

South Bay Cities Council of Governments

Steering Committee
Monday, February 9, 2026
SBCCOG Office
In person and virtually via Zoom
357 Van Ness Way #90
Torrance, CA 90501

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 11:00 am 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 or follow the provisions of AB 2449 available [here](#)

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

ACCESSING THE MEETING:

For the public and guests, receive Zoom meeting credentials in advance by using the below link to RSVP: https://us06web.zoom.us/meeting/register/tZcsce6orD0pGda5p_4pKbh3J1EqKDIJgaSY#/registration
OR visit <https://zoom.us/join> or dial (669) 444-9171 and use Meeting ID: 831 6702 6332; Passcode: 505171

AGENDA

- I. CONFIRM THE QUORUM – 12:00 noon**
- II. REPORT OF POSTING OF THE AGENDA**
 - **ACTION:** Receive and file
- III. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
- IV. PUBLIC COMMENT – 12:05 pm**
- V. CONSENT CALENDAR – action items noted, remainder are receive & file – 12:10 pm**
 - A. January 12, 2026 Steering Committee meeting minutes – attached (Pages 5-9)
 - **ACTION:** Approve
 - B. Progress re: JPA agreement approvals for LA City Non-Elected Alternate
 - 8 Approvals – Hermosa Beach, Lawndale, Lomita, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, Torrance

- On 5 additional council agendas
- 2/3 vote required for approval which is 12 members

C. Audit ending June, 2025

- Letter attached (**Pages 11-13**)
- Full audit report available @ https://cdn.southbaycities.org/wp-content/uploads/2026/02/02094508/2025_South-Bay-Cities-Council-of-Governments_BFS_FINAL-SECURED.pdf

D. Pending Grants

- Biodiversity Grant –1st review complete, we have been asked to submit formal application
- Caltrans Sustainable Grant - application submitted in November

E. Monthly Reports – Receive and File

- City Attendance at SBCCOG Meetings – attached (**Page 15**)
- Client Aid Recap Report – attached (**Page 17**)
- Time Limited Subsidy Recap Report – attached (**Page 19**)

VI. ACTION ITEMS

F. Opportunities to Serve – **12:15 pm**

- Defined Terms
 - Metro Election – incumbents all re-applying – David Mach, Melissa Molina, Bob Wolfe
 - SCAG Regional Council – Drew Boyles and Mark Henderson
- SBCCOG Policy Terms for 2 years
 - SCAG Policy Committees – Britt Huff – Energy and Environment
 - LCC Regional Director – Barry Waite
- **ACTION:** Recommend Board continue the SBCCOG policy of 2-year terms when they are undefined and open nominations

G. Homeless Services – **12:25 pm**

- Update on program implementation
- LACAHSAs Representative Mirisch Capacity Support
 - Contract attached (**Pages 21-28**)
- South Bay Game Plan for EHV Crisis – memo attached (**Pages 29-30**)
- **ACTION:** Recommend Board approve contract with LACAHSAs for support for John Mirisch subject to legal review

H. Board Meeting Agenda Development – **12:35 pm**

- February draft agenda attached (**Pages 31-33**)
 - Housing Trust Update
 - Mid-Year Budget
 - Sanitation Districts
 - SBCCOG Annual media presentation by Colleen Farrell
 - Election of 2nd Vice Chair
- March – **GENERAL ASSEMBLY**
- April
 - LA Air Force Base update – tentative confirmation
 - South Bay Fiber Network Transfer of Ownership
 - Classification and Compensation Study Results

I. Legislation – **12:40 pm**

- Next date of Legislative Briefing – April 2, 3, 9, 10?
- Metro Board Composition update
- Legislative Matrix – attached (**Pages 35-36**)
- Consideration to hire a lobbyist – memo attached (**Pages 37-38**)
- **ACTION:** Leg Briefing date; direction re: lobbyist, support AB 1557 and SB 868

J. New Position – Data Analyst – **12:50 pm**

- Memo attached (**Pages 39-42**)
- **ACTION:** Recommend Board approval

K. Executive Director Salary Adjustment for FY2025-2026 – **12:55 pm**

- Memo attached (**Pages 43-44**)
- **ACTION:** Recommend Board approval

L. Mid Year Budget – **1:00 pm**

- To be sent separately

M. Approval of Invoices – to be sent separately – **1:15 pm**

- **ACTION:** Approve invoices for payment

VII. INFORMATION ITEMS

N. General Assembly Update – **1:20 pm**

- Sponsors, Speakers, Site, Gift, Parking

O. Land Use and Transportation and Digital Update – **1:25 pm**

- REAP
 - Housing Trust
 - Progress on the Approvals
 - 2 Approvals – Hawthorne, Lawndale
 - Council presentations scheduled for remaining cities except Carson, Palos Verdes Estates and Rolling Hills
 - Cities have been asked to consider the issue by March 31 so they can attend the first meeting currently planned for April 23
 - JPA document out for city attorney review again
 - All cities will need to approve final revised document
 - Legislation
 - SB799 currently in the Assembly – plans to add ability to fund moderate/workforce housing and remove alternate restrictions
 - Commercial Redevelopment
 - Mobility Hubs
- Update on the Local Travel Network & E-Bike Safety Issues
- SBFN – plan is to go to City Managers with new purchase arrangement in March

P. South Bay Environmental Services Center Activities – attached (**Pages 45-51**) – **1:40 pm**

- South Bay Workforce Investment Board (SBWIB) Apprenticeship Outreach Opportunity
 - Memo attached (**Page 53**)
- Energy Efficiency Awards Criteria for 2026-2027

Q. Update on Senior Services – **1:50 pm**

VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 1:55 pm

IX. NEXT STEERING COMMITTEE – Monday, March 9, 2026 @ 12:00 noon – SBCCOG office

X. ADJOURNMENT

South Bay Cities Council of Governments

Steering Committee Monday, January 12, 2026 MINUTES

Attendees: Board members: Bernadette Suarez, Chair (Lawndale); Bill Uphoff, 1st Vice Chair (Lomita); Cedric Hicks (Carson); Rodney Tanaka (Gardena); Rob Saemann, Dean Francois (Hermosa Beach); Barry Waite (Lomita); Nina Tarnay (Manhattan Beach); Craig Quinn (Palos Verdes Estates); Steve Perestam (Rancho Palos Verdes); Zein Obagi (Redondo Beach); Jon Kaji (Torrance) - left at 12:40pm; Other: Ray Jackson (Hermosa Beach); Jacki Bacharach, Kim Fuentes, Wally Siembab, Natalie Champion, David Leger, Ronson Chu, Jake Romoff, Kevin Umana (SBCCOG); Yvonne Golub (HERO); Holly Osborne (Public)

- I. **CONFIRM THE QUORUM – 12:00 noon**
- II. **REPORT OF POSTING OF THE AGENDA**
 - **ACTION:** Received and filed
- III. **ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA – ADD LEGISLATION AFTER J. TANAKA/QUINN**
- IV. **PUBLIC COMMENT – 12:05 pm**
 - a. **COMMENTS BY RAY JACKSON ON FILE AND RECOGNITION OF HIS SERVICE TO THE SBCCOG BY THE CHAIR**
 - b. **TORRANCE RESIDENT K. JOHNSON SUBMITTED WRITTEN PUBLIC COMMENT REGARDING LACAHS/MEASURE A PROGRAMS AND THAT SUCCESS SHOULD BE BASED ON MORE THAN JUST UNITS CREATED OR DOLLARS SPENT, NOTING THAT WHO IS BEING REACHED, WHO IS STAYING HOUSED, AND DISPLACEMENT/INFLOW FACTORS ARE JUST AS IMPORTANT.**
- V. **CONSENT CALENDAR – action items noted, remainder are receive & file – 12:10 pm**
 - A. December 8, 2025 Steering Committee meeting minutes – attached (Pages **HICKS/QUINN**)
 - **ACTION:** Approved
 - B. 2nd Amendment to Professional Services Agreement with Dudek for land use and transportation project management services
 - Time extension and additional \$45,000 (to be paid by the SBCCOG)
 - **ACTION:** Recommended board approval
 - C. Additional Financial Consultant Services – 4th Amendment to Eide Bailly LLP
 - Memo, Amendment and Exhibits attached
 - **ACTION:** Approved as time is of the essence
 - D. Measure A New Contracts and Amendments to Existing Contracts
 - City of Inglewood MOU – Homeless Services Coordinator, Interim Housing/Motel Units Programs – attached (Pages)
 - LA City Attorney’s Office MOU – LA City Attorney HEART Program
 - Harbor Connects MOU – Renter Protection and Homeless Prevention Program

