beneficiary contract and confers no rights on anyone other than the parties hereto.
- E. Notices or other communications, which may be required or provided under the terms of this MOU, shall be given to the individuals identified for each entity. Any notices required to be given under this Agreement by either party to the other may be affected by any of the following means: by electronic correspondence (email), by personal delivery in writing by mail,

registered or certified, postage prepaid with return receipt requested. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of the day of receipt or the fifth day after mailing, whichever occurs first. Electronic notices are deemed communicated as of actual time and date of receipt. Any electronic notices must specify an automated reply function that the email was received.

South Bay Cities Council of Governments:

South Bay Cities Council of Governments
357 Van Ness Way, Suite 110
Torrance, CA 90501
Attn: Jacki Bacharach
Jacki@southbaycities.org

City of Hawthorne:

City of Hawthorne
4455 W 126th St, Hawthorne, CA 90250
Hawthorne, CA 90250
Attn: Dulce Medina
dmedina@cityofHawthorne.org

- F. If a dispute arises under this Agreement, prior to instituting litigation the parties agree to first try to resolve the dispute with the help of a mutually agreed-upon mediator in California. Any costs and fees other than attorney fees associated with the mediation shall be shared equally by the parties.
- G. The laws of the State of California and applicable local and federal laws, regulations, and guidelines shall govern this MOU. In the event of any legal action to enforce or interpret this MOU, the laws of the State of California shall apply and the Venue shall be Los Angeles County.
- H. Either entity shall be excused from performing its obligations under this MOU during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including but not limited to any incidence of fire or flood; acts of God; commandeering of material, products, plants, or facilities by the federal, state, or local government; national fuel shortage; or a material wrongful act or omission by the other Party; when satisfactory evidence of such cause is presented to the other entity, and provided further that such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the entity not performing.
- I. The City shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, with an insurance company admitted to do business in California and approved by the SBCCOG (1) a policy or policies of broad-form comprehensive general liability insurance with minimum limits of \$1,000,000.00 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by City, its officers, employees, agents, and independent contractors in performance of services under this Agreement; (2) property damage insurance with a minimum limit of \$1,000,000.00; (3) automotive liability insurance, with minimum combined single limits coverage of \$1,000,000.00; (4) worker's compensation insurance with a minimum limit of \$1,000,000.00 or the amount required by law, whichever is greater; and (5) comprehensive crime insurance with a minimum limit of \$1,000,000.00. SBCCOG and participating public agencies, their respective officers, employees, attorneys, staff consultants, and volunteers shall be named as additional insureds on the policy (ies) as to comprehensive general liability, property damage, and automotive liability. The policy (ies) as to comprehensive general liability, property

damage, and automobile liability shall provide that they are primary, and that any insurance maintained by the SBCCOG shall be excess insurance only.

- J. All insurance policies shall provide that the insurance coverage shall not be non-renewed, canceled, reduced, or otherwise modified (except through the addition of additional insureds to the policy) by the insurance carrier without the insurance carrier giving SBCCOG thirty (30) day's prior written notice thereof. The City agrees that it will not cancel, reduce or otherwise modify the insurance coverage.
- K. All policies of insurance shall cover the obligations of the City pursuant to the terms of this Agreement; shall be issued by an insurance company which is admitted to do business in the State of California or which is approved in writing by the SBCCOG; and shall be placed with a current A.M. Best's rating of no less than A VII.
- L. The City shall submit to SBCCOG (1) insurance certificates indicating compliance with the minimum worker's compensation insurance requirements above, and (2) insurance policy endorsements indicating compliance with all other minimum insurance requirements above, not less than one (1) day prior to beginning of performance under this Agreement. Endorsements shall be executed on SBCCOG's appropriate standard forms entitled "Additional Insured Endorsement", or a substantially similar form which the SBCCOG has agreed in writing to accept.
- M. Authority and Signatures: The individuals signing this MOU, and its exhibits, which are incorporated herein by reference, have the authority to commit the entity they represent to the terms of this MOU, and do so commit by signing.

(Signatures on Following Page)

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

By: _____
Rodney Tanaka, SBCCOG Chair

Date: _____

ATTEST:

By: _____
Jacki Bacharach, Executive Director/Board Secretary

APPROVED AS TO FORM:

By: _____
Michael Jenkins, Legal Counsel

CITY OF HAWTHORNE

By: _____
Alex Vargas, Mayor

Date: _____

ATTEST:

By: _____
Dayna Williams-Hunter, City Clerk

EXHIBIT 1: COUNTY CONTRACT

See attached.

DRAFT

EXHIBIT 2: HAWTHORNE CASE MANAGEMENT AND OUTREACH SERVICES

I. BUDGET

The total program budget is \$160,000. Based on current workforce standards, the accepted pay scale for Case Managers under this program is \$55,000 to \$78,000.

The SBCCOG is recommending for all its contracts, the following minimum benchmark on pay for these positions:

- Peer support specialist: \$45,000 - \$55,000
- Case manager: \$55,000 - \$72,000
- Intensive case manager (ICMS): \$55,000 - \$78,000
- Program supervisors: \$65,000 - \$80,000
- Program manager: \$75,000 - \$87,000
- Un-Licensed Clinical Social Worker: \$72,000 - \$92,000
- Licensed Clinical Social Worker: \$105,000 - \$150,000

II. SCOPE OF WORK

Program Description: The Hawthorne Case Management and Outreach Services program will hire 2 case managers, in partnership with LA CADA, who will provide a holistic, client-centered approach as they conduct outreach and assist engaged clients with their health, mental health, and housing stability. Included below is the expected Scope of Work (SOW) for the City as required by this MOU and the County Contract.

Table 1. Detailed Scope of Work

Scope of Work	Expected Tasks
Hawthorne Case Management and Outreach Services	<ul style="list-style-type: none">- Outreach people experience homelessness (PEH) in Hawthorne and conduct regular check-ins with clients to monitor progress, address challenges, and help reassess goals and next steps- Identify client needs related to substance use, mental health, and housing- Enroll clients, as needed in supportive services, such as substance use treatment, mental health services from LA County Department of Mental Health and the Hawthorne Access Center, and social services like General Relief- Identify and place PEH in interim housing- Support housing-ready clients to complete applications, as applicable, to place them in permanent supportive housing or other permanent housing situations- Maintain records of all services provided to PEH- Collect, manage, and submit quarterly data reports and comply with deadlines specified by the SBCCOG for time-specified submittal and delivery of information

-
- Attend regular meetings with the SBCCOG to case conference, problem solve, and identify housing options for clients on caseload
-

The Provider will ensure that the following staff requirements for Housing Focused Case Managers are met:

1. Criminal Clearances and Background Investigations: Contractor shall ensure that criminal clearances and background investigations have been conducted for all staff working on this contract.
2. Language Ability: Contractor shall ensure that all staff can read, write, speak and understand English in order to conduct business within SPA 8.
3. Service Delivery: Contractor shall ensure that all direct service staff providing supportive services in a manner that effectively responds to differences in cultural beliefs, behaviors, learning, and communication styles within the community where Contractor proposes to provide services.
4. Driver's License and Automobile Insurance: Contractor shall maintain current copies of driver's licenses, including current copies of proof of auto insurance that meets the minimal automobile liability prescribed by law for any and all staff providing transportation to residents.
5. Driving Record: Contractor shall ensure any staff that provides transportation to residents has a safe driving record. They will maintain copies of drivers' Department of Motor Vehicles (DMV) printouts for any and all staff providing transportation to residents. Reports will be available to the SBCCOG upon request.
6. Experience: Contractor shall be responsible for securing and maintaining staff who possess sufficient experience and expertise necessary to provide the services required in this SOW.

III. REPORTING

The City shall submit invoices and quarterly reports by the 15th of the month immediately following the quarter end for work performed in accordance with Exhibit 2 as follows for each fiscal year this MOU is active. If the 15th falls on a weekend, the Consultant shall submit the invoice and quarterly report on the Friday before.

Table 2. Yearly Reporting Schedule

Fiscal Year Quarters	Reporting Due Date
----------------------	--------------------

Q1: July 1 – September 30	October 15
Q2: October 1 – December 31	January 15
Q3: January 1 – March 31	April 15
Q4: April 1 – June 30	July 15

Quarterly reports will include metrics that are outlined in Sections (A) Key Performance Indicators and (B) Supplemental Quarterly Reporting Metrics.

Reports and invoices from the City to the SBCCOG must contain the information set forth in this MOU and applicable portions of the County Scope of Work, project description, and budget. Reports and invoices must describe tasks, deliverables, goods, services, work hours, and facility and/or other work for which payment is claimed.

A. Key Performance Indicators (KPIs)

The program will be evaluated on the KPIs as outlined in the County Contract and in Table 3 below. The City will report on these metrics quarterly for each fiscal year this MOU is active.

Table 3. Key Performance Indicators

Key Performance Indicators	Target Outcome	Timeline
Number of PEH placed in IH, per case manager	24	Annually
Number of PEH linked to mental or behavioral health services, per case manager	24	Annually

B. Supplemental Quarterly Reporting Metrics

In addition, City’s Quarterly Report will include additional metrics and outcomes (Table 4), including progress on behavioral health plans, participants’ housing timeline, including any anticipated housing dates. Other data including demographic data and service linkages that can be queried in HMIS. This reporting will help the COG monitor the program’s progress and aid the operations where needed to ensure that metrics are met. The SBCCOG will work with the City to gather this information in a flexible and not burdensome manner.

Table 4. Supplemental Quarterly Reporting Metrics

Additional Quarterly Reporting Data	Details
Number of PEH on caseload	Unduplicated clients currently on case managers’ active caseload
Year to Date (YTD) number of PEH placed in IH	Cumulative number of individuals placed in available motel and/or SRO units to date (as of reporting)
Number of housing and services plans completed	Unduplicated clients who have completed housing and services plans per quarter
Number of clients receiving Housing Navigation services	Unduplicated clients currently enrolled and receiving Housing Navigation Services per quarter

Number of clients experiencing mental or behavioral health challenges	Unduplicated clients with a mental or behavioral health services challenges per quarter. This includes substance use disorders, mental illness ,etc.
Number of clients actively receiving mental or behavioral health services	Unduplicated clients with a mental or behavioral health services per quarter. This includes services from DMH, the Hawthorne Access Center, or other services/treatment.
Notes and success stories	What action steps have you taken to ensure the program's KPIs are achieved? What is working? What are 3 challenges?

DRAFT

EXHIBIT 3: HAWTHORNE HOUSING NAVIGATION

I. BUDGET

The total program budget is \$80,000. Based on current workforce standards, the minimum accepted pay scale for Case managers/Housing Navigation under this program is \$55,000 to \$72,000.

The SBCCOG is recommending for all its contracts, the following benchmark on pay for these positions:

- Peer support specialist: \$45,000 - \$55,000
- Case manager: \$55,000 - \$72,000
- Intensive case manager (ICMS): \$55,000 - \$78,000
- Program supervisors: \$65,000 - \$80,000
- Program manager: \$75,000 - \$87,000
- Un-Licensed Clinical Social Worker: \$72,000 - \$92,000
- Licensed Clinical Social Worker: \$105,000 - \$150,000

II. SCOPE OF WORK

Program Description: The Hawthorne Housing Navigation program will hire 1 Housing Navigator at the Hawthorne Access Center to provide a holistic, client-centered approach as they complete case management for PEH and individuals or households at risk of homelessness. They will assist with placing people in interim and/or permanent supportive housing. In addition, they will perform other coordination and case management services. Included below in Table 1 is the expected Scope of Work (SOW) for the City as required by this MOU and the County Contract.

Table 1. Detailed Scope of Work

Scope of Work	Expected Tasks
Hawthorne Housing Navigation	<ul style="list-style-type: none">- Outreach people experience homelessness (PEH) in Hawthorne and provide services at the Hawthorne Access Center- Complete housing and services plans with PEH clients- Conduct regular check-ins with clients to monitor progress, address challenges, and help reassess goals and next steps- Enroll clients in supportive services, such as General Relief (GR) and Supplemental Security Income (SSI)- Identify PEH and households at risk of homelessness to complete applications, as applicable, to place them in permanent supportive housing or other permanent housing situations- Connect PEH with interim or permanent housing option that best fits their current needs- Support PEH to complete applications, as applicable, to place them in permanent housing situations- Maintain records of all services provided to PEH

-
- Collect, manage, and submit quarterly data reports and comply with deadlines specified by the SBCCOG for time-specified submittal and delivery of information
 - Attend regular meetings with the SBCCOG to case conference, problem solve, and identify housing options for clients
-

The Provider will ensure that the following staff requirements for Housing Focused Case Managers are met:

1. Criminal Clearances and Background Investigations: Contractor shall ensure that criminal clearances and background investigations have been conducted for all staff working on this contract.
2. Language Ability: Contractor shall ensure that all staff can read, write, speak and understand English in order to conduct business within SPA 8.
3. Service Delivery: Contractor shall ensure that all direct service staff providing supportive services in a manner that effectively responds to differences in cultural beliefs, behaviors, learning, and communication styles within the community where Contractor proposes to provide services.
4. Driver's License and Automobile Insurance: Contractor shall maintain current copies of driver's licenses, including current copies of proof of auto insurance that meets the minimal automobile liability prescribed by law for any and all staff providing transportation to residents.
5. Driving Record: Contractor shall ensure any staff that provides transportation to residents has a safe driving record. They will maintain copies of drivers' Department of Motor Vehicles (DMV) printouts for any and all staff providing transportation to residents. Reports will be available to the SBCCOG upon request.
6. Experience: Contractor shall be responsible for securing and maintaining staff who possess sufficient experience and expertise necessary to provide the services required in this SOW.

III. REPORTING

The City shall submit invoices and quarterly reports by the 15th of the month immediately following the quarter end for work performed in accordance with Exhibit 2 as follows for each fiscal year this MOU is active. If the 15th falls on a weekend, the City shall submit the invoice and quarterly report on the Friday before.

Table 2. Yearly Reporting Schedule

Fiscal Year Quarters	Reporting Due Date
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Quarterly reports will include metrics that are outlined in Sections (A) Key Performance Indicators and (B) Supplemental Quarterly Reporting Metrics.

Reports and invoices from the City to the SBCCOG must contain the information set forth in this MOU and applicable portions of the County Scope of Work, project description, and budget. Reports and invoices must describe tasks, deliverables, goods, services, work hours, and facility and/or other work for which payment is claimed.

A. Key Performance Indicators (KPIs)

The program will be evaluated on the KPIs in Table 2, as outlined in the County Contract. The City will report on these metrics quarterly for each fiscal year this MOU is active.

Table 3. Key Performance Indicators

Key Performance Indicators	Target Outcome	Timeline
Number of PEH placed in PH	16	Annually
Number of individuals served that retain housing or transition directly into other PH	12	Annually

B. Supplemental Quarterly Reporting Metrics

In addition, City's Quarterly Report will include additional metrics and outcomes (Table 4), including progress on enrollment in supportive services, participants' housing timeline, including any anticipated housing dates, and other data including demographic data and service linkages that can be queried in HMIS. This reporting will help the COG monitor the program's progress and aid the operations where needed to ensure that metrics are met. The SBCCOG will work with the City to gather this information in a flexible and not burdensome manner.

Table 4. Supplemental Quarterly Reporting Metrics

Additional Quarterly Reporting Data	Details
Year to Date (YTD) number of PEH placed in permanent housing	Cumulative number of unique individuals placed in permanent housing situation to date
Number of clients on caseload	Unduplicated clients currently on case managers' active caseload. Include a breakdown of clients who are currently experiencing homelessness and those who are at risk seeking prevention services per quarter

Number of housing and services plans completed	Unduplicated clients who have completed housing and services plans per quarter
Number of clients receiving Housing Navigation services	Unduplicated clients currently enrolled and receiving Housing Navigation Services per quarter
Number of clients enrolled in supportive services	Unduplicated clients enrolled in supportive services by the Housing Navigator, including but not limited to GR, SSI, and mental and behavioral health services
Notes and success stories	What action steps have you taken to ensure the program's KPIs are achieved? What is working? What are 3 challenges?

C. Additional Data Needs

As part of SBCCOG's program, the SBCCOG may request additional data points to create reports to advocate housing, income and shelter resources to our cities. Data points will include, but are not limited to:

- How long the client has been in their city
- Inflow/Outflow of street homeless individuals and families in the service areas
- Demographic characteristics such as:
 - Race/Ethnicity
 - Income Levels
 - Veteran Status
 - Age
- Point of Contact
- Off-Street Housing Attainment
 - Shelters
 - Hotels/Motels
 - Transitional Housing
 - Shared or Bridge Housing
 - Skilled Nursing Homes
 - Problem Solving
- Detox/Substance Use Treatment/Rehabilitation
- Mental Health Service Referrals
- Other additional information that can provide actionable data outcomes

The SBCCOG will work with the City to gather this information in a flexible and not burdensome manner.

