

# South Bay Cities Council of Governments

**Steering Committee**  
**Monday, June 8, 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](mailto:natalie@southbaycities.org) Both written and oral comments will be part of the official record.

### **SBCCOG Board Members:**

**Pursuant to the end of the State's COVID-19 emergency declaration, your attendance is required to be in-person or follow the provisions of SB 707 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=lprLink>**

## **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](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

## **REVISED AGENDA**

**(County Contract amendment to VI.K and New Item VI-P added)**

- 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. May 11, 2026 Steering Committee meeting minutes – attached (Pages 5-8)
    - **ACTION:** Approve
  - B. FY26-27 Recommendation for Chamber of Commerce Memberships
    - Memo attached (Pages 9-10)
    - **ACTION:** Approve
  - C. Update to SBCCOG Financial Policies

- Memo and policies attached (**Pages 11-23**)
  - **ACTION:** Approve
- D. Agreement with Lackow Planning and Environmental for Services to the SBCCOG- attached (**Pages 25-30**)
- **ACTION:** Recommend Board approval
- E. Agreement with Siembab Corporation for Advisory Services – attached (**Pages 31-38**)
- **ACTION:** Recommend Board approval
- F. Agreement with Jon Rodman for GIS Services – attached (**Pages 39-44**)
- **ACTION:** Recommend Board approval
- G. West Basin Municipal Water District Scope of Work for SBCCOG for FY 26-27 – attached
- **ACTION:** Recommend Board approval (**Pages 45-54**)
- H. 26-27 Dues
- Hawthorne, Inglewood, Manhattan Beach, Rancho Palos Verdes paid
- I. Pending Grants
- None (Caltrans Sustainable Grant – We did not receive this award)
- J. Monthly Reports – Receive and File – Client Aid and Time Limited Subsidy going directly to Board
- City Attendance at SBCCOG Meetings – attached (**Page 55**)

## VI. ACTION ITEMS

- K. Homeless and Housing Services – **12:15 pm**
- Program, county contract, and governance updates
  - July 18 – 11 am to 3 pm Hawthorne Community Center – CONNECT Day for families – attached (**Page 57**)
  - Amendment **TWO** to the Los Angeles County Measure A Local Solutions Fund (LSF) FY 26-27 contract – memo **AND CONTRACT** attached (**Pages 59-85**)
  - **ACTION:** Recommend Chair be authorized to execute Amendment One when received as long as there are no substantive and material changes to the previously approved version and have the full scope of services presented to the Board at the June meeting
- L. 2027 General Assembly Brainstorming – **12:25 pm**
- Memo attached (**Pages 86-89**)
  - **ACTION:** Provide direction
- M. Legislation – **12:35 pm**
- Legislative Matrix – attached (**Pages 91-98**)
  - Metro Board Composition
    - Scenarios before the Metro Board – attached (**Pages 99-114**)
    - Letter from Supervisor Hahn – attached (**Page 115**)
  - SB 799 amendment re: Housing Trust
  - Update on RHNA Replacement efforts
  - EV Rebate Proposal – attached (**Pages 117-118**)

- **ACTION:** Provide direction and recommend Board actions

N. FY 26-27 Draft Final Budget – **12:55 pm**

- Draft Final budget – attached (**Pages 119-136**)
- **ACTION:** Recommend Board approval of the budget

O. Executive Director Salary Adjustment for FY2026-2027 – memo attached – **1:05 pm (Pages 137-138)**

- **ACTION:** Recommend Board approval

P. Sixth Amendment to Eide Bailly Contract for Financial Services – memo attached – **1:15 pm (Pages 139-140)**

- **ACTION:** Recommend Board approval

Q. Approval of Invoices – **1:20 pm**

- **ACTION:** Approve invoices for payment – to be sent separately

**VII. INFORMATION ITEMS**

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

- REAP 2.0
  - Commercial Redevelopment
  - Mobility Hubs
- Update on the Local Travel Network & E-Bike Safety Issues
  - SS4A grant
  - Carson to the Sea grant
  - Measure M application for further work on e-bike safety
  - **ACTION:** Recommend Board approval of SS4A grant
- SBFN
  - Status of possible transfer of ownership

S. South Bay Environmental Services Center Activities – attached (**Pages 141-147**) – **1:30 pm**

- June 18, Energy Managers Working Group

T. Update on Senior Services – **1:40 pm**

U. Board Meeting Agenda Development – **1:45 pm**

- June – draft agenda attached (**Pages 149-151**)
- July
  - Potential SBFN Transfer of Ownership
- August
- September
  - Proposed policy change on funding Measure M and R projects
  - The Future & Educational Priorities of El Camino College - Ann O'Brien, Executive Director, Marketing & Communications

**VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 1:50 pm**

**IX. NEXT STEERING COMMITTEE – Monday, July 13, 2026 @ 12:00 noon – SBCCOG office**

**X. ADJOURNMENT**

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# **South Bay Cities Council of Governments**

## **Steering Committee Monday, May 11, 2026 Minutes**

**Attendees:** Bernadette Suarez, Chair (Lawndale); Bill Uphoff, 1<sup>st</sup> Vice Chair (Lomita); Alex Monteiro, 2<sup>nd</sup> Vice Chair (Hawthorne); Rodney Tanaka (Gardena); Rob Saemann (Hermosa Beach); Barry Waite – non-voting (Lomita); Nina Tarnay (Manhattan Beach); Craig Quinn (Palos Verdes Estates); Zein Obagi, Paige Kaluderovic – non-voting (Redondo Beach); Jon Kaji - left 1:43 pm (Torrance); Jacki Bacharach, Kim Fuentes, Wally Siembab, Natalie Champion, David Leger, Ronson Chu, Colleen Farrell, Shawn Fujioka, Jake Romoff, Addy Ajjolaiya, Andrey Mulligan, Christina Martinez, Janna Jaime, Sarah Cortes, Aaron Ruiz (SBCCOG); Holly Osborne, Katie Saemann (Public)

- 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**
  - **HOMELESS SERVICES – COUNTY PROPOSAL FOR GOVERNANCE CHANGE**
  - **WEINGART LETTER – ACTION ITEMS**
  - **ACTION: TANAKA/MONTEIRO TO ADD TO THE AGENDA**
- IV. **PUBLIC COMMENT – 12:05 pm**
- V. **CONSENT CALENDAR – action items noted, remainder are receive & file – 12:10 pm**
  - A. April 13, 2026 Steering Committee meeting minutes – attached (Pages 5-8) -  
**MONTEIRO/UPHOFF**
    - **ACTION:** Approved
  - B. Dominguez Channel Contract Extensions – attached (Pages 9-14)
    - 1-year extensions of cost-sharing agreements with Vopak, Shell, Torrance Refining Company, City of Compton, and City of Long Beach
    - **ACTION:** RecommendED Board Approval
  - C. 26-27 Dues as of 5/4/26 &
    - Invoices have gone out – Cities of Hawthorne and **Rancho Palos Verdes have paid and Inglewood 5/11**
  - D. Pending Grants
    - Biodiversity Grant – Presentation on SBCCOG project proposal to Rivers and Mountains Conservancy Board scheduled for May 18, 2026, where it has been recommended for full funding
    - 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 – to be distributed separately
- Time Limited Subsidy Recap Report – to be distributed separately

## VI. ACTION ITEMS

### F. Homeless Services – 12:15 pm

- 1<sup>st</sup> Amendment to Time Limited Subsidy contract with Torrance (TLS) – attached (Pages 17-18)
  - Amendment is being reviewed by Torrance City Attorney’s office but no major revisions are anticipated
- Public Defender’s Office contract – to be distributed separately
- **COUNTY MOTION ON HOMELESS GOVERNANCE**
- **WEINGART LETTER TO CARSON – PRIMROSE – MONTEIRO/TARNAY**
- **ACTION:** RecommendED Board approval of the 1<sup>st</sup> Amendment to the Torrance TLS contract subject to final review by legal counsel **MONTEIRO/QUINN - MOTION APPROVED**
- **ACTION:** RecommendED Board approval of the Public Defender’s Office contract **MONTEIRO/QUINN - MOTION APPROVED**
- **ACTION: OPPOSE COUNTY PROPOSAL TO CHANGE GOVERNANCE – AUTHORIZE LETTER TO BE SENT – KALUDEROVIC SPOKE – PLEASE SHOW UP AT BOARD OF SUPERVISORS MEETING – SEND THE LETTER TO THE OTHER COGS AND TO BOARD AND CMS - OBAGI/MONTEIRO APPROVED**

### G. Housing Trust – 12:25 pm

- Update on first board meeting and regular meeting date
  - 3<sup>rd</sup> Thursday @ 3 pm – next meeting is May 21
- Funding agreement and memo re: management services attached – contract for management services to be sent separately (Pages 19-24)
- **ACTION:** RecommendED Board approval of funding agreement with Trust and contract for management services for the Trust by the SBCCOG, to be evaluated by both entities no later than December, 2026 – **OBAGI/UPHOFF - FOR BOTH FUNDING AGREEMENT AND MANAGEMENT SERVICES**

### H. Board Meeting Agenda Development – 12:40 pm

- May – draft agenda attached (Pages 26-27)
  - Commercial Redevelopment REAP Study Findings with BETA tool
  - Funding Agreement with South Bay Regional Housing Trust
  - Contract for Public Defender for LACAHSAs funding
  - FY 26-27 Draft Budget
  - Nomination of Officers – **NO NOMINATING COMMITTEE THIS YEAR**
  - **EL CAMINO COLLEGE COMMUNITY SURVEY**
  - **RHPH INTERVENTION SLIDES**
- June
  - **ELECTION OF Officers**
  - FY 26-27 Budget approved
- Other topics?
- **ACTION: NONE**

### I. Tours – 12:50 pm

- West Harbor Tour – May 19 – 9:45 am
- Air Force Base

■ **ACTION: NONE**

J. FY 26-27 Draft Budget – **12:55 pm**

- Results of Salary Range Analysis – Memo sent separately
- Draft budget sent out separately
- **ACTION:** Recommended Board approval of salary ranges and provide direction to the Board on the draft budget **OBAGI/UPHOFF**

K.. Approval of Invoices – **1:10 pm**

- **QUINN QUESTION RE: WLCAC FRINGE BENEFITS**
- **ACTION:** Approved invoices for payment – **QUINN/TANAKA**

**VII. INFORMATION ITEMS**

L. Legislation – **12:55 pm**

- Meeting with McKinnor – de-brief
- Legislative Matrix – attached (**Pages 28-36**)
- Update on RHNA Replacement efforts - **WENT TO 2300 ELECTED OFFICIALS – CALIF FOR LOCAL CONTROL – CREATING COALITION**
- **CALIFORNIA STEWARDSHIP – CONSTITUTIONAL AMENDMENT:**  
**The State of California shall not impose housing mandates on any community without first establishing its physical capacity and funding the infrastructure required to support its growth. All residential growth shall produce its proportional share of workforce-accessible housing.**
  - **SAEMANN – WHAT CAN WE DO, HOW CAN WE HELP?**
  - **SIEMBAB – HOUSING IS A DIFFERENTIATED GOOD, NOT A COMMODITY**
  - **SENDING LETTER TO ALL MAJOR GUBERNATORIAL CANDIDATES AND STATE LEGISLATIVE CANDIDATES AFTER THE PRIMARY ELECTION**

M.. Land Use and Transportation and Digital Update – **1:10 pm**

- **REAP 2.0**
  - Commercial Redevelopment - **JAKE**
    - **MONTEIRO - HAWTHORNE MALL BEING DEMOLISHED NEXT WEEK**
  - Mobility Hubs - **JAKE**
- Update on the Local Travel Network & E-Bike Safety Issues
  - SS4A grant – **FINALLY RECEIVED – TO START SOON – MICROMOBILITY SAFETY ACTION PLAN – RIDE AND DRIVE EVENT TIED TO CARSON TO THE SEA. STICKER PROGRAM TOO – EVALUATE CURRENT PROGRAMS AND GUIDE FOR SCHOOLS THAT DON'T HAVE ONE**
  - Carson to the Sea grant – **TOOLKIT OF DESIGN GUIDELINES – RIDE AND DRIVE ON LOMITA'S NATIONAL NIGHT OUT**
  - **LOMITA – OUTREACH MEETINGS AND EVENTS**
  - Measure M application for further work on e-bike safety – **FINALIZED SCOPE OF WORK – CATALOGUE OF IMPROVEMENTS FOR INTERSECTION TYPOLOGIES. COMMUNITY ENGAGEMENT IMPORTANT – UP TO 30 INTERSECTIONS**
- **MICROMOBILITY Rebate Proposal IN CONJUNCTION WITH CVAG – PROPOSAL BEING DRAFTED**
- **SBFN**

- Status of possible transfer of ownership
  - **MEETING WITH IT DIRECTORS ON JUNE 11**
  - **ALSO INDIVIDUAL IT DIRECTOR MEETINGS**
  - **TO CITY MANAGERS AND THEN BOARD VOTE**
  - **DIGITAL EQUITY GRANTS MIGHT BE REINSTATED BY FEDERAL GOVERNMENT FOR FUNDING WE APPLIED FOR – TO BE DECIDED BY THE COURTS**
  - **WORKFORCE PROGRAM WITH SBFN NEW POSSIBLE PROVIDER**

N. South Bay Environmental Services Center Activities – attached (Pages 38-44) – 1:25 pm

- City energy efficiency projects - Hawthorne & Inglewood lighting
- Equitable Building Decarbonization: Residential Direct Install meeting with city staff & roll out of program
- Baldwin Hills Conservancy biodiversity potential grant opportunity. SBCCOG staff reaching out to cities for potential projects.

O. Update on Senior Services – 1:35 pm

P. Working Groups Update – 1:40 pm

- Economic Development Directors Roundtable
- Communications Working Group

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

**IX. RECESS TO CLOSED SESSION: EXECUTIVE DIRECTOR PERFORMANCE EVALUATION – PURSUANT TO GOV. CODE § 54957 DIRECTOR – 1:50 pm** (attachments to be distributed separately to the Board) - **NO ACTION WAS TAKEN**

**X. NEXT STEERING COMMITTEE – Monday, June 8, 2026 @ 12:00 noon – SBCCOG office**

**XI. ADJOURNMENT – 1:59 pm**

# South Bay Cities Council of Governments

June 8, 2026

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, Executive Director

RE: FY26-27 Recommendation for Chamber of Commerce Memberships

## BACKGROUND

The South Bay Cities Council of Governments (SBCCOG) is currently a member of 12 South Bay Chambers of Commerce (listed below) at a cost of \$2,906.00. Joining the recommended Chambers is essential to the implementation of several of the SBCCOG programs and partner contracts for outreach, education, and implementation -- water, waste, transportation, and energy efficiency. We also enlist the Chambers to support our advocacy positions and grant applications as well as other collaborative efforts.

Due to memberships expiring at varying times throughout the fiscal year, staff provides an annual recommendation to the SBCCOG Board for a set of membership approvals. This action will authorize payment of memberships that become due throughout FY26-27.

The SBCCOG is currently a member of the following Chambers of Commerce:

- South Bay Association of Chambers of Commerce
- Carson Chamber of Commerce
- El Segundo Chamber of Commerce
- Hawthorne Chamber of Commerce
- Hermosa Beach Chamber of Commerce
- Inglewood Chamber of Commerce
- Lomita Chamber of Commerce
- Manhattan Beach Chamber of Commerce
- Palos Verdes Peninsula Chamber of Commerce
- Redondo Beach Chamber of Commerce
- San Pedro Chamber of Commerce
- Torrance Chamber of Commerce

It should be noted that we have been a member of the Gardena and Wilmington Chambers in the past but we have not received an invoice for them this year.

## COST

Staff contacted each Chamber to inquire about membership costs and any anticipated dues changes. Several noted that dues will not be increasing. Some Chambers have not yet determined if membership dues will increase, or if so by how much. Due to this uncertainty, the recommended total amount is a not-to-exceed cost based on the anticipated FY26-27 membership dues with approximately a 15% buffer for unknown dues increases or rejoining the Gardena and Wilmington Chambers. (See Exhibit A below for a breakdown of anticipated dues for each Chamber of Commerce.)

## RECOMMENDATION

Recommend Board approval for membership to join the attached list of Chambers of Commerce at a cost not to exceed \$3,350 which has been budgeted as part of the FY26-27 SBCCOG budget.

**Exhibit A**

| <b>South Bay Chamber Membership Renewals FY26-27</b> |                                |                            |                               |
|--|--------------------------------|----------------------------|-------------------------------|
| <b>Name</b>  | <b>Member in 2025-26 (Y/N)</b> | <b>Dues Paid 2025-2026</b> | <b>FY 26-27 Expected Dues</b> |
| Carson Chamber of Commerce                           | Y                              | \$200.00                   | \$205.00                      |
| El Segundo Chamber of Commerce                       | Y                              | \$305.00                   | \$305.00                      |
| Gardena Valley Chamber of Commerce                   | Invoice not received           |                            | \$150.00                      |
| Hawthorne Chamber of Commerce                        | Y                              | \$125.00                   | \$125.00                      |
| Hermosa Beach Chamber of Commerce                    | Y                              | \$100.00                   | \$100.00                      |
| Inglewood/Airport Area Chamber of Commerce           | Y                              | \$300.00                   | \$300.00                      |
| Lomita Chamber of Commerce                           | Y                              | \$190.00                   | \$190.00                      |
| Manhattan Beach Chamber of Commerce                  | Y                              | \$350.00                   | \$350.00                      |
| Palos Verdes Peninsula Chamber                       | Y                              | \$371.00                   | \$390.00                      |
| Redondo Beach Chamber of Commerce                    | Y                              | \$350.00                   | \$350.00                      |
| San Pedro Chamber of Commerce                        | Y                              | \$210.00                   | \$210.00                      |
| Torrance Chamber of Commerce                         | Y                              | \$405.00                   | \$425.00                      |
| Wilmington Chamber of Commerce                       | Invoice not received           |                            | \$250.00                      |
| South Bay Assoc. of Chambers of Commerce             | Y                              | N/A                        | N/A                           |
| <b>Total</b>   |                                | <b>\$2,906.00</b>          | <b>\$3,350.00</b>             |

# South Bay Cities Council of Governments

June 8, 2026

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director

SUBJECT: Updates to SBCCOG Financial Policies

## BACKGROUND

The SBCCOG Board of Directors has an adopted Financial Policies and Procedures document, last revised in February 2024. Throughout the document, many tasks and responsibilities are assigned to the Administrative Officer. With the revised job classifications approved by the SBCCOG Board in April 2026, the position of Administrative Officer was eliminated and replaced with a Finance Manager.

SBCCOG staff prepared a revised Financial Policies and Procedures document to reflect change in the Administrative Officer's title to Finance Manager. All revisions are shown in red in Attachment A. No other changes to the document are recommended.

## Recommendation

Approve name title changes to the revised Financial Policies and Procedures document.

Attachment:

Attachment A – SBCCOG Financial Policies and Procedures

Prepared by: David Leger, Administrative Manager

# South Bay Cities Council of Governments

Financial Policies and Procedures

**REVISED June 2026**

**See revisions in red.**

ACCOUNTING POLICIES AND PROCEDURES:

I. Accounts Payable .....2

II. Payroll Processing .....5

III. Billing .....6

IV. Cash Management .....7

V. Financial Reporting .....8

VI. Budgeting.....9

VII. Contracts.....10

VIII. History.....10

The Financial Policies and Procedures Manual is a publication of the South Bay Cities Council of Governments (“SBCCOG”). The South Bay Cities Council of Governments (SBCCOG) is a Joint Powers Authority of the following sixteen member cities and unincorporated county area in the South Bay area of Los Angeles County:

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, the Harbor City/San Pedro communities of the City of Los Angeles and the unincorporated areas in the South Bay of County Districts 2 and 4.

The purpose of this document is to record the policies and procedures in practice for accounting, cash management, budgeting and reporting of financial information.

This manual has been developed to conform with GAAP (Generally Accepted Accounting Principles) as applied to governmental agencies.

## **ACCOUNTING POLICIES AND PROCEDURES:**

### ***I. Accounts Payable***

#### *Purpose:*

To document the established process of internal controls and checks and balances in the expenditure process and to ensure all payments are reviewed, approved, and recorded in an accurate and timely manner.

#### *Process 1 – Standard Cycle Expenditures:*

Following are the steps involved in processing invoices for payment:

1. The Executive Director will designate an [Administrative Officer Finance Manager](#) to assist the Treasurer in the performance of his or her duties.
2. Invoices or expense reports by the goods or service provider are submitted to the [Administrative Officer Finance Manager](#) for review.
  - Wherever appropriate, invoices are reviewed and approved by the applicable project manager prior to being processed for payment by the [Administrative Officer Finance Manager](#).
3. The [Administrative Officer Finance Manager](#) questions any total billing or detailed charge that they feel requires further explanation or supporting documentation.
4. The [Administrative Officer Finance Manager](#) ensures that all supporting documentation is available. If the documentation is not complete, the Executive

- Director, Project Manager or the goods or services provider (depending on the situation and the provider) will be contacted for additional support or clarification.
5. Approved invoices are summarized as an agenda item and submitted for review and approval by the SBCCOG Steering Committee, which meets monthly on the second Monday.
    - Note: See Contract section VII for approval authorization
  6. A package is prepared for the Steering Committee's review which includes the following items: Agenda item Invoice Summary cover page; all of the invoices and expense receipts in support of payments to vendors; checks to be signed after approval of agenda item; bank register listing bank balance at time of check issuance.
  7. Once the invoice/expense agenda item is approved, the SBCCOG chairperson signs the agenda item as approved for payment processing.
  8. Any exceptional items that were included on the agenda that were not approved are noted on the face of the agenda document with instructions to not pay at all or to not pay until a certain event or action occurs.
  9. The authorized check signers sign the checks for approved invoice payments.
  10. The invoice/expense agenda item package is returned to the [Administrative Officer Finance Manager](#) for release of signed checks. The [Administrative Officer Finance Manager](#) distributes checks and files all documentation. The check stub is attached to the invoices and maintained as a complete package with the approved agenda item for that fiscal month.
  11. For each check the following is recorded in the check register: the date of check issuance, check number, payee, reference information such as invoice paid and dollar amount.
  12. The [Administrative Officer Finance Manager](#) maintains the check register for all checks printed and voided.
    - This information is also recorded in a general ledger file that supports the financial statements.
  13. The [Administrative Officer Finance Manager](#) maintains responsibility for control and security of the blank check stock and the check register. If a check is missing, the Executive [Administrative Officer Finance Manager](#) will research the missing check and bring the issue to the attention of the Executive Director and the Treasurer immediately.
  14. The SBCCOG maintains a series of check signers at all times. The signature of each of the approved check signers is equally valid as either a first or a second signature. This list is updated annually to include:
    - Treasurer
    - Chairperson
    - The list also includes at least one of the following:
      1. First Vice Chair
      2. Second Vice Chair
      3. The immediate past Chairperson
  15. Checks are signed according to the following guidelines:
    - a. Check amounts of \$5,000.00 or less are signed by one approved check signer.