- City of Gardena MOU Amendment 1 – Add Renter Protection and Homeless Prevention Program
- City of Torrance MOU Amendment 1 – Add SRO Beds Program
- Catholic Charities of Los Angeles Inc./St. Margaret’s Center Amendment 1 – Remove Document Specialist Program
- **ACTION:** Recommended Board Approval

- E. Progress re: JPA agreement approvals for LA City Non-Elected Alternate
- 6 Approvals – Hermosa Beach, Lawndale, Lomita, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates
 - 2/3 vote required for approval which is 12 members

- F. Progress on the JPA for the Regional Housing Trust
- 1 Approval – Lawndale
 - Council presentations scheduled for El Segundo, Inglewood, Lomita, **RANCHO PALOS VERDES**

- G. Pending Grants
- Biodiversity Grant –1st review complete, we have been asked to submit formal application
 - Caltrans Sustainable Grant - application submitted in November

- H. Monthly Reports – Receive and File
- City Attendance at SBCCOG Meetings – attached
 - Client Aid Recap Report – attached
 - Time Limited Subsidy Recap Report – attached

VI. ACTION ITEMS

- I. 2nd Vice Chair - **12:15 pm**
- The SBCCOG Joint Powers Authority states:
Section 11 – Election of Chair and Vice-Chairs. - IF THERE IS A VACANCY IN AN OFFICER’S POSITION, AN ELECTION IS REQUIRED.
 - **2ND VICE CHAIR VACANT DUE TO CHANGE OF HERMOSA BEACH DELEGATES**
 - **ACTION:** Recommended that the Board declare a vacancy in the office of 2nd Vice-Chair and open nominations with the election at the February Board meeting **UPHOFF/TANAKA**

- J. Board Meeting Agenda Development – **12:25 pm**
- January – draft agenda attached
 - West Basin Municipal Water District re: grass replacement
 - Baldwin Hills Conservancy Update
 - Time Limited Subsidy program re-cap
 - Cool Roofs Study presentation – **FROM APRIL TO JANUARY**
 - February
 - Classification and Compensation Study Results
 - Housing Trust Update
 - Mid-Year Budget
 - Sanitation Districts
 - **SOUTH BAY FIBER NETWORK TRANSFER OF OWNERSHIP**
 - SBCCOG **ANNUAL** media presentation by Colleen – **MOVED FROM JANUARY TO FEBRUARY**

- March – GENERAL ASSEMBLY
- April
 - ~~Our County Sustainability Plan presentation~~
 - LA Air Force Base update – invite Commander
- Special meeting possibilities
 - Harbor-UCLA Tour of new facilities
 - Torrance Refinery

ADDED - LEGISLATION

- **METRO LETTER RE: FUNDING FOR UNION STATION THROUGH TRACKS – SEND LETTER**
- **ALLEN’S LEGISLATION ON METRO BOARD COMPOSITION - REMOVE OPPOSITION WITH AN AMENDMENT THAT COG’S MUST BE INVOLVED WITH METRO ON THE DEVELOPMENT OF THE BOARD COMPOSITION**
- **ALLEN’S LEGISLATION ON SOUTH BAY HOUSING TRUST CLEAN UP – ALTERNATE ISSUE RESTRICTIONS ADDED – KEEP GOING AND POSSIBLY AMEND NEW RESTRICTIONS OUT LATER– UPHOFF/OBAGI**
- **ACTION: APPROVED STAFF SENDING LETTERS AS DESCRIBED - TANAKA/TARNAY**

K. Treasurer - 12:30 pm

- **USE CITY TREASURER – BRING TO CITY MANAGERS**
- **ACTION:** ApproveD recommendation

L. Approval of Invoices – attached – 12:35 pm

- **ACTION:** ApproveD invoices for payment – **TANAKA/UPHOFF**

VII. INFORMATION ITEMS

M. General Assembly Update – 12:40 pm

- **Sponsors, Speakers, Site – ADD PUBLIC SAFETY – SHERIFF LUNA OR SOMEONE??**

N. Homeless Services – 12:55 pm

- **LA CITY LETTER TO COUNTY RE: ADMIN COSTS**
County proposes to devote \$98,128,000, or 15% of Measure A’s Comprehensive Homelessness Services funding, to administrative costs,

We must continue to invest in regional data and accountability capacity. Of the \$13 million in Measure A funds allocated for Accountability, Data, and Research, the County Department’s proposed plan includes no direct allocation to cities to help them build their data capacity and infrastructure. Measure A ordinance specifically calls for a “universal” data strategy, in which all entities receiving Measure A funding will report on progress, but the County has only allocated data funding for itself.

According to data presented by the Department of Mental Health at a recent Best Practices for Standards of Care meeting, in October 2025 there were only 822 active clients in the Department’s Interim Housing Outreach Program, the new County program designed to offer onsite physical and behavioral health care in interim

housing. There are over 20,000 active participants in interim housing, many of whom need physical and behavioral healthcare.

Also asks for more geographic equity – 60% of homeless are in LA City. Currently only 10% of Pathway home in LA City.

- STAFF ASSISTANT FOR MIRISCH - \$75,000 FOR THIS YEAR – NEXT YEAR IS \$150,000

O. Update on the Local Travel Network & E-Bike Safety Issues – 1:05 pm

JAKE - LOOKING AT MEASURE M \$ TO INCREASE INTERSECTION SAFETY FOR LTN.

P. Land Use and Transportation Update & REAP – 1:10 pm

- Housing Trust Feasibility Study - preparations for Housing Trust
 - SB 799 Housing Trust revisions
 - **NO MORE THAN 75% OF MEETINGS CAN BE a NON-ELECTED ALTERNATE**
 - **TRUST IMPLEMENTATION STEPS AND TIMELINE**

Strategic Plan and discussion with Board on any possible final revisions - **APRIL**

Bylaws and facilitate Board discussion - **APRIL**

Discussions on initial housing programs and creation of related program documents – **STUDY SESSION– APRIL**

AFFORDABLE MULTI- FAMILY TAX CREDIT FINANCIAL PROJECTS – ASAP

ELECTION OF Chair and Vice Chair (**HOW LONG ARE THE TERMS**)

Trust accounting policies and procedures - **ASAP**

Trust investment policy - **ASAP**

Trust document retention plan - **ASAP**

e Conflict-of-Interest Code (required by the County) - **ASAP**

Trust procurement policy

Development of the Trust website (modeled after OCHFT, GCAHT, and BGPRHT)

BUDGET – FUNDING AGREEMENT FROM THE SBCCOG TO THE TRUST

PICK REGULAR MEETING DATE – APRIL –

CONSENSUS TO HOLD FIRST MEETING IN APRIL

REDONDO BEACH IS PROBABLY FEBRUARY 3

INTERIM RULES AND REGS???

- Commercial Redevelopment – **PRELIMINARY LOOK AT FIT AND FEASIBILITY STUDY – 13 SITES – 7 SBCCOG, 6 CITIES. MULTIPLE TYPOLOGIES AND WHAT THEY MIGHT LOOK LIKE – DIFFERENT CONCEPTS FOR EACH SITE.**
- Micro-Mobility Hubs - **CHECK IN LAST WEEK. W/ CONSULTANT TRANSITO – LOOKING FOR VENDORS AND FOR SITE ANALYSIS. REQUESTING RIDERSHIP DATA FROM TRANSIT OPERATORS. LOOKING AT CONNECTIONS WITH SBFN AND LTN.**

Q. South Bay Environmental Services Center Activities – attached – 1:20 pm
REPORT ON FILE

R. SBFN – 1:30 pm

- Update on status of the network and the transition – **NEGOTIATIONS ONGOING BETWEEN PROSPECTIVE BUYER AND AMERICAN DARK FIBER. SHOULD COME TO SBCCOG BOARD SOON**

S. Update on Senior Services – **1:40 pm**
NEXT MEETING JANUARY 27

VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 1:45 pm

- January 15 – Gardena Ribbon Cutting – flyer attached
- January 22, 2026 - Cybersecurity Presentation – flyer attached
- ~~January 30, 2026 – Meet and Greet with the South Bay Legislators – flyer attached~~

IX. NEXT STEERING COMMITTEE – Monday, February 9, 2026 @ 12:00 noon – SBCCOG office

X. ADJOURNMENT

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January 27, 2026

To the Board of Directors
of the South Bay Cities Council of Governments
Torrance, California

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information the South Bay Cities Council of Governments, California (the “Authority”) for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 17, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practice

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Authority are described in Note 1 to the basic financial statements. The Authority adopted GASB No. 101 – *Compensated Absences*. No other new accounting policies were adopted, and the application of existing policies was not changed during the year ended June 30, 2025. We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management’s knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Authority’s financial statements were:

- Management’s estimate of the fair value of the California State Treasurer for the Local Agency Investment Fund is based on amortized cost, which approximate fair value. We evaluated the key factors and assumptions used to develop the amortized cost in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management’s estimate of compensated absences is based on the Authority’s adopted methodology, consistent with the provisions of GASB 101. We evaluated the key factors and assumptions used to estimate the compensated absences determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

- Note 1 – Organization and Summary of Significant Accounting Policies
- Note 4 – Unearned Revenues
- Note 9 – Commitments and Contingencies
- Note 10 – Restatement
- Note 11 – Subsequent Events

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 27, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

To the Board of Directors
of the South Bay Cities Council of Governments
Torrance, California
Page 3

Other Matters

We applied certain limited procedures to the Budgetary Comparison Schedule, which is required supplementary information (“RSI”) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

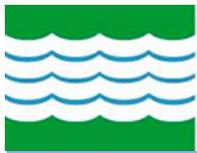
This information is intended solely for the use of the Board of Directors and management of the South Bay Cities Council of Governments and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

The PwC Group, LLP

Santa Ana, California

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January 2026	Attendees								
Monthly Meetings	City Managers Meeting	Climate Action & Adaptation Working Group	GIS	Infrastructure Working Group	Parks and Rec Directors	Planning/Community Dev. Directors	Senior Services Working Group	Steering Committee	Transit Operators Working Group
Carson		E. Carmona		G. Marquez			I. Renteria	C. Hicks	
El Segundo	D. George	A. Ho P. Samaras		C. Ebert					
Gardena		H. Lee		W. Mendoza				R. Tanaka	D. Pynn
Hawthorne				J. Velazquez			D. Brown M. Eteaki		
Hermosa Beach	S. Napolitano	D. Krauss				A. Becker		R. Saemann D. Francois R. Jackson	
Inglewood			E. Moreno	T. Olmos			M. Mansour		
Lawndale		N. Petrevski			J. Minter		F. Talavera	B. Suarez	
Lomita	A. Vialpando	M. Gastelum					B. Uphoff	B. Uphoff B. Waite	
Manhattan Beach	T. Mirzakhanian		B. Shrewsbury		M. Leyman			N. Tarnay	
Palos Verdes Estates	K. Kallman					C. Brady	K. Jo	C. Quinn	
Rancho Palos Verdes	A. Mihranian	A. Seeraty		R. Bryden	D. Trautner	B. Forbes		S. Perestam	
Redondo Beach	M. Witzansky	J. Reyes		J. Reyes	N. Sweeney	S. Giang M. Wiener	A. Lopez	Z. Obagi	P. Meyer
Rolling Hills	K. Banales	C. Horvath					K. Banales		
Rolling Hills Estates	G. Grammer A. Davis	K. Kawagoe				J. Naughton			
Torrance	A. Chaparyan	G. Lodan O. Martinez	S. Lai	B. Overstreet C. Cho	T. Stevens		S. Campos Z. Gent	J. Kaji	D. Mach J. Lee R. Plumb
County of LA									
Los Angeles			P. Tsai (POLA)	K. Venengas R. Junken					

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TLS Master List

partner_agency	status	pt_name	city_origin	projected_support_mo	enrollment_date	exit_date	exit_reason	payment_recipient	Initial	payment_status_notes	security_deposit	25-Dec	26-Jan	client_total	
SMC	Enrolled	Astrid Hansen	Hermosa Beach	12	9/15/2025			First Light Property Management	New Contract	Signed		\$700.00	\$700.00	\$1,400.00	
SMC	Enrolled	Rose Watson	Palos Verdes	12	9/15/2025			PV Victoria Apartments	New Contract	Signed		\$1,125.00	\$1,125.00	\$2,250.00	
WLCAC	Enrolled	Jonathan Root	San Pedro	3	6/30/2025	1/1/2026		Property Management	New Contract		\$1,350.00	\$1,350.00		\$2,700.00	
Torrance	Enrolled	Alexa Hale	Torrance	9	5/22/2025	2/1/2026		Kensington Apartments	New Contract	Signed		\$1,750.00	\$1,312.50	\$875.00	\$3,937.50
Torrance	Enrolled	Damian McCorvey	Torrance	6	9/1/2025			Blue Nile Properties	New Contract	Signed		\$1,600.00	\$800.00	\$400.00	\$2,800.00
Torrance	Enrolled	Idongesit Chukwujindu	Torrance	10	4/5/2025	2/1/2026		Victor Square, LLC (BF Properties)	Subsidy Change	Signed		\$2,825.00	\$1,412.50	\$706.25	\$4,943.75
Torrance	Enrolled	Leonardo Fernandez	Torrance	6	12/1/2025			Arlington Apartments	New Contract	Signed	\$-	\$2,250.00	\$1,687.50	\$3,937.50	
Torrance	Enrolled	Joanne Lee	Torrance	3	9/15/2025	1/1/2026		Faith Realty Sales	New Contract	Signed		\$3,000.00	\$1,237.50		\$4,237.50
Torrance	Enrolled	Lakesha Winters	Torrance	3	10/21/2025			Richard Seinfeld	New Contract	Signed	\$-	\$2,250.00		\$2,250.00	\$4,500.00
Torrance	Enrolled	Matthew Knight	Torrance	4	9/15/2025	1/1/2026		Blue Nile Properties	New Contract	Signed		\$1,600.00	\$800.00		\$2,400.00
Torrance	Enrolled	Stephanie Schroeder	Torrance	8	6/30/2025	2/1/2026		Beach Front Property Management	New Contract	Signed		\$2,995.00	\$2,995.00	\$1,497.50	\$7,487.50
SMC	Enrolled	JoAnn Lowery	Wilmington	6	7/3/2025			RCG Property Services	New Contract	Signed		\$1,450.00	\$1,450.00		\$2,900.00
WLCAC	Enrolled	Jamieka Smith	Harbor Gateway	6	10/28/2025			Sola Rentals	New Contract	Signed		\$2,100.00	\$2,100.00		\$2,100.00
WLCAC	Enrolled	Jonkeena Gullory	Harbor Gateway	4	9/23/2025	1/1/2026		Sola Rentals	New Contract	Signed		\$2,000.00	\$2,000.00		\$4,000.00
WLCAC	Enrolled	Arleisha Atkins	Lomita	3	10/1/2025	1/1/2026		Regency Management	New Contract	Signed		\$1,600	\$1,950		\$3,550.00
Totals:											\$22,270.00	\$23,732.50	\$11,341.25	\$57,343.75	

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**SECTOR REPRESENTATIVE AND
ELIGIBLE JURISDICTION CAPACITY SUPPORT PROGRAM
MEMORANDUM OF UNDERSTANDING**

[SECTOR NAME]

This Sector Representative and Eligible Jurisdiction Capacity Support Program Memorandum of Understanding (“**MOU**”), effective _____, 20__ (“**Effective Date**”), is between the Los Angeles County Affordable Housing Solutions Agency, a special act agency established pursuant to Government Code section 64710 and operating pursuant to the Los Angeles County Regional Housing Finance Act, Government Code section 64700 et seq. (“**Agency**”), and the South Bay Cities Council of Governments, a [Entity Description] (“**SBCCOG**”), 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. Measure A directs the disbursement of proceeds generated to the Agency, and further directs the Agency’s use of the Measure A funds.
- 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 each Eligible Jurisdiction for each funding category.

- E. The Agency’s Board includes a member appointed to represent the Southwest Sector (“**Representative**”). The Representative requires assistance with his or her duties as a member of the Agency Board, and the Agency acknowledges the need for the Representative to have professional assistance to provide support in the performance of his or her duties as a Board member and liaison to the Southwest Sector, which includes multiple Eligible Jurisdictions in his or her sector area.
- F. The Parties desire that the SBCCOG, subject to the approval of the Representative, employ or contract with a professional service provider (“**Liaison**”) for provision of services, Exhibit B, to aid the Representative and Eligible Jurisdictions in his or her sector area (“**Services**”), and that Agency provide reimbursement of such services via the provision of Technical Assistance funds pursuant to the terms of this MOU.

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 SBCCOG have entered into this MOU. Agency and SBCCOG 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.

2. **SBCCOG Liaison Term; Extension.** The term of this MOU is from January 1, 2026, through June 30, 2026, unless earlier terminated or extended by written mutual agreement of the Parties. The term of this MOU may be extended for an additional six-month term based on the availability of funding provided through the annual appropriation process of the Agency’s Board. Any renewal terms shall be on the same terms and conditions provided herein, except that payment provided under this MOU shall be automatically updated to reflect the allocations set forth in the Annual Expenditure and Strategy Plan adopted by the Board for the 2026-2027 fiscal year.