EXHIBIT 4: ACCESS TO SBCCOG FINANCIAL AND RENTAL ASSISTANCE PROGRAMS

The SBCCOG will provide access to its Financial and Rental Assistance Programs (formerly known as Client Aid Flexible Funds), which the SBCCOG has done for our non-profit partners. For example, the SBCCOG will routinely fund security deposits, documents fees, and transportation expenses. As part of distributing the assistance, the SBCCOG requests information on the participant to better understand the situation and their needs. The SBCCOG has created a list of fields we would like to track below, which are also included in our funds request form.

Recommended Fields:

1. Case manager name
2. Individual's first name
3. HMIS ID (if known)
4. Date of Birth and/or Year of Birth
5. Race and ethnicity
6. Gender
7. City of Residence (from LAHSA SPA 8 city list)
8. Housing Status (e.g., shelter, Street, RV/vehicle, couch surfing)
9. Length of homelessness
10. Length of time in current city. If less than one year, include previous location.
11. Other organizations they are working with
12. If family or friends can offer housing
13. Monthly income, income type(s)
14. Work status
15. Eviction history
16. Approximate credit score (if known)
17. If open to shared housing or shelter (congregate, non-congregate)
18. Pets
19. EHV/Housing Voucher status, if applicable
20. Needed documents
21. Self-Assessed Physical Impairment
22. Self-Assessed Mental Health Impairment
23. Case manager observation: "Acknowledging inability to diagnose, may mental health or behavioral health impair individual's ability to meet their housing and/or stability goals?"
24. Substance use (frequency of use, effect of substance use on goals)
25. History of domestic violence
26. Current legal concerns, if any
27. History of Megan's Law

**AFFORDABLE HOUSING PRODUCTION, PRESERVATION,
AND OWNERSHIP; TECHNICAL ASSISTANCE, RESEARCH AND POLICY; AND
RENTER PROTECTION AND HOMELESSNESS PREVENTION FUNDING
MEMORANDUM OF UNDERSTANDING**

(South Bay Cities Council of Governments FY2025-26)

This Affordable Housing Production, Preservation, and Ownership; Technical Assistance, Research and Policy; and Renter Protection and Homelessness Prevention Funding Memorandum of Understanding (“**MOU**”), effective July 1, 2025 (“**Effective Date**”), is between the Los Angeles County Affordable Housing Solutions Agency, a special act agency (“**Agency**”), and South Bay Cities Council of Governments, a [entity type] (“**Recipient**”), each individually a “**Party**” and collectively the “**Parties.**”

RECITALS

This MOU is made with reference to the following facts:

- A. In September 2022, Governor Newsom signed Senate Bill 679, known as the Los Angeles County Regional Housing Finance Act (“**Act**”). The Act created Agency to increase the supply of affordable housing by providing enhanced funding and technical assistance for renter protections, affordable housing preservation, and new affordable housing production.
- B. In November 2024, Los Angeles County voters approved “**Measure A**,” known as the Affordable Housing, Homelessness Solutions, and Prevention Now Transactions and Use Tax Ordinance. Measure A established a one-half percent sales tax on every dollar of goods sold in Los Angeles County to provide dedicated funding for various purposes, including reducing and preventing homelessness and increasing the supply of affordable housing.
- C. Measure A directs the Los Angeles County Auditor-Controller (“**County Auditor-Controller**”) to disburse 35.75% of the proceeds generated to Agency for use in accordance with the Act’s and Measure A’s requirements through fiscal year 2029-2030 (and thereafter, such percentage may be modified by the Los Angeles County Board of Supervisors every five years, except that such percentage may not be less than 33.33%). These include, among other things, that: Agency use 60% of its Measure A funds for affordable housing production, preservation, and ownership (“**PPO**”) (Gov. Code, § 64830(d)(1); Measure A, § 29(B)); that Agency use 5% of its Measure A funds for technical assistance, research, and policy development (“**Technical Assistance**”) (Gov. Code, § 64830(d)(4)); and that Agency use 30% of its Measure A funds for Renter Protection and Homelessness Prevention (“**RPHP**”) (Gov. Code, § 64830(d)(2)).
- D. The Act requires Agency’s Board to adopt an Annual Expenditure and Strategy Plan, which must set forth the share of revenue and estimated funding to be spent on each of the above-stated categories (“**Annual Expenditure and Strategy Plan**”). Agency’s Board adopted the first Annual Expenditure and Strategy Plan on June 25, 2025 (and it is anticipated that the Board will adopt subsequent Annual Expenditure and Strategy Plans on an annual

basis). The Annual Expenditure and Strategy Plan establishes the proportional amount of revenues and estimated funding that Agency will distribute to Recipient and each of the other “**Eligible Jurisdictions**” (as defined herein) for each funding category. Exhibit A, attached hereto and incorporated herein by reference, contains the allocations as approved by Agency’s Board in the Annual Expenditure and Strategy Plan.

E. Of the funds allocated for PPO, Agency must disburse 70% of such funds to Eligible Jurisdictions in accordance with each jurisdiction’s pro rata share of the total lower income housing needs assessment goal for Los Angeles County allocated pursuant to Government Code section 65584 (“**Pro Rata RHNA Share**”). (Gov. Code, § 64830.5(a)(1)(A)-(F), (a)(2)(A)(i).).

F. Each Eligible Jurisdiction and its Pro Rata RHNA Share is provided in Exhibit A. Recipient’s Pro Rata RHNA Share for 2025-2026 is **1.91%**.

G. Of the funds allocated for Technical Assistance, Agency must disburse 70% of such funds to Eligible Jurisdictions on a per low-income renter basis. (Gov. Code, § 64830.5(a)(1)(A)-(F), (a)(2)(C)(i)) (“**Technical Assistance Allocation**”).

H. Each Eligible Jurisdiction and its Technical Assistance Allocation is provided in Exhibit A. Recipient’s Technical Assistance Allocation is **0.21%**.

I. Of the funds allocated for RPHP, Agency must disburse 70% of such funds to Eligible Jurisdictions. Agency has elected to make such disbursement based on a per low-income renter basis. (Gov. Code, § 64830.5(a)(1)(A)-(F), (a)(2)(B)(i)) (“**RPHP Allocation**”). Each Eligible Jurisdiction and its RPHP Allocation is provided in Exhibit A. Recipient’s RPHP Allocation is **1.28%**.

J. The Act and Measure A provide that Eligible Jurisdictions may receive their respective Pro Rata RHNA Share of PPO funds, Technical Assistance Allocation, and RPHP Allocation directly from Agency, provided that direct allocations are subject to the conditions and restrictions set forth in the Act and Measure A for the receipt and use of the funds.

K. The Parties have entered into this MOU to comply with the Act and Measure A and memorialize the terms and conditions governing the disbursement and use of Recipient’s Pro Rata RHNA Share of PPO funds, Technical Assistance Allocation, and RPHP Allocation.

TERMS AND CONDITIONS

The Parties agree as follows:

1. Incorporation. The Parties agree that the Recitals above constitute the factual basis upon which Agency and Recipient have entered into this MOU. Agency and Recipient each acknowledge the accuracy of the Recitals and hereby agree to the incorporation of the Recitals into this MOU as though fully set forth herein.

77 **2. Term; Extension.** The term of this MOU is one year starting on the Effective Date. The
78 term will automatically renew for successive one-year terms unless either Party provides
79 the other Party with a written notice of non-renewal at least 30 days before the end of the
80 then-current term. Any renewal terms shall be on the same terms and conditions provided
81 herein, except that the allocations provided in Exhibit A shall be automatically updated to
82 reflect the allocations set forth in the Annual Expenditure and Strategy Plan adopted by the
83 Board for that fiscal year (e.g., if this MOU is renewed for FY 2026-2027, the allocations
84 provided in Exhibit A shall be those provided in the Board's Annual Expenditure and
85 Strategy Plan for FY 2026-2027). This MOU will terminate upon the earlier of: (i) the fifth
86 anniversary of the Effective Date; or (ii) the expiration of the then-current term following
87 a Party's timely notice of non-renewal.

88 2.1. In the event that, during the term of this MOU, the Pro Rata RHNA Share changes as a
89 result of a subsequent RHNA cycle, an addendum will be provided to each Eligible
90 Jurisdiction's MOU, including this MOU, to incorporate the change.

91 **3. Recipient Acknowledgment.**

92 3.1. **Eligible Jurisdiction; Pro Rata RHNA Share.** Recipient acknowledges and
93 agrees that it is an Eligible Jurisdiction whose Pro Rata RHNA Share is **1.91%**.

94 3.2. **Recipient's Share of PPO Funds.** In accordance with Section 3.1 above, Recipient
95 acknowledges and agrees that it will receive **1.91%** of the PPO funds available to
96 be disbursed by Agency to the Eligible Jurisdictions for 2025-2026. Such share of
97 PPO funds may change from time to time.

98 3.3. **Eligible Jurisdiction; Technical Assistance Allocation.** Recipient acknowledges
99 and agrees that it is an Eligible Jurisdiction whose Technical Assistance Allocation
100 is **0.21%**.

101 3.4. **Recipient's Share of Technical Assistance Funds.** In accordance with Section 3.3
102 above, Recipient acknowledges and agrees that it will receive **0.21%** of the
103 Technical Assistance funds available to be disbursed by Agency to the Eligible
104 Jurisdictions for 2025-2026. Such share of Technical Assistance funds may change
105 from time to time.

106 3.5. **Eligible Jurisdiction; RPHP Allocation.** Recipient acknowledges and agrees that
107 it is an Eligible Jurisdiction whose RPHP Allocation is **1.28%**.

108 3.6. **Recipient's Share of RPHP Funds.** In accordance with Section 3.5 above,
109 Recipient acknowledges and agrees that it will receive **1.28%** of the RPHP funds
110 available to be disbursed by Agency to the Eligible Jurisdictions for 2025-2026.
111 Such Share of RPHP funds may change from time to time.

112 3.7. **Recipient Reallocation to Agency.** If Recipient so chooses, it may elect to re-
113 allocate all or a portion of its funding allocation for any allocation to Agency to

114 partner with on the operation or to solely operate a program on Recipient's behalf
115 within Recipient's jurisdiction.

116 **4. Disbursement Schedule.** Agency will disburse funds to Recipient in accordance with the
117 Master Funding Policy and Guidelines for Eligible Jurisdictions ("**Master Funding Policy**
118 **and Guidelines**") published by Agency after the County Auditor-Controller disburses
119 Measure A proceeds to Agency.

120 **5. Direct Allocation of PPO Funds.** Prior to disbursing a direct allocation of PPO Funds to
121 Recipient, the following conditions of Government Code section 64830.5(a)(2)(A)(iv)(I)
122 shall be met:

123 5.1. Recipient agrees to adopt and adhere to Agency financing policies and guidelines,
124 including public engagement and notice provisions.

125 5.2. All funded projects are in compliance with Agency's eligible uses and affordability
126 requirements.

127 5.3. Recipient agrees to allocate its funding within 12 months through administrative
128 processes without being subject to additional legislative process.

129 5.4. Recipient is in compliance with Affirmatively Furthering Fair Housing in
130 California guidelines. If Recipient is a regional agency, it shall expend the funds
131 only in jurisdictions that are in compliance with Affirmatively Furthering Fair
132 Housing in California guidelines.

133 By executing this MOU, Recipient hereby agrees to adopt and adhere to Agency's Master
134 Funding Policy and Guidelines (including public engagement and notice provisions) and
135 any other policies and guidelines adopted by Agency related to the disbursement of funds
136 to, or use of funds by, Eligible Jurisdictions. Execution of this MOU shall therefore satisfy
137 the condition at subsection 5.1. Agency's Master Funding Policy and Guidelines will
138 establish provisions for Recipient to meet the remaining three conditions, which Recipient
139 shall meet prior to its receipt of a direct allocation of all or a portion of its PPO allocation.

140 **6. Use of PPO Funds.** For any fiscal year in which Recipient receives PPO funds from
141 Agency, Recipient will comply with all of the following:

142 6.1. **New Affordable Housing.** Pursuant to Measure A, Section 29 B, Recipient will
143 use at least 77.25% of PPO funds on constructing new affordable housing.

144 6.2. **Government Code Section 64830(d)(1).** Subject to Section 6.1 above, Recipient's
145 use of PPO funds will comply with the requirements of Government Code section
146 65830(d)(1), attached hereto as Exhibit B-1 and incorporated herein by reference.

147 6.3. **Prohibited Uses.** Except as expressly authorized by Government Code section
148 64710, Recipient will not use PPO funds to perform or undertake any functions
149 related to supports and services provided to people experiencing homelessness.

- 150 6.4. **Supplemental Capacity for Existing Efforts.** Recipient's use of PPO funds shall
151 be consistent with Government Code section 64710(a)(1).
- 152 6.5. **Timing.** Upon receipt of a disbursement of PPO funds from Agency, Recipient will
153 obligate its funding within 12 months through administrative processes without
154 being subject to additional legislative process and will ensure that funds allocated
155 to projects are expended within five years or as otherwise provided in Government
156 Code section 64830.5(a)(2)(A), attached hereto as Exhibit B-2 and incorporated
157 herein by reference, and any program policies and guidelines adopted by the Board.
- 158 6.6. **Period of Affordability.** Recipient shall record a restrictive covenant specifying
159 an appropriate period of affordability in accordance with any program policies and
160 guidelines adopted by Agency's Board.
- 161 7. **Use of Technical Assistance Funds.** For any fiscal year in which Recipient receives
162 Technical Assistance funds from Agency, Recipient will comply with all of the following:
- 163 7.1. **Government Code Section 64830(d)(4).** Recipient's use of Technical Assistance
164 funds will comply with the requirements of Government Code section 65830(d)(4),
165 attached hereto as Exhibit B-3 and incorporated herein by reference.
- 166 7.2. **Prohibited Uses.** Except as expressly authorized by Government Code section
167 64710, Recipient will not use Technical Assistance funds to perform or undertake
168 any functions related to supports and services provided to people experiencing
169 homelessness.
- 170 7.3. **Supplemental Capacity for Existing Efforts.** Recipient's use of Technical
171 Assistance funds shall not supplant, but may complement and supplement existing
172 efforts by cities, counties, districts, and other local, regional and state entities that
173 were in existence as of January 1, 2022. Nothing in this paragraph shall be
174 construed to prohibit use of funds for new efforts.
- 175 7.4. **Timing.** Upon receipt of a disbursement of Technical Assistance funds from
176 Agency, Recipient will obligate its funding within 12 months and will ensure that
177 funds allocated to projects are expended within five years as provided in any
178 program policies and guidelines adopted by Agency's Board.
- 179 8. **Use of RPHP Funds.** For any fiscal year in which Recipient receives RPHP funds from
180 Agency, Recipient will comply with all of the following:
- 181 8.1. **No Unrestricted Allocations.** Government Code section 64830.5(a)(2)(B)(iii)
182 prohibits Agency from making unrestricted direct allocations to government
183 entities. Recipient therefore agrees to be subject to the restrictions set forth in this
184 MOU and in t Agency's policies and guidelines for the receipt and use of RPHP
185 funds.

186 8.2. **Government Code Section 64830(d)(2).** Recipient’s use of RPHP funds will
187 comply with the requirements of Government Code section 65830(d)(2), attached
188 hereto as Exhibit B-4 and incorporated herein by reference.

189 8.3. **Prohibited Uses.** Except as expressly authorized by Government Code section
190 64710, Recipient will not use RPHP funds to perform or undertake any functions
191 related to supports and services provided to people experiencing homelessness.

192 8.4. **Supplemental Capacity for Existing Efforts.** Recipient’s use of RPHP funds shall
193 not supplant, but may complement and supplement existing efforts by cities,
194 counties, districts, and other local, regional and state entities that were in existence
195 as of January 1, 2022. Nothing in this paragraph shall be construed to prohibit use
196 of funds for new efforts.

197 8.5. **Timing.** Upon receipt of a disbursement of RPHP funds from Agency, Recipient
198 will obligate its funding within 12 months and will ensure that funds allocated to
199 projects are expended within five years as provided in any program policies and
200 guidelines adopted by Agency’s Board.

201 9. **Construction Labor Requirements.**

202 9.1. **Measure A.** Recipient will ensure that at least 80% of the housing units produced
203 with PPO funds provided by Agency are built subject to a project labor agreement
204 that satisfies the requirements of Section 28 of Measure A, attached as Exhibit C-1
205 and incorporated herein by reference.

206 9.2. **The Act.** Recipient will ensure that any construction or rehabilitation project
207 receiving PPO funds provided by Agency complies with the requirements of
208 Government Code section 64720.5, attached as Exhibit C-2 and incorporated herein
209 by reference.

210 10. **Recruitment and Retention of Workers.** Recipient will ensure that all contracts funding
211 social services positions, including but not limited to eviction prevention workers, comply
212 with Section 27 of Measure A, attached as Exhibit C-3, attached hereto and incorporated
213 herein by reference.