- b. Check amounts greater than \$5,000.00 require a second signature.
16. No checks will be approved for payment without the funds available to cover the payment.

#### *Process 2 Urgent Checks Out of Cycle:*

Following are the steps involved in processing URGENT invoices for payment outside of the monthly Steering Committee approval cycle and within budget:

1. The Executive Director has been given the authority to approve payments up to \$5,000.00 outside of the monthly Steering Committee cycle if the need is urgent to continue operations.
2. If such a need arises, the ~~Administrative Officer~~ [Finance Manager](#) provides a written justification to the Executive Director requesting that an out of cycle urgent payment be processed.
3. If there is a need for an out of cycle check in excess of \$5,000.00, the Executive Director obtains and records the approval of the SBCCOG Chairperson via e-mail communication prior to sending to the ~~Administrative Officer~~ [Finance Manager](#) for check issuance.
4. The ~~Administrative Officer~~ [Finance Manager](#) issues the check, records the check in the check register and maintains a copy of the original request and approval along with all normal supporting documentation.
5. The check is routed for signature and mailed or hand delivered according to instructions from the Executive Director.
6. The ~~Administrative Officer~~ [Finance Manager](#) includes this out of cycle check on the next Steering Committee agenda for approval after the fact with a notation communicating that the check has already been issued.

#### *Process 3 Standard Payments*

The Board acknowledges that there are standard payments such as rent that are the same every month at the beginning of each fiscal year.

1. At the beginning of each fiscal year, the Steering Committee will approve payment for the year of invoices that are the same each month such as rent.

#### *Process 4 Special Accounts*

The Board may establish a special homeless services account to meet implementation needs for this program. The following describes processes and restrictions:

1. SBCCOG Board of Directors will establish the special account allocation.
2. The special homeless services account will have debit cards, credit cards, and checks to access funds.
  - a. Debit cards will have prepaid balances of \$500 or less.



The ~~Administrative Officer~~ [Finance Manager](#) is responsible for submitting the appropriate pay rate and reimbursement amount for each employee to the SBCCOG's payroll processing firm. All employee rates of pay must be within Board approved pay tiers for the employee's classification. SBCCOG will meet all California and Federal Labor Law requirements. The ~~Administrative Officer~~ [Finance Manager](#) is responsible for supplying the appropriate information to the Deputy Executive Director and Executive Director for payroll processing in his/her absence.

The ~~Administrative Officer~~ [Finance Manager](#) is responsible for ensuring that employee benefits are distributed and/or accrued, as appropriate, to comply with the current SBCCOG's Employee Handbook. Employees will receive written notification with their payroll distribution as to their accrued benefit levels.

The ~~Administrative Officer~~ [Finance Manager](#) records all payroll and benefit transactions including accrued liabilities to the SBCCOG's General Ledger.

### **III. Billing**

#### *Purpose:*

To ensure guidelines are established to promote accurate and timely billing for all revenues earned by SBCCOG.

#### *Process:*

All billing is done in accordance with the contract terms related to each program. Upon the execution of a contract, an original signed contract is forwarded to the ~~Administrative Officer~~ [Finance Manager](#). The ~~Administrative Officer~~ [Finance Manager](#) scans the contract documents and electronically delivers a copy to the Executive Director, Deputy Executive Director, project manager and contracting party representative. The ~~Administrative Officer~~ [Finance Manager](#) reviews the contract and notes any financial related obligations, requirements, guidelines, etc. that will aid in accurate and timely billing for all programs.

Due to the potential variations in program contracts, it is beyond the scope of this manual to specifically address the procedure involved in billing each customer. However, in general, accounting follows the following steps during the billing process:

1. Information is sent to the ~~Administrative Officer~~ [Finance Manager](#) for all billable payments made by SBCCOG during the billing period including employee time activity reports, which include billable labor.
2. The ~~Administrative Officer~~ [Finance Manager](#) also retrieves the program related invoices as filed during the accounts payable process.
3. All data is compiled and formatted in conformance with the billing requirements as outlined in the program contract.

4. An invoice is created for the total amount due including, but not limited to: invoice date, invoice number, payment terms, remittance address, description of amount being billed and signature approval line.
5. The complete invoice packet is forwarded electronically to the Executive Director with supporting documentation for review and approval.
6. The [Administrative Officer Finance Manager](#) submits the approved invoice and supporting documentation as appropriate for the contract.
7. The invoice is recorded as a receivable amount in the SBCCOG financial records.

In addition to invoicing, customers may require additional reporting requirements throughout the course of the program. . The project manager is responsible for preparation of all supplementary reports with assistance from the [Administrative Officer Finance Manager](#), as required by the customer contracts.

#### ***IV. Cash Management***

##### *Purpose:*

The primary purpose of the cash management policy is to ensure safeguarding of all cash accounts. In addition, funds must be liquid and available for use in daily operations while minimizing expense and maximizing income.

##### *Process:*

All funds should be deposited with an FDIC insured institution. Note: SBCCOG's investment accounts are handled according to SBCCOG's Investment Policy (Resolution #00-03).

The [Administrative Officer Finance Manager](#) should perform the following functions on a regular basis:

##### Bank Account Reconciliation:

Upon receipt of each monthly bank statement, a scanned copy of the bank statement is forwarded to the Executive Director for opening and review. The Executive Director reviews the bank statement for any unusual or unexpected activity. After review, the Executive Director forwards the statement to the [Administrative Officer Finance Manager](#) for reconciling. [Administrative Officer Finance Manager](#) reconciles the bank statement balance to the general ledger balance by clearing any checks/payments made and any deposits received. The [Administrative Officer Finance Manager](#) forwards a copy of the bank reconciliation documents to the Treasurer for verification and review. Copies of the Treasurer's review for all reconciliations are maintained for auditor's annual review.

##### Cash analysis:

The ~~Administrative Officer~~ Finance Manager keeps a record of all cash-related transactions on a daily basis to ensure adequate funds are on hand for daily operations. The analysis should include cash disbursements related to accounts payable as well as cash receipts.

If it is determined there will be a need for additional cash resources to be obtained beyond that provided by current operations, the ~~Administrative Officer~~ Finance Manager must present this need to the Treasurer and Executive Director immediately for resolution.

Petty Cash:

SBCCOG does not currently have a petty cash account. In the event a determination is made that a petty cash account is required, a policy and procedure will be developed.

## ***V. Financial Reporting***

*Purpose:*

The financial statements, reports and supporting schedules of SBCCOG are to be prepared in conformity with generally accepted accounting principles (“GAAP”) as applied to governmental agencies. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

Conforming to the guidelines set forth by the principles of GAAP and GASB will ensure all financial reports utilized by SBCCOG Steering Committee and the Board of Directors are consistent and accurate.

*Process:*

Financial Period Close:

In order to ensure accurate financial reporting, the following activities will be completed at the end of each financial period (year-end close of fiscal year):

1. Reconciliation of all asset and liability accounts.
2. Revenue accrual for all governmental fund revenues earned during the reporting period and received within ninety (90) days of the end of the current fiscal year.
3. Expense accrual for all expenses incurred during the reporting period but not yet paid.
4. Review and adjustment of all prepaid expenses, that is, expenses paid in the current period for the benefit of a future period.
5. Comparison of all revenue and expense accounts to budget and prior periods for significant variances that may be an indication of an error or misclassification.

Annual Reporting:

SBCCOG will prepare an annual financial statement and reporting package in conformity with GASB standards. The statements should include:

1. A statement of net assets.
2. A statement of revenues, expenses and changes in net assets.
3. A statement of cash flows.

An independent CPA firm will perform an audit of the annual financial statements and related financial records in accordance with generally accepted audit standards. The audit field work is to begin no later than ninety (90) days after the end of the fiscal period and the audit is to be completed no later than one-hundred-eighty (180) days after the end of the fiscal period in order to ensure complete, accurate and timely reporting of all financial data. The independent CPA firm will present the audited financial statements to the Board of Directors for approval.

#### Interim Reporting:

Financial statements and other key financial data will be prepared on a quarterly basis. The financial reports will be provided to the Steering Committee and the Board of Directors as an aid in evaluating the operations of SBCCOG.

The quarterly reporting package should include:

1. A comparative statement of revenues and expenses versus budget including variance analysis for all significant variances.
2. Any other material items, as determined by the Executive Director.

## ***VI. Budgeting***

### *Purpose:*

The purpose of a budget is to provide a plan of financial operations for a given period utilizing estimates of revenues and expenditures based on expected operations. A well-developed budget provides the necessary information for management to assess potential future financial and organizational needs as well as a benchmark for evaluating actual performance against expectations.

### *Process:*

SBCCOG will prepare an annual budget that accurately reflects goals and operating expectations for the upcoming year and the resources necessary to meet those goals and expectations. Per the bylaws, the Board of Directors shall adopt a Budget annually prior to July 1 of each calendar year. The Executive Director will be responsible for coordinating

the budget process, involving the Treasurer, ~~Administrative Officer~~ Finance Manager, consultants, and the Board, where appropriate.

The Budget will:

1. Be prepared in conformity with financial statements produced by SBCCOG.
2. Include the following items:
  1. Revenue and expenses
  2. Capital expenditure requirements
  3. Changes in fund balance
  4. Cash requirements
  5. A summary of all major assumptions used
  6. Any other material items, as determined by the Executive Director.
3. Be presented in comparison to the previous year's actual results including an analysis of any significant variances.

## **VII. Contracts**

*Purpose:*

Establish the framework within which contracts are approved.

*Process:*

Any contract for an item which is not in the budget would be approved by the Board of Directors and include a budget amendment.

Contracts included in the budget are approved as follows:

- The Board of Directors unless the amount is under \$7,500
- Steering Committee has authority to approve contracts up to \$7,500
- The Executive Director has authority to approve:
  - Contracts up to \$2,500, or \$5,000 if urgent need, with the requirement that they are reported to the Steering Committee at the next meeting
  - Contracts that are no cost and with no fiscal impacts
  - Contract amendments that bring revenue to the SBCCOG for funding increases in the amount of \$25,000 or less

## **VIII. History**

- Revised June 2026 to reflect updated SBCCOG job classifications that replaced the Finance Manager with a Finance Manager position

- Revised February 2024 to establish the use of credit cards for the homeless services account
- Revised May 25, 2023 to establish a 90-day limit for accounting revenues for inclusion at end of the current fiscal year
- Revised March 2023 to incorporate existing approved policies
- Revised February 2022 to add Homeless Services Innovation Funds (Client Aid)
- Revised October 2015 to add Payroll Processing
- Established Oct. 2008

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## Independent Contractor Agreement

This Agreement is made between the South Bay Cities Council of Governments (SBCCOG) (“Client”), with a principal place of business at 357 Van Ness Way, Suite 110, Torrance, CA 90501, and Lackow Planning and Environmental (“Contractor”).

### **Term of Agreement**

This Agreement will become effective on July 1, 2026 and will end no later than June 30, 2027.

### **Services to be Performed**

Contractor agrees to perform the services described in Exhibit A.

### **Payment**

In consideration for the services to be performed by Contractor, Client agrees to pay Contractor \$36.00 per hour, not to exceed \$10,000.

### **Terms of Payment**

Contractor shall submit an invoice to Client on the last day of each month for the work performed during that month. The invoice should include: an invoice number, the dates covered by the invoice, the hours expended, balance remaining, and a summary of the work performed. Client shall pay Contractor’s fee within a reasonable time after receiving the invoice. Invoices shall be submitted via email to [AP@southbaycities.org](mailto:AP@southbaycities.org)

### **Independent Contractor Status**

Contractor is an independent Contractor, not Client’s employee. Contractor and Client agree to the following rights consistent with an independent Contractor relationship.

- Contractor has the right to perform services for others during the term of this Agreement.
- Contractor has the sole right to control and direct the means, manner, and method by which the services required by this Agreement will be performed.
- Contractor has the right to perform the services required by this Agreement at any place, location, or time as long as agreed upon deadlines are met.
- Contractor will furnish all equipment and materials used to provide services required by this Agreement.
- Contractor shall not receive any training from Client in the skills necessary to perform the services required by this Agreement.

- Client shall not require Contractor to devote full time to performing the services required by this Agreement.

### **Subcontracting**

Consultant shall not subcontract work under this Agreement without the express written consent of the SBCCOG. It is mutually understood and acknowledged that SBCCOG is entering into this Agreement with Consultant in specific reliance on its professional qualifications.

### **State and Federal Taxes**

Client will not:

- Withhold FICA (Social Security and Medicare taxes) from Contractor's payments or make FICA payments on Contractor's behalf.
- Make state or federal unemployment compensation contributions on Contractor's behalf, or
- Withhold state or federal income tax from Contractor's payments.

### **Fringe Benefits**

Contractor understands that Contractor is not eligible to participate in any employee retirement, health, vacation pay, sick pay, or other fringe benefit plan of Client.

### **Workers' Compensation**

Client shall not obtain workers' compensation insurance on behalf of Contractor.

### **Unemployment Compensation**

Client shall make no state or federal unemployment compensation payment on behalf of Contractor. Contractor will not be entitled to these benefits in connection with work performed under this Agreement.

### **Insurance**

Client shall not provide any insurance coverage of any kind for Contractor or Contractor's employees or contract personnel.

### **Indemnity**

Contractor and Client shall mutually indemnify and hold the other party harmless from any loss or liability arising from performing services under this agreement.

### **Terminating the Agreement**

Either party may terminate this Agreement any time by giving ten days written notice to the other party of the intent to terminate.

**Exclusive Agreement**

This is the entire Agreement between Contractor and Client.

**Severability**

If any part of this Agreement is held unenforceable, the rest of the Agreement will continue in effect provided that the principal purpose of the parties is not thereby frustrated.

**Applicable Law**

The laws of the State of California will govern this Agreement.

**Notices**

All notices and other communications in connection with this Agreement shall be in writing and shall be considered given as follows:

- When delivered personally to the recipient's address as stated in Exhibit B of this Agreement.
- When delivered by email to the recipient's email address as stated in Exhibit B of this Agreement, or
- Three days after being deposited in the United States mail, with postage prepaid to the recipient's address as stated in Exhibit B of this Agreement

**No Partnership**

This Agreement does not create a partnership relationship. Contractor does not have authority to enter into contracts on Client's behalf.

**Resolving Disputes**

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 Los Angeles County. The parties shall share any costs and fees, other than attorney fees associated with the mediation, equally.

<Signatures on following page>

Signatures:

Client: South Bay Cities Council of Governments

By: \_\_\_\_\_  
SBCCOG Chair

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

Contractor: Lackow Planning and Environmental

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

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

## Exhibit A

Consultant will provide the following services:

1. Committee Support, as assigned including taking minutes, assisting with the meeting prep, assuring that there are copies of all of the materials, etc.;
2. Communications Support, including quarterly SBCCOG newsletter development assistance (determining schedule, writing or obtaining articles, editing, supporting graphic layout and printing, distributing by email and hard copy to cities and others as directed); assembly of SBCCOG introductory information packets for new elected officials from member cities;
3. Photo Database Management including helping to ensure that photos are obtained for use in publications and making sure photos are labeled correctly;
4. City Outreach Support including following up with cities to obtain information that supports SBCCOG programs and communication activities;
5. Legislative Monitoring including updating the SBCCOG Legislative Matrix for monthly meetings in coordination with the SBCCOG Administrative Manager;
6. General Assembly Support including obtaining sponsors, assisting with exhibit hall, and providing general support as needed
7. Other Tasks as assigned

## Exhibit B

### Addresses for Notices:

#### Client

Address:

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

Email: [Jacki@southbaycities.org](mailto:Jacki@southbaycities.org)

#### Contractor

Address:

Rosemary Lackow  
7707 Westlawn Ave  
Los Angeles, CA 90045

Email: [rlackowlpe@gmail.com](mailto:rlackowlpe@gmail.com)

## PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is made as of June 25, 2026 by and between the South Bay Cities Council of Governments, a California joint powers authority ("SBCCOG") and the Siembab Corporation ("Consultant").

### RECITALS

A. SBCCOG desires to utilize the services of Consultant as an independent contractor to provide specified professional services to SBCCOG as set forth in Exhibit A, to develop and implement programs for various land use and transportation projects that advance SBCCOG policy.

B. Funding for this master agreement will be defined through a not-to-exceed budget. Professional services provided by the Consultant shall be for various tasks as outlined in Exhibit A, subject to change upon mutual agreement by SBCCOG and Consultant. Compensation provided to Consultant will be funded through grants and contracts received by the SBCCOG where possible.

C. This Agreement shall supersede and replace all prior agreements in place between SBCCOG and Consultant.

D. Consultant represents that it is an independent company in the business of providing the above services and is fully qualified to perform consulting services by virtue of its experience and the training, education and expertise of its principal and due to the specialized nature of these programs, there is justification for a sole source procurement.

NOW, THEREFORE, in consideration of performance by the parties of the covenants and conditions herein contained, the parties hereto agree as follows:

#### **1. Services.**

**1.1** The nature and scope of the specific services to be performed by Consultant are as described in Exhibit A, attached hereto and incorporated herein by reference.

**1.2** SBCCOG agrees to conduct its best effort to assist with the success of the identified programs and understands that the Consultant assumes full responsibility to advise, and provide input, insight, and expertise on, and assist in the creation of the programs.

**1.3** SBCCOG and participating agencies shall provide all relevant documentation in their possession to the Consultant upon request in order to minimize duplication of efforts. The SBCCOG staff shall work with the Consultant as necessary to facilitate performance of the services.

**2. Term of Agreement.** This Contract shall take effect July 1, 2026 and shall continue until June 30, 2027 unless earlier terminated pursuant to the provisions of

paragraph 14 herein. The term of this Agreement may be extended by mutual agreement of the parties as may be necessary or desirable to carry out its purposes.

**3. Compensation.** SBCCOG shall pay for services based on a not to exceed budget of \$75,000. All invoices must be submitted on a time and materials basis. The agreed upon hourly rate for Walter Siembab is \$110/hour to be reviewed annually. SBCCOG must be notified in writing prior to any sub-contracted work by Siembab Corporation. Rates for such services must be pre-approved prior to work commencing. Mileage expenses will be reimbursed at the current Federal rate.

**4. Terms of Payment.** Consultant shall submit monthly invoices for services rendered and for reimbursable expenses incurred. The invoice should include: an invoice number, the dates covered by the invoice, the hours expended, the amount of funds remaining and a summary of the work performed. SBCCOG shall pay the invoices within sixty (60) days of receipt.

**5. Parties' Representatives.** Jacki Bacharach shall serve as the SBCCOG's representative for the administration of the project. All activities performed by the Consultant shall be coordinated with this person. Walter Siembab shall be in charge of the project for the Consultant on all matters relating to this Agreement and any agreement or approval made by him/her shall be binding on the Consultant. This person shall not be replaced without the written consent of the SBCCOG.

**6. Addresses.**

SBCCOG:

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

Consultant:

Siembab Corporation  
5944 Chariton Avenue  
Los Angeles, CA 90056  
Attention: Walter Siembab, President

**7. Status as Independent Contractor.**

A. Consultant is, and shall at all times remain as to SBCCOG, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of SBCCOG or any participating agency or otherwise act on behalf of SBCCOG or any participating agency as an agent except as specifically provided in the Scope of Services. Neither SBCCOG nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner employees of SBCCOG.

B. Consultant shall certify that it has no employees. In the event that it

acquires employees, Consultant shall fully comply with the workers' compensation law regarding Consultant and Consultant's employees. Consultant further agrees to indemnify and hold SBCCOG harmless from any failure of Consultant to comply with applicable worker's compensation laws.

**8. Standard of Performance.** Consultant shall perform all work at the standard of care and skill ordinarily exercised by members of the profession under similar conditions.

**9. Indemnification.** Consultant agrees to indemnify the SBCCOG and participating public agencies, their respective officers, staff consultants, agents, volunteers, employees, and attorneys against, and will hold and save them and each of them harmless from, and all actions, claims, damages to persons or property, penalties, obligations, or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of the acts, errors or omissions of Consultant, its agents, employees, subcontractors, or invitees, including each person or entity responsible for the provision of services hereunder, except for liability resulting from the sole negligence or wrongful acts of the SBCCOG or a participating agency.

**10. Insurance.** Consultant 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 Consultant, 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 \$500,000.00; and (4) worker's compensation insurance with a minimum limit of \$500,000.00 or the amount required by law, whichever is greater. 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.

A. 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. Consultant agrees that it will not cancel, reduce or otherwise modify the insurance coverage.

B. All policies of insurance shall cover the obligations of Consultant 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.

C. Consultant 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.

**11. Confidentiality.** Parties agree to preserve as confidential all Confidential Information that has been or will be provided to each other.

**12. Ownership of Materials.** All materials provided by Consultant in the performance of this Agreement shall be and remain the property of SBCCOG and its partner organizations without restriction or limitation upon their use or dissemination by SBCCOG. The Consultant will retain non-exclusive perpetual rights to the use of material developed under this contract.