3. **Payment.**

3.1 Agency shall reimburse SBCCOG in an amount equal to the six-month cost of the Contract, plus an administrative fee not to exceed 5% of the actual six-month cost of the Contract. In no event shall the total reimbursement amount, including the administrative fee, exceed **\$75,000** for the six-month term of Contract or the term of this MOU. The Parties acknowledge that reimbursements shall be provided via Technical Assistance funds, the provision of which are governed by the Act, Measure A, and program policies and guidelines adopted by Agency’s Board.

3.2 Agency shall reimburse SBCCOG in six monthly installments, with each installment representing approximately one-sixth of the six-month cost of the Contract. SBCCOG shall provide the Agency a monthly invoice for the reimbursable amount due. Agency shall reimburse SBCCOG the invoiced amount within thirty days of receipt of invoice. Upon SBCCOG’s request, Agency shall provide the equivalent of two months of the six-month cost of the Contract as an advance payment to SBCCOG. Thereafter, Agency shall make four monthly

installments for the remainder of the reimbursement within thirty days of receipt of each monthly invoice.

4. **Agency Obligations; Accommodations.**

4.1 Should the agency decide to contract with a consultant as the Liaison, Agency shall provide the Liaison throughout the term of this MOU with accommodations at Agency's offices to aid in the performance of Liaison's duties to provide support services for (1) the Representative in the performance of his or her duties as a Board member and (2) Eligible Jurisdictions within the SBCCOG. The accommodations shall include a common area with access to an office, telephone, and a computer with Internet access, and any other accommodations to which the Parties mutually agree.

4.2 Should the agency decide to contract with a consultant as the Liaison, The office space provided by Agency pursuant to this paragraph shall not be the primary office of the Consultant.

4.3 Should the agency decide to contract with a consultant as the Liaison, Agency shall provide the Consultant throughout the term of this MOU with the same access to and within the Agency's offices as that enjoyed by staff to the other Board members. Notwithstanding the above, Agency may require Consultant to enter into a separate agreement defining the provision of such office space before providing ac

5. **SBCCOG Obligations.**

5.1 **Use of Funds.** SBCCOG shall comply with all of the following requirements related to the use of Technical Assistance funds from the Agency:

- A. **Government Code Section 64830(d)(4).** SBCCOG's use of Technical Assistance funds will comply with the requirements of Government Code section 64830(d)(4), attached hereto as Exhibit A and incorporated herein by reference.
- B. **Prohibited Uses.** Except as expressly authorized by Government Code section 64710, SBCCOG will not use Technical Assistance funds to perform or undertake any functions related to supports and services provided to people experiencing homelessness.
- C. **Supplemental Capacity for Existing Efforts.** SBCCOG's use of Technical Assistance funds shall not supplant, but may complement and supplement existing efforts by cities, counties, districts, and other local, regional and state entities that were in existence as of January 1, 2022. Nothing in this paragraph shall be construed to prohibit use of funds for new efforts.

5.2 **Consent and Approval of Representative.** SBCCOG shall obtain consent from the Representative before entering into the Contract or employing a Liaison for the provision of services to aid the Representative and Eligible Jurisdictions in his or her sector area. Final selection of the Liaison shall be subject to Representative's approval.

5.3 **Procurement.** Contract shall be subject to the established procurement procedures and processes of SBCCOG.

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

6. Notice.

6.1 **Addresses.** Notices and other written communications to the Parties must be sent to:

For Agency:

Los Angeles County Affordable Housing Solutions Agency
370 N St. Andrews Place
Room B-16
Los Angeles, CA 90012
Attention: Ryan Johnson, Chief Executive Officer
[Email: ryan.johnson@lacaahsa.gov](mailto:ryan.johnson@lacaahsa.gov)

With a copy to:

Best Best & Krieger LLP
300 South Grand Ave., 25th Floor
Los Angeles, CA 90071
Attention: Michael Maurer and Paula de Sousa
Emails: michael.maurer@bbklaw.com or paula.desousa@bbklaw.com

For Sector:

South Bay Cities Council of Governments

357 Van Ness Way, Suite 110

Torrance, California 90501

Attention: Jacki Bacharach, Executive Director

Email: jacki@southbaycities.org

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

- A. On personal delivery;
- B. On confirmed delivery by courier service;
- C. On the first business day after transmission if sent by registered electronic mail transmission, with unmodifiable proof of content, delivery, and time of delivery;
- D. If delivered by non-registered email, when the recipient, by an email sent to the email address for the sender stated in this Section 1616 or by a notice

delivered by another method in accordance with this Section 1616 acknowledges having received the sender's email, provided that an automatic "read receipt" does not constitute acknowledgment of an email for purposes of this Section 1616; or

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

7. **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).

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

9. **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.

10. **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.

11. **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.

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

13. **Enforcement Costs.** If any action or proceeding is brought by any Party against any other Party to enforce any of the provisions hereof, or to seek damages by reason of any alleged breach of any of the provisions hereof (whether at the trial court level, appellate level, in a bankruptcy, probate or administrative proceeding or otherwise), the prevailing Party shall be entitled to recover from the other Party its attorney's fees in such amount as the court may adjudge reasonable in such action or proceeding, together with the prevailing Party's other costs and expenses (including, without limit, court costs and other litigation costs and expenses).

14. **Assignment.** SBCCOG may not assign this MOU without Agency's prior written consent, which may be withheld for any reason.

15. **Severability.** If any provision of this MOU is held by a court of competent jurisdiction to be invalid, void, or unenforceable and the invalidity or unenforceability of such a provision does

not deny a Party the material benefit of this MOU, then the other provisions of this MOU that can be given effect without the invalid provision remain in effect.

16. **Headings.** This MOU's headings are inserted solely for convenience of reference and are not intended to govern, limit, or aid in the construction of any term or provision hereof.

17. **Counterparts; Electronic Signatures.**

17.1 This MOU may be signed and delivered in counterparts.

17.2 In addition to any other lawful method of executing this MOU, this MOU may be signed and delivered by each Party either: (i) electronically by facsimile (e.g., scanned image or PDF copy); or (ii) digitally through the use of EchoSign, DocuSign, or such other commercially available digital-signature software that results in verified and confirmed signatures delivered electronically to each Party.

17.3 Each electronic or digital signature of a Party is treated as an original, as if personally signed by that Party.

18. **No Third-Party Beneficiary.** There is no intended third-party beneficiary of this MOU.

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

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

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

[signature on following page]

**LOS ANGELES COUNTY
AFFORDABLE HOUSING SOLUTIONS
AGENCY**

[INSERT NAME OF SECTOR]

By:

Ryan Johnson
Interim Chief Executive Officer

By:

[Name]

[Title]

APPROVED AS TO FORM:

Michael Maurer
Paula C. P. de Sousa
General Counsel

EXHIBIT A

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.*

South Bay Cities Council of Governments

February 9, 2026

TO: SBCCOG Steering Committee

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

SUBJECT: South Bay Game Plan for EHV Crisis

BACKGROUND

Created in 2021 during the pandemic, the Emergency Housing Voucher (EHV) program issued 70,000 vouchers to provide housing assistance to individuals and families who were homeless, at-risk of homelessness or housing instability, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.

EHVs were essentially emergency Section 8 vouchers.

Funding was supposed to last until 2030, but HUD has notified Housing Authorities (HA) across the country that final funding will be in 2026. As soon as February, some households will no longer be able to make rent payments. EHV's prioritized the most vulnerable – extremely low-income population. These constituents are now at risk of homelessness.

Cities without a Housing Authority rely on the County Housing Authority (LACDA) – ie. Carson, Gardena, Lomita, etc.. Vouchers by Housing Authority in the South Bay and across LA County:

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

SBCCOG GAME PLAN WITH CITY STAFF:

1. Make sure the voucher holder is connected with a case manager to help with any possible problem solving intervention. We'll see if we can reduce their expenses or increase their income, or reunify with family, or any other solution.
2. If problem solving cannot fully alleviate their issue, then we will want to see if they can be prioritized for LACAHSAs Temporary Rental Assistance help. We'll want to prioritize people with health/disability/seniors, or people with less than 50% AMI.
3. Contact the Housing Authority (HA) attached to the voucher. See if the individual can be prioritized on the HA waitlist for Housing Choice Vouchers. The SBCCOG will need confirmation from the HA that the individual is at the front of the line. We will want to

know from the HA the estimated timeline to receive the HCV based on historical turnover. If the HA is in shortfall status, we'll want to know when the HA will be out of shortfall status utilizing HCV turnover and other means to get out of shortfall status.