214 11. **Records and Monitoring.**

215 11.1. **Progress Reports.** Recipient will submit Quarterly Progress Reports (“QPRs”)
216 and an Annual Report (“**Annual Report**”) to Agency on Recipient’s use of PPO
217 funds, Technical Assistance funds, and RPHP funds. Among other things, each
218 QPR must address (with supporting documentation, as reasonably required by
219 Agency) how Recipient has used, or plans to use, the PPO funds, Technical
220 Assistance funds, and RPHP funds in accordance with this MOU, including, but
221 not limited to, Sections 6 through 8 above. If Agency creates a template QPR,
222 Recipient shall use Agency’s template. Beginning July 1, 2025, Recipient must
223 submit QPRs to Agency in accordance with the schedule set forth in Master

224 Funding Policy and Guidelines for Eligible Jurisdictions. The July QPR submission
225 will represent Recipient's Annual Report to Agency.

226 11.2. **Financial Records.** Recipient shall maintain financial records, supporting
227 documents and agreements, statistical reports, official files, and any other evidence
228 necessary to demonstrate compliance with this MOU. The foregoing shall be
229 maintained on file by Recipient for at least five years after the expiration or
230 termination of this MOU and made available to Agency upon request.

231 11.3. **Audit Requirements.** Agency shall contract for an annual audit, to be initiated
232 within six months after the end of the fiscal year being audited, for the purpose of
233 determining Recipient's compliance with this MOU, the Act, and Measure A. Upon
234 completion of the annual audit, Agency will provide Recipient with a copy thereof.

235 12. **Compliance with Funding Requirements.** Recipient and any of its sub-recipients shall
236 comply with the programmatic and financial grant implementation policies and guidelines
237 included in the Master Funding Policy and Guidelines for Eligible Jurisdictions, published
238 by the Agency, for all categories of funds.

239 13. **Indemnification.** Recipient agrees to indemnify, defend (with counsel reasonably
240 approved by Agency) and hold harmless Agency and its board members, officials, officers,
241 employees, agents, and volunteers, at Recipient's sole expense, from and against any and
242 all claims actions, losses, damages, liability, and/or legal proceedings brought against
243 Agency, its board members, officials, officers, employees, agents, and volunteers arising
244 out of Recipient's performance of, or lack of performance of, any of its obligations under
245 this MOU.

246 14. **Dispute Resolution; Breach and Remedies.**

247 14.1. **Avoidance of Disputes.** The Parties recognize that, as public agencies that are
248 mutually interested in the efficient and effective use of Measure A revenues to
249 prevent homelessness and increase access to affordable housing, the Parties desire
250 to avoid legal disputes related to this MOU or to the pass-down and expenditure of
251 Measure A revenues. The Parties therefore commit to make their respective best
252 efforts to work collaboratively and cohesively to address questions of eligible uses
253 or other compliance-related issues prior to the issue rising to the level of a dispute.

254 14.2. **Dispute Resolution.** Except as otherwise provided below, before proceeding in
255 accordance with Sections 14.3 and 14.4, the Parties will attempt to informally
256 resolve any disputes that arise from the application or interpretation of this MOU.
257 The aggrieved Party shall notify the other Party of its intent to invoke this dispute
258 resolution procedure within 10 business days after such dispute arises. If the Parties
259 fail to resolve the dispute within 10 business days after delivery of such notice, each
260 Party shall, within five business days thereafter, nominate a senior officer of its
261 management to meet at a mutually agreed location to resolve the dispute. If the
262 dispute remains unresolved within 10 business days after such a meeting, each
263 Party, without further delay, shall have the right to proceed in accordance with

Sections 14.3 and 14.4. Notwithstanding the foregoing, this Section 14.2 does not apply to a dispute involving Recipient's alleged misuse or misappropriation of funds in violation of the Act, Measure A, or other applicable laws.

14.3. Recipient's Breach. Recipient shall be in breach under this MOU if it fails to perform or satisfy any obligation or requirement set forth herein, or if it fails to comply with the Agency's established policies and guidelines, the Act, Measure A or other applicable law. If such violation is subject to cure, it shall be deemed a breach of this MOU after 60 calendar days of receiving written notice from Agency.

14.4. Remedies.

14.4.1. Recipient's sole remedy shall be to institute an action at law or equity to seek specific performance of the terms of this MOU. Recipient shall not be entitled to recover damages for any breach by Agency hereunder. For clarity, this Section allows for Recipient to obtain a court order to receive disbursement of Agency funds that Recipient is legally entitled to receive or to obtain a declaration of rights among the Parties under the law or this MOU.

14.4.2. If Agency alleges that Recipient has misused or misappropriated funds in violation of the Act, Measure A, or both, Agency may institute an action at law or equity to pursue all available legal or equitable remedies without providing a period for cure. In addition to the foregoing, Agency may pause disbursements of PPO funds, Technical Assistance funds, and/or RPHP funds to Recipient until such time as Agency reasonably determines that Recipient is complying with this MOU or a court of competent jurisdiction orders Agency to resume disbursing PPO funds, Technical Assistance funds, and/or RPHP funds to Recipient.

15. Most Favored Nation. Recipient acknowledges that Agency receives Measure A revenues for the purpose of passing through funding to multiple Eligible Jurisdictions throughout the County of Los Angeles and that each Eligible Jurisdiction, including Recipient, benefits from terms that ensure that another Eligible Jurisdiction (or its Subrecipients or contractors) does not take actions against Agency that would put Agency's pool of funds at risk. Therefore, Agency recognizes that the terms of this MOU, including the indemnity provisions and limitations on damages against Agency, are most effective if applicable to all Eligible Jurisdictions. Recipient shall therefore be subject to the same terms and conditions of the Eligible Jurisdiction that receives the most favorable terms in its Funding Memorandum of Understanding with Agency. This most favored nation clause is not triggered by, and shall not preclude, Agency from settling or resolving disputes with Eligible Jurisdictions or other claimants; it is only intended to ensure the standardization of the various MOUs.

16. Notice.

302 16.1. **Methods.** All notices, consents, requests, demands, and other communications
303 required or permitted under this MOU must be in writing and are conclusively
304 deemed effective:

305 (A) On personal delivery;

306 (B) On confirmed delivery by courier service;

307 (C) On the first business day after transmission if sent by registered electronic
308 mail transmission, with unmodifiable proof of content, delivery, and time
309 of delivery;

310 (D) If delivered by non-registered email, when the recipient, by an email sent to
311 the email address for the sender stated in this Section 1616 or by a notice
312 delivered by another method in accordance with this Section 1616
313 acknowledges having received the sender's email, provided that an
314 automatic "read receipt" does not constitute acknowledgment of an email
315 for purposes of this Section 1616; or

316 (E) On the third day after deposit in the United States mail, by certified or
317 registered mail, postage prepaid, addressed to the other Party.

318 16.2. **Courtesy Notice.**

319 (A) If a Party gives notice under Section 16.116.1(A), (B), or (E) above, the
320 noticing Party will make a good-faith effort to also send a courtesy copy of
321 the notice to the other Party by email.

322 (B) Failure to receive a courtesy copy is not a defect in notice.

323 16.3. **Addresses.**

324 (A) Notices and other written communications to Agency must be sent to:

325
326 Los Angeles County Affordable Housing Solutions Agency
327 Kenneth Hahn Hall of Administration
328 500 W Temple St., Room B50-b
329 Los Angeles, CA 90012
330 Attention: Ryan Olson, Controller
331 Email: ryan.olson@lakahsa.gov
332

333 With a copy to:

334
335 Best Best & Krieger LLP
336 300 South Grand Ave., 25th Floor
337 Los Angeles, CA 90071

Attn: Michael Maurer and Paula de Sousa
Email: Michael.Maurer@bbklaw.com

(B) Notices and other written communications to Recipient must be sent to:

South Bay Cities Council of Governments
357 Van Ness Way, Suite 110
Attention: Jacki Bacharach
Email: jacki@southbaycities.org

With a copy to:

South Bay Cities Council of Governments
357 Van Ness Way, Suite 110
Attention: David Leger
Email: david@southbaycities.org

16.4. **Change of Address.** Either Party may change its address or email address by giving the other Party notice of the change in any manner permitted by this MOU.

16.5. **Refused or Undeliverable Notice.** Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the Party to be notified is deemed effective as of the first date that the notice was refused, unclaimed, or deemed undeliverable by the postal authorities, courier service, or other delivery service (as applicable).

17. Miscellaneous.

17.1. **Governing Law; Venue.** This MOU is governed by the laws of the State of California. Venue lies only in the state and federal courts in Los Angeles County, California.

17.2. **Integrated Agreement.** This MOU is the entire agreement between the Parties concerning the subject matter hereof and supersedes all prior written and oral agreements or understandings between the Parties. This MOU cannot be modified except by a written document signed by both Parties. No Party is relying on any other negotiation, discussion, or agreement in connection with the subject matter of this MOU. This is a fully integrated agreement.

17.3. **Independent Representation by Counsel.** The Parties represent that in executing this MOU they have relied solely upon their own judgment, belief, and knowledge, and the advice and recommendations of their own independently selected counsel.

17.4. **Capacity to Contract.** Recipient has the capacity and the authority to fulfill the obligations required of it hereunder and nothing prohibits or restricts the right or ability of Recipient to carry out the terms hereof.

- 377 17.5. **Authority to Execute.** Each person executing this MOU on behalf of Recipient
378 represents and warrants to Agency that they are duly authorized to execute and
379 deliver this agreement on behalf of Recipient.
- 380 17.6. **Enforcement Costs.** If any action or proceeding is brought by any Party against
381 any other Party to enforce any of the provisions hereof, or to seek damages by
382 reason of any alleged breach of any of the provisions hereof (whether at the trial
383 court level, appellate level, in a bankruptcy, probate or administrative proceeding
384 or otherwise), the prevailing Party shall be entitled to recover from the other Party
385 its attorney's fees in such amount as the court may adjudge reasonable in such
386 action or proceeding, together with the prevailing Party's other costs and expenses
387 (including, without limit, court costs and other litigation costs and expenses).
- 388 17.7. **Assignment.** Recipient may not assign this MOU without Agency's prior written
389 consent, which may be withheld for any reason.
- 390 17.8. **Severability.** If any provision of this MOU is held by a court of competent
391 jurisdiction to be invalid, void, or unenforceable and the invalidity or
392 unenforceability of such a provision does not deny a Party the material benefit of
393 this MOU, then the other provisions of this MOU that can be given effect without
394 the invalid provision remain in effect.
- 395 17.9. **Headings.** This MOU's headings are inserted solely for convenience of reference
396 and are not intended to govern, limit, or aid in the construction of any term or
397 provision hereof.
- 398 17.10. **Counterparts; Electronic Signatures.**
- 399 (A) This MOU may be signed and delivered in counterparts.
- 400 (B) In addition to any other lawful method of executing this MOU, this MOU
401 may be signed and delivered by each Party either: (i) electronically by
402 facsimile (e.g., scanned image or PDF copy); or (ii) digitally through the
403 use of EchoSign, DocuSign, or such other commercially available digital-
404 signature software that results in verified and confirmed signatures
405 delivered electronically to each Party.
- 406 (C) Each electronic or digital signature of a Party is treated as an original, as if
407 personally signed by that Party.
- 408 17.11. **Agreements with Third Parties.** If Recipient enters into any agreements with
409 contractors, consultants, subrecipients or other parties ("**Other Contracting**
410 **Party**") for the use of PPO Funds, Technical Assistance Funds, or RPHP Funds for
411 the implementation of eligible activities ("**Third-Party Contracts**"), such Third-
412 Party Contracts shall be consistent with the terms of this MOU. Recipient shall
413 include in all Third-Party Contracts a requirement to comply with all terms of this
414 MOU applicable to the work or services provided by the Other Contracting Party,
415 and all legal requirements, including the Measure A requirements.

416
417 17.12. **No Third-Party Beneficiary.** There is no intended third-party beneficiary of this
418 MOU.

419 17.13. **No Waiver.** No waiver of a provision of this MOU is valid unless it is made in
420 writing and signed by the Party against whom such waiver is sought to be enforced.
421 A failure to enforce a right hereunder does not constitute a continuing waiver of
422 that right or a waiver of any other right hereunder. No waiver, benefit, privilege, or
423 service that is voluntarily given or performed by a Party gives the other Party any
424 contractual right by custom, estoppel, or otherwise.

425 17.14. **Successors and Representatives.** This MOU binds and inures to the benefit of the
426 Parties and their respective heirs, personal representatives, successors, and (where
427 permitted) assignees.

428 *(Signatures on the following page)*

IN WITNESS WHEREOF, the Parties have executed this MOU as indicated below.

RECIPIENT

South Bay Cities Council of Governments a [entity type]

By: _____
Jacki Bacharach, Executive Director

APPROVED AS TO FORM

By: _____
[attorney name][title]

AGENCY

Los Angeles County Affordable Housing
Solutions Agency, a special act agency

Los Angeles County Affordable Housing Solutions Agency, a Special Act Agency

By: _____
Ryan Olson, Controller

APPROVED AS TO FORM

By: _____
Michael Maurer, Agency Co-General Counsel

EXHIBIT A

Eligible Jurisdictions

Eligible Jurisdiction	PPO Pro Rata RHNA Share¹	Technical Assistance Share	RPHP Share
Burbank-Glendale-Pasadena Regional Housing Trust	1.03%	0.09%	0.56%
City of Glendale	0.69%	0.09%	0.55%
City of Long Beach	1.38%	0.20%	1.21%
City of Los Angeles	22.80%	1.72%	10.34%
City of Santa Clarita	0.63%	0.04%	0.23%
Gateway Cities Council of Governments/Gateway Cities Affordable Housing Trust	2.37%	0.35%	2.12%
Las Virgenes/Malibu Council of Governments	0.07%	0.01%	0.04%
North Los Angeles County Transportation Coalition JPA	0.76%	0.09%	0.56%
San Fernando Valley Council of Governments	0.09%	0.01%	0.04%
San Gabriel Valley Council of Governments/San Gabriel Valley Regional Housing Trust	4.22%	0.36%	2.14%
South Bay Cities Council of Governments/South Bay Regional Housing Trust	1.91%	0.21%	1.28%
Unincorporated Los Angeles County	4.86%	0.23%	1.39%
Westside Cities Council of Governments	1.19%	0.09%	0.55%

¹ As approved by Agency's Board on 6/25/2025. Pursuant to the Act, the Pro Rata RHNA Shares attributable to the Councils of Governments exclude any share attributable to an individually listed jurisdiction.

EXHIBIT B-1

Government Code Section 64830

64830.

...

- (d) Subject to funding eligibility and adjustment pursuant to subdivision (b) of Section 64717, the agency shall distribute regional housing revenue in the form of a grant, loan, or other financing tool pursuant to subdivision (q) of Section 64720 in a manner that achieves the following shares in the annual expenditure plan:
 - (1) A minimum of 40 percent of the annual programmatic budget, excluding any bond indebtedness, shall be spent on affordable housing creation, preservation, and ownership as follows:
 - (A) The following conditions shall apply with regard to affordable housing creation:
 - (i) Funding pursuant to this subparagraph may be used for the following purposes, including, but not limited to, land acquisition, housing acquisition, financing, and ownership programs, including the agency serving as a single source of financing as appropriate, income assistance for extremely low income households, and project-based rental assistance contracts with no time limit that are restricted to the support of extremely low income households.
 - (ii) Financing for any development costs associated with a project or funding grant that is for housing that is 100 percent affordable, which means restricted to any household that earns less than 80 percent of the area median income (AMI), including permanent supportive housing that includes onsite supportive services. An eligible project may also include a subset of at least 50 units, or 50 percent of the total units, whichever is greater, in a larger development that includes units targeted up to 120 percent of AMI, in which case the agency may only fund units that are designated for extremely low and very low income households, and agency funds shall not be used in connection with any unit that is income restricted due to development incentives, density bonuses, or similar programs.
 - (I) For each of the eligible jurisdictions, as defined in paragraph (1) of subdivision (a) of Section 64830.5, 25 percent of all funded units shall be reserved for extremely low income households, as defined in Section 50106 of the Health and Safety Code, and 25 percent shall be reserved for very low

income households, as defined in Section 50105 of the Health and Safety Code, over any two-year period, with regular monitoring by the citizens' oversight committee and board of units funded and constructed during that two-year period.

- (II) For each project, 10 percent of the units in the project shall be reserved for extremely low income households and 10 percent of the units shall be reserved for very low income households.
- (B) Funding pursuant to this paragraph for affordable housing preservation programs may be used to acquire, rehabilitate, place affordability restrictions on, and preserve existing housing units, housing from the private market, and units in residential hotels as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code for affordability, in order to prevent the loss of affordability and expand permanent affordability. Funding provided pursuant to this subparagraph shall be subject to both of the following conditions:
- (i) Existing residents of buildings acquired for the purpose of affordable housing preservation shall not be permanently displaced, even if the resident's household income exceeds the moderate-income limits in Section 50093 of the Health and Safety Code.
 - (ii) Buildings acquired for the purpose of affordable housing preservation shall achieve 100 percent occupancy by extremely low or very low income households over time through unit turnover.

Grants, loans, or other financing provided to community land trusts and other similarly structured nonprofit entities to acquire, rehabilitate, and preserve existing housing units are an eligible use pursuant to this subparagraph.