**13. Conflict of Interest.** It is understood and acknowledged that Consultant will serve as an agent of the SBCCOG and the participating agencies for the limited purpose of implementation of this project.

**14. Termination.** Either party may terminate this Agreement without cause upon fifteen (15) days' written notice to the other party. The effective date of termination shall be upon the date specified in the notice of termination, or, in the event no date is specified, upon the fifteenth (15th) day following delivery of the notice. Immediately upon receiving written notice of termination, Consultant shall discontinue performing services. Should the Agreement be breached in any manner, the non-breaching party may, at its option, terminate the Agreement not less than five (5) days after written notification is received by the breaching party to remedy the violation within the stated time or within any other time period agreed to by the parties.

**15. Personnel.** Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services under this Agreement. All of the services required under this Agreement will be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. Consultant reserves the right to determine the assignment of its own employees to the performance of Consultant's services under this Agreement, but SBCCOG reserves the right, for good cause, to require Consultant to exclude any employee from performing services on SBCCOG's premises.

**16. Non-Discrimination and Equal Employment Opportunity.**

A. Consultant shall not discriminate as to race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation, in the performance of its services and duties pursuant to this Agreement, and will comply with all rules and regulations of SBCCOG relating thereto. Such nondiscrimination shall include but not be limited to the following: employment, upgrading, demotion, transfers, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

B. Consultant will, in all solicitations or advertisements for employees placed by or on behalf of Consultant state either that it is an equal opportunity employer or that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation.

**17. Assignment.** Consultant shall not assign or transfer any interest in this Agreement nor the performance of any of Consultant's obligations hereunder, without the prior written consent of SBCCOG, and any attempt by Consultant to so assign this Agreement or any rights, duties, or obligations arising hereunder shall be void and of no effect.

**18. Compliance with Laws.** Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state, and local governments. Each party is responsible for paying its own all federal and state income taxes, including estimated taxes, and all other government taxes, assessments and fees incurred as a result of his/her performance under this Agreement and the compensation paid by or through this Agreement.

**19. Non-Waiver of Terms, Rights and Remedies.** Waiver by either party of any one or more of the conditions of performance under this Agreement shall not be a waiver of any other condition of performance under this Agreement. In no event shall the making by SBCCOG of any payment to Consultant constitute or be construed as a waiver by SBCCOG of any breach of covenant, or any default which may then exist on the part of Consultant, and the making of any such payment by SBCCOG shall in no way impair or prejudice any right or remedy available to SBCCOG with regard to such breach or default.

**20. Resolving Disputes.** 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.

**21. Severability.** If any part of this Agreement is held unenforceable, the rest of the Agreement will continue in effect provided that the principal purposes of the parties are not thereby frustrated.

**22. Notices.** 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. Mailed notices must be addressed to the parties at the addresses appearing in the introductory paragraph of this Agreement, but each party may change the address by giving written or electronic notice in accordance with this paragraph. 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. The email addresses for each party are as follows:

Jacki Bacharach – jacki@southbaycities.org  
Walter Siembab – ws@siembab.com

**23. Governing Law.** This Contract shall be interpreted, construed and enforced in accordance with the laws of the State of California.

**24. Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be the original, and all of which together shall constitute one and the same instrument.

**25. Entire Agreement.** This Agreement, and any other documents incorporated herein by specific reference, represents the entire and integrated agreement between Consultant and SBCCOG. This Agreement supersedes all prior oral or written negotiations, representations or agreements. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by the parties which expressly refers to this Agreement. Amendments on behalf of the SBCCOG will only be valid if signed by the SBCCOG Executive Director or the Chairman of the Board and attested by the SBCCOG Secretary.

**26. Exhibits.** All exhibits referred to in this Agreement are incorporated herein by this reference.

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

"SBCCOG"  
South Bay Cities Council of Governments

"Consultant"  
Siembab Corporation

By: \_\_\_\_\_  
(SBCCOG Chair) (Signature)

By: \_\_\_\_\_  
(Signature)

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

\_\_\_\_\_  
(Typed or Printed Name)

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

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

Attest: \_\_\_\_\_  
SBCCOG Secretary

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

## EXHIBIT A

All compensation will be funded through grants received where possible and in no event shall exceed the total contract amount of \$75,000. Consultant shall track billable time and expenses by project and submit a monthly tracker as part of the monthly invoice. SBCCOG staff and Consultant may choose to create and modify specific task budgets as needed, so long as the total contract amount does not exceed \$75,000.

Consultant will execute tasks assigned by SBCCOG in support of new and ongoing SBCCOG initiatives and programs, including, but not limited to:

- 1) Local Travel Network Program Development: Siembab Corporation shall serve as an advisor. The South Bay Cities Council of Governments (SBCCOG) conducted an implementation plan and "Route Refinement Study" for a sub-regional slow-speed network serving neighborhood electric vehicles, bicycling, walking, and other slow-speed electric and/or active modes and shared use public ZEV fleets.

Compensation for work related to this project will come from Measure M, Safe Streets for All, and any other funding or grants the SBCCOG may receive.

- 2) South Bay Fiber Network: Siembab Corporation shall serve as an advisor. Tasks will include working with the SBFN owner/operator on operations and expansion plans as well as monitoring the actions of the California Broadband Council, the California Department of Technology, the California Emerging Technology Fund, the California Advanced Services Fund and the designated Los Angeles Broadband Consortium and identifying funding opportunities as well as submitting comments on the Broadband For All Action Plan and its continuing development; Continuing with applications development with South Bay Cities including but not limited to those involving digital divide, transportation, GIS, economic development, telework, telemedicine, distance education and e-government; Continuing to work with South Bay Fiber Network partners including South Bay Workforce Investment Board and Beach Cities Health District and Los Angeles County; Developing education materials for various audiences, update Smart City Report as appropriate, pursue funding opportunities as they arise and pursue related initiatives at the request of the SBCCOG Executive Director.

Compensation for work related to this project will come from the broadband funds allocated to this project by the State of California and any other funding or grants the SBCCOG may receive.

- 3) Land Use Programs: The SBCCOG received funding from SCAG and Metro under the Regional Early Action Planning Program (REAP). The Siembab Corporation will be the advisor for Micromobility Hubs project and any other REAP projects obtained during this contract period.

Compensation for work related to these projects will come from the SCAG/Metro Regional Early Action Program.

The Siembab Corporation will also be an advisor to other land use projects/programs, including but not limited to, tasks related to the SBCCOG's work for the South Bay Regional Housing Trust.

Compensation for work related to these efforts will come from contracts or any other funding sources or grants the SBCCOG may receive for the efforts when possible.

- 4) General Technical Advisory Services: Siembab Corporation shall serve as a technical advisor for climate, land use and transportation projects including attending meetings and seminars, drafting proposals, commenting on work products, making presentations, and advising on implementation strategies.

Compensation for work related to this project will be funded through grants received when possible.

Other tasks and projects may be assigned by the SBCCOG upon mutual agreement by both parties.



## Independent Contractor Agreement

This Agreement is made between the South Bay Cities Council of Governments (SBCCOG) (Client), with a principal place of business at 357 Van Ness Way, Suite 110, Torrance, CA 90501 and Jon Rodman (Contractor), 5510 Laurette Street, Torrance, CA 90503.

### **Term of Agreement**

This Agreement will become effective on July 1, 2026 and will end no later than June 30, 2027.

### **Services to be Performed**

Contractor agrees to perform the services described in Exhibit A.

### **Payment**

In consideration for the services to be performed by Contractor, Client agrees to pay Contractor \$36 per hour for no more than 34 hours per month, not to exceed a total amount of \$15,000 during the Term of Agreement. Prior written authorization by Client is required for any hours over the monthly maximum that Contractor would spend to perform tasks assigned by Client.

### **Terms of Payment**

Contractor shall submit an invoice to Client no later than two days before the first Tuesday of each month for work performed during the previous month. The invoice should include: an invoice number, the dates covered by the invoice, the hours expended per task/project, remaining balance, and a summary of the work performed. Client shall pay Contractor's fee within 45 days after receiving the invoice. Invoices shall be submitted via email at [AP@southbaycities.org](mailto:AP@southbaycities.org).

### **Independent Contractor Status**

Contractor is an independent Contractor, not Client's employee. Contractor and Client agree to the following rights consistent with an independent Contractor relationship.

- Contractor has the right to perform services for others during the term of this Agreement.
- Contractor has the sole right to control and direct the means, manner, and method by which the services required by this Agreement will be performed.
- Contractor has the right to perform the services required by this Agreement at any place, location, or time as long as agreed upon timelines are met.
- Contractor will furnish all equipment and materials used to provide services required by this Agreement.

- Contractor shall not receive any training from Client in the skills necessary to perform the services required by this Agreement.
- Client shall not require Contractor to devote full time to performing the services required by this Agreement.

### **Subcontracting**

Consultant shall not subcontract work under this Agreement without the express written consent of the SBCCOG. It is mutually understood and acknowledged that SBCCOG is entering into this Agreement with Consultant in specific reliance on their professional qualifications.

### **State and Federal Taxes**

Client will not:

- Withhold FICA (Social Security and Medicare taxes) from Contractor's payments or make FICA payments on Contractor's behalf.
- Make state or federal unemployment compensation contributions on Contractor's behalf, or
- Withhold state or federal income tax from Contractor's payments.

### **Fringe Benefits**

Contractor understands that Contractor is not eligible to participate in any employee retirement, health, vacation pay, sick pay, or other fringe benefit plan of Client.

### **Workers' Compensation**

Client shall not obtain workers' compensation insurance on behalf of Contractor.

### **Unemployment Compensation**

Client shall make no state or federal unemployment compensation payment on behalf of Contractor. Contractor will not be entitled to these benefits in connection with work performed under this Agreement.

### **Insurance**

Client shall not provide any insurance coverage of any kind for Contractor or Contractor's employees or contract personnel.

### **Indemnity**

Contractor and Client shall mutually indemnify and hold the other party harmless from any loss or liability arising from performing services under this agreement.

### **Terminating the Agreement**

Either party may terminate this Agreement any time by giving ten days written notice to the other party of the intent to terminate.

**Exclusive Agreement**

This is the entire Agreement between Contractor and Client.

**Severability**

If any part of this Agreement is held unenforceable, the rest of the Agreement will continue in effect provided that the principal purpose of the parties is not thereby frustrated.

**Applicable Law**

The laws of the State of California will govern this Agreement.

**Notices**

All notices and other communications in connection with this Agreement shall be in writing and shall be considered given as follows:

- When delivered personally to the recipient's address as stated in Exhibit B of this Agreement;
- When delivered by email to the recipient's email address as stated in Exhibit B of this Agreement; or
- Three days after being deposited in the United States mail, with postage prepaid to the recipient's address as stated in Exhibit B of this Agreement.

**No Partnership**

This Agreement does not create a partnership relationship. Contractor does not have authority to enter into contracts on Client's behalf.

**Resolving Disputes**

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 Los Angeles County. The parties shall share any costs and fees, other than attorney fees associated with the mediation, equally.

*<SIGNATURE PAGE FOLLOWS>*

Signatures:

Client: South Bay Cities Council of Governments

By: \_\_\_\_\_  
SBCCOG Chair

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

Contractor: Jon Rodman

By: \_\_\_\_\_  
Jon Rodman

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

## **Exhibit A – Scope of Work**

Contractor will execute tasks assigned by Client in support of new and ongoing SBCCOG initiatives and programs. Tasks may include, but are not limited to:

- 1) Provide Geographic Information Systems (GIS) services
  - a. Map making
  - b. Data research
  - c. Data analysis
  - d. Data set maintenance
  - e. Online publishing
  - f. Surveys & forms
- 2) Create Presentations
  - a. PowerPoint presentations
  - b. ESRI interactive web applications such as (but not limited to) Story Maps and Dashboards
- 3) Actively Participate in Assigned SBCCOG Projects as directed
  - a. Team meetings
  - b. External/Outreach meetings
- 4) Perform other tasks as assigned by Client (upon mutual agreement)

## Exhibit B

### Addresses for Notices:

#### **Client**

Address:

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

Email: [Jacki@southbaycities.org](mailto:Jacki@southbaycities.org)

#### **Contractor**

Address:

5510 Laurette Street  
Torrance, CA 90503  
Attention: Jon Rodman

Email: [Jon.Rodman@verizon.net](mailto:Jon.Rodman@verizon.net)



## West Basin Municipal Water District

### SCOPE OF WORK

This Scope of Work (SOW) covers the programs and activities that the South Bay Cities Council of Governments (SBCCOG) and its South Bay Environmental Services Center (SBESC) will conduct in partnership and on behalf of West Basin Municipal Water District (West Basin) for a **12-month period, commencing on July 1, 2026 through June 30, 2027.**

*This SOW provides both virtual and in-person options for classes and meetings. These options will allow West Basin to continue providing the public with water efficiency and education programs that will help increase local water reliability.*

The SOW tasks include promotion, education, coordination, and implementation of West Basin's programs. With West Basin's prior approval, this agreement can allow for the addition, removal, modification or substitution of programs in the event that the timing, implementation or budgetary process for a specific task makes its implementation infeasible during the duration of this agreement. If programs are added, modified, or substituted, the total amounts will not exceed the total approved contractual amount of this agreement.

|   |                         |
|---|-------------------------|
| <b>1. Outreach Support</b>                                    | <b>\$ 94,860</b>        |
| A. Tabling Events   | (\$7,905 per mo.)       |
| B. Speakers Bureau  |                         |
| C. Collateral in the Community                                |                         |
| D. Digital Communications                                     |                         |
| E. Volunteer Training   |                         |
| F. SBCCOG Liaison Assistance                                  |                         |
| <b>2. Classes, Workshops &amp; Webinars</b>                   | <b>\$ 18,850</b>        |
| A. Promote and assist with Educational Classes/Webinars/Chats |                         |
| <b>3. Program Promotion</b>                                   | <b>\$ 3,315</b>         |
| A. Water Bottle Filling Station Program                       |                         |
| <b>4. Rain Barrel Program</b>                                 | <b>\$ 47,050</b>        |
| <b>5. GIS Support</b>   | <b>\$ 6,375</b>         |
| <b>6. Green Business Assist Program</b>                       | <b>\$ 4,500</b>         |
| <b>Total</b>  | <b><u>\$174,950</u></b> |

## Administration & Billing Instructions for SOW

For Task 1 above, Outreach Support category, the SBCCOG will invoice West Basin on a pro-rated monthly basis of \$7,905 per month and all invoices will include the following: a summary of activities (by Director Division), copies of receipts, a year-to-date tracking of budgets and labor hours, copies of articles and press releases, sign-in sheets, photos, and any other back-up documentation that supports the deliverables on the invoice.

Also, the SBESC will include in its monthly reports an estimated number of people reached at each event or webinar. The tasks associated with categories 2 - 5 above will be billed monthly based on a time and materials basis as work is completed, with the exception of Task 6. The Task 6 Green Building Assist Program amount will be billed as a one-time amount of \$4,500.

The SBCCOG staff will also be responsible for scheduling and facilitating various meetings with West Basin Staff. The purpose of the meetings is to increase communication between the agencies, collaborate on various projects and initiatives, and plan proactively. The SBCCOG will prepare an agenda for each meeting and provide the schedules, budgets and other necessary information for each meeting listed below.

1. **Bi-weekly (every two weeks) Project Review Meetings** - SBCCOG staff will provide an agenda and the outreach event schedule to review and discuss during the meeting.
2. **Quarterly Communications Meeting** – SBCCOG will schedule a quarterly meeting with West Basin’s Communications and Water Policy Managers to discuss higher level communications issues.
3. **Monthly Contract Meeting** – SBCCOG staff will schedule a monthly meeting with West Basin’s Project Coordinators to review the contract budget and tasks.
4. **Partners Meeting** – The SBCCOG will invite West Basin to the monthly SBCCOG Partners Meeting to provide updates and collaborate with the other SBCCOG Partners.

## Project Tasks

### 1. Outreach Support

The SBESC will help communicate West Basin’s program message to the public through its outreach efforts and existing communication channels. **The goal is to maximize participation in West Basin’s programs and drive awareness of water issues. Additionally, the SBESC will strive for equitable outreach to each Division.**

#### A. Events

1. The SBESC will outreach to the community on behalf of West Basin by staffing a minimum combination of **100 tabling events, virtual events, virtual presentations and meetings**. At the request of West Basin, the SBESC will represent West Basin at various outreach tabling events. There may be instances where both the SBESC and West Basin will be tabling at the same event, in that case, both will coordinate to ensure that tabling opportunities are covered and that West Basin is represented.

2. The SBESC will research various outreach/tabling opportunities in each city and L.A. County unincorporated areas, develop a schedule and upload it to a shared drive where West Basin can access it at any time.

## B. Speakers Bureau

The SBESC will alert West Basin of any interest for a speaker from all 14 SBCCOG/WB cities and the seven overlapping Los Angeles County unincorporated areas of Del Aire, El Camino Village, Lennox, Rancho Dominguez, West Athens, Westmont, and Wiseburn.

- West Basin has a Speakers Bureau Program, where cities and organizations can request a West Basin speaker. West Basin speakers can cover such topics as recycled water, conservation programs, industry career pathways, and doing business with West Basin.
- The SBESC will direct interested people to West Basin's web page, [www.WestBasinCA.gov/speakers-bureau](http://www.WestBasinCA.gov/speakers-bureau), where they can complete the online Speakers Bureau Request Form to book a speaker.
- Other audiences that can book a speaker include city councils, city environmental / sustainability committees, chambers of commerce, service and civic groups, neighborhood councils, and other pertinent groups.

## C. Collateral in the Community - SBESC will research and document locations throughout the community that may have kiosks/informational counters/stands where West Basin programs can be promoted. Once identified, the SBESC will add and replace materials upon West Basin's direction.

1. Location categories/examples include the following: city facilities, city hall, public works, community centers, libraries, malls, colleges, water retailers, etc.
  - **Place Materials:** SBESC will only use West Basin materials for distribution to locations. In addition, SBESC staff will also check materials for relevancy and expiration dates and replace as needed. This item will be discussed during the bi-weekly meetings, to ensure proper coordination.
  - **Tracking:** SBESC will track distributed marketing material and coordinate with West Basin to maintain an ample supply of materials. The SBESC will maintain a running list of locations, a distribution schedule, **and update the plotted maps of locations.**
  - **Status Reporting:** As part of the monthly invoice packet, provide West Basin with a monthly update report on the status of collateral placements, re-supply needs, and any relevant notes. **The SBCCOG will provide West Basin with a one-month advance request** for materials and promotional items to allow West Basin adequate time to inventory their materials, assemble, and place orders for additional materials.

**Digital Communications** – The SBESC will disseminate program information created and provided by West Basin through its existing communication channels, including but not limited to, its website, e-mail blasts, Instagram, LinkedIn, Facebook, and other social media. SBESC communications, such as its monthly and quarterly e-newsletters, will also be utilized. All information will be thoroughly reviewed and approved by West Basin and SBCCOG staff. The SBCCOG reserves all editorial rights related to its own publications and

website. The SBESC, in coordination with West Basin, will conduct up to the following number of activities. Goals depend on information provided by West Basin.

- 30 e-blasts / 50 social media posts / 12 SBESC monthly e-newsletter articles / 1 SBCCOG quarterly newsletter article (South Bay Watch)

## Editorial Calendar

- Newsletter schedule /editorial calendar is an estimate and subject to change as determined by the SBCCOG. The *SBESC monthly e-newsletter distribution date is a hard date (15<sup>th</sup> of every month) unless the 15<sup>th</sup> falls on a weekend/holiday, it is distributed on the next business day. Please see below.*

| South Bay Watch Publication & Edition - Quarterly | Stories Due               | Publish date                   |
|---|---------------------------|--------------------------------|
| SBW – Summer 2026                                 | 6/12/2026                 | 9/10/2026                      |
| SBW – Fall 2026                                   | 10/16/26                  | 12/09/26                       |
| SBW Winter 2027 (pre-GA)                          | 1/15/27                   | 3/12/27                        |
| SBW Spring 2027 (post GA)                         | 4/25/27                   | 6/18/27                        |
| Green Business Publication & Edition - Quarterly  | Stories due from partners | Newsletter Sent (on or before) |
| Green Business Assist Program (GBAP) (summer)     | 8/1/26                    | 8/31/26                        |
| GBAP (fall)                                       | 11/4/26                   | 11/30/26                       |
| GBAP (winter)                                     | 2/1/27                    | 2/26/27                        |
| GBAP (spring)                                     | 5/3/27                    | 5/31/27                        |
| SBESC Newsletter Publication & Edition - Monthly  | Stories due from partners | Newsletter Sent (on or before) |
| July 2026   | Tues - 6/30/2026          | Wed - 7/15/2026                |
| August 2026                                       | Fri - 7/31/2026           | Sat - 8/15/2026                |
| September 2026                                    | Mon - 8/31/2026           | Tues - 9/15/2026               |
| October 2026                                      | Wed - 9/30/2026           | Tues - 10/15/2026              |
| November 2026                                     | Fri - 10/30/2026          | Sun - 11/15/2026               |
| December 2026                                     | Mon - 11/30/2026          | Tues - 12/15/2026              |
| January 2027                                      | Thru - 12/31/2026         | Fri - 1/15/2027                |
| February 2027                                     | Mon - 2/1/2027            | Mon - 2/15/2027                |
| March 2027  | Mon - 3/1/2027            | Mon - 3/15/2027                |
| April 2027  | Wed - 3/31/2027           | Thru - 4/15/2027               |
| May 2027  | Fri - 4/30/2027           | Sat - 5/15/2027                |
| June 2027   | Mon - 5/31/2027           | Tues - 6/15/2027               |

- West Basin staff will either provide monthly stories to the SBCCOG, or approve any stories developed by the SBCCOG for West Basin. All stories provided for the newsletter will be reviewed and approved by the West Basin Public Information Team. If West Basin is unable to meet production deadlines, articles will not be included, and contract task goals will be reduced.
- In addition, the SBCCOG will add pertinent conservation program information provided by West Basin to their website, under the Program / Water Conservation section.
- South Bay Watch Newsletter (Quarterly Issue). West Basin will also have an opportunity to provide one story to the SBCCOG’s quarterly South BayWatch Newsletter. The topics in this newsletter are typically higher level and deal with important policy issues. Below are the story submission deadlines and estimated publication dates. Word count for articles is between 250 to 850 words depending on layout and photos/images used. Note: West Basin may select one of the following publications opportunities.

| Issue Month | Stories Due | Estimated Newsletter Published |
|-------------|-------------|--------------------------------|
| Spring*     | TBD         | TBD                            |
| Summer      | TBD         | TBD                            |
| Fall        | TBD         | TBD                            |
| Winter      | TBD         | TBD                            |

\*Note: The Spring issue is the SBCCOG General Assembly publication.