4. Once the SBCCOG is comfortable with the timeline, we can issue up to 6 months of Temporary Rental Assistance through our partners at St Margaret's Center and WLCAC. We can discuss other options if more than 6 months is needed.

ACTION

Distribute memo to relevant city partners

**SBCCOG Board of Directors' Meeting
Thursday, February 26, 2026 @ 6:00 pm
SBCCOG Office**

**357 Van Ness Way #90, Torrance, California 90501
& virtually via Zoom**

PUBLIC COMMENTS:

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

SBCCOG Board Members:

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

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

ACCESSING THE MEETING:

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

DRAFT AGENDA

I. CALL TO ORDER – 6:00 pm
Bernadette Suarez, Chair

II. VERIFY QUORUM AND VOTES NEEDED FOR ACTION (attachment) (Page 5)

III. CONFIRM POSTING OF THE AGENDA BY TORRANCE CITY CLERK

IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

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

VI. CONSENT CALENDAR – 6:10 pm

Matters listed under Consent Calendar are considered routine and will be enacted by one motion and one vote. No separate discussion on these items. If discussion desired, that item will be removed from the Consent Calendar and considered separately.

A. January 22, 2026 minutes (attachment) – Approve

B. Audit for Year Ending June 2025 (attachment) - Receive and file

- Full report available at https://cdn.southbaycities.org/wp-content/uploads/2026/02/02094508/2025_South-Bay-Cities-Council-of-Governments_BFS_FINAL-SECURED.pdf

C. South Bay Workforce Investment Board (SBWIB) Apprenticeship Outreach Opportunity
(attachment) – Approve

D. Legislative Matrix (attachment) – Approve

1. Support AB 1557 and SB 868

E. Progress re: JPA agreement approvals for LA City Non-Elected Alternate – Receive & file

- 8 Approvals – Hermosa Beach, Lawndale, Lomita, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, Torrance
- 2/3 vote required for approval which is 12 members

F. Progress on the JPA for the Regional Housing Trust – Receive and File

- 1 Approval – Lawndale
- Council presentations scheduled for El Segundo, Inglewood, Lomita, Rancho Palos Verdes

G. SBCCOG Monthly Reports – Receive and File

1. City Attendance at SBCCOG Meetings (attachment)
2. Client Aid Report (attachment)
3. TLS (Time Limited Subsidy) Report (attachment)
4. Media Report (attachment)
5. Transportation Report (attachment)

VII. PRESENTATIONS - 6:15 pm

1. Sanitation Districts re: Proposition 218 Rate Increases
 - a. Martha Tremblay, Asst. Chief Engineer
2. SBCCOG Annual media presentation by Colleen
3. Mid-Year Budget
 - a. Kim Fuentes, SBCCOG Deputy Executive Director

VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE – 7:10pm

- A. 2nd Vice Chair Selection – close nominations and vote – **Approve**
- B. Executive Director Salary Adjustment for FY2025-2026 (attachment) – **Approve**
- C. Homeless Services
 1. Measure A implementation
 2. SBCCOG Program for Prevention with funds from LACAHS
- D. Housing Trust Update
- E. Senior Services
- F. Transportation Reports
 1. Metro Report – Board member James Butts/Mike Bohlke
 2. Transportation Committee recommendation
 - a. Measure R South Bay Highway Program FY26-27 Program (Attachment C) – **Approve**
 3. Micromobility Programs and Projects
- G. REAP 2.0 Updates
 1. Commercial Redevelopment to Housing
 2. Micromobility Hubs
- H. South Bay Fiber Network
- I. SBESC Projects and Programs (attachment)
 1. Video of Kits for Kids Celebration
 2. Energy Efficiency Awards Criteria for 2026-2027
- J. General Assembly update
- K. AI Forum Series
- L. SBCCOG Legislative Proposals for the Upcoming State & Federal Sessions
 1. Amendments to the Housing Trust JPA – SB 799 (attachment)

- 2. Pilot Rebate for Micromobility Vehicles for South Bay
- M. Other

IX. UPCOMING EVENTS & ANNOUNCEMENTS – 7:55 pm

X. AGENCY REPORTS

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

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

XI. ADJOURNMENT

Next Board meeting – Thursday, April 23, 2026

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South Bay Cities Council of Governments

February 9, 2026

TO: SBCCOG Steering Committee

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

RE: Bills to Monitor – Status as of February 2, 2026

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

		Position	Bill status
ENVIRONMENT			
SB 868 (Wiener)	Electricity: portable solar generation devices. This bill would exempt a portable solar generation device from all interconnection requirements and prohibit an electrical company/local publicly owned utility from requiring a customer using a portable solar generation device to take specified actions, including among other things, paying any fee related to the device or the electricity the device feeds into a building’s electrical system. The bill would provide that the electrical company/local utility is not liable for any damage or injury caused by the device. This bill would also define what a portable solar energy device is as well as establish mandatory safety standards for those devices.	RECOMMEND SUPPORT LCC: MONITOR	1/6/26 Introduced in Senate. May be acted upon on or after February 5.
HOUSING			
SB 799 (Allen)	Joint powers authorities: South Bay Regional Housing Trust. This bill makes minor revisions to the South Bay Regional Housing Trust formation legislation, most notably the allowance for non-elected alternate board members. Non-elected alternate board members would be limited to serving as the voting delegate from a city to no more than 75% of meetings in a calendar year. Additional amendments are planned that would allow the trust to fund workforce/moderate-income housing programs.	SUPPORT (1/12/26) (letter sent 1/12/26) LCC: MONITOR	1/26/2026 In Assembly. Read first time. Held at Desk. SBCCOG is sponsoring this bill.

TRANSPORTATION			
AB 1557 (Papan)	Vehicles: electric bicycles. This bill would clarify existing e-bike law to specifically state an electric bicycle is a bicycle equipped with fully operable pedals and an electric motor not capable of exceeding 750 watts of peak power.	RECOMMEND SUPPORT LCC: MONITOR	1/9/26 Introduced in Assembly. May be heard in committee February 8.

2026 State Legislative Calendar

- February 20 – Last day for bills to be introduced.
- March 26 – Spring Recess begins upon adjournment.
- April 6 – Legislature reconvenes from Spring Recess
- April 24 – Last day for policy committees to hear and report to fiscal committees fiscal bills introduced in their house.
- May 1 – Last day for policy committees to hear and report to the Floor nonfiscal bills introduced in their house.
- May 8 – Last day for policy committees to meet prior to June 1.
- May 15 – Last day for fiscal committees to hear and report to the Floor bills introduced in their house. Last day for fiscal committees to meet prior to June 1.
- May 26-29 – Last day for each house to pass bills introduced in that house.
- June 1 – Committee meetings may resume.
- June 15 – Budget Bill must be passed by midnight.
- June 25 – Last day for a legislative measure to qualify for the Nov. 3 General Election ballot.
- July 2 – Last day for policy committees to meet and report bills. Summer Recess begins upon adjournment, provided Budget Bill has been passed.
- August 3 – Legislature reconvenes from Summer Recess.
- August 14 – Last day for fiscal committees to meet and report bills.
- August 17-31 – Floor Session only. No committee may meet for any purpose except Rules Committee, bills referred pursuant to Assembly Rule 77.2, and Conference Committees.
- August 21 – Last day to amend bills on the Floor.
- August 31 – Last day for each house to pass bills. Final Recess begins upon adjournment.
- September 30 – Last day for Governor to sign or veto bills passed by the Legislature on or before September 1 and in the Governor's possession after September 1.
- October 2 – Bills enacted on or before this date take effect January 1, 2027.
- November 3 – General Election.
- December 7 – 2027-2028 Regular Session convenes for Organizational Session at 12pm.

South Bay Cities Council of Governments

February 9, 2026

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, Executive Director

SUBJECT: Procuring Lobbyist Services

BACKGROUND:

The SBCCOG is currently sponsoring SB 799 being carried by Senator Allen. As currently written, SB 799 would amend South Bay Regional Housing Trust (SBRHT) formation legislation to allow for non-elected alternates to serve on the Board; clarify when the SBRHT Board would select its Chair and Vice-Chair; and that the SBRHT Joint Powers Agreement would dictate the number of board members and how appointments shall be made. He is also planning to amend the legislation further to allow the SBRHT to fund programs that would address workforce/moderate income housing programs. Currently, the SBRHT would be restricted to extremely low, very low, and low income housing programs.

SB 799 was a “gut and amend” bill subject to different legislative deadlines than a new bill. Due to these deadlines, SBCCOG agreed to hold amendments regarding workforce/moderate income housing until the bill made its way to the Assembly where it would follow a more traditional legislative calendar.