Programs to enable low- or moderate-income households to become or remain homeowners, including, but not limited to, below market rate ownership programs, downpayment assistance programs, residential rehabilitation loan programs, and grants or loans to assist in the rehabilitation or replacement of existing mobile homes located in a mobile home or manufactured home are eligible uses pursuant to this subparagraph.

- (C) Funding provided pursuant to this paragraph shall be subject to the following conditions in the event that demolition or rehabilitation of housing units is required:
- (i) (I) Any funded development or affordable housing grant on any property that includes a parcel or parcels that currently have residential uses, or within the five years preceding the grant have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that

restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control through a public entity's valid exercise of its police power, or occupied by low- or very low income households, shall be subject to a policy requiring the replacement of all those units to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy.

(II) Replacement requirements shall be consistent with those set forth in paragraph (3) of subdivision (c) of Section 65915, provided that any dwelling unit that is or was, within the five-year period preceding the grant, subject to a form of rent or price control through a local government's valid exercise of its police power and that is or was occupied by persons or families above lower income shall be replaced with units made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families.

(ii) If existing residents are required to be relocated due to demolition or rehabilitation needs, the developer is required to provide relocation benefits to the occupants of those housing rental units subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1. The developer shall comply with either the local government requirements for relocation assistance to displaced households or the policy set by the agency for relocation assistance to displaced households, whichever provides a greater benefit to the relocated or displaced households.

(iii) If existing occupants who are lower income households are required to vacate their units due to demolition or rehabilitation needs, the developer shall provide a right of first refusal for a comparable unit available in the new or rehabilitated housing development that is affordable to the household at an affordable rent, as defined in Section 50053 of the Health and Safety Code, or an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code.

...

(Amended by Stats. 2024, Ch. 80, Sec. 73. (SB 1525) Effective January 1, 2025.)

EXHIBIT B-2

Government Code Section 64830.5(a)(2)(A)

64830.5(a)(2).

...

(A)

- (i) Seventy percent of annual funding for the purpose of affordable housing preservation, affordable housing production, income assistance for extremely low-income households, and long-term, project-based rental assistance shall be allocated, based on the eligible jurisdiction's pro rata lower income housing need, to the eligible jurisdictions, provided that the allocation is consistent with the eligible uses of the funding set forth in paragraph (1) of subdivision (d) of Section 64830.
- (ii)
 - (I) Thirty percent of annual funding for the purpose of affordable housing preservation, affordable housing production, and long-term rental assistance, with no time limit, shall be allocated by the agency to the eligible jurisdictions consistent with the guiding principles of the agency and the eligible uses outlined in Section 64830.
 - (II) At least 5 percent of funds allocated pursuant to subclause (I) shall be used for technical assistance grants to cities with a population under 50,000.
- (iii) If an eligible jurisdiction is found to be out of compliance with affordability targets at the end of a two-year period, the board may take any of the following actions:
 - (I) Limit the funding for the jurisdiction to extremely low and very low income housing units only until compliance is reestablished.
 - (II) Require the funding allocated to the jurisdiction to be administered by the agency instead of the jurisdiction.
 - (III) Increase funding incentives as needed to meet project and programmatic targets.
- (iv)
 - (I) Any eligible jurisdiction may receive a direct allocation of all or part of the jurisdiction's funding described in this subparagraph if all of the following conditions are met:
 - (ia) The jurisdiction agrees to adopt and adhere to agency financing policies and guidelines, including public engagement and notice provisions outlined in this chapter.

- (ib) All funded projects are in compliance with the agency’s eligible uses and affordability requirements.
- (ic) The jurisdiction agrees to allocate its funding within 12 months through administrative processes without being subject to additional legislative process.
- (id) The jurisdiction is in compliance with Affirmatively Furthering Fair Housing in California guidelines.

(II)

- (ia) Once committed to a specific project, funds shall remain available for expenditure for an additional five years, unless an extension is authorized pursuant to sub-subclause (ib).
- (ib) If the funds have not been expended within five years of receipt as required in sub-subclause (ia), the jurisdiction shall show that it has made adequate progress towards completing the project. If the agency finds that the city has made adequate progress, the agency shall authorize an additional 24 months to grant entitlements to the remainder of the project. If the agency does not find that the city has made adequate progress, the funds shall be transferred to the agency. The agency shall hold the funds until the city submits a plan satisfactory to the agency to move forward with the project or allocate funds to another qualified project consistent with the jurisdiction’s expenditure plan.
- (ic) For purposes of this subclause, “adequate progress” means the project has received the land use approvals or entitlements necessary for at least 75 percent of the project’s units. . . .

. . .

(Amended by Stats. 2024, Ch. 80, Sec. 73. (SB 1525) Effective January 1, 2025

EXHIBIT B-3

Government Code Section 64830

64830.

...

- (d) Subject to funding eligibility and adjustment pursuant to subdivision (b) of Section 64717, the agency shall distribute regional housing revenue in the form of a grant, loan, or other financing tool pursuant to subdivision (q) of Section 64720 in a manner that achieves the following shares in the annual expenditure plan:

...

- (4) At least 5 percent of the total annual programmatic budget, excluding any bond indebtedness, shall be used for technical assistance, research, and policy development. Eligible uses for these funds include, but are not limited to, all of the following:
- (A) Collecting and tracking information related to displacement and displacement risk, rents, and evictions in the region.
 - (B) Drafting model affordable housing land use ordinances that may be adopted by any jurisdiction in the County of Los Angeles.

...

(Amended by Stats. 2024, Ch. 80, Sec. 73. (SB 1525) Effective January 1, 2025.

EXHIBIT B-4

Government Code Section 64830

64830.

...

- (d) Subject to funding eligibility and adjustment pursuant to subdivision (b) of Section 64717, the agency shall distribute regional housing revenue in the form of a grant, loan, or other financing tool pursuant to subdivision (q) of Section 64720 in a manner that achieves the following shares in the annual expenditure plan:

...

(2)

- (A) At least 30 percent of the total annual programmatic budget, excluding any bond indebtedness, shall be spent on countywide renter protection and support programs.
- (B) These programs include any effort that helps renters of lower income households, as defined in Section 50079.5 of the Health and Safety Code.
- (C) Eligible uses of the funds include, but are not limited to, all of the following:
 - (i) Preeviction and eviction legal services, counseling, advice and consultation, training, renter education and representation, and services to improve habitability that protect against displacement of tenants.
 - (ii) Providing rental assistance for lower income households. Rental assistance shall be provided to a specific household for a reasonable amount of time not to exceed six months, and shall be paired with supportive services, such as eviction prevention and defense, to the greatest extent possible.
 - (iii) Providing relocation assistance for lower income households beyond what is legally required of landlords according to local or state law.

...

(Amended by Stats. 2024, Ch. 80, Sec. 73. (SB 1525) Effective January 1, 2025.

EXHIBIT C-1

Measure A Labor Requirements

SECTION 28. CONSTRUCTION WORK.

- A. It is the intent of this section to encourage the development of local job opportunities and career pathways into the building and construction trades, including but not limited to apprenticeship and pre-apprenticeship programs.
- B. Any construction or rehabilitation project receiving funding or financing from this Ordinance, including but not limited to a project of fewer than 40 units, shall constitute a public work for which prevailing wages shall be paid for purposes of Chapter 1 (commencing with section 1720) of Part 7 of Division 2 of the Labor Code.
- C. A project of 40 or more units is eligible to receive funding or financing from this Ordinance only if all construction and rehabilitation is subject to the City of Los Angeles Department of Public Works Project Labor Agreement 2020-2030 if the project is within the City of Los Angeles, or the Countywide Community Workforce Agreement executed by the Chief Executive Officer on June 7, 2023 if the project is elsewhere, or any successor to either agreement.
- D. For purposes of sections 28 and 29 of this Ordinance, the number of units means the maximum number of units authorized in an entitlement granted by the land use permitting authority for a development project, regardless of whether construction or rehabilitation proceeds in phases or project ownership is divided.
- E. The Designated Enforcement Agency (“DEA”) shall have authority to enforce Labor Code sections 1720-1815, as amended from time to time, for projects funded by the tax imposed by this Ordinance. Any developer, contractor, or subcontractor as to such projects shall be required to cooperate fully in any investigation the DEA initiates. For projects located in the City of Los Angeles, the DEA shall be the Department of Public Works, Bureau of Contract Administration. For projects elsewhere, the contracting Funding Recipient shall act as or designate the DEA. The DEA shall be authorized to work with joint labor management committees established pursuant to the federal Labor Management Cooperation Act of 1978 (29 U.S.C. section 175a) in order to carry out the enforcement/investigation duties under this Ordinance. A joint labor management committee may bring an action in any court of competent jurisdiction against an employer that fails to comply with the labor standards required under this Ordinance.
- F. Notwithstanding subsection C of this section, if a project labor agreement is agreed between the Funding Recipient or project developer, the Los Angeles/Orange Counties Building and Construction Trades Council, and the Western States Regional Council of Carpenters, then a project with 40 or more units is eligible to receive funding or financing from this Ordinance if all construction and rehabilitation is subject to that project labor agreement.
- G. For purposes of this Ordinance, “project labor agreement” has the meaning stated in subdivision (b)(1) of section 2500 of the Public Contract Code.

EXHIBIT C-2

Government Code Section 64720.5

64720.5.

- (a) Any construction or rehabilitation project receiving funding or financing from the agency, a measure proposed by the agency pursuant to subdivision (a) of Section 64720, or a joint powers authority of which the agency is a member, including, but not limited to, a project with under 40 units, shall constitute a public work for which prevailing wages shall be paid for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
- (b) A project with 40 units or greater is eligible to receive funding or financing from the agency, a measure proposed by the agency pursuant to subdivision (a) of Section 64720, or a joint powers authority of which the agency is a member, only if all construction and rehabilitation is subject to the City of Los Angeles Department of Public Works PLA. For purposes of this subdivision and subdivision (c), the number of units means the maximum number of units authorized in an entitlement granted by the land use permitting authority for the development project, regardless of whether construction or rehabilitation proceeds in phases or ownership is divided.
- (c) Notwithstanding subdivision (b), if a specific countywide project labor agreement is negotiated with mutual agreement between the Los Angeles/Orange Counties Building and Construction Trades Council and the Southern California Association of Nonprofit Housing and approved by the agency, then a project with 40 units or greater is eligible to receive funding or financing from the agency, a measure proposed by the agency pursuant to subdivision (a) of Section 64720, or a joint powers authority of which the agency is a member, only if all construction and rehabilitation is subject to the specific countywide project labor agreement rather than the Department of Public Works PLA.
- (d) For purposes of this section, “project labor agreement” has the same meaning as in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.
- (e) For purposes of this section, “Department of Public Works PLA” means the City of Los Angeles Department of Public Works Project Labor Agreement 2020-2030 with Los Angeles/Orange Counties Building and Construction Trades Council, effective August 25, 2021.

(Added by Stats. 2022, Ch. 661, Sec. 1. (SB 679) Effective January 1, 2023.)

EXHIBIT C-3

Measure A Section 27

SECTION 27. IMPROVING RECRUITMENT AND RETENTION OF HOMELESSNESS SERVICE AND PREVENTION WORKERS.

- A. All contracts funding social services positions, including but not limited to homelessness services and eviction prevention workers, financed by the tax imposed by this Ordinance must:
1. Set sufficient payment rates to enable contractors to pay wages aligned with public and private market conditions;
 2. Allow amendments, as needed, to provide that incentives and wage increases for cost of living similar to those offered to County staff and/or Los Angeles Homeless Services Authority staff are also available to service provider and prevention worker staff;
 3. Allow annual adjustments to reflect cost-of-living adjustments, increases in administrative allowances, and operational cost changes due to inflation or other factors (such as supply shortages, insurance market changes, etc.);
 4. Be paid in a timely manner to prevent unnecessary cost increases borne by service providers; and
 5. Not result in displacement of public employees.

Multi-year contracts are encouraged to support system, service delivery, workforce, and nonprofit service provider stability.

- B. By June 30, 2025, the County shall establish a labor council with equal representation from organized labor and nonprofit social service provider leadership to discuss pay equity and career development at contracted service providers, especially with regard to racial disparities and for those with lived experience of homelessness. This council shall make recommendations to the Board of Supervisors on issues related but not limited to all levels of compensation, wages and benefits, and appropriate pay ranges as compared to County employees performing similar work, including the feasibility of contracts for social services positions financed by this Ordinance meeting or exceeding area wage standards, pay equity for service provider staff, and the allowance of cost-of-living adjustments. The labor council shall provide initial recommendations to the Board of Supervisors by June 30, 2026.
- C. Every three years, the Chief Executive Officer shall conduct a review every three years of current payment rates across service types (such as interim housing bed rates) to inform rate changes and, every five years, shall review current administrative rates allowed in service contracts compared with industry standards and best practices.

Local Allocation Program Policies

The Local Allocation Program (LAP) is funded through a 10% allocation of MSP funds available each year and allocated to each SBCCOG member agency per a formula. The remaining 90% of funding is available as part of the regular competitive program. The LAP was established to allow cities with less ability or capacity to apply for projects through the competitive process to still access MSP funds for eligible city projects. The LAP set-aside begins with FY27-28 allocations.

Local Allocation Program (LAP) Formula:

- The initial allocation formula was developed through an equally weighted formula consisting of a city's percentage of SBCCOG dues and its percentage of centerline road miles¹ in the South Bay. (% of dues + % of centerline road miles) divided by two.
 - SBCCOG dues are based on a combination of city population and city budget.
 - Centerline road miles in this case are defined as follows:
 - City centerline road miles include: 1) All public roadways that intersect with the municipality or are maintained by the agency; 2) State highways; and 3) Walk streets, multi-use trails, or any public pathways that are not traditional automobile rights-of-way but are eligible for Measure M funding. Private roads and alleys are excluded.
 - Roadways bordering two jurisdictions are attributed 100% to both agencies. For example, a portion of Western Ave is shared between Rancho Palos Verdes and the City of Los Angeles (and is Caltrans-owned). For the purposes of the LAP, the same segment of Western Ave is included in calculations for both Rancho Palos Verdes and City of Los Angeles.)
 - Roadways with divided medians are counted as a single centerline.

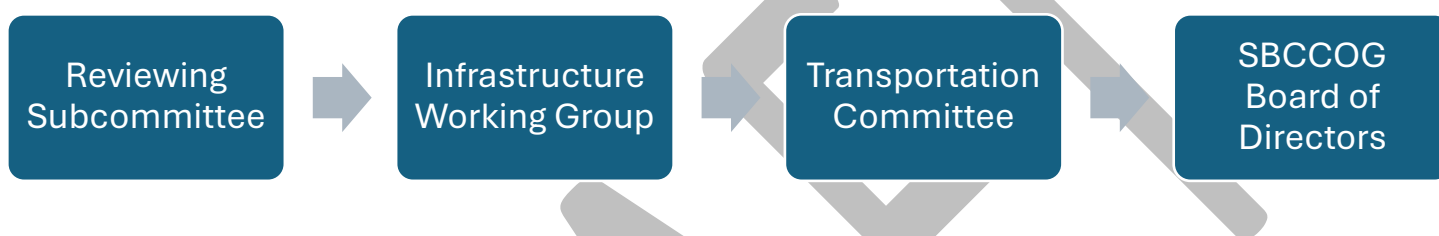
Eligibility and Project Review:

- LAP funded projects must meet Measure M MSP eligibility requirements. SBCCOG member cities may utilize LAP funds by submitting a Measure M MSP application for review and approval by both the SBCCOG and Metro Board of Directors as part of the annual program update process.

¹ Centerline road mile data was determined through a comparison exercise between city self-reported data and a GIS analysis generated by SBCCOG. SBCCOG staff used existing GIS layers and publicly available pavement management data to produce a uniform analysis. The agency self-reported centerline miles were used if they were within 5% of SBCCOG-generated calculations. If there was a greater than 5% discrepancy between the number generated by the SBCCOG and self-reported by an agency, agencies were asked to provide additional information to reconcile the anomalies and reach a consensus.

Reviewing Subcommittee Formation and Role:

- A Reviewing Subcommittee shall be formed annually to be composed of three to five IWG members, one of whom is the IWG chair, with representation from South Bay cities of various sizes and no more than two SBCCOG staff representatives who is responsible for:
 - Evaluating projects under both the LAP and competitive programs.
 - Monitoring the timely use of allocated funds.
 - Making funding and process recommendations to the IWG, which then advises the Transportation Committee. *(See flow chart below)*



Five-Year Funding Retention Limit:

- Cities may retain annual LAP allocations for a maximum of five years. At the end of the five-year period, if funds have not been committed to an eligible project, the earliest (oldest) year's allocation reverts to the competitive program. Funds are considered committed when a city has submitted a Measure M MSP application and received approval by the SBCCOG Board through the annual Measure M annual cycle. A city in jeopardy of losing unused funds will be notified as part of the annual Fall one-on-one meetings with the SBCCOG.