#### D. Volunteer Training

The South Bay staff will work with the West Basin staff to schedule 1 to 2 training sessions per year for the SBESC staff and volunteers on West Basin’s water efficiency, education and outreach programs. This training will help ensure that accurate and up-to-date information is provided to the public.

If new outreach volunteers are added by the SBCCOG, on-boarding training will include a West Basin element to ensure that all volunteers are adequately informed about West Basin’s programs. If volunteers are promoting West Basin programs, then they should be familiar with the programs and where to direct the public for more information. West Basin staff can also meet with new staff / volunteers for 1-on-1 training sessions, prior to them representing West Basin at events.

#### E. SBCCOG Liaison Assistance

1. Through this partnership agreement, West Basin may seek the assistance from the SBCCOG’s Executive Director and Deputy Executive Director to share West Basin’s water reliability strategies. The SBCCOG is the Joint Power Authority in the South Bay and has fostered positive relationships with local elected officials, board members, committee members, public work directors and others. An important benefit of this

partnership agreement is the ability to leverage relationships to further West Basin's water reliability projects.

- If program support is required, West Basin will contact the SBCCOG's Executive Director and Deputy Executive Director to bring the issue to the Board for their consideration.
- As needed, the SBESC shall assist West Basin to coordinate and schedule program and project briefings and updates to the SBCCOG Governing Board, Steering Committee, Infrastructure Working Group, local cities, and other organizations.
- SBCCOG staff will provide the SBCCOG Board of Directors, City Managers, and others at the SBCCOG Committee meetings with regular updates on West Basin's water reliability programs. (SBESC will track and document these efforts in the monthly invoicing and reporting)
- The SBESC will assist West Basin with scheduling presentations at the various SBCCOG committees, when requested by West Basin.

## 2. Classes, Workshops and Webinars

West Basin will coordinate with the SBESC to utilize the various webinar platforms to offer in-person or virtual classes.

### A. Promote and assist with Educational Classes and Webinars:

The SBESC will work with West Basin staff to promote up to 17 classes described below (chats, classes, workshops) that could be conducted in-person or virtually. West Basin will coordinate with the SBESC staff to provide information on the selected cities, locations, and dates. For the West Basin Chats shown below, the SBESC will be the lead with developing and implementing the Zoom webinars for the up to 4 annual chats.

#### 1. West Basin Chats

West Basin Chats aim to address residents' questions about the application process for West Basin's water conservation rebate programs. Each chat begins with a brief overview by a West Basin staffer of a featured program, followed by a Q&A session. West Basin will target **up to four (4) annual chats** in total per fiscal year. The West Basin Chats are typically scheduled for 20 minutes, with an additional 10 minutes for questions, for a total of 30 minutes.

The SBCCOG staff will utilize Zoom for each Chat. They will provide the Zoom link to residents and the West Basin staff well ahead of the scheduled Chat. They will also schedule one rehearsal meeting with West Basin staff prior to each Chat, in order to run through the agenda and ensure that the Chat will run smoothly with no issues.

The SBESC staff will be responsible for the following:

- Establishing an on-line registration form
- Taking registrations at the class
- Promoting the class
- Providing a list of registrants for the West Basin staff
- Sending class reminders to the registrants, up to the day of the class

Below are some tentative months and times for the quarterly chats. West Basin staff will schedule the exact dates in coordination with the SBCCOG staff.

| <u>Chat Date</u> | <u>Time</u>        |
|------------------|--------------------|
| July             | 6:00 PM to 6:30 PM |
| October          | 6:00 PM to 6:30 PM |
| Jan              | 6:00 PM to 6:30 PM |
| April            | 6:00 PM to 6:30 PM |

2. **Landscape Classes**

As a Member Agency of the Metropolitan Water District (MWD), West Basin has the ability to request free landscape classes from MWD. MWD will provide the instructor, but the Member Agency (West Basin) must work with MWD’s vendor to schedule the class. West Basin also has to obtain the venue and promote the class. MWD requires a minimum of 40 registrations 2 weeks prior to holding the class. Therefore, West Basin and the SBCCOG will do everything within reason, to reach the min. of 40 registrants.

As a way to leverage partnerships, West Basin has also invited the Water Replenishment District (WRD) to participate in the landscape classes, as a supporting agency.

West Basin has budgeted funds to obtain SBCCOG support for up to nine (9) classes. The support will include ordering and providing refreshments to each class. (**Note:** If the class takes place outside of the SBCCOG’s service area, SBCCOG will only be responsible for ordering the refreshments, and either have the refreshments delivered, or coordinate with West Basin staff to have them picked up). A SBCCOG staffer will also attend the classes located in its service area and assist with sign-ins at the class and prepare the refreshment table and the SBCCOG outreach table.

3. **Firescaping Workshops**

The SBESC will assist West Basin with implementing up to four (4) Firescaping Workshops. (If any classes are held outside of the SBCCOG’s service area, the SBESC staff will provide all the support mentioned below, except they cannot travel and attend outside of their service area)

The SBESC staff will be responsible for the following:

- Establishing an on-line registration form
- Checking-in attendance at the class
- Promoting the class
- Ordering and setting up refreshments

**Virtual Classes**

SBESC will coordinate with West Basin to promote and implement potential virtual classes, such as the West Basin Chats.

- Utilize the Zoom platform to implement the classes. Establish the Zoom registration link and share with the West Basin staff and registrants well ahead of the class.
- Email and remind the participants about the upcoming webinar one day prior to the webinar and on the day of.
- Provide assistance with registration and accessing webinar link, troubleshooting, assisting webinar attendees and other tasks as needed.
- The SBESC will also database the webinar attendees and provide to West Basin. The database will provide their contact information and how they heard of the webinar if provided.

### 3. Program Promotion

#### A. Water Bottle Filling Station Program

- The SBCCOG staff will promote West Basin’s Water Bottle Filling (WBFS) Station Program to cities, schools, and other public sites.
- The SBCCOG will communicate any interest to West Basin’s WBFS manager.
- The SBCCOG staff will review monthly Public Information Committee or West Basin Board Memos to check on the status of the program and look for opportunities.
- **The SBCCOG will develop and update any plotted maps** showing all the installed units. This will assist both West Basin and the SBCCOG with developing targeted marketing strategies.

### 4. Rain Barrel Program

West Basin’s Free Rain Barrel Program continues to be very successful throughout West Basin’s service area. For FY 2026-2027, West Basin will conduct 5-6 free rain barrel events. Shown below are the tasks that the SBESC will perform in support of this program.

#### A. Rain Barrel Distribution Events

The SBCCOG will provide the following support.

1. Provide a **minimum of two (2)** SBCCOG staff members and two (2) SBESC volunteers at the event to manage the registration process and assist with other event activities. West Basin will also provide the volunteer group(s) for each event and instruct the volunteers to assist with registration, traffic control, loading rain barrels, and other duties.

The SBESC will coordinate with West Basin staff to schedule and support each event. The SBESC will only physically attend events that are located within their service area. For events outside of SBCCOG’s service territory, the SBCCOG will provide supporting services such as providing the registration list, the box of safety vests, and other event items.

#### SBESC TASKS

- Take RSVPs prior to the event and send out reminder notices.

- **Send an acknowledgement email to residents that their registration was received and if they qualify, they will receive a follow-up email one week prior to the event.**
- Attend events within their service area and handle the registration process.
- Work with West Basin’s volunteers.
- Coordinate with the various partners and vendors as needed.
- Coordinate with West Basin, assign roles and help train volunteers on the various duties at the event.
- Order snacks, water and refreshments for volunteers at the events.
- Bring safety gear, such as safety vests for the volunteers and staff.
- Sign guests in and develop a sign-in list and database to provide to West Basin.
- Track and conduct additional outreach to previous registered participants (on Interest Lists) who were unable to attend and fulfill their reservation and provide invitations to future West Basin rain barrel distribution events.
- Maintain Database of all the registrants and identify the participants. Use the participant database to populate MWD’s required spreadsheet, provided by West Basin, and provide both spreadsheets to West Basin.
- Assist West Basin with requesting, obtaining and databasing residential photos of the installed rain barrels.
- **Keep rain barrel plotted maps updated utilizing GIS.**
- Provide a post-program report detailing marketing tactics per event to illustrate which worked best in each Division

## 5. GIS Support

West Basin allocated 75 hours for this task. In prior years, the SBCCOG developed several plotted maps utilizing G.I.S. to show project activity throughout West Basin’s service area. They developed maps for West Basin’s 1) **Rain Barrel program**, 2) **Water Bottle Filling Station Program**, 3) the SBCCOG’s **Green Building Assist Program**. And in fiscal year 2025-2026, the SBCCOG added a plotted map for the **Collateral Distribution Sites and the Events Attended**, for a total of five (5) G.I.S. maps. The SBCCOG will maintain and update these maps as needed to keep them current. The maps provide great visuals to assist with project targeting, marketing, for presentations, and to exhibit at the SBCCOG’s annual General Assembly.

## 6. Green Business Assist Program (GBAP)

The SBCCOG continues offering its Green Business Assist Program (GBAP). This program provides West Basin with a great opportunity to provide businesses who enroll in the program, with information about rebates and conservation programs targeted to the business sector. The SBCCOG staff will perform the following:

1. Provide business participants with a list of water measures to consider and dedicated staff support for implementation.
2. Measures will include participation in direct install, rebate, incentive, pilot, and educational programs offered by the various program providers such as utility agencies.
3. The SBCCOG staff will provide businesses with information regarding AB1572 – the ban on potable water irrigation on Non-Functional Turf (NFT), which will begin on January 1, 2028.
4. Partner materials and press releases will be included in quarterly business e-newsletter.
5. Partner logos will be included on program flyers, website, e-newsletter, and promotional materials.

6. Program will partner with sponsors to provide targeted outreach (e.g. by industry or high usage).
7. Opportunity for West Basin to co-host and speak at program events.
8. Recognition of West Basin as a program partner at outreach events, including City Council and Commission meetings; and
9. Name/logo on signage and invitation at any Green Business Assist Program events.
10. Provide West Basin with a list of water conservation measures that SBESC identified with participants.
11. Promote West Basin programs and rebates.
12. Provide the current list of businesses to West Basin and GIS plot map the businesses per West Basin Division. Maintain updated maps.
13. Alert West Basin of public outreach opportunities.

**Additional Activities**

- SBCCOG staff will continue to use flyers and letters during various business walks.
- SBCCOG staff will post green business tips on the SBESC website and promote information through Facebook and Instagram.
- SBCCOG staff will exhibit at various South Bay Cities Business Expo events and provide materials about available certification programs and GBA program at these events.
- A quarterly newsletter will be sent out to over 400 businesses enrolled in the GBAP.
- Checklist of indoor and outdoor water measures are presented to businesses.
- West Basin will provide the SBCCOG staff with outreach materials for the rebates, program, and the NFT regulation.

**Rate Chart**

South Bay Cities Council of Governments  
2025-2026

Below are the billing rates:

|                            |       |
|----------------------------|-------|
| Executive Director         | \$247 |
| Deputy Exec. Director      | \$193 |
| Sr. Project Manager        | \$144 |
| Project Manager            | \$97  |
| Admin. Officer             | \$153 |
| Project Coordinator        | \$85  |
| Admin. Assistant           | \$82  |
| Project Assistant (Hourly) | \$59  |

Average rate w/out Executive Staff: \$96.00

Average rate with Executive Staff: \$114.00



| Monthly/Semi-Monthly Meetings | Climate Action and Adaptation Planning Working Group | GIS           | Infrastructure Working Group                     | Senior Services Working Group | Steering Committee         | Transportation Committee                       |
|-------------------------------|--|---------------|--|-------------------------------|----------------------------|--|
| Carson                        | E. Carmona<br>D. Felix                               |               |  |                               |                            | N. Tamay                                       |
| El Segundo                    |  |               |  |                               |                            | C. Pimentel<br>E. Sassoon                      |
| Gardena                       | H. Lee   |               |  |                               | R. Tanaka                  | R. Tanaka                                      |
| Hawthorne                     | A. Lee   |               |  |                               | A. Monteiro                | A. Monteiro                                    |
| Hermosa Beach                 | D. Krauss  |               |  |                               | R. Saemann                 | B. Araujo                                      |
| Inglewood                     |  | E. Moreno     |  |                               |                            |  |
| Lawndale                      |  |               |  |                               | B. Suarez                  |  |
| Lomita                        | M. Gastelum  |               |  | B. Uphoff                     | B. Uphoff<br>B. Waite      | B. Uphoff                                      |
| Manhattan Beach               | B. Coker-Moen  | B. Shrewsbury | E. Zandvliet                                     |                               | N. Tamay                   |  |
| Palos Verdes Estates          |  |               | O. Antillon                                      |                               | C. Quinn                   |  |
| Rancho Palos Verdes           | C. Rodriguez<br>A. Seeraty                           |               | R. Bryden  |                               |                            |  |
| Redondo Beach                 |  |               | R. Liu   |                               | Z. Obagi<br>P. Kaluderovic | Z. Obagi                                       |
| Rolling Hills                 | C. Horvath   |               |  |                               |                            |  |
| Rolling Hills Estates         | C. Hall  |               |  |                               |                            |  |
| Torrance                      | O. Martinez  | S. Lai        | H. Shi<br>C. Cho                                 | Z. Gent                       | J. Kaji                    | S. Furukawa                                    |
| County of LA                  | A. Frazzini (CSO)                                    |               | P. Smith<br>M. Amundson<br>E. Garcia<br>M. Suska |                               |                            | B. Fish<br>I. Galicia<br>E. Garcia<br>M. Suska |
| Los Angeles                   |  | P. Tsai       | R. Junken  |                               |                            |  |

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# SPA 8-YOUTH & FAMILIES

# CONNECT DAY








Saturday  
July 18, 2026  
11 a.m. - 3 p.m.



## WHERE:

**Betty Ainsworth Sports Center**  
3851 W. El Segundo Blvd. Hawthorne, CA 90250  
(Same complex as Hawthorne Memorial Center)

## WHAT'S AVAILABLE - All FREE!

-  Housing & shelter information
-  Jobs, job training & career support
-  Health care & mental health services
-  Education support & school resources
-  Food & basic needs
-  Document help & legal assistance
-  Family services & support

**MUSIC AND  
FOOD  
PROVIDED!**



**HOLLY J. MITCHELL**  
LOS ANGELES COUNTY SUPERVISOR • 2ND DISTRICT



**SOUTH BAY CITIES**  
COUNCIL OF GOVERNMENTS



RSVP HERE

[info@sb-ceh.org](mailto:info@sb-ceh.org)

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# South Bay Cities Council of Governments

June 8, 2026

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director  
Addy Ajijolaiya, SBCCOG Department Manager, Housing and Homeless Services  
Ronson Chu, SBCCOG Department Director, Housing and Homeless Services

SUBJECT: Approval of Amendment Two to the Los Angeles County Measure A Local Solutions Fund (LSF) FY 26-27

## BACKGROUND

In April 2026, due to the time criticality, the Steering Committee approved FY 2026-27 Measure A Local Solutions Fund Budget and Spending Plan, which identified approximately \$3.17 million in anticipated funding for homelessness prevention and housing-focused interventions throughout the South Bay region. The approved spending plan includes investments in housing-focused case management, housing navigation, interim housing, permanent housing assistance, time-limited subsidies, problem-solving assistance, and related administrative activities.

Los Angeles County has subsequently prepared Amendment Two to the existing agreement, which incorporates the FY 2026-27 funding allocation and updates project descriptions, budgets, performance measures, and related program requirements consistent with the previously approved spending plan.

## DISCUSSION

At this time, staff have received the County's draft final amendment and do not anticipate any material changes to the scope of work, funding allocation, budget, performance requirements, or programmatic activities. Any remaining revisions are expected to be administrative, formatting, legal, or other non-substantive in nature.

Timely execution is critical, as both SBCCOG and Los Angeles County must complete the agreement prior to July 1, 2026. Delays in execution could result in a lapse in funding authority, as eligible program expenses generally cannot be reimbursed for costs incurred before the agreement is fully executed. This could require SBCCOG and its subcontractors to pause services, delay expenditures, or absorb non-reimbursable costs, potentially disrupting homelessness prevention, outreach, housing navigation, interim housing, and permanent housing programs operating throughout the South Bay region.

## FISCAL IMPACT

Amendment Two provides up to \$3,173,701 in Measure A LSF resources for FY 2026-27, increasing the total two-year agreement amount to \$6,221,905. These funds support homelessness prevention, outreach, housing navigation, interim housing, permanent housing assistance, and related administrative activities throughout the South Bay region. Funding for these activities has already been incorporated into the approved FY 2026-27 Measure A Local Solutions Fund Budget and Spending Plan.

RECOMMENDATION

Recommend that the Steering Committee authorize the SBCCOG Chair to execute Amendment Two to the Los Angeles County Measure A Local Solutions Fund Agreement for FY 2026-27, provided the final agreement is received before the Board meeting from Los Angeles County and contains no substantive or material changes from the version previously approved. Should substantive or material changes be introduced by the County, the amendment shall be returned to the Steering Committee and/or Board for further consideration.

Hopefully, this will allow the County sufficient time to sign the agreement to allow it to start on July 1 with no service interruptions.

Additionally, the agreement and the scope of services will be presented to the Board at their June meeting.

**FUNDING AGREEMENT  
BETWEEN COUNTY OF LOS ANGELES AND  
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS  
FOR LOCAL SOLUTIONS FUND**

**CONTRACT NUMBER: HI-25-018**

**AMENDMENT TWO**

THIS AMENDMENT TWO is made and entered into this by and between

**COUNTY OF LOS ANGELES**  
(hereinafter referred to as "County"),

and

**SOUTH BAY CITIES  
COUNCIL OF GOVERNMENTS**  
(hereinafter referred to as "SBCCOG"  
or "Local Jurisdiction")

The County and Local Jurisdiction shall collectively be referred to as "Parties".

**RECITALS:**

**WHEREAS**, reference is made to that certain document entitled "FUNDING AGREEMENT BETWEEN COUNTY OF LOS ANGELES AND SOUTH BAY CITIES COUNCIL OF GOVERNMENTS FOR LOCAL SOLUTIONS FUND," dated August 13, 2025, and identified as County Contract No. HI-25-018, together with any amendments thereto (collectively, the "Contract" or "Agreement"), which was entered into by the Chief Executive Office, on behalf of the County, and Local Jurisdiction;

**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;

**WHEREAS**, the Parties entered 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;

**WHEREAS**, on April 1, 2025, the Board directed the implementation of a new department, the Department of Homeless Services and Housing (HSH), dedicated to serving people who are experiencing or at risk of homelessness; effective January 1, 2026;

**WHEREAS**, on November 18, 2025 the Board authorized the Director of HSH, or designee, in consultation with County Counsel, to enter into, execute, amend, or terminate any and all agreements and documents including new or existing agreements, required or deemed necessary or appropriate for the administration, allocation, and distribution of the County's portion of the Measure A funds, including the allocation of Local Solutions Funds to cities, councils of governments, and the County on behalf of its unincorporated areas, with such authority effective January 1, 2026;

**WHEREAS**, on March 5, 2026, Amendment One was executed to: 1) reflect the transfer of administrative responsibility from CEO to HSH including revisions to Section XV(A). Notices, Reports Invoices and Approvals and 2) replace in its entirety Exhibit A, Project Description and Budget, with Exhibit A-1, Project Description and Budget, and

**WHEREAS**, the County and Local Jurisdiction mutually agree that it is to both of their benefit to further amend the Agreement to: (1) increase the maximum amount of the Agreement by \$3,173,701 for a new total contract amount not to exceed \$6,221,905; and (2) replace Exhibit A-1, Project Description and Budget, in its entirety with Exhibit A-2, Project Description and Budget, which sets forth revised program descriptions, key performance indicators, and budget allocations under the Agreement; and

**NOW THEREFORE**, in consideration of the mutual benefits derived therefrom, it is agreed between the parties that County Contract No. HI-25-018 shall be amended as follows:

1. This Amendment Two shall commence on the date of execution by the Director of the Department of Homeless Services and Housing ("HSH") or designee.
2. Section III(A). Funding Allocation, shall be deleted in its entirety and replaced as follows:
  - A. Amount of Funds: Local Jurisdiction shall receive a portion of County's Measure A allocation in an amount not to exceed the total budget listed in Exhibit A-2, Project Description and Budget, as adjusted by the County contingent upon the County's receipt of allocated Measure A funds and annual approval by the 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-2, Project Description and Budget, which is attached and incorporated herein by reference. Local Jurisdiction agrees to use Funds as described in Exhibit A-2, 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 approved by the Local Jurisdiction after the expiration or other termination of this Agreement. Should the Local Jurisdiction receive any payment of Funds for such Projects, 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.
3. Exhibit A-1, Project Description and Budget, shall be replaced in its entirety by Exhibit A-2, Project Description and Budget, attached hereto and incorporated herein by reference. All references to Exhibit A-1 shall hereafter be replaced by Exhibit A-2.