Committee staff in the Legislature has expressed reservations about the inclusion of moderate-income housing language. Given that initial hesitancy, SBCCOG staff has been exploring the use of a lobbying firm to hopefully help usher those amendments successfully through the legislative process and to receive the Governor’s signature. SBCCOG staff would also ask the lobbyist to help remove participation limitations for non-elected alternates that were put into the bill after the Senate Local Government hearing. Additionally, the lobbyist could represent the SBCCOG at committee hearings and provide testimony, saving SBCCOG staff time and expenses.

SBCCOG staff has received proposals from two recommended firms at this time. Services to assist the SBCCOG with this process range from \$3,000 to \$5,000 per month. Staff estimates that the services would be needed March through September, for a total cost of \$18,000 to \$30,000.

SBCCOG staff is considering four options:

- 1) Utilize a lobbyist to assist the SBCCOG as described above;
- 2) Attempt to include the workforce/moderate income language without lobbyist support;
- 3) LACAHS is in the process of bringing on their own lobbyist and is amenable to getting approval for the SBCCOG to use those services to support SB 799. Details would still

need to be worked out, however it would likely be at reduced cost when compared to hiring our own lobbyist.

- 4) Only move forward with the governance (non-elected alternates) amendments as-is and let the SBRHT Board consider sponsoring legislation to include workforce/moderate income language given that Measure A funds are not able to directly fund these programs at this time.

RECOMMENDATION:

Provide direction.

South Bay Cities Council of Governments

February 9, 2026

TO: Steering Committee

FROM: Jacki Bacharach, Executive Director

SUBJECT: New Analyst/Senior Analyst Classification and Description

BACKGROUND

Currently underway is the Board authorized classification and compensation study which will address organizational and program growth including developing new and revised position descriptions and recommendations for salary schedule. Needs to support Homeless Services/Housing are included in this study. It is anticipated that this work will be completed for the Steering Committee and Board review this April 2026.

In the meantime, the Homeless Services/Housing team is implementing new programs which require different skill sets beyond those included in the current position descriptions. With the growth of these programs and services, there is an immediate need for data analysis expertise.

ANALYSIS

To address this immediate need, SBCCOG staff worked with the human resources firm, currently conducting the classification and compensation study, to develop an Analyst/Senior Analyst classification to establish a classification structure for the specialized data analysis function. Staff are recommending that the new classification includes journey level and advanced- journey level skills and experience to allow hiring at the entry level as well as provide professional growth opportunities. The salary range is proposed to be \$79,880 -\$105,472 to recognize the two skill levels.

Approval of this classification and position description supports the immediate need to recruit an individual with advanced data analysis skills to collect, clean, verify, and enter operational and program data as well as conduct advanced statistical analysis to advise on actionable recommendations. The full classification is included in Attachment A. Once hired, this individual would report to the Senior Programs Manager, Homeless & Housing, Ronson Chu. .

Approval in February, ahead of the classification and compensation study recommendations, will allow the SBCCOG staff to begin recruitment – as this can be a long process. If approved, this position will be incorporated into the final classification and compensation study report.

FUNDING

This position would be funded 100% by Measure A and LACAHSAs budgets.

RECOMMENDATION

That the Board approve the Analyst/Senior Analyst classification and description.

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG)
JOB DESCRIPTION
ANALYST/SENIOR ANALYST

Job Summary

Under general direction, performs professional-level data and statistical analysis and reporting to support and inform organizational programs, operations, and strategic decision-making. This classification is responsible for implementing and maintaining data systems and analytics platforms; developing and managing program data; conducting qualitative and quantitative analyses; and translating complex data into actionable insights for executives, program leadership, and external stakeholders. This classification exercises independent judgment within established objectives and priorities and works collaboratively with program staff, vendors, and partners to support data-driven policy, programmatic, and operational decisions. Analysts perform the full range of professional data analysis duties with increasing independence and complexity.

Distinguishing Characteristics

The Analyst/Senior Analyst is a combined journey/advanced-journey classification. Incumbents perform the full range of professional data analysis duties with increasing independence and complexity.

Analyst

The Analyst is the journey-level classification and is responsible for performing the full range of assigned analytical, reporting, and data support duties using established methods, tools, and procedures, working under general direction and receiving assistance on more complex or unusual assignments.

Senior Analyst

The Senior Analyst is the advanced-journey classification and is distinguished by responsibility for independently leading complex analytical initiatives, serving as a subject matter expert, and providing functional guidance, technical direction, and training to staff and stakeholders. Incumbents at this level exercise a higher degree of independent judgment in the design, interpretation, and communication of analytical work products.

The Analyst/Senior Analyst classification is distinguished from project coordination and project management classifications by its primary responsibility for data analytics, statistical analysis, and technical reporting, rather than overall program ownership.

Essential Job Functions, Duties, and Responsibilities

- Implements and maintains data systems in collaboration with external vendors; designs, configures, tests, and optimizes databases, data warehouses, and analytics platforms to support program operations and reporting.
- Develops and maintains a comprehensive inventory of program data needs in collaboration with program staff.
- Establishes data standards, documentation, and workflows to ensure data consistency, usability, and integrity.
- Collects, cleans, verifies, enters, and maintains operational and program data.
- Conducts advanced statistical and analytical work using tools such as Excel, Access, SQL, Software-as-a-Service (SaaS) databases, and business intelligence platforms.

- Compiles and organizes information by grouping or categorizing data (e.g., tables, spreadsheets, datasets) to facilitate program delivery and decision-making.
- Develops and maintains dashboards, automated reports, and data visualization tools for internal and external audiences.
- Applies qualitative and quantitative analytical methods to identify issues, summarize findings, and draw fact-based conclusions.
- Works closely with program staff to interpret analytical results, understand operational implications, and ensure findings are actionable.
- Interprets complex data findings and prepares clear, data-driven recommendations for executives, elected officials, and program leadership.
- Supports data-informed policy development, program evaluation, performance measurement, and operational planning.
- Trains staff in data entry procedures, reporting tools, dashboards, and best practices for data quality and workflow improvement.
- Collaborates with external vendors to troubleshoot system issues, optimize data workflows, and ensure system performance.
- Responds to ad hoc data requests and supports grant reporting, compliance monitoring, and performance tracking.
- Prepares technical documentation, analytical summaries, and presentations.
- Exercises discretion and independent judgment in data interpretation, system support, and communication of findings.
- Attends meetings, trainings, and conferences related to data analytics and reporting.
- Performs related duties as assigned.

Classification

This position is exempt under the Fair Labor Standards Act.

Minimum Qualifications

Education & Experience

A Bachelor's degree in data analytics, statistics, information systems, public administration, economics, computer science, or a closely related field and:

- **Analyst:** Two (2) years of professional experience performing data analysis, reporting, and data management functions.
- **Senior Analyst:** Three (3) years of progressively responsible professional experience performing advanced data and statistical analysis, reporting, and data systems support, including responsibility for complex datasets, dashboards, or analytics platforms.

Experience in the public sector, regional government, or multi-jurisdictional environment is desirable.

Knowledge of

Principles and practices of data analysis and statistics; database concepts, data warehousing, and analytics platforms; business intelligence and data visualization tools; qualitative and quantitative research methods; data quality assurance and governance practices; performance measurement and reporting; public-sector data reporting requirements; grant and compliance reporting support; methods for translating technical data into actionable insights; and effective written and oral communication techniques.

Skill to

Design, configure, and maintain databases and analytics tools; analyze and interpret complex datasets; develop dashboards, automated reports, and data visualizations; apply statistical and analytical techniques; prepare clear technical and non-technical reports; train users on data tools and best practices; manage multiple analytical projects; collaborate with vendors and stakeholders; and use analytical, database, and productivity software effectively.

Ability to

Work independently on complex analytical assignments; exercise sound judgment; synthesize large volumes of information; communicate complex data findings clearly to technical and non-technical audiences; support data-driven decision-making; maintain data accuracy, confidentiality, and integrity; adapt to changing priorities; and establish effective working relationships.

Licenses and/or Certifications

Must possess a valid California Driver's License.

Physical Requirements and Working Conditions

While performing the duties of this job, the employee is required to sit and talk or hear and use a telephone and a personal computer with a VDT screen for extended periods of time. The employee is required to drive to various locations, may be required to work outdoors and be exposed to variable weather conditions and noise levels. The employee is occasionally required to stand, walk, stoop, kneel, and use arms, legs, and back to lift and/or move up to 25 pounds.

Job description statements describe the general nature and level of work performed by employees and are not intended as an exhaustive list of all responsibilities, duties and skills required.