Transfer of Funds Between Jurisdictions:

- Cities are allowed to transfer LAP funds to another member agency either as a gift or loan, subject to the Reviewing Subcommittee's approval. Such transfers must be accompanied by documentation (facilitated by the SBCCOG) detailing the purpose and terms of the transfer to maintain accountability and eligibility. Transferred funds are subject to their original five-year retention limits.

Acceleration of Future Allocations:

- Cities may request to accelerate their future LAP allocations up to three years in advance if additional funds are available. SBCCOG staff would be required to review the request and determine funding availability. This would be a no interest loan against their future allocations.

Regular Program Reviews:

- A review of the LAP will be conducted along with the adopted policies to assess the effectiveness of the allocation mechanism, including its impact on more equitable access to Measure M MSP dollars for jurisdictions of all sizes. The first review should be made after three years and should be conducted every two years following the first review. SBCCOG staff will make the assessment in consultation with the Reviewing Subcommittee and present it to the IWG, Transportation Committee, and Board of Directors. If any changes are suggested, they will be made to the IWG, who will then make a formal recommendation to the Transportation Committee.

Matching Funds to MSP Competitive Applications:

- LAP allocations can be used as a local match to Measure M MSP or Measure R competitive program project applications.
- MSP competitive funds shall not be used for cost overruns/unanticipated expenses of LAP projects. The lead agency must either use additional LAP or other outside funding.

Pooling of LAP Funds:

- Cities may pool LAP funds to obtain maximum return on investments. Documentation should be submitted to the SBCCOG by each participating city agreeing to pool their funds. One lead agency should be identified on the application.

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South Bay Measure M Multi-Year Sub-Regional Programs Project Selection Criteria

The Project Selection Process Is Common To All MSPs

There are three South Bay subregional programs listed within the Measure M Ordinance: the Highway Efficiency Operational Improvement Program (HEOI), the Transportation System Mobility Improvement Program #1(TSMIP I), and the Transportation Mobility Improvement Program #2 (TSMIP II). All candidate MSP projects considered for funding within the South Bay Measure M Multi-Year Sub-Regional Programs (MSPs) are screened for eligibility based on project selection criteria that are unique to each of the MSPs and different from the Measure R South Bay Highway Program and South Bay Transit Investment Program.

The annual update cycle for South Bay MSPs includes a period for solicitation of additional funding for existing projects (consideration for cost-increases and next-phase funding needs) and new projects submitted by lead agencies. Funding priority is first given to existing projects and then to new project requests. The projects undergo an eligibility determination and assessment using the selection criteria to update MSP project lists.

MSP funding for projects is programmed within a 5-year South Bay MSP Funding Allocation Program (MSPFAP). The funding allocation schedule is intended to be as consistent as possible with the MSP reimbursement schedule requested in the project application subject to the results of the project assessment and annually available MSP funding within each of the three South Bay MSP programs. This project programming process may need to modify the funding allocation schedule requested for specific projects. The MSPFAP process also allows for the opportunity for projects that are completed or not actively being implemented by the lead agency to be removed from or rescheduled in the 5-year funding allocation list during the annual updates of the funding programs.

The 5-year MSPFAP must be approved by the South Bay Cities Council Board of Directors and the Los Angeles County Metropolitan Transportation Authority Board of Directors. The MSPFAP may be updated annually.

Examples of potentially eligible projects and project selection criteria follows

Potentially eligible HEOI Project Examples:

- Freeway Capacity Expansion and Operational Improvements
- Interchange and ramp modifications / improvements
- Auxiliary lanes for merging or weaving between adjacent interchanges
- Shoulder widening / improvements for enhanced operation of the roadway
- Freeway bypass / freeway-to-freeway connections providing traffic detours in case of incidents, shutdowns or emergency evacuations
- Managed Lanes – HOV Lanes / Express Lanes
- Turnouts for safety purposes
- Intersection and street widening / improvements on a State Highway or within one mile of a State Highway, or on major / minor arterials beyond one mile from a State Highway on a case-by-case basis
- Goods Movement on Countywide Strategic Truck Arterial Network (CSTAN)
- Left-turn or right-turn lanes on state highways or arterials
- Transportation Projects that support or augment the South Bay Fiber Network such as:
 - Signal Synchronization
 - Intelligent Transportation Systems
 - Autonomous Vehicle Infrastructure System
- Safety improvements that reduce incident delay
- Transit Centers, Park and Ride Lots/Parking Structures

Potentially eligible TSMIP I & II Project Examples:

- Transportation Projects that support or augment the South Bay Fiber Network such as:
 - Signal Synchronization
 - Intelligent Transportation Systems
 - Autonomous Vehicle Infrastructure System
 - Broadband Regional Connectivity Infrastructure
 - Transportation Management Systems (Traffic Operations Centers, Emergency Management)
- Local Travel Network, Slow Speed Infrastructure, Bicycle Infrastructure
- Pedestrian Infrastructure, ADA Improvements
- Complete Streets
- Transit Centers / Park and Ride Lots and Parking Structures
- Sustainable SB Plan (Neighborhood-Oriented Development, First / Last Mile Infrastructure, Land Use and Transportation Projects that reduce vehicle miles travelled)
- Electric Vehicle Charging Infrastructure

South Bay Measure M Multi-Year Sub-Regional Programs Scoring Rubric

The following assessment criteria are used to assist in the process of programming the South Bay Measure M Highway Efficiency and Operational Improvements (HEOI) and Transportation System and Mobility Improvement Program (TSMIP) I & II projects. Project applicants may strengthen their applications by demonstrating satisfaction of the selection criteria through optional observable metric examples listed below.

Assessment Criteria: Mobility/Accessibility Improvement for Users– 30 points max

1. Relieves congestion (HEOI Only)

Metric Examples:

- a. LOS/ICU calculation for street segments and intersections
- b. References to other studies

2. Improves travel times (All projects)

Metric Examples:

- a. LOS/ICU calculation for street segments and intersections
- b. Travel time analysis
- c. Delay study
- d. Incident recovery
- e. Grade separation project
- f. Simulation study (Synchro, O-D study, bus headways)
- g. References to other studies

3. Improves effectiveness and reliability for street, highway, and freeway users (HEOI only)

Metric Examples:

- a. Travel time analysis
- b. Delay study
- c. Incident recovery
- d. Grade separation project
- e. References to other studies

4. Eliminates trips (HEOI only)

Metric Examples:

- a. Reduction in total daily vehicle trips
- b. Reduction in number of transfers or mode changes

5. Increases travel by transit, paratransit, bicycle, micromobility (LTN), and pedestrian modes (TSMIP only)

Metric Examples:

- a. Mode shift percentages from baseline
- b. Increases transit frequency
- c. Supports specific multimodal local or regional goals
- d. Project scope includes a mobility hub or transit lines

6. Improves effectiveness and reliability (TSMIP only)

Metric Examples:

- a. Travel time analysis
- b. Delay study
- c. Incident recovery
- d. Grade separation project
- e. References to other studies

Assessment Criteria: Project Readiness (All Projects) – 20 points max

1. Project definition of scope, phasing, total budget and proposed funding sources, and Measure M reimbursement schedule
2. Must have Caltrans Project Development documents, project study report (or similar) and be ready to enter the environmental phase (Project Approval and Environmental Documentation/PA&ED) or later*
3. Initial public outreach process has been completed by lead agency
4. Project is supported by City Council in either an adopted Capital Improvement Program (or similar) or via a standalone action of support
5. MSP-funded phase will begin in the upcoming fiscal year
6. Overall project admin/oversight/support costs capped at 10%

**MSP funding is only available for PA&ED, PS&E, ROW, and/or Construction phases.*

Assessment Criteria: Project Need & Benefit to Transportation System– 20 points max

1. Regional or subregional mobility benefits (All projects)
Metric Examples:
 - a. Number of travel modes served
 - b. Populations served (residential, commercial)
 - c. Removes barriers to access
 - d. Demonstrates benefits to populations outside of primary applicant's jurisdiction
 - e. Project is multi-jurisdictional
2. Reduces safety incidents/improves safety (All projects)
Metric Examples:
 - a. Near-miss analysis
 - b. Reduction in KSI crashes
 - c. Includes one or more traffic safety countermeasures
 - d. PDO collision history
3. Integrates with goods movement (HEOI only)
Metric Examples:
 - a. Overlap and/or coordination with truck routes
 - b. References to other studies
4. Eliminates operational deficiencies (HEOI only)
5. Improves transportation options (TSMIP only)
6. Improves first/last mile connections to transit (TSMIP only)

Assessment Criteria: *Regional Significance, Multi-Jurisdictional Effort* – 20 points max

1. Crosses jurisdictional boundaries (All projects)
2. Shared priority for affected jurisdictions' decision makers (All projects)
3. Supports regional program, goods movement such as Countywide Strategic Truck Arterial Network (CSTAN), connectivity/gap closure (HEOI only)
4. Supports South Bay Fiber Network, Local Travel Network, or other subregional initiatives (TSMIP Only)

Assessment Criteria: *Environmental Compatibility, Sustainability, and Quality of Life (All Projects)* – 10 points max

1. Supports local transportation and environmental policies
2. Reduces VMT/GHG emissions
Metric Examples:
 - a. GHG emissions calculations
 - b. VMT analysis
3. Improves environmental quality, public health, quality of life
Metric Examples:
 - a. Applies Envision sustainability framework (Institute for Sustainable Infrastructure)
 - b. Supports a local or regional environmental goal or plan
 - c. Reduces cut through traffic in neighborhoods
4. Supports goods movement
5. Reduces household transportation costs
Metric Examples:
 - a. Project is in a Metro Equity Focused Community/CalEnviroScreen Disadvantaged Community
 - b. Reduces travel time
 - c. Reduces residential trips
 - d. Promotes transportation alternatives to gas-powered highway speed vehicles

BONUS Assessment Criteria: *MSP Leverage (All Projects)* – 10 points max

1. Documents matching funds
2. Percentage of cost provided by non-MSP funding allocated to project
3. Support costs capped at 10%

Scoring Rubric for Selection Committee

The following scoring rubric shall be used in the project selection process for the competitive South Bay Measure M Multi-Year Subregional Programs (MSPs). The Reviewing Subcommittee shall score new projects according to each applicable assessment and selection criteria using the framework below. Note: Bonus points are not included in this table but may be awarded to projects that demonstrate MSP Leverage.

The proposed project clearly and convincingly demonstrates that it meets the assessment and selection criterion.	67-100% of the max points
The proposed project sufficiently demonstrates that it meets the assessment and selection criterion.	34-66% of the max points
The proposed project somewhat demonstrates that it meets the assessment and selection criterion.	1-33% of the max points
The proposed project does not demonstrate that it meets the assessment and selection criterion.	0% of the max points

South Bay Cities Council of Governments

July 24, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Transportation Committee

SUBJECT: Local Travel Network Project Management and Technical Services Request for Qualifications – Consultant Bench Selection

BACKGROUND

Since 2021, the SBCCOG has partnered with its member jurisdictions to implement the South Bay Local Travel Network (LTN). The LTN is SBCCOG's context specific approach to providing a safe, connected, and low stress street network that encourages the use of slow-speed, zero-emission micromobility modes for local trips. To date, the City of El Segundo has implemented an LTN pilot program (November 2023) and is preparing for full implementation of the network. Subsequently, Redondo Beach, Carson, Lomita, and Lawndale are in various stages of implementing the LTN. Over the next few years, other SBCCOG member jurisdictions are anticipated to join the network providing slow-speed infrastructure both within and between their communities.

As an increasing number of member jurisdictions implement the LTN, city staff have expressed challenges in capacity and have looked to the SBCCOG to provide support. To address this demand, the SBCCOG, in consultation with a subcommittee of city public works professionals, solicited a bench of consultants to provide project management and technical assistance to member jurisdictions for engineering, planning and design work to support the implementation of the LTN, including preparation of design solutions to implement core LTN elements as well as ancillary street calming and roadway improvements, developing Measure M LTN project proposals, PS&E design, and delivering final projects. Proposers were asked to provide qualifications across seven (7) disciplines:

1. Planning and Engineering Design to Support Micromobility
2. LTN Enhancement with Bicycle Infrastructure
3. Transportation Planning and Engineering Studies to Support Micromobility Infrastructure on Major Arterials or Streets Above 35 MPH
4. Experimental Roadway Treatments
5. Evaluation of Network
6. Engagement and Outreach Materials
7. Measure M Application and Grant Development

Proposers were invited to submit qualifications for specific disciplines that aligned with their experience and expertise. This process was designed to prequalify proposers for the disciplines in which they chose to participate.

SBCCOG member jurisdictions will have the opportunity to enter into contract agreements with consultants on the prequalified list, saving the cities time and money in the selection process for the specific work that they need among the seven disciplines. Based on SBCCOG member jurisdictions' needs, jurisdictions may also issue an RFP to the prequalified list of consultants (task order or bench solicitation) or opt for a public solicitation.

ANALYSIS

Seven (7) proposals were received and reviewed by the proposal review committee. The SBCCOG received proposal submissions for varying disciplines from Fehr and Peers, GHD, GTS, HW Lochner (formerly KOA), Iteris, MNS, and Toole Design (Table 2).

The SBCCOG review process followed standard RFQ selection protocol and schedule:

- A proposal review committee was formed:
 - SBCCOG staff: Jacki Bacharach, Executive Director; Shannon Heffernan, Contract Planner; Aaron Baum, Senior Project Manager; Anne Tsai, Project Coordinator
 - City staff: Jennifer Howell, Lomita; Ryan Liu, Redondo Beach; Elias Sassoon, El Segundo; Erik Zandvliet, Manhattan Beach
- **June 23th - July 2nd:** Review committee members were asked to review and score the proposals according to the team's qualifications including related experience with similar projects and projects within the study area, understanding of project goals, and key staff expertise.
- **July 8th:** The review committee met via Zoom to review scoring and pre-qualify firms for the consultant bench.

Following deliberation by the review committee, the Fehr & Peers team emerged as the top-ranking firm (Table 1). Fehr & Peers demonstrated the strongest familiarity with the Local Travel Network and technical expertise to support city implementation of the LTN. The review committee discussed the advantages of employing a single consulting firm across multiple city LTN projects to synergize planning and design processes as well as to coordinate inter-city connections. However, the committee also acknowledged the need to maintain flexibility for cities to select the most suitable firms for their individual needs.

With this in mind, and to maintain flexibility for cities, the review committee recommends pre-qualifying all seven proposers for the consultant bench but recommends the top firm Fehr & Peers be recognized as such. Cities may choose to enter into contract agreements with the top-ranking consultant or utilize the review committee rankings (Table 1) to inform the selection of a consultant for their project needs. The SBCCOG and members of the review committee also highly encourage adjacent cities to consider using the same contractor and to consider collaboratively entering joint contracts.

Team Ranking – Table 1

	Fehr & Peers	GHD	GTS	HW Lochner	Iteris	MNS	Toole Design
SBCCOG Staff Summary Rank Order Score	2.8	1.3	3.0	4.8	6.3	5.5	3.3
SBCCOG Staff Average Score	88.3	91.0	87.8	80.3	70.0	77.0	86.8
City Staff Summary Rank Order Score	1.8	6.3	4.0	3.0	4.0	5.0	3.8
City Staff Average Score	86.0	68.3	79.5	81.5	80.8	71.8	77.0
Cumulative Summary Rank Order Score	2.3	3.8	3.5	3.9	5.1	5.3	3.5
Cumulative Average Score	87.1	79.6	83.6	80.9	75.4	74.4	81.9

Table 1. Review committee rank order and average scores. Rank order describes the average ranking of a firm relative to other firms, with 1 being the highest ranking and 7 being the lowest ranking. Average score describes a firm’s average score evaluated according to a scoring rubric with a maximum of 100 points.

Disciplines - Table 2

	D1	D2	D3	D4	D5	D6	D7
Fehr & Peers , Street Plans, KPFF, Studio 111	X	X	X	X	X	X	X
GHD , Arellano Associates	X	X	X		X	X	
GTS , Communications LAB, AimTD	X	X	X	X	X	X	X
HW Lochner , Nelson\Nygaard, Arellano Associates, Avant-Garde, National Data Services	X	X	X	X	X	X	X
Iteris , PSOMAS, Alta	X	X	X	X	X	X	X
MNS , Lucci & Associates	X	X	X				X
Toole , PSOMAS, Calstart	X	X	X	X	X	X	X

Table 2. Firms responded to at least one of seven disciplines (D1-7), as represented by the matrix. The disciplines are: 1) Planning and Engineering Design to Support Micromobility, 2) LTN Enhancement with Bicycle Infrastructure, 3) Transportation Planning and Engineering Studies to Support Micromobility Infrastructure on Major Arterials or Streets Above 35 MPH, 4) Experimental Roadway Treatments, 5) Evaluation of Network, 6) Engagement and Outreach Materials, and 7) Measure M Application and Grant Development.

RECOMMENDATION

That the SBCCOG Board of Directors approve the LTN Project Management and Technical Services bench of consulting firms for the corresponding disciplines that were submitted with recommendation for Fehr & Peers as the top-ranking firm.