Except for the changes set forth herein above, the Agreement shall not be changed in any respect by the Amendment Two.

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**IN WITNESS WHEREOF**, the parties hereto have executed this Amendment Two:

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SARAH MAHIN                      Date  
Director, Department of Homeless Services and Housing

APPROVED AS TO FORM FOR THE COUNTY:

DAWYN R. HARRISON  
County Counsel

By \_\_\_\_\_  
Ana Lai  
Senior Deputy County Counsel

SOUTH BAY CITIES  
COUNCIL OF GOVERNMENTS

By \_\_\_\_\_

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

Title \_\_\_\_\_

**PROJECT DESCRIPTION AND BUDGET  
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS  
HI-25-018**

**I. OVERVIEW**

This Agreement between the County of Los Angeles ("County") and South Bay Cities Council of Governments ("SBCCOG" or "Local Jurisdiction") allocates funds from the County's Local Solutions Fund ("LSF"), which are authorized under Measure A to support local homelessness solutions, including prevention efforts, services, and affordable housing. The funds will support the Local Jurisdiction's projects and associated administrative oversight as outlined herein.

**II. PROJECT DESCRIPTION**

**a. Project Statuses**

The following reflects all projects/programs ("Projects") under the Agreement. Each Project, including any Project added through this Amendment, is designated as one of the following:

- i. Ongoing – Eligible for continued expenditures
- ii. New – Eligible for new expenditures
- iii. Terminated – No longer eligible for any expenditures
- iv. Close-Out – Not eligible for additional funding allocations but may continue to expend previously allocated funds

**b. Eligible Use Grouping 1**

The following project(s) falls under the eligible uses of LSF, specifically, Eligible Use Group 1, as outlined in the County's Measure A Local Solutions Fund Eligible Uses, Section 1.2. Activities under Eligible Use Group 1 must directly contribute to achieving Measure A Goal 1 (reducing unsheltered homelessness) or Goal 3 (increasing permanent housing placements) and may include the following: homeless prevention; permanent housing for PEH; interim housing for PEH; expedited placements in permanent housing for PEH; employment services for PEH; or enhanced services for Transition-Age Youth and children experiencing or at-risk of homelessness.

| <b><i>Amendment One: Ongoing – Updates Target Outcomes and Budget</i></b> |   |
|---|---|
| <b>1A: Eligible Use</b>   | Expedited Placements in Permanent Housing for People Experiencing Homelessness (PEH)  |
| <b>Project</b>  | Financial Assistance Funds - Problem-Solving  |
| <b>Project Description</b>  | The funds will be used to support financial assistance for PEH. The funds will enable case managers in the region to quickly house clients and provide financial support, including transportation, furniture assistance, car repairs, utility assistance, and other problem-solving interventions. |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target</b>    | PS-KPI: Number of PEH provided with financial assistance <ul style="list-style-type: none"> <li>• Year One PS-TO: 70 unduplicated PEH</li> <li>• Year Two PS-TO: 0 unduplicated PEH</li> </ul> Total PS-TO: 70 unduplicated PEH   |

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| <b>Outcomes (PS-TO)</b>                  | <p>PS-KPI: Number of PEH provided with financial assistance to obtain employment</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 4 unduplicated PEH</li> <li>• Year Two PS-TO: 0 unduplicated PEH</li> </ul> <p>Total PS-TO: 4 unduplicated PEH</p> |
| <b>Measure A Goals and Target Metric</b> | Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.   |
|  | Target Metric 1a: Decrease by 30 percent the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030.   |

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| <b><i>Amendment One: Ongoing – Updates Project Description, Target Outcomes, and Budget</i></b> |  |
| <b>1B: Eligible Use</b>   | Interim Housing for PEH  |
| <b>Project</b>  | Motel Vouchers   |
| <b>Project Description</b>  | The funds will be used to support short-term motel stays for PEH. The project will allow case managers in the region to quickly shelter clients by providing motel stays as a temporary housing solution. The motel vouchers will provide PEH with immediate access to safe shelter while longer-term housing options are pursued. |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b>         | <p>PS-KPI: Number of PEH placed in interim housing for up to 5 days using motel vouchers</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 88 unduplicated PEH</li> <li>• Year Two PS-TO: 0 unduplicated PEH</li> </ul> <p>Total PS-TO: 88 unduplicated PEH</p>   |
| <b>Measure A Goals and Target Metric</b>  | Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.   |
|   | Target Metric 1a: Decrease by 30 percent the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030.   |

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| <b><i>Amendment One: Ongoing – Updates Project Description, Target Outcomes, and Budget</i></b> |   |
| <b>1C: Eligible Use</b>   | Expedited Placements in Permanent Housing for PEH   |
| <b>Project</b>  | Move In Assistance  |
| <b>Project Description</b>  | The funds support a Move-In Assistance Project for PEH. The funds will be used to cover eligible housing-related costs such as apartment application fees, security deposits, and first month's rent. The Project will assist PEH in securing stable housing. |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b>         | <p>PS-KPI: Number of PEH provided with move-in assistance</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 132 unduplicated PEH</li> <li>• Year Two PS-TO: 0 unduplicated PEH</li> </ul> <p>Total PS-TO: 132</p>                                  |
|   | <p>PS-KPI: Number of PEH who obtain permanent housing</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 108 unduplicated PEH</li> </ul>  |

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|  | <ul style="list-style-type: none"> <li>Year Two PS-TO: 0 unduplicated PEH</li> </ul> <p>Total PS-TO: 108 unduplicated PEH</p>  |
| <b>Measure A Goals and Target Metric</b> | Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.   |
|  | Target Metric 1b: Increase by 80 percent the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in fiscal year 23-24 to a target of 10,687 in 2030. |

| <b><i>Amendment One: Ongoing – Updates Target Outcomes and Budget</i></b>               |   |
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| <b>1D: Eligible Use</b>   | Permanent Housing for PEH   |
| <b>Project</b>  | Flexible Rent Subsidy - SHARE Housing to Employment   |
| <b>Project Description</b>  | The funds will support shared housing for PEH in the South Bay through a partnership with Self-Help And Recovery Exchange (SHARE). The flexible rent subsidies are to support housing for approximately 50 PEH, based on an average annual rate of \$17,730 for 25 units. The SHARE model is designed to help participants build connections and community, as they utilize single family homes and place participants in shared rooms with no more than 2 people per room. Included in the cost of the housing, SHARE provides case management, peer support services, and linkage to the South Bay Workforce Development Board (SBWDB). SHARE utilizes local resources like SBWDB to connect PEH housed in their locations to identify and maintain employment. They also connect participants to mainstream County resources and programs like General Relief, EBT, and Social Security. |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | PS-KPI: Number of PEH housed <ul style="list-style-type: none"> <li>Year One PS-TO: 90 unduplicated PEH</li> <li>Year Two PS-TO: 10 unduplicated PEH</li> </ul> Total PS-TO: 100 unduplicated PEH   |
|   | PS-KPI: Number of PEH participants secured employment <ul style="list-style-type: none"> <li>Year One PS-TO: 57 unduplicated PEH participants</li> <li>Year Two PS-TO: 7 unduplicated PEH participants</li> </ul> Total PS-TO: 64 unduplicated PEH participants   |
|   | PS-KPI: Number of PEH participants graduated from the SHARE program <ul style="list-style-type: none"> <li>Year One PS-TO: 45 unduplicated PEH</li> <li>Year Two PS-TO: 5 unduplicated PEH</li> </ul> Total PS-TO: 50 unduplicated PEH  |
| <b>Measure A Goals and Target Metric</b>  | Alignment with Measure A Goal # 3: Increase the number of people permanently leaving homelessness.  |
|   | Target Metric 3a: Increase by 57 percent, the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in fiscal year 2023-24 to a target of 30,000 in 2030.   |

| <b><i>Amendment One: Ongoing – Updates Target Outcomes, and Budget</i></b>              |   |
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| <b>1E: Eligible Use</b>   | Interim Housing for People Experiencing Homelessness  |
| <b>Project</b>  | Motel and SRO Housing   |
| <b>Project Description</b>  | The funds will be used to secure motel rooms or Single Room Occupancy (SRO) units as interim placements for PEH for 1-6 months to equip cities with additional interim housing beds, including both existing and new beds as SBCCOG expands to include the City of Inglewood and the City of Torrance. Currently, it is already servicing City of Redondo Beach. Participating cities will be able to lease motel rooms on a short-term basis, and the SBCCOG will reimburse the cities. Additional requirements include participants who are lower acuity and can live self-sufficiently. To ensure housing stability and self-sufficiency non-profit and city partners are responsible for creating housing plans for participants. |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | PS-KPI: Number of interim housing units created/secured <ul style="list-style-type: none"> <li>• Year One PS-TO: 12 units</li> <li>• Year Two PS-TO: 24 units</li> </ul> Total PS-TO: 36 units  |
|   | PS-KPI: Number of PEH placed in interim housing <ul style="list-style-type: none"> <li>• Year One PS-TO: 24 unduplicated PEH</li> <li>• Year Two PS-TO: 48 unduplicated PEH</li> </ul> Total PS-TO: 72 unduplicated PEH   |
| <b>Measure A Goals and Target Metric</b>  | Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.  |
|   | Target Metric 1c: Increase by 32 percent the rate of people moving into interim housing from unsheltered settings from a baseline of 34 percent in fiscal year 2023-24 to a target of 45 percent in 2030.   |

| <b><i>Amendment One: Ongoing – Updates Target Outcomes and Budget</i></b>               |  |
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| <b>1F: Eligible Use</b>   | Interim Housing for PEH  |
| <b>Project</b>  | Capital Investments - Torrance Tiny Homes Shelter  |
| <b>Project Description</b>  | The funds contribute to improvements and maintenance of the 40-unit tiny home village (interim housing) in Torrance. As units age and turnover, the City of Torrance anticipates an increased need for improvements and maintenance for this temporary housing resource. Uses include repair, replacement, and installation of unit components, site maintenance, pest control, sanitation. Maintenance and improvements to the Tiny Home Village ensures habitable units for PEH moving from encampments to interim housing, stabilizing PEH for permanent housing. |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | PS-KPI: Completion/reopening of beds following turnover <ul style="list-style-type: none"> <li>• Year One PS-TO: 12 beds</li> <li>• Year Two PS-TO: 12 beds</li> </ul> Total PS-TO: 24 beds  |

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| <b>Measure A Goals and Target Metric</b> | Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.  |
|  | Target Metric 1c: Increase by 32 percent the rate of people moving into interim housing from unsheltered settings from a baseline of 34 percent in fiscal year 2023-24 to a target of 45 percent in 2030. |

| <b><i>Amendment One: Ongoing – Updates Project Description, Target Outcomes, and Budget</i></b> |   |
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| <b>1G: Eligible Use</b>   | Interim Housing for PEH   |
| <b>Project</b>  | Program Operations - Torrance Tiny Homes Shelter  |
| <b>Project Description</b>  | The funds will support a portion of the program operations at the 40-unit Torrance Tiny Home Village (interim housing) in Torrance. The funds will help cover essential site operations, including meals, utilities, trash services, site supplies, insurance, transportation, telephone/communications/IT, and security. This support will enable the shelter to provide PEH with a safe and stable temporary housing environment. |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b>         | PS-KPI: Number of PEH placed in interim housing <ul style="list-style-type: none"> <li>Year One PS-TO: 20 unduplicated PEH</li> <li>Year Two PS-TO: 20 unduplicated PEH</li> </ul> Total PS-TO: 40 unduplicated PEH   |
|   | PS-KPI: Number of PEH placed in permanent housing <ul style="list-style-type: none"> <li>Year One PS-TO: 12 unduplicated PEH</li> <li>Year Two PS-TO: 12 unduplicated PEH</li> </ul> Total PS-TO: 24 unduplicated PEH   |
| <b>Measure A Goals and Target Metric</b>  | Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.  |
|   | Target Metric 1c: Increase by 32 percent the rate of people moving into interim housing from unsheltered settings from a baseline of 34 percent in fiscal year 2023-24 to a target of 45 percent in 2030.   |

| <b><i>Amendment One: Project Terminated</i></b> |  |
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| <b>1H: Eligible Use</b>                         | Expedited Placements in Permanent Housing for PEH  |
| <b>Project</b>                                  | Housing Specialist   |
| <b>Project Description</b>                      | The funds will support one Housing Specialist (1 FTE) position to develop an inventory of landlords in the South Bay and work with case managers to match participants to available units and to engage with landlords to provide education on various incentive programs. The Housing Specialist may also be tasked to: ensure participants have support to stay stably housed; identify landlords operating affordable housing; and identify opportunities for market rate housing, affordable housing projects, such as master leasing, housing preservation. The Housing Specialist will play an integral role in identifying opportunities for permanent housing. |

| <b>Amendment One: New Project</b>   |   |
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| <b>1I: Eligible Use</b>   | Interim Housing for PEH   |
| <b>Project</b>  | Program Operations - Bridge of Hope Community Housing/ Tiny Homes   |
| <b>Project Description</b>  | The funds will support program operations for up to 4 of the 15-units at Bridge of Hope Community Housing (interim housing/ tiny homes) in Hawthorne. The funds will help cover essential site operations, including meals, utilities, trash services, site supplies, insurance, transportation, telephone/communications/IT, administrative support, and security. |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | PS-KPI: Number of interim housing placements <ul style="list-style-type: none"> <li>• Year One PS-TO: N/A</li> <li>• Year Two PS-TO: 8 unduplicated PEH</li> </ul> Total PS-TO: 8 unduplicated PEH  |
|   | PS-KPI: Number of permanent housing placements <ul style="list-style-type: none"> <li>• Year One PS-TO: N/A</li> <li>• Year Two PS-TO: 6 unduplicated PEH</li> </ul> Total PS-TO: 6 unduplicated PEH  |
| <b>Measure A Goals and Target Metric</b>  | Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.  |
|   | Target Metric 1c: Increase by 32 percent the rate of people moving into interim housing from unsheltered settings from a baseline of 34 percent in fiscal year 2023-24 to a target of 45 percent in 2030.   |

| <b>Amendment One: New Project</b>   |  |
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| <b>1J: Eligible Use</b>   | Permanent Housing for PEH  |
| <b>Project</b>  | Time Limited Subsidy (TLS) (New)   |
| <b>Project Description</b>  | The funds will support financial assistance, including security deposits and ongoing rental subsidies, for individuals and families experiencing homelessness in the SBCCOG region. The TLS program is designed to help participants obtain and maintain stable housing. Participants may receive TLS for up to 18 months. In addition to financial assistance, participants will receive case management services focused on housing stability, including budget and financial literacy support, connection to mainstream benefits (e.g., SSI, SSDI, General Relief), and linkage to community resources. Ongoing support will be provided to promote long-term housing retention and self-sufficiency. |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | PS-KPI: Number of households enrolled in TLS <ul style="list-style-type: none"> <li>• Year One PS-TO: N/A</li> <li>• Year Two PS-TO: 18 unduplicated households</li> </ul> Total PS-TO: 18 unduplicated households   |
|   | PS-KPI: Number of households who successfully transition/graduate from program to self-sufficiency <ul style="list-style-type: none"> <li>• Year One PS-TO: N/A</li> <li>• Year Two PS-TO: 14 unduplicated households</li> </ul> Total PS-TO: 14 unduplicated households   |

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| <b>Measure A Goals and Target Metric</b> | Alignment with Measure A Goal #3: Increase the number of people permanently leaving homelessness.   |
|  | Target Metric 3a: Increase by 57 percent, the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in fiscal year 2023-24 to a target of 30,000 in 2030. |

**c. Eligible Use Grouping 2**

The following project(s) falls under eligible uses of Measure A LSF, specifically, Eligible Use Group 2. Activities under Eligible Use Group 2 must demonstrate a maximized partnership with organizations that 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.

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| <b><i>Amendment One: Project Terminated</i></b> |  |
| <b>2A: Eligible Use</b>                         | Mental Health Services   |
| <b>Project</b>                                  | Mental Health Clinician – Hermosa Beach Cares Alternative Crisis Response Clinician  |
| <b>Project Description</b>                      | The funds will support one Hermosa Beach Mental Health Clinician (0.3 FTE) for the alternative crisis response program led by the City of Hermosa Beach known as HB Cares. The HB Cares program will work closely with the Beach Cities' case managers to provide emergency medical services as well as mental health evaluations, services, and referrals, such as to LA County Department of Mental Health (DMH), for PEH in the region. The clinician under this program handles mental health and homelessness calls and can provide immediate onsite mental and behavioral health care as well as complete referrals for additional care. |

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| <b><i>Amendment One: Ongoing – Updates Target Outcomes and Budget</i></b> |   |
| <b>2B: Eligible Use</b>   | Case Management and Outreach Services   |
| <b>Project</b>  | Inglewood Coordinator - Homeless Prevention, Housing Navigation, and Housing Retention  |
| <b>Project Description</b>  | The funds will support one (1) Homeless Service Coordinator (1 FTE) to integrate Inglewood with homeless systems, better align resources, and increase housing placements. The Coordinator will conduct housing navigation, provide case management, and connect participants to mainstream programs, general shelter, or permanent housing (e.g., housing vouchers, rapid rehousing, shared housing, reunification, permanent supportive housing). The Coordinator will also provide supportive services such as problem solving, document readiness, housing navigation, and connect with behavioral health services if needed. |

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| <b>Group 2 Connection</b>   | <p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>The Inglewood Coordinator will be connected to and is an important piece in collaboration with the County and its Pathway Home operation.</p> |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | <p>PS-KPI: Number of PEH placed in interim housing</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 2 unduplicated PEH</li> <li>• Year Two PS-TO: 14 unduplicated PEH</li> </ul> <p>Total PS-TO: 16 unduplicated PEH</p>   |
|   | <p>PS-KPI: Number of PEH placed in permanent housing</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 2 unduplicated PEH</li> <li>• Year Two PS-TO: 10 unduplicated PEH</li> </ul> <p>Total PS-TO: 12 unduplicated PEH</p>   |
|   | <p>PS-KPI: Caseload for Homeless Service Coordinator</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 7 clients</li> <li>• Year Two PS-TO: 41 clients</li> </ul> <p>Total PS-TO: 48 clients</p>  |
| <b>Measure A Goals and Target Metric</b>  | <p>Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.</p>  |
|   | <p>Target Metric 1a: Decrease by 30 percent the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030.</p>  |

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| <b><i>Amendment One: Ongoing – Updates Target Outcomes and Budget</i></b> |   |
| <b>2C: Eligible Use</b>   | Case Management and Outreach Services   |
| <b>Project</b>  | Case Management and Outreach Services - Hawthorne   |
| <b>Project Description</b>  | <p>The funds will support SBCCOG in working with City of Hawthorne to subcontract with HERO Community Services for two (2) case managers (2 FTE). The case managers will conduct outreach and assist engaged clients with their health, mental health, and housing stability. The case managers will provide a holistic, client-centered approach, and will identify needs related to substance use, mental health, and housing, such as completing applications for permanent supportive housing, guide PEH to substance use treatment if needed, and more. The case managers will conduct regular check-ins with clients to monitor progress, address challenges, and help reassess goals and next steps.</p> |

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| <p><b>Group 2 Connection</b></p>   | <p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as: The City of Hawthorne's general fund will be used to support homeless services in the City which includes:</p> <p>(1) Access Center: The Hawthorne Access Center is a department under Community Services for the City of Hawthorne.</p> <p>(2) Program Manager: Hawthorne currently staffs a city-funded homeless coordinator in the form of the Program Manager. This role oversees the work performed by the HERO Community Services case managers.</p> <p>(3) MHALA: The County funds Mental Health America Los Angeles (MHALA) to be the MDT Outreach team for this area. HERO Community Services outreach case managers work together with MHALA as a warm hand-off many times, introduction to participants, transportation to and from appointments.</p> |
| <p><b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b></p> | <p>PS-KPI: Total caseload for 2 Case Managers</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 36 clients (18 per Case Manager)</li> <li>• Year Two PS-TO: 72 clients (36 per Case Manager)</li> </ul> <p>Total PS-TO: 108 clients (54 per Case Manager)</p> <hr/> <p>PS-KPI: Total number of PEH placed in interim housing by the Case Managers</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 12 unduplicated PEH</li> <li>• Year Two PS-TO: 24 unduplicated PEH</li> </ul> <p>Total PS-TO: 36 unduplicated PEH</p> <hr/> <p>PS-KPI: Total number of PEH linked to mental or behavioral health services by the Case Managers</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 12 unduplicated PEH</li> <li>• Year Two PS-TO: 24 unduplicated PEH</li> </ul> <p>Total PS-TO: 36 unduplicated PEH</p>  |
| <p><b>Measure A Goals and Target Metric</b></p>  | <p>Alignment with Measure A Goal #2: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness.</p> <hr/> <p>Target Metric 2b: Reduce by 10 percent the number of people with SUD alone experiencing homelessness from a baseline of 8,697 in fiscal year 2023-24 to a target of 7,827 in 2030.</p>   |

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| <p><b><i>Amendment One: Ongoing – Updates Target Outcomes and Budget</i></b></p> |   |
| <p><b>2D: Eligible Use</b></p>   | <p>Case Management and Outreach Services</p>  |
| <p><b>Project</b></p>  | <p>Housing Navigation - Hawthorne</p>   |
| <p><b>Project Description</b></p>  | <p>The funds support one (1) Housing Navigator (1 FTE) for the City of Hawthorne, to operate the City's Access Center. The Housing Navigator will conduct case management for PEH, or individuals or households at risk of homelessness, and assist with placing people in interim and/or permanent supportive housing. The Housing Navigator will engage households on a consistent basis to create Housing and Services Plans (HSP) and provide support related to the HSP goals. In addition, the Housing Navigator will advocate for participants experiencing housing barriers, connect participants to legal services when necessary to mitigate eviction or other tenant rights issues, and maintain accurate and timely documentation in the Homeless Management Information System (HMIS).</p> |