Date: January 2026

South Bay Cities Council of Governments

February 9, 2026

TO: SBCCOG Steering Committee

FROM: SBCCOG Board Officers

SUBJECT: Executive Director Salary Adjustment for FY2025-2026

BACKGROUND:

The SBCCOG entered into an employment agreement (Agreement) effective September 1, 2023, with Jacki Bacharach to engage her services as SBCCOG Executive Director. Pursuant to the terms of the Agreement, the Board of Directors must approve any changes to her salary and/or benefits as a non-consent agenda item at a public meeting. The Executive Director's last salary adjustment was approved by the Board of Directors in August 2024 and became effective September 2024. Beginning with the FY25-26 budget and for consistency with the fiscal year, and the employment contract which runs July to June, salary adjustments for the Executive were budgeted and planned to be effective July 1 in fiscal year in which they are approved.

The relevant section is 3.2 of the Agreement and states as follows:

3.2 Salary Adjustments

Executive Director shall not be entitled automatically to receive cost of living adjustments afforded to SBCCOG's other employees but the Board may in its discretion take the cost of living index into consideration when adjusting Executive Director's compensation. At the time of her annual performance evaluation, or at any other time desired by the Board, SBCCOG agrees to evaluate Executive Director's salary and/or the benefits Executive Director receives under this Agreement and to make modifications in such amounts and to such an extent as the Board in its discretion may determine that it is desirable to do so based on Executive Director's performance and such other information as Executive Director may submit as she deems relevant to this determination. Any changes in salary and/or benefits must be approved by the Board as a non-consent agenda item at a public meeting.

ANALYSIS

Pursuant to Section 3.2, the Board Officers are recommending a 3% increase to her monthly salary from \$16,737.50 to \$17,239.67 effective retroactively to July 1, 2025. The annual salary will be \$206,876. This increase has been accounted for in the adopted FY2025-2026 SBCCOG Budget. The proposed modification to the Agreement has been memorialized in the 2nd Amendment to the Agreement included as Exhibit 1.

RECOMMENDATION:

Recommend that the Board of Directors approve the 2nd Amendment to the Executive Director Employment Agreement to provide a 3% salary increase to Jacki Bacharach.

SECOND AMENDMENT TO SBCCOG EXECUTIVE DIRECTOR EMPLOYMENT AGREEMENT

This 2nd Amendment to the SBCCOG Executive Director Employment Agreement (Agreement) is made as of February 26, 2026 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and Jacki Bacharach (“Employee”).

RECITALS

- A. SBCCOG and Employee entered into an Agreement as of September 1, 2023, wherein SBCCOG engaged the services of the Employee as Executive Director of the SBCCOG.
- B. Pursuant to Section 3.2 of the Agreement, the Board of Directors desires to increase Employee’s salary by 3% to \$17,239.67 per month effective July 1, 2025.

NOW, THEREFORE, in consideration of the foregoing, the parties agree to amend the Agreement as follows: Section 3.1 of the Agreement is amended to reflect a 3% increase in salary to \$17,239.67 per month effective July 1, 2025.

It is the intent to have any future increases effective to be consistent with the fiscal year.

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

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

“SBCCOG”
South Bay Cities Council of Governments

By: _____
Bernadette Suarez (Signature)
SBCCOG Board Chair

Date: _____

“Employee”
Jacki Bacharach

By: _____
Jacki Bacharach (Signature)

Date: _____

South Bay Cities Council of Governments

February 9, 2026

TO: SBCCOG Steering Committee

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

SUBJECT: Environmental Activities Report – January 2026

I. PROGRAMS - TECHNOLOGY, PLANNING, & RESEARCH

Energy Efficiency & Sustainability

Regional Energy Network (SoCalREN) AGENCY SUPPORT

Contract period is January 1, 2026 - December 31, 2026

Contract goal: Work Plan (including goals) underway for 2026

South Bay Cities Energy & Climate Recognition Program (SBECRP)

Updated program guidelines for the fourth year of the South Bay Cities Energy and Climate Recognition Program will be announced to cities at the SBCCOG's Q1 Energy Manager Working Group meeting on February 26th. Activities completed between January 1st and the release of the updated guidelines will be included towards the awards.

A new feature - cities will have the opportunity to earn a distinct, special Partners' Award for activities in water stewardship and conservation. Requirements will also be explained at the Energy Manager Working Group meeting. This addition is in partnership with LA County Sanitation Districts, Water Replenishment District, and West Basin Municipal Water District.

See a video recap of the 2025 award ceremony and how cities earned Platinum:

<https://southbaycities.org/media-center/#video>

Energy Efficiency Project Status: SBCCOG and SoCalREN project managers are working with the following agencies to advance energy efficiency projects:

- City of Carson – A meeting was held to vet HVAC units for Capture the Cold technology – identified projects are on hold until funding pathways are identified for 2026 by the SoCalREN.

- City of Hawthorne – The Police Department lighting project and Memorial Center HVAC are in reporting phases. The SBCCOG is working with the SoCalREN to develop a case study of these projects.
- City of Inglewood – The City Hall lighting and pump project is under construction, to be completed by December 2026.
- City of Lawndale – The Capture of the Cold HVAC technology proposal developed by Stasis and SoCalREN was delivered to the city. Identified projects are on hold until funding pathways are identified for 2026 by the SoCalREN.
- City of Rancho Palos Verdes – Water heaters eligible for incentives for upgrades to Heat Pump Water Heaters have been identified at Ryan Park and the Interpretive Center. A job walk was completed on 1/21. The contractor is putting together quotes for the city.
- City of Torrance – The Capture of the Cold HVAC technology proposal for multiple sites, developed by Stasis and SoCalREN, was delivered to the city in November. Identified projects are on hold until funding pathways are identified for 2026 by the SoCalREN.
- Lennox Elementary School District – Lighting upgrades and Heat Pump Water Heater replacements are in the data collection period under the Metered Savings Program.

Facility Equipment Inventory Program (FEI) – SBCCOG staff continue to work with agencies to update FEI workbooks to capture projects that have been completed and to add additional equipment replacement needs. To date, 59 facility audits across 15 South Bay cities, 1 school district, and 1 special district have been completed and resulted in identification of over **940,000** potential kWh savings from lighting retrofits and **112** HVAC units that are overdue for replacement. From this work, staff were able to quickly facilitate installation of almost 60 Heat Pump Water Heater replacements since 2023 with no costs to the agency. In addition, SBCCOG staff continue to facilitate installation of the Capture the Cold ductwork technology offering (as low as \$6,000 before financing with as much as 40% energy savings).

The SBCCOG is also looking to audit new facilities. Please reach out to shawn@southbaycities.org if your agency is interested in completing a facility audit.

FDEEE & Commercial Direct Install

Through the SoCalREN's commercial programs, administered by Willdan and San Joaquin Valley Clean Energy Organization, the SBCCOG implemented a pilot program for the Food Desert Energy Efficiency Equity (FDEEE) and Commercial Direct Install programs in the City of Gardena. These programs provide free energy efficiency measures and installation at hard-to-reach and low-income low-access businesses. Project construction is finishing up with 24 businesses served, \$450,000 in incentives, and \$102,000 in business' annual energy bill savings.

To celebrate these achievements, the SBCCOG and SoCalREN held a ribbon-cutting event for participating businesses, at Yas Market, on January 15th. Program implementation staff, business owners, City officials, County officials, and state legislators' offices were in attendance. Marketing materials will be shared soon.

Energy Resilience Action Plan (ERAP) Program – The SoCalREN, working with the SBCCOG, finalized Energy Resilience Action Plan reports for the cities of **Gardena, Hawthorne, Lomita, and Manhattan Beach**. Final reports and project opportunities were discussed at meetings in January. All four cities have signed commitment letters in acknowledgement of receipt of reports and consideration in future planning.

Regional Energy Network (SoCalREN) Multifamily & Kits for Kids

Contract period is January 1, 2026 - December 31, 2026

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

SoCalREN Multifamily and Hard-to-Reach-Direct-Install Energy Efficiency – The SBCCOG continues to identify multifamily property owner customers for the SoCalREN Multifamily program. Contacts are being identified through Chambers of Commerce and city business lists. SBCCOG and SoCalREN are working to enroll eligible properties in this energy- and cost-saving program. SBCCOG continues to share co-branded materials at community outreach events and coordinate with other agencies to help identify opportunities including chambers and the Niles Foundation.

Kits for Kids – Schools in disadvantaged areas or those that receive Title 1 funding are eligible to participate in the LA County Kits for Kids program, which provides free energy efficiency kits (LEDs, faucet aerators, and games) to third- and fourth-grade students to implement at home and \$1,000 to teachers who implement it in their classrooms.