Prepared by Anne Tsai, Project Coordinator

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South Bay Cities Council of Governments

July 24, 2025

TO: SBCCOG Board of Directors

FROM: Jacki Bacharach, Executive Director
Kim Fuentes, Deputy Executive Director
David Leger, Senior Project Manager

SUBJECT: Office Move Update – as of July 14, 2025

BACKGROUND

The South Bay Cities Council of Governments' (SBCCOG) has relocated offices and has completed the move-out of 2355 Crenshaw Blvd.

Most of the move-in process has been completed, with a few items remaining including:

- Purchase of an AV System for the Board room, which is detailed in a separate memo. If approved by the Steering Committee/Board of Directors, installation will take place in August.
- Installation of the permanent internet/network system: this has been scheduled and is anticipated to be completed by July 18th.
- Installation of small conference room AV equipment: the items have been relocated to the new office and are scheduled to be installed on July 16th.
- Office furniture, including a handful of desks have been ordered, but not yet delivered.

Staff continue to work in a more remote format until all workstations have been delivered, and the permanent network system has been installed. Staff is anticipated to return to a more normal hybrid schedule the week of July 21st as long as there are no other delays.

BUDGET

Below is the estimated budget and balance based on information currently available. The chart will be updated as actual costs are incurred and any additional items are identified.

Budget Category	Estimate	Actual
Security Deposit – Van Ness Way	\$23,760.00	\$23,760.00
Moving Services	\$9,390.51	
De-Cabling 2355 Crenshaw	\$1,482.08	
Xerox Relocation	\$275.00	\$275.00
Cabling 357 Van Ness	\$7,810.89	
Conferencing Equipment Redesign and Relocation	\$6,590.51	
Network Equipment & Relocation Support	\$5,715.77	
Office Furniture – Desks, Conf. Tables, Refrigerator, Storage Cabinets, Ice Machine	\$17,727.06	\$17,727.06
Misc. Items – Flagpoles, re-keying/new locks/key copies, signage	\$2,028.05	\$2,028.05

TOTAL COSTS:	\$74,779.87	\$43,790.11
TOTAL BUDGET	\$75,000.00	\$75,000.00
BUDGET REMAINING	\$220.13	\$31,209.89

RECOMMENDATION

Receive and file.

TO: SOUTH BAY CITIES COG BOARD OF DIRECTORS
FR: JEFF KIERNAN, LEAGUE OF CALIFORNIA CITIES
RE: CAL CITIES UPDATE FOR 7/24/2025 MEETING

ADVOCACY UPDATE + NEW LEGISLATIVE WEBINAR

The legislature begun their summer recess on July 18 and will likely be back in their districts until August 18. Once legislators return to the Capitol in August they will have about 4 weeks of the legislative session left before adjourning for the year. Now is the time to make sure that your city is advocating for all of your priorities and Cal Cities is hosting another legislative webinar to maximize your advocacy during the summer recess. That webinar will be on **Tuesday, July 29 from 1:30 – 3 PM** and you can register for that event [HERE](#).

LOS ANGELES COUNTY DIVISION ADVOCACY UPDATE

The Los Angeles County Division has directly engaged on 5 bills this year. Two of the bills we are supporting—**AB 1** and **AB 888**—are focused on wildfire resilience and insurance affordability. Both of these bills are now in Senate Appropriations and will be heard there on August 18.

- [AB 1](#) would require the Department of Insurance to regularly update the *Safer from Wildfire* regulations, with the goal of helping stabilize—and ultimately reduce—the cost of fire insurance.
- [AB 888](#) would establish the *California Safe Homes Grant Program*, offering funding to property owners to harden their homes against wildfire threats.

The Division is also opposing [AB 470](#), Assembly Member McKinnor's second attempt to allow AT&T and other telecom companies to relinquish their responsibility as the carrier of last resort. In our opposition letter, we emphasized the need for greater investment in landline infrastructure, particularly in fire-prone communities that rely on landlines for emergency communications during power outages. This bill advanced from the Senate Energy, Utilities and Communications committee on July 15 and will likely now advance to Senate Appropriations committee for consideration. Please continue to speak with your legislators and ask for their NO vote on AB 470.

The Division is closely monitoring [SB 220 \(Allen\)](#), a bill proposing to expand the LA County Metro Transit Board in response to the expansion of the LA County Board of Supervisors under Measure G. Senator Allen has made this a two-year bill in order to assess the implications of an expanded Board of Supervisors and Metro Board. The Division is engaged with the Senator to ensure that city voices are not diluted in whatever form the expanded Metro Board takes.

In June, the Division also took a position to support the expansion of the California Film Tax Credit, since the expansion of the tax credit had already appeared in the budget the Division took a support in concept position on [AB 1138 \(Zbur\)](#), a bill that implemented and modernized the Film Tax Credit expansion from \$330 million to \$750 million per year.

AB 1138 passed the legislature and was signed by the Governor on July 2nd, going into effect immediately. You can learn more about AB 1138, the expanded Film Tax Credit, and the economic development expected to follow on Assembly Member Zbur's website [HERE](#).

UPDATE ON CAL CITIES ACTION ALERTS

Cal Cities issued Action Alerts requesting urgent action from our members on several pieces of legislation, including:

1. Cap and Trade Reauthorization – SUPPORT

Cap and Trade has generated roughly \$30 billion over the last decade, resulting in grants to cities and others for transit, rail, transportation, air quality, affordable housing, safe drinking water, and organic waste programs. The Legislature is moving forward to reauthorize the state's Cap-and-Trade Program, which is set to expire in 2030. Cities are strongly encouraged to submit a letter of support to their legislators as well as Senator Monique Limón and Assembly Member Jacqui Irwin — the two lawmakers leading the negotiations.

Supporting documents: [coalition priorities](#); [sample city letter](#)

2. SB 445 (Wiener) Transportation Projects: Permitting High-speed rail: third-party permits and approvals: regulations – OPPOSE

SB 445 has been substantially amended with more amendments coming next week. This bill now only applies to the high speed rail project and although this will not impact cities any longer it does establish a horrible precedent by allowing the High Speed Rail Authority the ability to develop regulations to expedite utility facility relocations. Due to these factors, Cal Cities remains opposed.

Status: Assembly Appropriations

3. AB 339 (Ortega) Local public employee organizations: notice requirements. - OPPOSE

Requires the governing body of a public agency, board, or commission to give a recognized employee organization written notice of at least ~~120~~ 60 days regarding contracts to perform services that are within the scope of work of the job classifications represented by the recognized employee organization.

Status: Senate Appropriations. AB 339 was amended on June 18 to shift from requiring 120 days notice to just 60 days notice; although this is an improvement, Cal Cities remains opposed. Consider resubmitting any previous opposition letters to note the new 'amended on' date.

4. SB 79 (Wiener) Transit Orientated Development - OPPOSE

This measure would require cities to approve higher-density residential projects up to 7 stories near public transit stops ministerially regardless of local zoning codes, limit the use of local development standards on the proposed project, and allow transit agencies full land authority over residential and commercial development on property they own or lease with no requirement for affordable housing built in.

Status: Assembly Appropriations. This bill was amended *again* on July 16 as it was approved by the Assembly Local Government committee – please resubmit your letter if it was on a previous version of the bill. In case you missed it, [check out this video of Kristine Guerrero talking SB 79 on NBC4 with Conan Nolan](#).

5. AB 650 (Papan) Planning and Zoning: Housing Element: RHNA – SPONSOR / SUPPORT

This bill would allow local governments to begin the housing element update process six months earlier, provide greater certainty and reduce ambiguity in the housing element review process, and ensure that local governments have adequate time to respond to the California Department of Housing and Community Development's (HCD) review letters.

Status: Senate Appropriations, suspense file.

ANNUAL CONFERENCE REGISTRATION OPEN NOW

Registration is now open for the **Cal Cities 2025 Annual Conference and Expo at the Long Beach Convention Center this October 8 – 10**. There will also be an opportunity to start off the conference by connecting with your regional colleagues at the Los Angeles County Division meeting luncheon on October 8 from 11:30 AM – 1 PM (registration for that lunch will open soon).

[Registration and Details HERE](#)

UPCOMING EVENTS

- [July 29 from 1:30 – 3 PM: Crunch Time at the Capitol: Key Bills for Cities After Summer Recess](#)
- [August 7 from 6 – 8:30 PM: Los Angeles County Division Installation & Dinner \(Palos Verdes Estates\)](#). Join the LA County Division as we install and celebrate our Los Angeles County Division Board of Directors. The nominating committee has recommended Britt Huff from Rolling Hills Estates to be installed as President, Ana Maria Quintana from Bell as Vice President, Bill Uphoff from Lomita as Secretary/Treasurer, and James Bozajian from Calabasas as State Director. South Bay Cities COG representative Barry Waite from Lomita and our other COG representatives will also be installed.
- [Registration Now Open! October 8 – 10 in Long Beach: The League of California Cities Annual Conference and Expo. \(Long Beach Convention Center\)](#)



SOUTHERN CALIFORNIA
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Transportation
Mike T. Judge, Ventura County
Transportation Commission

Subject: SCAG Liaison Report July 2025

To: Council of Governments Governing Board of Directors

From: Erik Rodriguez, SCAG Government Affairs Officer

CALIFORNIA STATE BUDGET REDUCES BARRIERS TO HOUSING PRODUCTION AND EXTENDS DEADLINE FOR REGIONAL EARLY ACTION PLANNING (REAP 2.0) PROGRAM

Earlier this week, the governor signed the 2025-2026 state budget, which includes [a suite of reforms](#) to reduce barriers to housing production. The two budget trailer bills, AB130 and AB131, include several provisions to streamline application of the California Environmental Quality Act (CEQA) to housing development. These reforms are consistent with long-standing priorities in SCAG's legislative platform and provisions previously included in SB 607, which SCAG's Regional Council [voted to support](#).

The trailer bills also include a six-month extension for expenditures under the [Regional Early Action Planning \(REAP\) program](#). This extension helps to make up for time lost during [proposed cuts](#) to the REAP program during the 2024 state budget process, which jeopardized SCAG's \$231 million in funding from this program, most of which had been granted to [projects throughout Southern California](#). SCAG staff will work with California Department of Housing and Development (HCD) to determine how the time extension will be administered and how this affects SCAG's timeline for delivery of the program.

NEWS FROM THE PRESIDENT

EXECUTIVE/ADMINISTRATION COMMITTEE KICKS OFF THE YEAR WITH ANNUAL RETREAT

The Executive/Administration Committee met for its annual retreat in Long Beach on June 19 and 20. During the meeting, Regional Council President Cindy Allen went over the priorities for her term: housing, regional planning in preparation for the 2028 Summer Olympic & Paralympic Games, and clean transportation technology. The agenda also included presentations by Chief Planning Officer Sarah Jepson on emerging issues related to SCAG's work, with focus on SCAG's economic analysis and state climate policy, as well as an outlook for the year's Regional Council and Policy Committee meetings. Chief Legal Counsel Jeff Elder outlined the Regional Council Policy Manual Amendments and Chief Government and Public Affairs Officer Javiera Cartagena presented on SCAG's signature events.

The full presentation can be found in the [meeting agenda packet](#).

NEWS FROM THE EXECUTIVE DIRECTOR

SCAG RELEASES TWO NEW REPORTS ON EXPANDING ACCESS TO ECONOMIC OPPORTUNITY IN SOUTHERN CALIFORNIA

SCAG's two new reports— "Addressing Barriers to Economic Opportunities" and "Apprenticeships: Expanding Economic Opportunities in Southern California"—look at expanding access to quality jobs, training, and long-term economic mobility, especially for historically underrepresented communities.

The "[Addressing Barriers to Economic Opportunities](#)" report identifies structural barriers, such as housing costs, limited transportation options, skills mismatch, and lack of affordable childcare. It also outlines targeted policy solutions like universal basic mobility, safer infrastructure, and workforce-centric planning.

The "[Apprenticeships: Expanding Economic Opportunities in Southern California](#)" report highlights how apprenticeships can bridge workforce gaps and provide debt-free pathways to employment. Featuring case studies and strategies across industries, it offers recommendations to strengthen and scale apprenticeship programs across the SCAG region.

Both reports were produced under SCAG's [Inclusive Economic Recovery Strategy \(IERS\)](#) and provide a roadmap for building a more resilient regional economy. To read both reports, visit [SCAG's IERS webpage](#).

SCAG EXECUTIVE DIRECTOR KOME AJISE AWARDED LIFETIME ACHIEVEMENT AWARD

SCAG Executive Director Kome Ajise received the Heinz Heckeroth Lifetime Achievement Award at the California Transportation Foundation's 36th Annual Transportation Awards Gala on June 12. Ajise previously served as chair of the California Transportation Foundation and was honored in recognition of his long public service career in transportation.

The award is named for Heinz Heckeroth, who was Caltrans District 7 Director during the 1984 Los Angeles Olympics and founded the California Transportation Foundation, where he spent 30 years volunteering as the organization's first Executive Director. A former Caltrans executive officer and now SCAG Executive Director, Ajise, in his remarks, said he is grateful to receive an award created to honor the legacy of an individual who made an invaluable impact on our region and California.

REAP 2.0 LASTING AFFORDABILITY PROGRAM—\$5M DISBURSED TO CENTURY AFFORDABLE DEVELOPMENT, INC. CATALYTIC DEVELOPMENT FUND

SCAG processed its second REAP 2.0 Lasting Affordability Program payment directly supporting a regional lending program, disbursing \$5 million to Century Affordable Development, Inc. (CADI) Catalytic Development Fund (CDF). The CDF is a revolving line of credit for programmatic investment in infill projects that are part of large master-planned communities or mid-size multi-phase developments.

The REAP 2.0 contribution is expected to directly support financing for an estimated 984 affordable units, benefiting households earning between 30% and 70% Area Median Income (AMI). With this investment, the CDF now totals \$14.6 million, creating a renewable and long-term source of funding for housing development in the region. This award brings the total REAP 2.0 program investments in revolving loan programs to \$10 million to date.

GO HUMAN SUPPORTS TRAFFIC SAFETY EVENTS THROUGHOUT THE REGION

During the month of June, SCAG's *Go Human* program supported three partners in hosting traffic safety events within the SCAG region. These partners included DEV Partnerships with their Juneteenth Jam in Rialto on June 19, Stronger Together Now for their Juneteenth Block Party in Downtown San Bernardino on June 20, and Active SGV at their Open Streets event: Mission at Twilight on June 22. *Go Human* supports partners across the region with funding for traffic safety, education, helmet purchases and distribution.

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Metro South Bay Service Council Monthly Meeting Review for July 11, 2025
Overview Compiled by Donald Szerlip, Chairman

A Safety Tip was given by Transportation Planning Manager Matt Lazo. He reminded everyone to keep the aisles clear when travelling on bus or train.

In July the Council welcomed new member Andrea Reilly who was attending her first meeting.

Minutes from the June 13, 2025 meeting were approved.

The Council received an overview from Jacqueline Gonzalez, Community Relations Director, about the Rail Safety Program. In accordance with the CA Public Utilities Commission (CPUC), Metro conducts site-specific light rail training with the goal of creating and maintaining a safety culture using the Three Es of rail safety – Education, Engineering and Enforcement. Training is conducted at schools and community organizations within a 1.5-mile radius of at grade rail lines along the Metro A, E and K lines. Training is supported by members of Metro’s System Security and Law Enforcement, Corporate Safety and Operations Departments along with local jurisdictions so as to address key local rail safety issues. The campaign will become extremely visible during September’s Rail Safety Month with the installation of Safety Month graphics.

Regional Updates were presented by Wayne Wassell, Service Planning Director, and Dolores Ramos, Service Councils Senior Manager. Highlights included an average systemwide weekday ridership in May, 2025 in excess of 1 million daily weekday riders with Sundays at more than 100% of the pre-pandemic levels thanks to increased frequency. Cancelled service, usually as a result of drivers calling in sick, has dropped to only 1% on weekdays compared with 2.4% one year ago. It was reported that vertical transportation, both elevators and escalators, are getting service upgrades. One goal is to have doors open for elevators while standing so as not to hide undesirable behavior. Currently there are 193 elevators and 183 escalators throughout the system with 42 elevators and 57 escalators coming on-line in the near future. Finally, new rates for EV charging in Metro parking lots went into effect on June 30. Old costs were \$1/hour capped at \$3. New rates from 10 AM – 8 PM Peak will be \$0.49/kWh with that rate reduced to \$0.34/kWh off-peak. It was also noted that the 90-day public comment period for the Sepulveda Transit Corridor DEIR continues through August 30, 2025.

The meeting concluded following Council Member Comments and Public Comments on Non-agenda Items.