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| <b>Group 2 Connection</b>   | <p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>City of Hawthorne's general fund to support homeless services in the City which includes:</p> <p>(1) Access Center: The Hawthorne Access Center is a department under Community Services for the City of Hawthorne. The focus is to serve low-income and unhoused individuals and families, and the Access Center provides a comprehensive range of support services.</p> <p>(2) Program Manager: Hawthorne currently staffs a city-funded homeless coordinator in the form of the Program Manager. This role oversees the work performed by the HERO Community Services case managers.</p> |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | <p>PS-KPI: Number of PEH placed in permanent housing</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 6 unduplicated PEH</li> <li>• Year Two PS-TO: 16 unduplicated PEH</li> </ul> <p>Total PS-TO: 22 unduplicated PEH</p> <hr/> <p>PS-KPI: Number of PEH served that retain housing or transition directly into other permanent housing</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 4 unduplicated PEH</li> <li>• Year Two PS-TO: 12 unduplicated PEH</li> </ul> <p>Total PS-TO: 16 unduplicated PEH</p> <hr/> <p>PS-KPI: Caseload for Housing Navigator</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 14 clients</li> <li>• Year Two PS-TO: 40 clients</li> </ul> <p>Total PS-TO: 54 unduplicated PEH</p>                  |
| <b>Measure A Goals and Target Metric</b>  | <p>Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.</p> <hr/> <p>Target Metric 1b: Increase by 80 percent the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in fiscal year 2023-24 to a target of 10,687 in 2030.</p>  |

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| <b><i>Amendment One: Ongoing – Updates Target Outcomes and Budget</i></b> |   |
| <b>2E: Eligible Use</b>   | Case Management and Outreach Services   |
| <b>Project</b>  | Case Management and Outreach Services - Gardena Housing Navigator   |
| <b>Project Description</b>  | <p>The funds will support one (1) Housing Navigator (1 FTE) to integrate Gardena with homeless systems, better align resources, and increase housing placements. The Housing Navigator will conduct housing navigation, provide case management, and connect participants to mainstream programs, general shelter, or permanent housing (e.g., housing vouchers, rapid rehousing, shared housing, reunification, permanent supportive housing). The Housing Navigator will also provide supportive services such as problem solving, document readiness, housing navigation, and connection to behavioral health services, if needed.</p> |

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| <b>Group 2 Connection</b>   | <p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>The Housing Navigator is paired with the following funded programs in Gardena:</p> <p>(1) LACAHS: The Gardena Housing Navigator will closely collaborate and utilize LACAHS resources that the SBCCOG will leverage for rental subsidies. In addition, the Navigator will facilitate placements for PEH in Gardena in any funded LACAHS housing production or preservation projects in the city and/or region.</p> |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | <p>PS-KPI: Number of PEH placed in permanent housing</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 4 unduplicated PEH</li> <li>• Year Two PS-TO: 12 unduplicated PEH</li> </ul> <p>Total PS-TO: 16 unduplicated PEH</p>  |
|   | <p>PS-KPI: Number of PEH placed in interim housing</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 6 unduplicated PEH</li> <li>• Year Two PS-TO: 16 unduplicated PEH</li> </ul> <p>Total PS-TO: 24 unduplicated PEH</p>  |
|   | <p>PS-KPI: Caseload for Housing Navigator</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 10 clients</li> <li>• Year Two PS-TO: 30 clients</li> </ul> <p>Total PS-TO: 40 clients</p>   |
| <b>Measure A Goals and Target Metric</b>  | <p>Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.</p>   |
|   | <p>Target Metric 3a: Increase by 57 percent, the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in fiscal year 2023-24 to a target of 30,000 in 2030.</p>  |

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| <b><i>Amendment One: Close-Out</i></b> |   |
| <b>2F: Eligible Use</b>                | Mental Health Services  |
| <b>Project</b>                         | Mental Health Clinician - Beach Cities Homeless Court   |
| <b>Project Description</b>             | <p>The funds will support one full-time Mental Health Clinician (1 FTE) for the Beach Cities (Redondo &amp; Hermosa) Homeless Court to assist individuals who are seeking to remove background barriers thereby increasing their likelihood for eligible housing resources and stabilization, with the ultimate goal of increasing permanent housing placements. The Clinician will provide mental and behavioral health services (e.g., substance use counseling, mental health treatment, psychiatry, and therapy). In addition to the weekly Homeless Court, the Clinician will provide ongoing services to clients throughout the week.</p> |
| <b>Group 2 Connection</b>              | <p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <ol style="list-style-type: none"> <li>1) The Criminal Record Clearing Project,</li> <li>2) Department of Health Services,</li> <li>3) Department of Mental Health,</li> <li>4) Workforce Development, and Redondo Beach's locally funded housing navigator, who helps participants develop a housing plan.</li> </ol>  |

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| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | <p>PS-KPI: Number of homeless court attendees receiving mental health or behavioral health services</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 20 unduplicated PEH</li> <li>• Year One PS-TO: N/A</li> </ul> |
| <b>Measure A Goals and Target Metric</b>  | Alignment with Measure A Goal # 3: Increase the number of people permanently leaving homelessness.   |
|   | Target Metric 3a: Increase by 57 percent, the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in fiscal year 2023-24 to a target of 30,000 in 2030.                        |

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| <b><i>Amendment One: Ongoing – Updates Target Outcomes and Budget</i></b>               |   |
| <b>2G: Eligible Use</b>   | Case Management and Outreach Services   |
| <b>Project</b>  | Case Management and Outreach Services - Beach Cities  |
| <b>Project Description</b>  | The funds will support two (2) Case Managers (2 FTE) to serve the following: El Segundo, Manhattan Beach, Hermosa Beach, and Redondo Beach. Manhattan Beach will serve as the lead city in this multi-jurisdictional program to provide closer linkage between case management activity and city stakeholders. The two Case Managers will connect participants to mainstream programs, general shelter, or to permanent housing (i.e. housing voucher, rapid rehousing, shared housing, reunification, permanent supportive housing, etc.). They will also provide supportive services such as problem solving, document readiness, housing navigation, and connect with behavioral health services as needed. Program includes project care coordination activity to ensure mainstream resources are leveraged.  |
| <b>Group 2 Connection</b>   | <p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>(1) Local General Funds for Case Management: Redondo Beach and Manhattan Beach have invested their own general funds to support case management.</p> <p>(2) Beach Cities Homeless Court: This legal aid program is supported by both Federal and County funding, from the offices of U.S. Representative Ted Lieu and LA County Supervisor Holly J. Mitchell. All Beach Cities Case Managers attend Homeless Court, either with their clients or as community resources to link individuals experiencing or at risk of homelessness with legal services, housing support, document readiness.</p> <p>(3) Project Homekey: The City of Redondo Beach opened a Project Homekey site (Moonstone) in Fall 2024. permanent housing.</p> <p>(4) HB Cares: This Alternative Crisis Response (ACR) team, funded by Federal and local dollars, is led by the City of Hermosa Beach.</p> |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | <p>PS-KPI: Total caseload for 2 Case Managers</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 30 unduplicated PEH (15 per Case Manager)</li> <li>• Year Two PS-TO: 30 unduplicated PEH (15 per Case Manager)</li> </ul> <p>Total PS-TO: 60 unduplicated PEH (30 per Case Manager)</p>  |

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|  | <p>PS-KPI: Total number of PEH placed in interim housing</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 24 unduplicated PEH</li> <li>• Year Two PS-TO: 24 unduplicated PEH</li> </ul> <p>Total PS-TO 48 unduplicated PEH</p>    |
|  | <p>PS-KPI: Total number of PEH placed in permanent housing</p> <ul style="list-style-type: none"> <li>• Year One PS-TO: 16 unduplicated PEH</li> <li>• Year Two PS-TO: 16 unduplicated PEH</li> </ul> <p>Total PS-TO: 32 unduplicated PEH</p> |
| <b>Measure A Goals and Target Metric</b> | Alignment with Measure A Goal # 3: Increase the number of people permanently leaving homelessness.  |
|  | Target Metric 3a: Increase by 57 percent, the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in fiscal year 2023-24 to a target of 30,000 in 2030.                                       |

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| <b><i>Amendment One: Ongoing – Updates Project Description, Group 2 Connection Description, Target Outcomes, and Budget</i></b> |   |
| <b>2H: Eligible Use</b>   | Case Management and Outreach Services   |
| <b>Project</b>  | Housing Focused Case Management – Watts Labor Community Action Committee (WLCAC)  |
| <b>Project Description</b>  | The funds will support two (2) Housing Focused Case Managers (2 FTE) subcontracted through WLCAC to provide case management services in areas of Carson, Gardena, Harbor City, Harbor Gateway, Lomita, Wilmington, and Unincorporated Areas (West Carson), where they are seeking to increase outreach focused case management. The Housing Focused Case Managers will provide a specialized service designed to assist street-based individuals and families in securing and maintaining stable, permanent housing through care coordination and resource connection, such as document services, job applications, and housing navigation. This approach revolves around providing compassionate, personalized guidance and resources to support street-based community members in overcoming homelessness and/or housing instability.   |
| <b>Group 2 Connection</b>   | <p>The project will be connected to the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>This Housing-Focused Case Management (HFCM) program is supported through Local Solutions Fund (LSF) resources and operates within a broader network of city and County systems. Many of the communities served fall within Los Angeles City or unincorporated areas, allowing the program to leverage existing locally funded homeless and housing services infrastructure, including dedicated staff and resources.</p> <p>Through a coordinated, regional approach, case managers deliver housing-focused services that prioritize connecting people experiencing homelessness to interim and permanent housing opportunities, including Time-Limited Subsidies, rapid rehousing, and other pathways. Services include individualized problem-solving, housing navigation, document readiness, and linkage to mainstream and supportive services, ensuring participants are supported from initial engagement through housing placement and long-term stability.</p> |

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| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | PS-KPI: Total number of PEH currently enrolled in case management services <ul style="list-style-type: none"> <li>• Year One PS-TO: 80 unduplicated PEH</li> <li>• Year Two PS-TO: 45 unduplicated PEH</li> </ul> Total PS-TO: 125 unduplicated PEH |
|   | PS-KPI: Total number of PEH placed in interim housing <ul style="list-style-type: none"> <li>• Year One PS-TO: 36 unduplicated PEH</li> <li>• Year Two PS-TO: 24 unduplicated PEH</li> </ul> Total PS-TO: 44 unduplicated PEH                       |
|   | PS-KPI: Total number of PEH placed in permanent housing <ul style="list-style-type: none"> <li>• Year One PS-TO: 40 unduplicated PEH</li> <li>• Year Two PS-TO: 22 unduplicated PEH</li> </ul> Total PS-TO: 62 unduplicated PEH                     |
| <b>Measure A Goals and Target Metric</b>  | Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.  |
|   | Target Metric 1b: Increase by 80 percent the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in fiscal year 2023-24 to a target of 10,687 in 2030.  |

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| <b><i>Amendment One: Ongoing – Updates Project Description, Group 2 Connection Description, Target Outcomes, and Budget</i></b> |  |
| <b>2I: Eligible Use</b>   | Case Management and Outreach Services  |
| <b>Project</b>  | Housing Focused Case Management - St. Margaret's Center  |
| <b>Project Description</b>  | The funds will support two (2) Housing Focused Case Managers (2 FTE) subcontracted through St. Margaret's Center to provide case management services in areas of Inglewood, Lawndale, Unincorporated Areas (Lennox, Del Aire, Westmont, West Athens, Alondra Park), where they are seeking to increase outreach focused case management. The two Housing Focused Case Managers will provide a specialized service designed to assist street-based individuals and families in securing and maintaining stable, permanent housing through care coordination and resource connection, such as document services, job applications, and housing navigation. This approach revolves around providing compassionate, personalized guidance and resources to support street-based community members in overcoming homelessness and/or housing instability.   |
| <b>Group 2 Connection</b>   | The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:<br><br>This Housing-Focused Case Management (HFCM) program is supported through Local Solutions Fund (LSF) resources and operates within a broader network of city and County systems. Many of the communities served fall within Los Angeles City or unincorporated areas, allowing the program to leverage existing locally funded homeless and housing services infrastructure, including dedicated staff and resources. Through a coordinated, regional approach, case managers deliver housing-focused services that prioritize connecting people experiencing homelessness to interim and permanent housing opportunities, including Time-Limited Subsidies, rapid rehousing, and other pathways. Services include individualized problem-solving, housing navigation, document readiness, and linkage to mainstream and supportive |

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|   | services, ensuring participants are supported from initial engagement through housing placement and long-term stability.   |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | PS-KPI: Total number of PEH currently enrolled in case management services <ul style="list-style-type: none"> <li>• Year One PS-TO: 30 unduplicated PEH</li> <li>• Year Two PS-TO: 45 unduplicated PEH</li> </ul> Total PS-TO: 75 unduplicated PEH |
|   | PS-KPI: Total number of PEH placed in interim housing <ul style="list-style-type: none"> <li>• Year One PS-TO: 8 unduplicated PEH</li> <li>• Year Two PS-TO: 24 unduplicated PEH</li> </ul> Total PS-TO: 32 unduplicated PEH                       |
|   | PS-KPI: Total number of PEH placed in permanent housing <ul style="list-style-type: none"> <li>• Year One PS-TO: 15 unduplicated PEH</li> <li>• Year Two PS-TO: 22 unduplicated PEH</li> </ul> Total PS-TO: 37 unduplicated PEH                    |
| <b>Measure A Goals and Target Metric</b>  | Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.   |
|   | Target Metric 1b: Increase by 80 percent the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in fiscal year 2023-24 to a target of 10,687 in 2030.   |

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| <b><i>Amendment One: Project Terminated</i></b> |  |
| <b>2J: Eligible Use</b>                         | Case Management and Outreach Services  |
| <b>Project</b>                                  | Document/Transportation Specialist   |
| <b>Project Description</b>                      | The funds will support one Document/Transportation Specialist (1 FTE), who will have working knowledge of homeless services and housing systems. The Document/Transportation Specialist will provide: project care coordination to ensure mainstream resources are leveraged; coordinate documents, applications, etc. for case managers and clients; and assist in connecting clients to County resources, affordable housing projects, and permanent supportive housing opportunities, whether through supporting them with documentation or transportation, with the aim of increasing the volume of participants connected to services and housing in the South Bay. |

**a. Eligible Use Grouping 3**

The following project(s) falls under Eligible Uses of Measure A LSF (LSF Funds) with Los Angeles County Affordable Housing Solutions Agency (LACAHS) Funding. Local Jurisdiction must braid or pair LSF Funds with eligible LACAHS funding to support prevention efforts under these following program(s)/project(s). If LACAHS funding is not yet available, Local Jurisdiction shall coordinate with the County during the transition period to align timelines, funding strategies, and program deliverables; and submit a written plan within six months of this Agreement’s execution detailing steps to secure LACAHS funding. The Local Jurisdiction shall make good faith efforts to secure and utilize such funding when it becomes available. LSF Funds may only be used after LACAHS funding is exhausted; or during the transition period with prior written approval from the County.

| <b>Amendment One: Close-Out</b>   |   |
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| <b>3A: Eligible Use</b>   | Prevention of Housing Loss through Tenant Protection and Support Programs   |
| <b>Project</b>  | Financial Assistance Funds – Prevention   |
| <b>Project Description</b>  | The funds will support a Financial Assistance – Prevention project for household at imminent risk of homelessness. The funds will be used to provide short-term emergency rental assistance, security deposits, and move-in assistance to stabilize housing and prevent displacement. The program aims to serve 30 households with financial assistance for prevention and support 25 households in retaining their existing housing. |
| <b>Group 3 Connection</b>   | SBCCOG will further supplement this program with LACAHSAs pass through jurisdictional funding for tenant protection and support programs,   |
| <b>Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)</b> | PS-KPI: Number of households provided with financial assistance for prevention <ul style="list-style-type: none"> <li>• PS-TO: 30 unduplicated households</li> <li>• PS-TO: N/A</li> </ul>  |
|   | PS-KPI: Number of households that retain housing <ul style="list-style-type: none"> <li>• Year One PS-TO: 25 unduplicated households</li> <li>• PS-TO: N/A</li> </ul>   |
| <b>Measure A Goals and Target Metric</b>  | Alignment with Measure A Goal # 4: Prevent people from falling into homelessness.   |
|   | Target Metric 4a: Reduce the number of people who become newly homeless by 20 percent from a baseline of 63,202 in fiscal year 2023-24 to a target of 50,561 in 2030.   |

| <b>Amendment One: Close-Out</b>                    |  |
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| <b>3B: Eligible Use</b>                            | Prevention of Housing Loss through Tenant Protection and Support Programs  |
| <b>Project</b>                                     | Prevention Coordinator - Gardena   |
| <b>Project Description</b>                         | The funds support one (1) Homeless Prevention Coordinator (1 FTE), who will specialize in managing all prevention programs operated in Gardena. This includes onboarding, enrolling, and coordinating the caseload of 16 unduplicated households for the Gardena Rental Assistance Program for longer term assistance, and the Housing Plus Support Program for short-term rental assistance. These two programs are funded from non-Measure A LSF sources (PLHA and HOME-ARP) and focus on people at imminent risk of homelessness to prevent the loss of housing. This program only funds the Coordinator. |
| <b>Group 3 Connection</b>                          | SBCCOG will further supplement this program with LACAHSAs pass through jurisdictional funding for tenant protection and support programs <sup>1</sup>  |
| <b>Project Specific Key Performance Indicators</b> | PS-KPI: Number of unduplicated individuals enrolled in the Gardena Rental Assistance Program <ul style="list-style-type: none"> <li>• Year One PS-TO: 16 clients</li> <li>• PS-TO: N/A</li> </ul>  |

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| <b>(PS-KPI) and Target Outcomes (PS-TO)</b> | PS-KPI: Number of unduplicated individuals served who retain permanent housing for at least 1 year <ul style="list-style-type: none"> <li>• Year One PS-TO: 12 unduplicated individuals</li> <li>• PS-TO: N/A</li> </ul> |
| <b>Measure A Goals and Target Metric</b>    | Alignment with Measure A Goal # 4: Prevent people from falling into homelessness   |
|   | Target Metric 4a: Reduce the number of people who become newly homeless by 20 percent from a baseline of 63,202 in fiscal year 2023-24 to a target of 50,561 in 2030.  |

**b. Project Administration**

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| <b>Administrative Cost</b>                 |  |
| <b><i>Amendment One: 4A Ongoing</i></b>    |  |
| <b>Project 4A</b>                          | <b>Beach Cities Case Management and Outreach Services</b>  |
| <b>Project Description</b>                 | The funds will be used to cover HERO Community Services administration costs necessary for the Beach Cities' Case Management program implementation, including meeting supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, equipment, and office space rent.             |
| <b><i>Amendment One: 4B Ongoing</i></b>    |  |
| <b>Project 4B</b>                          | <b>Case Management and Outreach Services - Hawthorne</b>   |
| <b>Project Description</b>                 | The funds will be used to cover City of Hawthorne's administration costs necessary to support the City's case management and outreach program implementation, including meeting supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, equipment, and office space rent.    |
| <b><i>Amendment One: 4C Ongoing</i></b>    |  |
| <b>Project 4C</b>                          | <b>Housing Navigation - Hawthorne</b>  |
| <b>Project Description</b>                 | The funds will be used to cover City of Hawthorne's administration costs necessary to support the City's housing navigation program implementation, including meeting and outreach supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, equipment, and office space rent. |
| <b><i>Amendment One: 4D Ongoing</i></b>    |  |
| <b>Project 4D</b>                          | <b>Inglewood Coordinator</b>   |
| <b>Project Description</b>                 | The funds will be used to cover City of Inglewood's administration costs necessary to support the City's Coordinator, including meeting supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, equipment, and office space rent.  |
| <b><i>Amendment One: 4E Terminated</i></b> |  |
| <b>Project 4E</b>                          | <b>Mental Health Clinician - HB Cares Alternative Crisis Response Clinician</b>  |