In the Fall 2025 semester, seven schools in Hawthorne School District as well as Towne Avenue Elementary, LAUSD in the City of Carson, participated in Kits for Kids. 19 classrooms were eligible for the \$1,000 grant, awarding \$17,000 in grants to Hawthorne teachers and \$2,000 in grants to Towne Ave teachers. The SBCCOG conducted assemblies at all seven participating elementary schools in the Hawthorne School District where students received certificates and a pizza party, and the teachers received a big check. Ramona Elementary in Hawthorne, which had the most eligible students, hosted SBCCOG staff, SoCalREN implementers, and LA County managers for a special event, featuring remarks from Alex Monteiro, Hawthorne Mayor Pro Tem. This school received \$5,000 for their classroom participation. See a video recap of the Hawthorne assemblies:

<https://southbaycities.org/media-center/#video>

Southern California Gas Company Energy Pathways

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

The SBCCOG continues to work with SoCalGas to promote gas energy efficiency assistance program opportunities and financing support to cities, school districts, and residents. Program offerings were shared with businesses and with residents at community events. Current day-to-day activities continue with the support from SoCalGas staff. Program offerings and related marketing materials have been shared with agencies to support outreach to residents and businesses.

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

Water Conservation

West Basin Municipal Water District Programs (West Basin)

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

SBCCOG and West Basin met on January 5 and January 20, to discuss the implementation of ongoing and new programs for 2026-27. SBCCOG staff also continue to respond to phone inquiries on the dedicated West Basin line.

Educational Outreach Support - Exhibit Events

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

Status of goal: 60 exhibit events, presentations, workshops, networking opportunities, etc.

Support for Workshops & Webinars Educational Classes

Contract goal: Up to 17 physical classes or virtual webinars

Status of goal: 7

Upcoming Workshops:

- *Wednesday, February 25, 2026 – 11:00 am – 12: 30 pm - Transforming Gardens, Rolling Hills*

Rain Barrel Giveaway

Contract goal: 6 Rain barrel distribution events.

Status of goal: 6 Rain barrel program distributions: All events have been completed

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 social media channels. SBCCOG also posts WRD events on its website and sends e-blasts to help boost attendance. The SBCCOG staff attend events and distribute marketing materials to city halls, libraries, senior centers, and other community locations. In addition, WRD Eco-Gardening classes and workshops were promoted.

Coordinated with WRD personnel to present at SBCCOG's next Volunteer training which will be hosted in SBCCOG's Board room on **Tuesday, February 24 from 4:30 – 5:30 pm**. This will be a joint presentation with LACSD.

Los Angeles County Sanitation Districts (LACSD)

The contract period is January 1-December 31, 2026

Educational Outreach Support - Exhibit Events

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

Status of goal: 63 exhibit events, presentations, workshops, networking opportunities, etc.

Ongoing promotion of LACSD programs continues through SBCCOG's e-newsletters and social media channels as well as website postings and coordinating LACSD upcoming 2026 events and sending e-blasts to help boost attendance. SBCCOG staff attended events and distributed marketing materials to city halls, libraries, senior centers, and other community locations. Coordinated with LACSD personnel to present at SBCCOG's next Volunteer training which will be in February in conjunction with WRD.

Task - Speakers Bureau

Contract goal: identify and coordinate up to 3 speaking opportunities.

Status of goal: 3/3 Identified and Scheduled

- *Carson Gardena Dominguez Rotary Club – Rescheduled January 14, 2026 – Completed*
- *City of Torrance Environmental Quality and Energy Conservation Commission – Scheduled February 5, 2026*
- *City of Gardena's Planning and Environmental Quality Commission – Scheduled February 17, 2026*

Waste Reduction

Rolling Hills Organic Waste

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

The SBCCOG continues to work with the City of Rolling Hills to provide residents with education on organic waste recycling and food waste prevention. Funded by a CalRecycle SB 1383 grant, the technical consultant, EcoNomics, Inc., completed three educational videos and conducted two workshops for Rolling Hills residents. As part of this program, interested residents also received a compost bin and kitchen pail for organic waste. This program will continue through Fall 2026.

Green Business

South Bay Green Business Assist Program (GBAP): Ongoing

GBAP – The SBCCOG continues to provide information to local businesses on opportunities to implement sustainability actions and West Basin programs. In addition, businesses also receive updates

on resources from SBCCOG’s utility partners. SBCCOG staff began conducting green certification outreach walks in January 2026 with the goal to certify three businesses per city. LA County is covering the cost of membership for all South Bay cities in California Green Business Network program – the tool used to conduct the certifications. This work is in addition to the GBAP information program.

GBAP by city: Carson (18), El Segundo (55), Gardena (55), 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 (8) for a total of 435 businesses participating as of January 2026.

Climate Action

Climate Action & Adaptation Planning Working Group Meeting: SBCCOG staff reconvened the Climate Action & Adaptation Planning (CAAP) Working Group on January 29, 2026. The meeting was well attended with 11 cities (Carson, El Segundo, Gardena, Hermosa Beach, Lawndale, Lomita, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, and Torrance). Meeting topics included updates on 2019-2020 city greenhouse gas emissions inventory reports, ICLEI ClearPath 2.0, SoCalREN energy resilience action plans, biodiversity plan and project funding, fellowship opportunities, and city updates. Cities also expressed interest in discussing climate resilience districts and extreme heat in future meetings, as well as holding future meetings on a quarterly basis.

Greenhouse Gas Emissions Inventories: SBCCOG, with support from volunteers and prior CivicSpark Fellows, has finalized all but Carson and Rolling Hills city specific 2019-2020 greenhouse gas (GHG) emissions inventory reports.

Biodiversity grant opportunity: In support of the SBCCOG subregional adaptation plan, SBCCOG staff working with the LA County’s Chief Sustainability Office and Jacobs consulting firm submitted an application to Rivers and Mountains Conservancy (RMC) for developing a biodiversity plan with demonstration projects within South Bay. The SBCCOG submitted a Proposition 68 grant application in January and is now awaiting a response.

CivicSpark Fellows

Three CivicSpark Fellows are currently supporting the SBCCOG. A new fellow, Moana Franco, recently joined the team in January. Moana, CivicSpark Communications Fellow is developing and circulating SBCCOG materials, helping to create and facilitate a communications working group with cities and partners, generating content and tracking analytics for SBCCOG social media platforms, and covering various SBCCOG events. Addie Aubley is working with the energy team and Aaron Ruiz is part of the Transportation team.

Transportation

Metro Express Lanes (MEL) (Contract period January 23, 2026 – January 22, 2026)

The SBCCOG continues to prepare, update, and share the outreach calendar events to provide opportunities for Metro to share their Express Lane program. In January, the SBCCOG/SBESC distributed MEL materials at three events.

II. VOLUNTEERS

Status of Program: 25 hours for January 2026

In January, volunteer hours increased compared to December. Volunteers supported several recurring projects, including office assistance, database research, and city council agenda summaries. In addition, volunteers supported a market rental analysis for the transportation team and a research project for the communications team. The volunteer program also continued to grow, with new volunteers interviewed and beginning work on new projects.

III. MARKETING, OUTREACH, & IMPLEMENTATION

Outreach Events

In January 2026:

- 3 - Networking Event
- 2 - In Person Community Event
- 1 - Presentation
- 1 - Business Event
- 0 – Workshops Events

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South Bay Cities Council of Governments

February 9, 2026

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director
Kim Fuentes, SBCCOG Deputy Executive Director
Martha Segovia, SBCCOG Senior Project Manager

SUBJECT: South Bay Workforce Investment Board (SBWIB) Apprenticeship Outreach Opportunity

BACKGROUND

At a recent meeting with the South Bay Workforce Investment Board (SBWIB), they explained that they needed to promote their Apprenticeship Building America program to local businesses in the South Bay. SBCCOG staff volunteered that we already have a program which is engaging local businesses. Considering this, the SBWIB asked the SBCCOG to assist with promotion of their program to local businesses.

ANALYSIS

The SBCCOG's work would be to engage business owners, share information about the program, and then connect them to the SBWIB. This work would be conducted under contract with the SBWIB in an amount not to exceed \$50,000. This effort aligns closely with SBCCOG's existing outreach activities through the Green Business Assist Program and the California Green Business Network.

As a first step, the SBCCOG must become an approved contractor with the SBWIB. SBCCOG staff have submitted the application and are awaiting approval by SBWIB. If approved, the next step will be to enter into a contract for services with the SBWIB. The contract period is very short with all work to be completed by May 30, 2026, making this a short-term, fast-track effort.

The draft contract is expected to be received for SBCCOG Board review at this month's meeting. Staff will provide updates as more information becomes available.

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