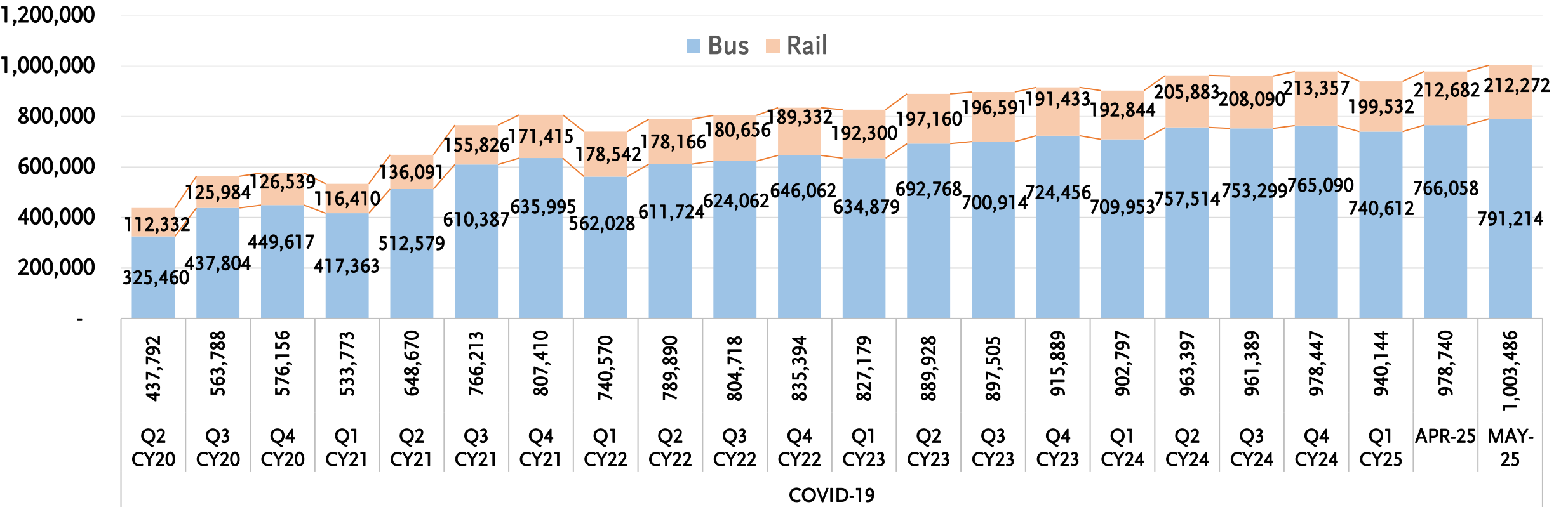
Respectfully submitted on June 17, 2025
Donald Szerlip
Chair - Metro South Bay Service Council

Average Weekday Boardings for Bus & Rail by Mode

April Across Six Years

	May-25	May-24	May-23	May-22	May-21	May-20	May-19
Bus							
Directly Operated*	728,840	706,781	646,800	569,051	471,887	297,326	828,266
G Line (Orange)	13,200	14,036	13,787	13,062	9,766	7,317	22,836
J Line (Silver)	16,106	15,967	14,760	11,604	7,679	4,448	16,269
Contracted Bus	33,068	36,185	31,895	31,646	21,693	14,140	41,014
Bus Systemwide <div>87.1%</div>	791,214	772,969	707,242	625,363	511,025	323,231	908,385
Rail							
B/D Lines (Red/Purple)	63,114	64,729	86,968	72,350	60,384	50,351	134,329
A Line (Blue)	68,379	69,216	34,999	34,970	26,194	20,003	29,560
E Line (Expo)	54,798	48,913	34,304	32,056	21,080	15,261	61,372
C Line (Green)	19,805	21,902	19,675	17,687	12,925	9,790	27,190
L Line (Gold)	-	-	20,860	20,378	13,697	15,420	48,563
K Line (Crenshaw)	6,176	3,136	2,855	-	-	-	-
Rail Systemwide <div>70.5%</div>	212,272	207,896	199,661	177,441	134,280	110,825	301,014
Total Systemwide <div>83.0%</div>	1,003,486	980,865	906,903	802,804	645,305	434,056	1,209,399 ¹⁴¹
% Recovery Rate of Pre-Covid Numbers (2020)				*Excludes G and J Line			

Systemwide Average Weekday Ridership Update



May Total Ridership % Change 2025 over 2024:

- Bus: 1.2% Rail: 0.4%
- Monitoring ridership for impacts of workers returning to full time office attendance.

May Systemwide Avg % of Pre-Pandemic Daily Ridership

2025	2019	%Pre-Covid
• DX: 1,003,486	1,209,399	83%
• SA: 688,186	746,592	92%
• SU: 587,881	568,549	103%

Average Weekday Rail Ridership By Line – May 2025

Line	May-25	% Recovery	May-24	% Recovery	May-19
A/E/L	123,177	71.4%	118,129	68.5%	172,427
B/D	63,114	47.0%	64,729	48.2%	134,329
C/K	25,981	95.6%	25,038	92.1%	27,190

Note: Recovery compares 2025 and 2024 against 2019 with A/E/L compared as a group due to Regional Connector using Feb 2018 for A Line due to New Blue impacts. K Line started operation in Oct 2022.

Ridership Analysis Relative to Equity Focus Communities (Metro 2022 EFC Map):

- Bus – Percent of all weekday bus activity within Equity Focus Communities increased from 73% in Oct 2019 to 79.6% in May 2025 (bus stop data available month to month)
- Rail – Percent of all weekday rail activity within Equity Focus Communities increased from 51.7% in FY19 to 69% in FY24 (rail station data available Fiscal Year level)

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Summer and Travel Safety

Summer is a season filled with sunshine, vacations, and outdoor adventures, but it also comes with specific health and safety concerns that should not be overlooked. Whether you're lounging by the pool, traveling abroad, or spending long hours in the heat, taking a few simple precautions can help ensure your summer remains safe and enjoyable. Read below for essential public health summer safety information, including pool and beach safety tips to prevent accidents and drowning, the importance of staying up-to-date on travel vaccines to protect against diseases, and practical strategies for avoiding heat-related illnesses.

Pool and Beach Safety

Recreational water environments—such as pools, spas, lakes, and beaches—offer essential benefits for physical activity, relaxation, and social connection, promoting overall well-being. However, they also pose health risks such as drowning, waterborne illnesses, chemical exposure, and sun-related dangers, especially for vulnerable groups like children, seniors, and those with health conditions. To keep these spaces safe and enjoyable, preventive actions and informed choices are crucial. Public Health supports this through regulation, education, monitoring, and community outreach. To learn more about pool and beach safety visit: <http://publichealth.lacounty.gov/eh/safety/recreational-waters.htm>

Regulation and Safety Standards

Enforcing State codes for public pools and spas is a key role of Public Health, ensuring water quality, sanitation, and safety. Environmental Health (EH) inspectors routinely check chemical levels, filtration, and cleaning practices to prevent illness. They also verify safety features, such as lifeguard coverage, signage, emergency shut-off switches, and rescue equipment, especially at busy or youth-focused facilities. By upholding these standards, Public Health helps protect swimmers, prevent injuries, and sustain public confidence in aquatic venues. Heading to a public pool? Review EH's [Public Pool Inspection Results](http://publichealth.lacounty.gov/phcommon/public/eh/water_quality/beach_grades.cfm) (http://publichealth.lacounty.gov/phcommon/public/eh/water_quality/beach_grades.cfm).

Ocean Water Quality Monitoring

Public Health monitors ocean water quality through routine sampling and laboratory testing for indicator bacteria, such as E. coli, Enterococci, and Total Coliform, which signal possible contamination from runoff, sewage, or natural sources—especially after rainfall. Samples from designated coastal sites are tested using state-approved protocols. If bacteria levels exceed safety standards, Public Health issues advisories through news releases, signage, online updates, or temporary beach closures. These remain in place until the water is deemed safe to drink. This program is essential for protecting health, raising awareness, and preserving public trust in L.A. County beaches.

Before planning a beach trip, visit [Public Health's Beach Water website](http://publichealth.lacounty.gov/phcommon/public/eh/water_quality/beach_grades.cfm) (http://publichealth.lacounty.gov/phcommon/public/eh/water_quality/beach_grades.cfm)

Public Education and Drowning Prevention

Public education plays a crucial role in drowning prevention in Los Angeles County, where recreational water use is popular throughout the year. Public Health promotes awareness through campaigns, community partnerships, and educational materials geared toward parents, pool owners, childcare providers, and facility operators. These resources highlight life-saving practices, such as active supervision, pool barriers, CPR training, and swim lessons. All Public Health employees can act as pool safety ambassadors by raising awareness and reporting issues like cloudy water, broken gates, or missing rescue gear to the Environmental Health Call Center at 1-888-700-995. These initiatives foster a culture of safety, responsibility, and community care across the county.

For more information, visit the Environmental Health's Recreational Waters Program and Water Watchers program webpages. (<http://publichealth.lacounty.gov/eh/safety/drowning-prevention.htm>, <http://publichealth.lacounty.gov/eh/safety/water-watchers.htm>)

Mosquito-Borne Disease Awareness

Although July is not an official awareness month, LA County would like to highlight mosquito-borne diseases as they are more prevalent during the summer months. Some of these common mosquito-borne diseases are:

- West Nile Virus - The leading cause of mosquito-borne disease in the continental US. Most people with West Nile Virus do not develop symptoms, but about 1 in 5 will experience fever, headache, body aches, vomiting, diarrhea, or rash. Severe cases can lead to neurological illness.
- Zika Virus - While primarily a concern in tropical regions, occasional cases in the US have been reported. Symptoms are generally mild and include fever, rash, headache, joint pain, conjunctivitis (red eyes), and muscle pain
- Dengue Fever - More common in tropical and subtropical regions but can be commonly found in the US in travelers. Symptoms can range from mild to severe and can include fever, headache, muscle and joint pain, vomiting, bleeding, and lethargy.

Preventing mosquito bites is the first line of defense against these illnesses. Here are some effective strategies:

1. Use insect repellent and follow the product instructions for proper application
2. Wear protective clothing such as long sleeves, pants, and socks to shield your skin from bites. Light colored clothing is less attractive to mosquitoes
3. Install screens on windows and doors to keep mosquitoes outside. Repair any holes or tears promptly
4. Eliminate standing water as mosquitoes lay eggs there. Regularly empty water from flowerpots, gutters, buckets, pool covers, pet water dishes, and bird baths

To report mosquito infestations or ask questions, call your local Vector Control District. You can look up contact information for your local Vector Control District.

Vaccines for Travelers

Whether you're planning a trip abroad or exploring destinations within the United States, staying healthy while traveling starts with preparation. International travel can increase your chances of getting vaccine-preventable diseases that are less common in the United States. Protect yourself and your family while traveling domestically or internationally by getting all routine and recommended vaccinations as well as other critical travel-related preventative care (e.g., malaria prophylaxis, guidance on preventing traveler's diarrhea).

<http://publichealth.lacounty.gov/ip/travelers/index.htm>

Vaccinations should be completed at least one month before travel to allow time for your body to develop immunity. Some vaccines require multiple doses over several weeks to be effective. Additionally, certain travel-specific vaccines are only available at specialized travel clinics and may not be fully covered by insurance, so planning is essential.

Depending on your travel plans, your doctor may recommend additional vaccines, including:

- Typhoid Fever
- Yellow Fever
- Japanese B Encephalitis
- Meningitis
- Rabies
- Chikungunya
- Cholera
- Tick-borne Encephalitis (TBE)

Heat Safety

As summer approaches, it is also essential to prioritize heat safety to ensure a healthy and enjoyable season. Rising temperatures and increased outdoor activity can lead to serious heat-related illnesses if proper precautions aren't taken. During extreme heat, the body must work hard to maintain a normal temperature. If the body fails to cool itself, it can lead to severe heat illness and death. People exposed to heat may develop signs and symptoms of Heat-Related Illness, such as heat stroke, heat exhaustion, heat cramps, sunburn, and heat rash. Whether you're heading to the beach, exploring a national park, or navigating busy city streets, understanding how to stay calm and hydrated is key.

- In collaboration with the Office of Emergency Management, the Public Health Office of Communications and Public Affairs posts notifications about heat and outlines the areas of Los Angeles County that are affected. Sign Up for LA County Heat Advisories
- Be aware of daily forecasts for any location you are traveling to. To check current weather advisories, visit the National Weather Service and enter the city or zip code.
- Take actions to Stay Healthy in the Heat (stay hydrated, avoid direct sunlight, and wear appropriate clothing)
- Know the signs and symptoms of heat illness, prevention, and management (such as the importance of hydration, dressing for the heat, and staying out of direct sunlight).

Service Planning Area 8 Update July 2025

- Check in on family, friends, and neighbors, especially those with limited mobility, pregnant individuals, those working outdoors, and those with chronic conditions. Please encourage them to practice behaviors that will keep them safe and healthy during hot weather.
- Know where to go when it's hot to stay safe and calm and share that information with others. Los Angeles County and the City of Los Angeles offer free cooling centers to the public. Remember that swimming pools, splash pads, libraries, and malls are also great options for a break from the heat.

Curtis Tucker Center for Community Wellness

The Curtis Tucker Center for Community Wellness is partnering with Asian American Drug Abuse Program in providing people experiencing homelessness with the New You Resource Fair on **July 25th from 12:00 p.m. to 3:00 p.m., at 123 W. Manchester Blvd. Inglewood, CA 90301**. The event offers resources such as PrEP education, overdose prevention, health navigation, and harm reduction services. It is open to the community, and walk-ins are welcome.



South Bay Workforce Investment Board

Update Report for June 2025

The South Bay Workforce Investment Board (SBWIB) continued its mission in June by advancing youth apprenticeship efforts, expanding employer and education partnerships, and delivering workforce programming aligned with high-demand sectors. This month, SBWIB was awarded a \$1 million California Opportunity Youth Apprenticeship (COYA) Pre-Apprenticeship grant to support 125 opportunity youth as they enroll in pre-apprenticeship programs across five key industry sectors: healthcare, advanced manufacturing, aerospace, information and communication technologies (ICT)/digital media, and arts, media and entertainment. This new funding will help young people build technical skills, explore career pathways, and gain the hands-on experience needed to move into meaningful careers. It also allows SBWIB to provide individualized support that helps participants overcome barriers to employment and connect with employers who are ready to hire.

In addition, the South Bay Workforce Investment Board is actively preparing for its 30th Annual Awards Ceremony, taking place on Thursday, October 30, 2025, at the Torrance Marriott South Bay, located at 3635 Fashion Way in Torrance. This milestone event will honor apprentices, outstanding employers, collaborative partners, and any individuals who have played a vital role in advancing workforce development across the region. A variety of sponsorship packages are available, offering valuable perks such as reserved tables, program journal advertisements, logo placement, verbal recognition during the event, yearlong visibility on the SBWIB website, and promotional opportunities through SBWIB's newsletters, providing sponsors with meaningful exposure and the chance to celebrate regional impact.

Gardena

SBWIB conducted an onsite visit to ByFusion, a sustainable manufacturing company located in Gardena, to support its integration into the regional Youth Apprenticeship Initiative. The visit was part of a broader effort with partners Conaxon, JobForward, and West Los Angeles College to register a new green manufacturing occupation under the U.S. Department of Labor and California Division of Apprenticeship Standards. On May 22, SBWIB co-hosted a hiring event with the City of Gardena at the Nakaoka Community Center. The event drew 630 job seekers and 37 employers, resulting in 153 on-the-spot hires and 60 follow-up interviews.

El Segundo & Torrance

SBWIB delivered its "Blueprint for Workplace Success" curriculum to Da Vinci High School students participating in the Sky-Flex Pre-Apprenticeship program. Students explored aviation careers and built work-readiness skills through hands-on Track 3 activities held at Torrance Airport, including drone piloting, airplane maintenance, and introductory flight experiences. These activities are part of a broader regional effort to connect youth with high-wage, high-growth career pathways.

Redondo Beach

A new pre-apprenticeship cohort launched in partnership with Northrop Grumman's Redondo Beach Space Park Machining Division. The program prepares students for entry into DAS-registered apprenticeships in advanced manufacturing. Additionally, SBWIB finalized documentation to register a cohort in Northrop's Environmental Safety & Testing Division, expanding the technical pathways available to youth.

Carson

In partnership with local water utility officials, SBWIB began designing a pre-apprenticeship program for Carson High School students focused on water technology and public infrastructure careers. SBWIB also held a strategic meeting with California State University, Dominguez Hills (CSUDH) to explore the development of a regional apprenticeship pathway aligned with CSUDH's Orthotic Fitter program.

Inglewood

The Inglewood Teen Center celebrated its 12th anniversary with an "Aloha"-themed community event, recognizing student volunteers and announcing a temporary relocation to Morningside High School due to upcoming facility renovations.

Lawndale

SBWIB supported 22 students from Lawndale High's Bio Medical Academy. Students received \$500-\$1,000 in support to obtain their Certified Nurse Assistant Certification. The program lasted 10 weeks. The SBWIB also supported 13 students from the school's Music Recording Pathway for an internship for live music and stage production.

Hawthorne

SBWIB facilitated the June SCAN Mixer at Common Space in Hawthorne, where community partners and employers learned about SBWIB's youth apprenticeship developments. The gathering served as a platform to elevate local success stories and encourage stakeholder collaboration around inclusive workforce solutions.

General Updates

SBWIB formalized apprenticeship registration for new employer partners Takeda and Human IT, expanding the region's youth apprenticeship ecosystem. These steps reinforce SBWIB's commitment to delivering industry-responsive training and ensuring sustainable employment outcomes for participants.