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|--|--|
| <b>Project Description</b>                 | The funds will be used to cover City of Hermosa Beach's administration costs necessary to support the City's Mental Health Clinician – HB Cares Alternative Crisis Response, including meeting supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, equipment, and office space rent.     |
| <b><i>Amendment One: 4F Ongoing</i></b>    |  |
| <b>Project 4F</b>                          | <b>Torrance Tiny Homes Shelter Program Operations</b>  |
| <b>Project Description</b>                 | The funds will be used to cover City of Torrance's administration costs necessary to support the City's Tiny Homes Shelter program operations and the Case Managers they fund for the shelter site, including meeting supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, and equipment. |
| <b><i>Amendment One: 4G Ongoing</i></b>    |  |
| <b>Project 4G</b>                          | <b>Flexible Rent Subsidy - SHARE Housing to Employment</b>   |
| <b>Project Description</b>                 | The funds will be used to cover SHARE's administration costs necessary to support the Flexible Rent Subsidy – SHARE Housing to Employment project, including office space, benefits, meeting supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, equipment, and office space rent.       |
| <b><i>Amendment One: 4H Terminated</i></b> |  |
| <b>Project 4H</b>                          | <b>Document/Transportation Specialist</b>  |
| <b>Project Description</b>                 | The funds will be used to cover SBCCOG's sub-agreement partner's administration costs necessary to support the Document/Transportation Specialist, including meeting supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, equipment, and office space rent.                               |
| <b><i>Amendment One: 4I Ongoing</i></b>    |  |
| <b>Project 4I</b>                          | <b>Housing Focused Case Management - St. Margaret's Center</b>   |
| <b>Project Description</b>                 | The funds will be used to cover St. Margaret's Centers' administration costs necessary to support the Housing Focused Case Management implementation, including meeting supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, equipment, and office space rent.                            |
| <b><i>Amendment One: 4J Ongoing</i></b>    |  |
| <b>Project 4J</b>                          | <b>Housing Focused Case Management – Watts Labor Community Action Committee (WLCAC)</b>  |
| <b>Project Description</b>                 | The funds will be used to cover WLCAC's administration costs necessary to support the Housing Focused Case Management implementation, including meeting supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, equipment, and office space rent.  |
| <b><i>Amendment One: 4K Close-Out</i></b>  |  |
| <b>Project 4K</b>                          | <b>SBCCOG Overhead and Supplies</b>  |
| <b>Project Description</b>                 | The funds will be utilized to cover overhead and supplies for the SBCCOG. This includes, meeting supplies, cellphone and internet/communications, mileage reimbursement, office supplies, furniture, equipment, office space rent, and accounting.   |

|   |  |
|---|--|
| <b><i>Amendment One: 4L Close-Out</i></b> |  |
| <b>Project 4L</b>                         | <b>SBCCOG Deputy Executive Director</b>  |
| <b>Project Description</b>                | The funds will be utilized to partially support the salary of SBCCOG's Deputy Executive Director (0.1 FTE). The Deputy Executive Director's responsibilities include planning and managing the budget, overseeing the homeless programs, SBCCOG team members, and general overhead related to the team (salaries, benefits, etc.). By extension, this role has oversight over all Measure A LSF programs administered by the SBCCOG.   |
| <b><i>Amendment One: 4M Ongoing</i></b>   |  |
| <b>Project 4M</b>                         | <b>SBCCOG Project Coordinator</b>  |
| <b>Project Description</b>                | The funds will be used to partially support the salary of SBCCOG's Project Coordinator (1 FTE) for administrative duties related to program oversight. In addition to providing programmatic services such as care coordination support, the Project Coordinator will also be responsible for administrative duties, including collecting invoices and KPI reports from partners and completing quarterly reports for submission to the County.  |
| <b><i>Amendment One: 4N Ongoing</i></b>   |  |
| <b>Project 4N</b>                         | <b>SBCCOG Various Administrative/Accounting</b>  |
| <b>Project Description</b>                | The funds will be utilized to partially pay for SBCCOG's Administrative/Accounting functions. This applies to all SBCCOG Measure A LSF programs.   |
| <b><i>Amendment One: 4O New</i></b>       |  |
| <b>Project 4O</b>                         | <b>SBCCOG Senior Program Manager</b>   |
| <b>Project Description</b>                | The funds will be utilized to partially support the salary of SBCCOG's Senior Program Manager (0.75 FTE). The Senior Program Manager's responsibilities include planning and managing the budget, overseeing the homelessness programs, SBCCOG team members, and general overhead related to the team (salaries, benefits, etc.). By extension, this role has oversight over all Measure A LSF programs administered by the SBCCOG.  |
| <b><i>Amendment One: 4P New</i></b>       |  |
| <b>Project 4P</b>                         | <b>Time Limited Subsidy (TLS)</b>  |
| <b>Project Description</b>                | The funds will support financial assistance, including security deposits and ongoing rental subsidies, for individuals and families experiencing homelessness in the SBCCOG region. The TLS program is designed to help participants obtain and maintain stable housing. Participants can receive TLS up to 18 months. In addition to financial assistance, participants will receive case management services focused on housing stability, including budget and financial literacy support, connection to mainstream benefits (e.g., SSI, SSDI, General Relief), and linkage to community resources. Ongoing support will be provided to promote long-term housing retention and self-sufficiency. |

### III. PROJECT BUDGET

**Total Agreement Sum: Not to Exceed \$6,221,905**

The budget listed below represents the maximum amount of Measure A funding from County that SBCCOG may receive for the applicable Fiscal Year (FY), subject to the County Board of Supervisors' ("Board") annual approval. Any increase in funding for a given fiscal year is at the sole discretion of the County and must be formally implemented through a written amendment to this Agreement. All funds approved and allocated by the County Board are made available throughout the term of the Agreement, in accordance with the budget set forth in this exhibit.

- Year One (FY 2025-26 Allocation): Up to \$3,048,204
- Year Two (FY 2026-27 Allocation): Up to \$3,173,701

| BUDGET    |  |           |           |                  |
|-----------|--|-----------|-----------|------------------|
| PROJECT   |  | Year One  | Year Two  | Total Budget     |
| <b>1A</b> | Financial Assistance Funds - Problem-Solving (Includes financial assistance, including support for transportation, furniture, car repairs, utility assistance, and other problem-solving interventions.) | \$44,531  | \$0       | <b>\$44,531</b>  |
| <b>1B</b> | Motel Vouchers (Estimated rate of \$155.44 per night)  | \$53,143  | \$0       | <b>\$53,143</b>  |
| <b>1C</b> | Move In Assistance (includes eligible housing-related costs such as application fees, security deposits, and first month's rent)   | \$334,115 | \$0       | <b>\$334,115</b> |
| <b>1D</b> | Flexible Rent Subsidy - SHARE Housing to Employment (Flexible rent subsidies to support housing for approximately 50 PEH, based on an average annual rate of \$17,730 for 25 units)                      | \$776,250 | \$90,000  | <b>\$866,250</b> |
| <b>1E</b> | Motel and SRO Housing (Estimated rate of \$73.63)  | \$229,712 | \$645,000 | <b>\$874,712</b> |
| <b>1F</b> | Capital Investments - Torrance Tiny Homes Shelter (Maintenance and improvements for the 40-unit Tiny Home Shelter)   | \$64,500  | \$60,000  | <b>\$124,500</b> |
| <b>1G</b> | Program Operations - Torrance Tiny Homes Shelter (Includes meals, utilities, trash services, site supplies, insurance, transportation, telephone/communications/IT, administration, and security)        | \$243,750 | \$250,000 | <b>\$493,750</b> |
| <b>1H</b> | Housing Specialist (1 FTE)   | \$0       | \$0       | <b>\$0</b>       |
| <b>1I</b> | Program Operations - Bridge of Hope Community Housing/ Tiny Homes  | \$0       | \$265,000 | <b>\$265,000</b> |
| <b>1J</b> | Time Limited Subsidy   | \$0       | \$390,331 | <b>\$390,331</b> |
| <b>2A</b> | Mental Health Clinician – Hermosa Beach Cares Alternative Crisis Response Clinician (0.3 FTE)  | \$0       | \$0       | <b>\$0</b>       |
| <b>2B</b> | Inglewood Coordinator - Homeless Prevention, Housing Navigation, and Housing Retention (1 FTE)   | \$18,000  | \$108,000 | <b>\$126,000</b> |
| <b>2C</b> | Case Management and Outreach Services - Hawthorne (2 FTE)  | \$75,850  | \$180,000 | <b>\$255,850</b> |
| <b>2D</b> | Housing Navigation - Hawthorne (1 FTE)   | \$27,750  | \$90,000  | <b>\$117,750</b> |
| <b>2E</b> | Case Management and Outreach Services - Gardena Housing Navigator (1 FTE)  | \$33,000  | \$100,000 | <b>\$133,000</b> |
| <b>2F</b> | Mental Health Clinician - Beach Cities Homeless Court (1 FTE)  | \$107,500 | \$0       | <b>\$107,500</b> |
| <b>2G</b> | Case Management and Outreach Services - Beach Cities (2 FTE)   | \$159,100 | \$180,000 | <b>\$339,100</b> |

|                     |  |                            |                         |                    |
|---------------------|--|----------------------------|-------------------------|--------------------|
| <b>2H</b>           | Housing Focused Case Management – WLCAC  | \$240,500<br>(4 FTE)       | \$180,000<br>(2 FTE)    | <b>\$420,500</b>   |
| <b>2I</b>           | Housing Focused Case Management - St. Margaret's Center  | \$141,750<br>(2x 0.75 FTE) | \$180,000<br>(2 FTE)    | <b>\$321,750</b>   |
| <b>2J</b>           | Document/Transportation Specialist (1 FTE)   | \$0                        | \$0                     | <b>\$0</b>         |
| <b>3A</b>           | Financial Assistance Funds - Prevention (includes short term emergency rental assistance, security deposits, move-in assistance) | \$66,616                   | \$0                     | <b>\$66,616</b>    |
| <b>3B</b>           | Prevention Coordinator – Gardena (1 FTE)   | \$103,000                  | \$0                     | <b>\$103,000</b>   |
| <b>4A</b>           | Administrative Costs - Beach Cities Case Management and Outreach Services  | \$12,900                   | \$20,000                | <b>\$32,900</b>    |
| <b>4B</b>           | Administrative Costs - Case Management and Outreach Services - Hawthorne   | \$6,150                    | \$20,000                | <b>\$26,150</b>    |
| <b>4C</b>           | Administrative Costs - Housing Navigation - Hawthorne  | \$2,250                    | \$10,000                | <b>\$12,250</b>    |
| <b>4D</b>           | Administrative Costs - Inglewood Coordinator   | \$2,000                    | \$12,000                | <b>\$14,000</b>    |
| <b>4E</b>           | Administrative Costs - Mental Health Clinician - HB Cares Alternative Crisis Response Clinician                                  | \$0                        | \$0                     | <b>\$0</b>         |
| <b>4F</b>           | Administrative Costs - Torrance Tiny Homes Shelter Program Operations  | \$25,000                   | \$0                     | <b>\$25,000</b>    |
| <b>4G</b>           | Administrative Costs - Flexible Rent Subsidy - SHARE Housing to Employment   | \$77,500                   | \$10,000                | <b>\$87,500</b>    |
| <b>4H</b>           | Administrative Costs - Document/Transportation Specialist  | \$0.00                     | \$0                     | <b>\$0</b>         |
| <b>4I</b>           | Administrative Costs - Housing Focused Case Management - St. Margaret's Center   | \$19,500                   | \$20,000                | <b>\$39,500</b>    |
| <b>4J</b>           | Administrative Costs - Housing Focused Case Management - WLCAC   | \$39,000                   | \$20,000                | <b>\$59,000</b>    |
| <b>4K</b>           | Administrative Costs - SBCCOG Overhead and Supplies  | \$45,561                   | \$0                     | <b>\$45,561</b>    |
| <b>4L</b>           | Administrative Costs - SBCCOG Deputy Executive Director (0.1 FTE)  | \$14,863                   | \$0                     | <b>\$14,863</b>    |
| <b>4M</b>           | Administrative Costs - SBCCOG Project Coordinator  | \$10,000<br>(0.2 FTE)      | \$100,000<br>(1 FTE)    | <b>\$110,000</b>   |
| <b>4N</b>           | Administrative Costs - SBCCOG Various Administrative/Accounting  | \$74,413                   | \$100,000               | <b>\$174,413</b>   |
| <b>4O</b>           | Administrative Costs - SBCCOG Senior Program Manager   | \$0                        | \$117,370<br>(0.75 FTE) | <b>\$117,370</b>   |
| <b>4P</b>           | Administrative Cost – TLS  | \$0                        | \$26,000                | <b>\$26,000</b>    |
| <b>TOTAL AMOUNT</b> |  | <b>\$3,048,204</b>         | <b>3,173,701</b>        | <b>\$6,221,905</b> |

# South Bay Cities Council of Governments

June 8, 2026

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director

SUBJECT: 2027 General Assembly Brainstorming

## SHALL WE CONTINUE? - IF YES:

Same timing – 9 am to 3 pm?

- Same length or shorter?
- Change to afternoon event after lunch with just afternoon refreshments and no meal? ca. 1:30 pm – 5 pm

Format:

- Speakers/Panels
- Presentations/Discussions
  - South Bay Elected Officials and/or City Managers?
- Exhibit Hall
- Other
  - Polling issues with the audience
  - Breakout groups

## TOPIC

Something that is not being discussed everywhere but is important to the South Bay.

- 1) How cities are financed and is it sustainable? Funding sources and responsibilities – RHNA, EV (Transportation California) = VMT tax, Wealth Tax
- 2) Escalating effects and impacts of climate change. Major events are happening faster and more severely than predicted and what does that mean for the future.
- 3) There seems to be a new federal/state relationship and what is the result for regions and specifically how will it affect the South Bay. The federal government is stepping in with hands-on law enforcement, deciding how much research funding our universities, and reducing some of the funding for social service programs. Along with the effect of tariffs, how should the South Bay mitigate these potentially costly changes?
- 4) Increasing autonomy of local government faced with supply chain disruptions, withdrawal of federal financial support and state government overreach in local matters, address how local governments and regions like the South Bay can be more autonomous

## STAFF COMMENTS

Most of the comments favored #1 and #4. There were several people who liked 3 and suggested it could be combined with 4.

Specific issues mentioned:

- implications of the phase out of the gas tax
- future of South Bay research institutions like CSUDH, UCLA satellite campus, Lundquist Institute
- highlight the importance of proactive local leadership
- as the population of LA County has grown to the size of the entire state of Michigan, should we delegate more responsibilities to the sub-regions?
- climate resilience amidst funding instability
- what governments choose TO do as well as what they choose NOT to do - hit heavy on governing and how we can do a better job and specifically impacts/effects of what our cities choose to do and not do

## POSSIBLE PROGRAM TITLES

Colors are staff preference; red is definitely the favorite; green got several votes and blue got 1 vote; black got no votes.

### #1

- **Behind the Curtain: How Cities are Financed**
- **Show Me the Municipality: How Cities Get and Spend Their Cash**
- **The Price of the Place: Who Pays for Our Cities?**
- **Concrete and Capital: The Hidden Economy of Cities**
- **Under the Pavement: Financing the Modern City**
- **Urban Economics: How Cities Fund the Future**
- **Funding the Future City: Innovative Municipal Finance**
- **Resilient Revenues: Sustaining Cities in the 21st Century**
- **Balancing the Books: Equity, Infrastructure, and Urban Budgets**
- **Beyond the Tax Base: New Frontiers in Financing Local Government**

### #2

- **"Faster Than Forecast: Confronting Climate Disruption in Real Time"**
- **"The Climate Clock is Speeding Up: What It Means for Our Communities"**
- **"When the Future Arrives Early: South Bay in an Age of Climate Extremes"**
- **"From Wildfires to Water Woes: Building Climate-Ready Cities"**
- **"Extreme Today, Normal Tomorrow: Governing Through Climate Disruption"**

### #3

- **"Power Shift: Navigating a New Federal-State Dynamic in the South Bay"**
- **"Caught in the Crosshairs: South Bay Cities and the New Federal-State Tug of War"**
- **"Policy Fallout: Federal Moves, Regional Consequences"**
- **"The Price of Realignment: Tariffs, Budgets, and South Bay's Strategic Future"**
- **"A New Federalism? Regional Resilience in an Era of Centralized Action"**

- **Cutting the Cord: How the South Bay Can Stand on Its Own Two Feet**
- **Masters of Our Own Municipal House: Driving Local Autonomy in the South Bay**
- **Chartered by Choice, Not Chance: Navigating the Shift to Local Self-Reliance**
- **The Sovereign Suburb: Reclaiming Local Control in an Era of State Overreach**
- **Regional Resilience: Strategies for Local Autonomy Amid Federal and State Shifts**
- **Governing from the Ground Up: Building Self-Sustaining South Bay Communities**
- **By the South Bay, For the South Bay: Shielding Local Government from External Disruption**
- **The Autonomy Agenda: Navigating Supply Chains, Budgets, and Local Mandates**
- **Forging the Frontier: How South Bay Cities Can Fund and Govern Independently**

#### LOCATION AND COST

SBCCOG staff looked last year at the growing costs for this event. It has gotten big enough that we have to plan for about 400 attendees and room for exhibits although we consistently get around 350.

The Westdrift Hotel in Manhattan Beach got good reviews but now is the time to look at other options. We welcome your suggestions.

#### PREVIOUS GENERAL ASSEMBLY TITLES:

- 1<sup>st</sup> – About the SBCCOG, Speaker from Governor’s Office & Panel re: Internet Sales
  - 2<sup>nd</sup> – Cooperative Law Enforcement Efforts & Law Enforcement Technology in the South Bay
  - 3<sup>rd</sup> - Designing Places for People – Livable Communities in the South Bay
  - 4<sup>th</sup> - Hometown Security
  - 5<sup>th</sup> - Partnerships – Building Better Communities
  - 6<sup>th</sup> - Facing the Future: Energy Use & Supply in the South Bay
  - 7<sup>th</sup> – The South Bay’s Digital Future: How It Will Change Everything
  - 8<sup>th</sup> – Mobility Options for the South Bay
  - 9<sup>th</sup> - Bracing for the Boom: Are Cities Ready for Their Aging Population?
  - 10<sup>th</sup> –Funding City Services in the Future – House of Cards?
  - 11<sup>th</sup> –A Vibrant Economy: Jobs Keep the South Bay Strong
  - 12<sup>th</sup> –The South Bay in 2040: Out of the Box and Into the Future
  - 13<sup>th</sup> - Being Prepared: Preventing Disasters/Planning for Recovery
  - 14<sup>th</sup> - At What Cost? The Unintended Consequences of Declining Revenues
  - 15<sup>th</sup> - Why Must We Care? The Cost of the Changing Environment to the South Bay
  - 16<sup>th</sup> - A View From the Front Porch: Neighborhoods in the South Bay
  - 17<sup>th</sup>- Governing in an Era of Disruptive Technologies
  - 18<sup>th</sup> – Driving the South Bay’s Digital Future
  - 19<sup>th</sup> - The Evolution of Retail & Its Challenges for Cities
  - 20<sup>th</sup> – Celebrating the Past & Shaping the Future
  - 21<sup>st</sup> – Intersections: Mobility, Land Use, Technology, and Finance
  - 22<sup>nd</sup> - Back? To the Future: Re-imagining the South Bay
  - 23<sup>rd</sup> - The South Bay: Leading the Way in Resilience and Adaptability
  - 24<sup>th</sup> - Artificial Intelligence: Friend or Foe for the South Bay
  - 25<sup>th</sup> – The SBCCOG at 30: A Legacy of Success, A Vision for Tomorrow

- 26<sup>th</sup> – Let the Games Begin: How Sports and Entertainment are Shaping the South Bay

### RECOMMENDATION

Provide direction on the following:

- Length
- Topic and title
- Format
- Venue

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# South Bay Cities Council of Governments

June 8, 2026

TO: SBCCOG Steering Committee

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

RE: Bills to Monitor – Status as of May 29, 2026

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

|  |  | Position   | Bill status  |
|--|--|--|--|
| <b>ENVIRONMENT</b>                     |  |  |  |
| <a href="#">SB 868</a><br>(Wiener)     | <b>Electricity: portable solar generation devices.</b> 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. | SUPPORT<br>(2/26/26)<br><br>(letter sent 3/30/26)<br><br>LCC: MONITOR                    | 5/26/26<br>Refer to Assembly<br>Committee on Utilities and<br>Energy - 6/10/26 Hearing |
| <b>HOMELESSNESS</b>                    |  |  |  |
| <a href="#">SB 866</a><br>(Blakespear) | <b>Homeless Housing, Assistance, and Prevention program: housing element.</b> This bill would require cities that do not receive HHAP funding to include specified data regarding their unhoused populations and a description of key actions that will be taken to reduce the number of unhoused individuals in their housing elements. This bill would include findings that apply the bill to all cities including charter cities.  | OPPOSE<br>(4/23/26)<br><br>(letter sent 4/30/26)<br><br>LCC: OPPOSE<br>UNLESS<br>AMENDED | 5/27/26<br>Read the 3 <sup>rd</sup> time. Passed.<br>Ordered to Assembly.              |
| <b>HOUSING</b>                         |  |  |  |
| <a href="#">AB 1621</a><br>(Wilson)    | <b>Planning and zoning law: post-entitlement phase permits: Housing Accountability Act.</b> This bill would prohibit local agencies from requiring more than two plan checks for a building permit unless the agency makes   | OPPOSE<br>(4/23/26)  | 5/6/26   |

|   |  |   |  |
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|   | written findings based on substantial evidence that additional review is necessary to address a specific adverse impact on public health or safety.  | (letter sent 4/30/26)<br><br>LCC: OPPOSE UNLESS AMENDED   | Referred to Senate Committees on Local Government and Housing.                               |
| <a href="#">AB 2002</a><br>(Solache)    | <b>Local government assistance: Regional Early Action Planning Fund.</b> This bill would establish the Regional Early Action Planning Fund in the State Treasury for the purpose of providing councils of governments, regional entities, and jurisdictions with one-time funding, including grants for planning activities, to enable those entities to meet the 7th and subsequent cycles of the regional housing need assessment. The bill would require the department to allocate funds, upon appropriation by the Legislature, from the Regional Early Action Planning Fund to each council of governments or regional entity responsible for allocating regional housing need that applies and qualifies for those moneys, as specified. The bill would authorize a council of governments or regional entity to expend funds awarded for certain purposes, including for activities that support the development, improvement, or implementation of the methodology for the 7th and subsequent regional housing needs assessment cycles, and for providing jurisdictions with technical assistance, planning, temporary staffing, or consultant needs associated with updating local planning and zoning documents, as provided. | SUPPORT<br>(3/9/26)<br><br>(letter sent 3/30/26)<br><br>LCC:<br>SUPPORT                                 | 5/21/26<br>In Senate, read 1 <sup>st</sup> time, to Committee on Rules for assignment.       |
| <a href="#">AB 2741</a><br>(Muratsuchi) | <b>Housing element: inventory of land: substantial compliance.</b> This bill would allow for zoning requirements to be met by applying a zoning classification, including but not limited to, an affordable housing overlay zone, that permits owner-occupied and rental multifamily residential use with the minimum density and development standards, as specified. The bill would require a program that includes application of this zoning classification to include a written explanation of the housing and affordability incentives of the zoning classification. This bill would permit this zoning classification to allow a mix of uses if it meets prescribed requirements. Additionally, this bill would require, if a court finds an adopted housing element or amendment to be out of compliance despite HCD's findings of substantial compliance, that the housing element or amendment be considered in substantial compliance until either the date HCD finds that a newly adopted housing element or amendment is in substantial compliance, or 275 days after a court order is issued requiring   | SUPPORT<br>(4/23/26)<br><br>(letter sent 4/16/26)<br><br>LCC:<br>SUPPORT if AMENDED<br>(letter 4/15/26) | 4/29/26<br>Assembly Committee on Local Government – failed passage. Reconsideration granted. |

|  |  |  |   |
|--|--|--|---|
|  | the local agency to bring its housing element into substantial compliance, whichever is earlier.   |  |   |
| <a href="#">SB 417</a><br>(Cabaldon)   | <b>The Affordable Housing Bond Act of 2026.</b> This bill would authorize a \$10B bond measure to fund affordable rental housing and home ownership programs for the November 2026 ballot.   | SUPPORT<br>(4/23/26)<br><br>(letter sent 4/30/26)<br><br>LCC: SUPPORT                    | 5/18/26<br>In Assembly. Read 2 <sup>nd</sup> time, ordered to 3 <sup>rd</sup> reading   |
| <a href="#">SB 677</a><br>(Wiener)     | <b>Housing development: transit-oriented development.</b> This bill would limit a 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 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<br>(3/9/26)<br><br>LCC: OPPOSE<br>(letter 4/16/26)                                | 1/26/26<br>In Assembly. Read 1 <sup>st</sup> time. Held at Desk.  |
| <a href="#">SB 799</a><br>(Allen)      | <b>Joint powers authorities: South Bay Regional Housing Trust.</b> 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<br>(1/12/26)<br><br>(letter sent 1/12/26)<br><br>LCC:<br>SUPPORT                 | 5/4/2026<br>Referred to Assembly Committees on Local Government & Housing and Community Development.<br><br>SBCCOG is sponsoring this bill. |
| <a href="#">SB 1014</a><br>(Grayson)   | <b>Development projects: onsite and offsite improvements.</b> This bill would require a local agency within 30 days of receiving a preliminary application for a housing development project to provide a list of any required offsite or onsite improvements and an estimate of the cost for the improvements to the project applicant.   | OPPOSE<br>(4/23/26)<br><br>(letter sent 4/30/26)<br><br>LCC: OPPOSE<br>UNLESS<br>AMENDED | 5/20/26<br>In Assembly, read 1 <sup>st</sup> time, held at desk.  |
| <a href="#">SB 1117</a><br>(Cervantes) | <b>Accessory dwelling units and junior accessory dwelling units.</b> This bill would further limit local governments' ability to charge impact fees on ADUs with more than 750 sf of interior livable space. Specifically, the   | OPPOSE<br>(4/23/26)  | 5/26/26<br>Referred to Assembly Committees on Housing   |