SBWIB supported the planning and design of the upcoming Advancing Apprenticeship Summit, helping to ensure that youth-centered sessions and pre-apprenticeship strategies are prominently featured.

In collaboration with education and workforce leaders, SBWIB provided technical assistance to Compton Unified School District in launching a district-level pre-apprenticeship program. Additional support was provided to Jail Guitar Doors USA to expand creative arts-based apprenticeships, helping youth access career pathways in the cultural and entertainment industries.

Staff also delivered a targeted presentation on youth apprenticeship development at the 2025 WorkCON Conference, highlighting outcomes, strategic partnerships, and cross-sector innovations.

Planning is underway for a Fall 2025 Apprenticeship Convening in partnership with El Camino College. The convening will showcase youth-focused programming, model partnerships, and successful pre-apprenticeship transitions.

Lastly, SBWIB participated in the Los Angeles Regional Consortium's TPM Academy to support improved alignment between education systems and apprenticeship programs.



NEWS

South Bay Workforce Investment Board

FOR IMMEDIATE RELEASE

June 10, 2025

South Bay Workforce Investment Board
11539 Hawthorne Blvd., Suite 500
Hawthorne, CA 90250
Contact: Jan Vogel 310-970-7700

Over 900 Job Seekers Attend 5th Annual “Connect to Your Future” Hiring Event

Bell Gardens, CA – More than 900 job seekers connected with over 75 top employers at the 5th Annual Connect to Your Future Hiring Event, hosted by the South Bay Workforce Investment Board (SBWIB) in partnership with the City of Bell Gardens, LA County Department of Public Social Services (DPSS) GAIN Regions, and the Los Angeles County Office of Education (LACOE).

Held at the scenic Veterans Park – Ross Hall & Patio in Bell Gardens, the event offered a welcoming indoor-outdoor venue where job seekers engaged directly with recruiters from companies across a wide range of industries, including Sam’s Club, Starbucks, AltaMed, FedEx, Hyundai, USPS, LAUSD, and Visionworks.

The event produced immediate results: 55 attendees were hired on the spot, 74 began the hiring process, and 69 were invited for follow-up interviews, marking it as one of the most impactful workforce events in the region this year.

In his opening remarks, Bell Gardens Mayor Jorgel Chavez addressed the crowd, encouraging employers to connect attendees with meaningful opportunities: “Go ahead and get some folks to sign up—let’s get them ready with some good jobs and maybe transition to a different career,” he said.

Special emphasis was placed on connecting participants from the LA County DPSS GAIN Transitional Subsidized Employment (TSE) program with employers. SBWIB’s LA County DPSS GAIN Division was on-site to provide resources and guidance to support participants' pathways to sustainable employment. LACOE hosted a professional Resume & Application Lab, helping job seekers improve their resumes and strengthen online application skills.

Attendees also had access to key community resources including America’s Job Center of California (AJCC), Your Image 20/20, The Salvation Army, and the LA City Attorney’s HEART Program. The City of Bell Gardens also provided a complimentary continental breakfast, and

guests enjoyed lunch generously sponsored by Gloria's Express—courtesy of Owner Juan J. San Juan III.

The event was emceed by LA County Administrator and U.S. Army Sergeant 1st Class Prince James Reed Williams, who energized the crowd and ensured a smooth flow throughout the day.

Support from over 35 volunteers and the City of Bell Gardens Parks & Recreation team was instrumental in the event's success. Reflecting on the experience, Carolina Hernandez, a Career Development Specialist with The Salvation Army, shared on social media: "This is the most organized and well-executed fair that I have been a part of. Everyone was very pleasant and professional. Good job! Thanks for having us."

Sponsors included:

Gloria's Express Huntington Park, Rice Street, Sam's Club, Starbucks, Carnitas Don Cuco Pacoima, and Martinez Income Tax & Accounting.

This annual hiring event remains a cornerstone of SBWIB's efforts to connect job seekers—particularly those participating in the LA County DPSS GAIN Division TSE programs—with real employment opportunities and career support.

About the South Bay Workforce Investment Board (SBWIB)

The South Bay Workforce Investment Board (SBWIB) is a regional workforce development leader that connects businesses, educational institutions, and community organizations to empower individuals with skills, employment, and long-term career pathways. Through programs like Aero-Flex and Bio-Flex, SBWIB helps shape the future of work across the Greater Los Angeles Area.

For more information about SBWIB programs and upcoming events, visit: www.sbwib.org

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Photo caption: Over 900 Job Seekers Attend 5th Annual “Connect to Your Future” Hiring Event







FOR IMMEDIATE RELEASE

South Bay Workforce Investment Board
11539 Hawthorne Blvd., Suite 500
Hawthorne, CA 90250
Contact: Jan Vogel 310-970-7700

June 16, 2025

**South Bay Workforce Investment Board Partners
With City of Gardena to Present Annual
Hiring Event That Attracts More Than 630 Job Seekers**

HAWTHORNE – The South Bay Workforce Investment Board (SBWIB) in partnership with the City of Gardena presented its annual Hiring Event May 22, 2025, at the Nakaoka Community Center that attracted more than 630 job seekers and hiring representatives from 37 prominent public and private employers throughout the region. On-the-spot job offers were extended to 153 individuals and 60 others were scheduled for second interviews.

Staff from the SBWIB's Gardena One-Stop Business and Career Center solicited businesses to participate and provided administrative support to process applicants at the check in. Gardena Parks & Recreation staff provided the logistics and set up.

Gardena Mayor Tasha Cerda extended greetings and thanked the employers for attending and providing opportunities for participants to gain employment and learn about ways to start new careers. The Mayor also acknowledged the tremendous support the SBWIB has given to Gardena over the years to improve its economic base while helping people gain sustainable employment.

"As we near the end of the fourth quarter of our program year, I want to acknowledge the partnerships we have with our elected officials in our region who make these job fairs possible and highly successful," noted Jan Vogel, SBWIB Executive Director. "We have enabled more than 500 individuals to gain employment this quarter because they took the time to participate in these hiring events that were organized by our outstanding One-Stop Center job developers and staff members," he concluded.

The SBWIB provides no cost services to adult and youth job seekers and businesses through its four One-Stop Business and Career Centers that serve 11 South Bay cities. It also operates two Teen Centers in Inglewood and Hawthorne. For further information visit www.sbwib.org.

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Photo caption: The South Bay Workforce Investment Board partnered with City of Gardena to present an annual hiring event at the Nakaoka Community Center that attracted more than 630 job seekers.







FOR IMMEDIATE RELEASE

June 17, 2025

South Bay Workforce Investment Board
11539 Hawthorne Blvd., Suite 500
Hawthorne, CA 90250
Contact: Jan Vogel 310-970-7700

**South Bay Workforce Investment Board Presents
Highly Successful Hiring Event That Exposed
Hundreds of Job Seekers to Careers in the Hospitality Industry**

HAWTHORNE – The South Bay Workforce Investment Board (SBWIB) staged a highly successful Hiring Event in partnership with Contemporary Services Corporation (CSC) June 3rd, that attracted more than 370 job seekers to the event that was held at the Watts Labor Community Action Committee Resource Center in Los Angeles.

Of the 291 candidates that received on-site conditional job offers and immediate job offers, 146 applicants completed the subsequent orientation and onboarded with CSC reported, Elisabeth Gutierrez, SBWIB GAIN Program Supervisor.

SBWIB Executive Director Jan Vogel reflected on the success the WIB has had in exposing job seekers to the many exciting opportunities that are available in the hospitality industry. “CSC supports very high – profile events like concerts, major professional and collegiate athletic events festivals, trade shows and conventions,” he said. He also praised the partnership that the SBWIB has received with the DPSS Region VI job development staff that results in highly organized and supportive environment that benefits candidates and employers alike.

Among the many positions the newly hired CSC employees could fill are Event Security, Access Control, Bike Patrol, Guest Services and Parking Attendants.

SBWIB is a regional workforce development organization that partners with businesses, educational institutions and community organizations to help individuals find employment, develop marketable skills and achieve sustainable careers. SBWIB’s no cost services are provided through its four AJCC One-Stop Business and Career Centers that service 11 South Bay cities. For further information visit www.sbwib.org

South Bay Workforce Investment Board's

30th ANNUAL AWARDS CEREMONY

Thursday, October 30, 2025



Reception: 5:30 pm

Program: 7:00 pm

Event Location:

Torrance Marriott South Bay

3635 Fashion Way,
Torrance, CA 90503

Presenting Sponsorship

\$10,000

- 1 Presenting banner
- 1 Presenting ceremony table of 10
- 2 full page program journal advertisement
- Logo recognition on program journal back cover
- Name recognition in program journal
- Product/Service advertising in newsletter
- Logo displayed and verbal recognition during event
- Service/logo advertising on SBWIB website for a year with link to company website
- Online display of promo sponsor video up to 30 sec. (provided by sponsor)

Platinum Sponsorship

\$5,000

- 1 Platinum ceremony table of 10
- 1 full page program journal advertisement
- Logo recognition on program journal back cover
- Name recognition in program journal
- Product/Service advertising in newsletter
- Logo displayed and verbal recognition during event
- Service/logo advertising on SBWIB website for a year with link to company website

Gold Sponsorship

\$3,500

- 1 Gold ceremony table of 10
- Half page program journal advertisement
- Name recognition in program journal
- Product/Service advertising in newsletter
- Logo displayed and verbal recognition during event
- Service/logo advertising on SBWIB website for a year with link to company website

• Silver Sponsorship - \$2,000

- Seating for 5 guests
- 1/4 page program journal advertisement
- Logo displayed and verbal recognition during event
- Service/logo advertising on SBWIB website for a year with link to company website
- Name recognition in program journal
- Logo to appear in SBWIB newsletter

• Individual Seats - \$250

To become a sponsor or to purchase a ticket please visit our website at www.sbwib.org
Or call (310) 970-7700 or email info@sbwib.org



30th ANNUAL AWARDS CEREMONY

Join the SBWIB and South Bay business partners to congratulate and award participants who have successfully made it through SBWIB programs, got training and found employment; also, to acknowledge and thank our many partners and community stakeholders.

Proceeds generated from the event go towards sustaining and funding various youth-oriented programs and events, including the Inglewood and Hawthorne Teen Centers and the Blueprint for Workplace Success program.

A stylized white signature of Jan Vogel on a dark blue background.

Jan Vogel
CEO
South Bay Workforce Investment Board, Inc.

Thursday, October 30th, 2025

Reception: 5:30 pm - Program: 7:00 pm

Contact Information

Name _____

Title _____

Company _____

Address _____

City _____ State _____ Zip _____

Phone (day) _____ Fax _____

E-mail _____

Sponsorship level ☐ Presenting - \$10,000 ☐ Gold - \$3,500 ☐ Individual - \$250
☐ Platinum - \$7,000 ☐ Silver - \$2,000

Artwork Contact: _____

Payment: Will you be paying with a check or online?

Check (make payable to "SBWIB, Inc")

Online payment option available through PayPal at www.SBWIB.org

Guest List: Please provide the names of attendees by email to info@sbwib.org

Attendees list Contact (name and email address): _____

Names and Email Addresses of Guests should be emailed to sberry@sbwib.org by **October 6, 2025**. Please indicate if any of your guest have dietary restrictions or allergies as well as if you would like to donate any seats/tickets.

Federal Tax ID #01-0611872.

Return reply form by mail or fax to: SBWIB, Inc.

11539 Hawthorne Boulevard, Fifth Floor, Hawthorne, CA 90250

Phone: (310) 970-7700 ~ Fax: (310) 970-7711 ~ Email: info@sbwib.org

Form available online at www.sbwib.org

All Sponsorships will receive digital media and online recognition.

****Artwork print deadline for program journal & website: Thursday, October 2, 2025**

Program Journal Advertisement & Video Specifications

2 Full Page - 11" W x 8.5" H • Full Page - 5.5" W x 8.5" H

Half Page - 5.5" W x 4.25" H • Quarter Page - 2.75" W x 4.25" H

Camera ready artwork must be bleed and in CMYK. Submit artwork and company logo in high resolution (300 dpi) PDF or EPS **with fonts outlined**

Video format - 16:9 ratio in MP4 format. Email all media to mktg@sbwib.org. 160

South Bay One-Stop Business & Career Centers



No Cost Services

Be Our Next Success Story

Business Services

- Hiring Support
- Recruitment Services
- Customized Training
- Rapid Response
- Layoff Aversions
- Apprenticeships

Adult Services

- Job Placement
- On-the-Job Training
- Veteran Transition
- Apprenticeship
- Career Pathways 180
- Dislocated Worker

Youth Services

- Summer Jobs Program
- Teen Centers
- Pre-Apprenticeship
- College Preparation
- Blueprint for Workplace Success Training



**A WORKFORCE
DEVELOPMENT BOARD**

Inglewood One-Stop

110 S. La Brea Ave.
Inglewood, CA 90301
(310) 680-3700

Gardena One-Stop

16801 S. Western Ave.
Gardena, CA 90247
(310) 538-7070

Torrance One-Stop

1220 Engracia Ave.
Torrance, CA 90501
(310) 680-3830

Carson One-Stop

801 E. Carson St.
Carson, CA 90745
(310) 680-3870



**America's JobCenter
of California™**

AERO-FLEX & BIO-FLEX PRE-APPRENTICESHIPS

Learn about exciting careers in Aerospace or Bioscience
through our Pre-Apprenticeship Programs!



AERO-FLEX



SBWIB.ORG/AERO-FLEX



BIO FLEX



SBWIB.ORG/BIO-FLEX

Unlock exciting career pathways in two of the most innovative industries! Our pre-apprenticeship programs provide hands-on learning experiences, industry-recognized credentials, and direct connections to top employers in Aerospace and Bioscience.

- Connect with leading employers in your chosen industry
- Gain real-world experience and industry-recognized credentials
- Explore work-based learning and career advancement opportunities
- Continue to college, a registered apprenticeship, and/or employment

Requirements to enroll into SBWIB Pre-Apprenticeship Programs:

- Must be 17 or older
- Must live in Los Angeles County
- Other eligibility criteria may apply

Interested in enrolling or have questions?

CONTACT US



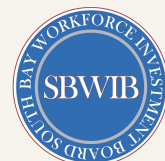
Info@sbwib.org



(310) 970-7700



America's **JobCenter**
of California™



A WORKFORCE
DEVELOPMENT BOARD

This program is provided by equal opportunity employers. Auxiliary aids and services are available upon request to individuals with disabilities by calling in advance to CRS 1-800-735-2922.
Stevens Amendment Disclosure: SBWIB has programs funded through federal funds. Please visit <https://StevensAmendmentDisclosure.short.gy/2025> for more information.

SPACE-FLEX

Pre-Apprenticeship & Registered Apprenticeship Equitable & Innovative Training Opportunities



To get started today, contact us:

South Bay Workforce Investment Board

www.sbwib.org/space-flex

Email: info@sbwib.org; Phone: (310) 970-7700



This project received \$5,820,000 (0.5% of its total cost) from a grant awarded under the Apprenticeship Building America grant, as implemented by the U.S. Department of Labor's Employment and Training Administration.

This program is provided by equal opportunity employers. Auxiliary aids and services are available upon request to individuals with disabilities by calling in advance to CRS 1-800-735-2922



SCAN

Southern California
Apprenticeship Network
(Non-Traditional)

FOR EMPLOYERS, WORKFORCE BOARDS, EDUCATION PROVIDERS, COMMUNITY-BASED ORGS & OTHER INTERESTED PARTNERS.

Explore the benefits of apprenticeship as a strategic workforce recruiting, training and development model while networking and learning. Learn about the resources available to your organization!

SCAN is:

An employer and stakeholder consortium which brings together those interested in **growing and expanding apprenticeship across Southern California** and:

- creates employment opportunities** for job seekers,
- uplifts underrepresented communities** and those with employment barriers,
- provides employers with a quality pipeline of world-class local talent.**

SCAN's purpose:

We provide a forum for business, government, educators, workforce boards, community-based organizations, labor, and other interested parties to come together to share information, access resources and work together to grow apprenticeship programs across Southern California and the State—to support the State's apprenticeship enrollment and placement goals of 500,000 apprentices by 2029.

Attend monthly meetings:



Become an Active Member

Monthly virtual SCAN meetings occur the second Thursday of the month from 12:00-1:00pm PT on Teams. The meetings are an opportunity to learn about resources and connect with others across the region around apprenticeship.



Share Apprenticeship Needs

Please email scan@sbwib.org with any suggested topics for future SCAN meetings or areas where you need apprenticeship assistance. We can connect you to the appropriate resources.



Join a Subcommittee

Email scan@sbwib.org to let us know if you have interest in working on a subcommittee. The time commitment is minimal (joining monthly calls) and very critical to the effectiveness of the network.

GET IN TOUCH

contact: Alex Hussain
alex@new-way.solutions

scan@sbwib.org
www.sbwib.org/scan

11539 Hawthorne Blvd.
Hawthorne, CA 90250

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