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|  | measure would allow local agencies to charge only the proportional cost of impact fees for ADUs with more than 750 sf.  | (letter sent 4/16/26)<br><br>LCC: OPPOSE                                 | and Community Development & Local Government.   |
| REVENUE & TAXATION                     |   |  |   |
| <a href="#">AB 1768</a><br>(Bryan)     | <b>Transactions and use taxes: Counties of Contra Costa of Los Angeles.</b> This bill would authorize the County of Los Angeles, until December 31, 2031, to exceed the 2% sales tax limit for any county set by the Transactions and Use Tax Law. Language was amended in to also allow Contra Costa County to impose a sales tax as well.   | OPPOSE<br>(2/26/26)<br><br>(letter sent 3/30/26)<br><br>LCC:<br>MONITOR  | 5/20/26<br>Enrolled and presented to Governor.  |
| <a href="#">AB 1953</a><br>(Lowenthal) | <b>Short-term rentals: emergencies and special events.</b> This bill would require the Office of Emergency Services and the Office of Tourism to establish a public registration system that authorizes a registered party to immediately commence offering an eligible residential dwelling, as defined, as a short-term rental during a declared state of emergency or a special event period. This bill would prohibit a city/county from maintaining, enforcing, prescribing, or continuing in effect any law, rule, regulation, requirement, standard, or other provision that prohibits an individual or entity that controls an eligible residential dwelling that has been registered from offering that dwelling as a short-term rental during a declared state of emergency or a special event, as applicable. This bill would include findings that apply the bill to all cities including charter cities. | OPPOSE<br>(4/23/26)<br><br>(letter sent 4/30/26)<br><br>LCC: OPPOSE      | 4/6/26<br>Assembly Committee on Arts, Entertainment, Sports, and Tourism.<br>Hearing canceled at request of author. |
| TECHNOLOGY                             |   |  |   |
| <a href="#">AB 2279</a><br>(Gipson)    | <b>California Advanced Services Fund: Rural and Urban Regional Broadband Consortia Grant Account.</b> This bill would require moneys in the Rural and Urban Regional Broadband Consortia Account to be available for grants to eligible consortia to promote regional economic prosperity by conducting activities that will close the digital divide, promote digital inclusion, and achieve digital equity. The bill would require the commission to allocate sufficient funds to the account to provide multi-year grants to eligible consortia to engage and regularly convene specified representatives and to implement an approved regional work plan consistent with a standardized scope of work determined by the commission, which would be required to include specified strategies and   | SUPPORT<br>(4/23/26)<br><br>(letter sent 4/30/26)<br><br>LCC:<br>MONITOR | 5/28/26<br>Read third time. Passed.<br>Ordered to Senate.   |

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|                                     | infrastructure-related activities, as provided. The bill would require the annual base funding grant per consortium to be no less than \$200,000, plus an increased amount based on the number of unserved and underserved locations, unconnected households, and the number of low-income households in the region, but not to exceed \$500,000 per consortium per year. The bill would delete the requirement for each consortium to conduct an annual audit and would revise the information required to be included in the annual report to the commission. The bill would authorize the commission to engage experienced nonprofit organizations through an open, competitive process to assist the commission and support the consortia |  |  |
| <b>TRANSPORTATION</b>               |   |  |  |
| <a href="#">AB 1198</a><br>(Haney)  | <b>Public works: prevailing wages.</b> This bill would require local municipalities to apply prevailing wage rate changes to public works contracts by allowing updates rates to affect projects after bid notice or award beginning July 1, 2027. Certain housing projects would be exempt from these provisions.  | OPPOSE<br>(4/23/26)<br><br>(letter sent 4/30/26)<br><br>LCC: OPPOSE      | 5/6/26<br>Referred to Senate Committee on Labor, Public Employment and Retirement. |
| <a href="#">AB 1421</a><br>(Wilson) | <b>Vehicles: Road Usage Charge Technical Advisory Committee.</b> This bill would require the California Transportation Commission, in consultation with the State Transportation Agency, to consolidate and prepare research and recommendations related to a road user charge or a mileage-based fee system as an alternative to the gas tax system. A report to the legislature would be required by no later than January 1, 2027.   | SUPPORT<br>(3/9/26)<br><br>LCC: SUPPORT                                  | 1/29/26<br>In Senate. Read first time. To Committee on Rules for assignment.       |
| <a href="#">AB 1557</a><br>(Papan)  | <b>Vehicles: electric bicycles.</b> 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.  | SUPPORT<br>(2/26/26)<br><br>(letter sent 3/30/26)<br><br>LCC:<br>MONITOR | 5/14/26<br>Assembly Committee on Appropriations – held under submission.           |
| <a href="#">AB 1569</a><br>(Davies) | <b>Pupil Safety: electric bicycle parking: safety program.</b> This bill would require the California Department of Education, on or before March 1, 2028, to develop a standardized e-bike safety and training program for pupils in grades 7-12 in consultation with the CHP. They would be authorized to collaborate with local law enforcement or local governments   | SUPPORT<br>(4/23/26)<br><br>(letter sent 4/30/26)                        | 5/27/26<br>Referred to Senate Committees on Education & Transportation.            |

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|  | that have implemented e-bike training programs already to ensure the program reflects proven best practices. The bill would encourage local educational agencies and parent organizations to offer training demonstrations to pupils and parents on e-bike operations in collaboration with local law enforcement agencies or local governments.   | LCC: SUPPORT   |  |
| <a href="#">AB 1942</a><br>(Bauer-Kahan) | <b>Electric bicycles: registration and special license plates.</b> This bill would require class 2 and class 3 e-bikes to be registered with the DMV and to display a special license plate to be issued by the DMV.   | SUPPORT<br>(3/9/26)<br><br>(letter sent 3/30/26)<br><br>LCC: MONITOR | 5/14/26<br>Assembly Committee on Appropriations – held under submission. |
| <a href="#">AB 1976</a><br>(Wicks)       | <b>Streets and highways: pedestrian and bicycle facilities.</b> This bill would prohibit a city/county from holding additional community input meetings regarding a pedestrian or bicycle project after the project is included in an approved plan that will be implemented as part of the circulation element of its general plan. A city/county would be prohibited from terminating a project after construction has been approved, unless specific findings are made at a public meeting. If a city/county has a process for residents to petition installation of traffic calming measures, the city/county would be prohibited from requiring the petition to have more than a majority of persons whose residences are located within 1,000 feet of the proposed measure. Regarding pedestrian malls, this bill would: exempt them from CEQA through 2040; eliminate property owners' ability to block the project by collecting a majority of signatures representing a majority of the street frontage; eliminate the process for paying damages to affected property owners; prohibit parking facilities from being built as part of a pedestrian mall. | OPPOSE<br>(4/23/26)<br><br>(letter sent 4/30/26)<br><br>LCC: OPPOSE  | 5/28/26<br>Read third time. Passed.<br>Ordered to Senate.                |
| <a href="#">AB 2059</a><br>(Wilson)      | <b>California Environmental Quality Act: transportation impacts: vehicle miles traveled: mitigation.</b> This bill would for counties with populations less than 200,000, except as provided, specify that the total cost of mitigation measures required to address a significant transportation impact as determined by the vehicle miles traveled metric is not to exceed 5% of the estimated total project costs. The bill would specify that mitigation measures to address a significant transportation impact as determined by the vehicle miles traveled metric that exceed the 5% limit are deemed to be economically infeasible for the purposes of CEQA. Because the bill would impose additional duties on a lead agency in its analysis of mitigated  | MONITOR<br><br>LCC: MONITOR  | 5/27/26<br>Referred to Senate Committee on Environmental Quality.        |

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|                                       | measures required to address significant transportation impacts, this bill would impose a state-mandated local program.   |   |  |
| <a href="#">AB 2346</a><br>(Wilson)   | <b>Vehicles: electric bicycles and speed limits.</b> This bill would required all class 1 and class 2 e-bikes manufactured, sold, or offered for sale on or after January 1, 2029 to be equipped with a speedometer and integrated front and rear lamps. This bill would also require manufacturers and distributors of e-bikes to include a written description of California’s e-bike laws with the bicycle’s packaging to consumers. This bill would authorize a local authority to set a speed limit on a bicycle path of 15 or 20mph or on a multi-use trail to 10, 15, or 20mph subject to signage requirements, as well as prohibit a person under 16 years old from riding an e-bike at a speed greater than 15mph on a highway or path.  | SUPPORT<br>(4/23/26)<br><br>(letter sent 4/30/26)<br><br>LCC: SUPPORT | 5/28/26<br>In Senate. Read first time.<br>To Committee on Rules for assignment.        |
| <a href="#">SB 1087</a><br>(Cabaldon) | <b>Transportation planning: sustainable communities strategies: Road Maintenance and Rehabilitation Program: local planning grants.</b><br>Current law requires certain transportation planning agencies to prepare and adopt every 4 years, except as provided, regional transportation plans directed at achieving a coordinated and balanced regional transportation system. Current law requires a regional transportation plan to include a policy element, a sustainable communities strategy prepared by a metropolitan planning organization, an action element, and a financial element, as provided. This bill would instead require, on and after January 1, 2027, every 2nd regional transportation plan prepared and adopted by those transportation planning agencies to include a sustainable communities strategy prepared by a metropolitan planning organization. | SUPPORT<br>(3/9/26)<br><br>(letter sent 3/30/26)<br><br>LCC: MONITOR  | 5/27/26<br>In the Assembly. Read first time. To the Committee on Rules for assignment. |

**2026 State Legislative Calendar**

- 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.



**Board Report**

**File #:** 2026-0413, **File Type:** Informational Report

**Agenda Number:** 42.

**AD HOC BOARD COMPOSITION COMMITTEE  
MAY 27, 2026**

**SUBJECT: ALTERNATIVES FOR BOARD MEMBER COMPOSITION AND APPOINTMENT STRUCTURE**

**ACTION: RECEIVE AND FILE**

**RECOMMENDATION**

RECEIVE AND FILE staff report on alternatives for Metro Board Member Composition and Appointment Structure.

**ISSUE**

The Ad Hoc Board Composition Committee (Committee) was established in February 2026 to evaluate Metro’s governance framework in light of Measure G, which expands the Los Angeles County (County) Board of Supervisors (BOS) from five to nine members in 2032, elects a County Chief Executive Officer (CEO) in 2028, and introduces other County governance reforms.

A key policy question before the Committee is whether-and how-to modify the Metro Board composition and appointment structure following these changes to County governance. This report provides alternatives for Metro’s Board Member Composition and Appointment Structure. The alternatives respond to the Committee’s guiding governing values, review of peer agencies, and feedback received during a three-month long countywide community and stakeholder outreach process. The purpose of this report is to provide alternatives for discussion before the Committee makes a final recommendation to the Metro Board next month.

**BACKGROUND**

Since Metro’s establishment in 1993, the Board of Directors has consisted of 13 voting members and 1 non-voting member drawn from four tiers of government:

| Constituency                            | Seats        | Appointment Mechanism  |
|---|--------------|--|
| Los Angeles County Board of Supervisors | 5            | Ex officio; all five Supervisors by virtue of their elected position   |
| City of Los Angeles                     | 4            | Mayor of Los Angeles, plus three mayoral appointees: at least one of which must be a member of the Los Angeles City Council  |
| Other 87 Cities                         | 4            | City Selection Committee by geographic subregion. Each of the four city subregions selects one mayor or council member, with voting weighted by city population within each subregion. |
| State of California                     | 1 non-voting | Governor’s appointee. The current appointment is the Caltrans District 7 Director, consistent with historic appointment practice.  |

**Legislative Context**

Metro’s current Board composition and appointment structure are established in State law. Any change to the Board’s composition or appointment structure requires state legislative action.

Public Utilities Code §130051 provides that if the number of members of the County BOS is increased, Metro must submit a plan to the Legislature for revising the composition of the authority within 60 days of that increase. Measure G, which was passed by County voters with 51.62% of the vote in November 2024, will expand the BOS from five to nine members beginning in 2032. Accordingly, Metro is required to submit a plan to the legislature by no later than January 2032.

At its January 2026 meeting, the Metro Board of Directors approved “Metro Governance Review” Motion 33.1 by Directors Dutra, Barger, Horvath, Padilla, Najarian, and Dupont-Walker (Attachment A), which states:

*“... it is essential that Metro’s Board composition continue to reflect the diversity and geographic breadth of the County it serves, and that any consideration of potential*

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*changes be guided by principles of geographic equity, balanced representation, cost neutrality and jurisdictional inclusion...Any review of Metro's Board structure should be conducted in a transparent manner and led by Metro itself, consistent with its statutory authority and regional role. In this context, an Ad Hoc Committee has been established to review the current Board composition in a transparent and locally-driven manner. The Committee's deliberations and recommendations should be informed by relevant comparative, historical, and demographic context."*

In February 2026, the first Committee meeting was convened. At this meeting, the Committee received a report on Metro's governance history and the foundational premise for Metro's current Board composition. The Committee also received a report summarizing Measure G, its implementation timeline, and the statutory framework governing the current Metro Board composition and appointment structure, to inform future Committee deliberations.

### **Peer Benchmarking Analysis**

At its March 2026 meeting, the Committee reviewed a benchmarking analysis of large U.S. transit agencies comparable to Metro in scale, multimodal operations, and regional complexity. Seven peer agencies were reviewed, including the New York MTA, New Jersey Transit, MBTA, SEPTA, WMATA, CTA, and BART. Five additional reference agencies were also reviewed, including Sound Transit, MARTA, Community Transit in Snohomish County, Pittsburgh Regional Transit, and the Toronto Transit Commission. The analysis found that board composition and appointment structures vary across agencies, with no two systems using the same governance model, and that changes to board composition generally require state legislative action.

On average, peer agency boards have about 10 voting members, with larger agencies (budgets over \$2 billion) averaging 10 members and smaller ones averaging 12. A notable finding is that Metro is the only agency reviewed where all county elected officials serve on the board automatically by virtue of their office (ex officio). Staff also reviewed several LA County regional authorities, such as the Metropolitan Water District, SCAQMD, and the Flood Control District, finding similarly varied approaches to county representation, reinforcing that no single governance model dominates regional public agencies in Los Angeles County.

### **Guiding Governance Values**

At its April 2026 meeting, the Committee adopted guiding values to evaluate governance alternatives. Those values include *Legal Integrity, Intergovernmental Balance, Electoral Accountability, Regional Equity, Transparency and Public Trust, Fiscal Stewardship, Functional Effectiveness, Customer Experience, and Adaptability* (Attachment B). The Committee discussed the values and assessed the alignment with the current governance structure. Committee feedback focused on electoral accountability, intergovernmental balance, customer experience, and regional equity. Collectively, these values provide a framework for evaluating the alternatives described in this report.

## **Review of Stakeholder and Advisory Bodies**

At its April 2026 meeting, the Committee also discussed stakeholder and advisory bodies that provide feedback to the Metro Board, including Service Councils and other advisory groups. The Committee specifically examined the role of Metro's advisory bodies in supporting Board decision-making and governance. Metro maintains a broad network of advisory bodies - including the Community Advisory Council (CAC), Public Safety Advisory Committee (PSAC), five regional Service Councils, the Technical Advisory Committee, the Metro Youth Council, the Transportation Business Advisory Council (TBAC), and several independent taxpayer oversight committees - each serving distinct functions ranging from direct rider input and technical review to fiscal oversight and community engagement.

A peer review of other transit agencies found that while advisory bodies are a standard governance tool, Metro's model is more comprehensive, particularly through its Service Councils, which hold actual decision-making authority over bus service changes - a feature not commonly seen elsewhere - and its Metro Youth Council, which is ahead of most peer agencies in formally engaging young riders.

Looking ahead, Metro staff have identified opportunities for strengthening advisory body effectiveness, including elevating their visibility to the general public and strengthening feedback loops to the Board.

## **DISCUSSION**

### **Community Outreach Summary**

Guided by the Committee, Metro staff conducted an extensive, multi-pronged countywide engagement effort between February and May 2026 to gather public input on Metro's governance structure.

Before launching the primary engagement effort, staff conducted preliminary meetings in February with Service Councils, business organizations, and local government agencies specifically to introduce the Committee topic, which includes current Metro Governance and Measure G - to inform, educate, and gauge awareness. Those early efforts helped shape the outreach language, materials, and methodology for the broader engagement.

Staff subsequently provided presentations to 25 stakeholder organizations reaching over 900 attendees, including councils of governments, public bodies, business associations, youth groups, and transit advisory bodies, and nine hybrid listening sessions were hosted by Metro's five Service Councils, PSAC, and the CAC. In addition, staff hosted an evening countywide virtual session and a North County-focused virtual session. Collectively, these events drew nearly 200 participants. In addition, staff held 13 pop-up transit intercepts and community events at locations throughout the County. There was significant representation from Metro Board Members and Committee Members at

many of these community engagement events.

Metro also established a dedicated website, [gometro.la/governance](http://gometro.la/governance), and deployed multilingual online surveys, live polling, and public comment channels via email and phone. In total, these efforts generated over 2,600 website views and 1,300 engagement touchpoints. This resulted in the collection of nearly 900 survey responses, reflecting broad regional participation across the County.

## Findings

Stakeholder feedback was consistent across outreach channels. Participants and respondents emphasized that Metro's governance should reflect the perspectives of riders, transit-dependent populations, diverse communities, and regional perspectives. There was also strong interest in balancing lived experience and technical and policy expertise, and an emphasis on the importance of accountability and transparency in decision-making.

No organization, listening session, or survey respondent advocated for expanding the size of the Board or explicitly including the County's future CEO in the Board composition.

Metro staff presented at all COGs and JPAs, including the Las Virgenes-Malibu COG, Westside Cities COG, Gateway Cities COG, San Fernando Valley COG, San Gabriel Valley COG, South Bay Cities COG, and the North LA County Transportation Coalition (NCTC) JPA. Briefing materials were provided to the Arroyo Verdugo Communities JPA. Two councils of governments, the South Bay Cities Council of Governments and the Las Virgenes-Malibu, took positions opposing Board expansion and expressed concerns that additional seats could dilute regional and city representation. The San Fernando Valley Council of Governments stated that if changes occur, proportional regional representation must be preserved. The Westside Cities, Gateway Cities, and San Gabriel Valley COGs, as well as the NCTC JPA, received a presentation but have not taken a position at this time. Briefing materials were provided to the Arroyo Verdugo Communities JPA, which did not have a quorum at their April 29<sup>th</sup> meeting, and therefore, were unable to meet during the engagement period.

Familiarity with Measure G was uneven across engagement platforms. The in-person listening sessions appear to have drawn more informed participants (elected officials, COG representatives, advisory body members), while the online survey reached a broader public audience that had more varied knowledge about Measure G.

## Summary and Analysis of Alternatives

Staff have prepared the following alternatives based on three considerations: responsiveness to community outreach, alignment with the Committee's guiding values, and a review of peer transit agencies.

### Alternative A - Flexible Appointments

Under this alternative, all Board seats could be filled either by elected members or by public

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members appointed by the representative appointing authorities (comprised of the County, City of Los Angeles, and City Selection Committees) while maintaining the current 13 voting-member Board structure.

This could include designation of seats for members of the public, individuals with specific expertise or rider experience, or, in the case of the County, the future elected County CEO. The other appointing authorities would similarly retain flexibility to appoint public members with lived transit experience, technical expertise, or strong familiarity with the communities and riders Metro serves.

The following analyzes this alternative in the context of the Committee's adopted governance values:

- *Legal Integrity* - this amendment would require a legislative amendment to Metro's enabling legislation to implement.
- *Intergovernmental Balance* - preserved by maintaining the existing appointment structure among the County, City of Los Angeles, other 87 cities, and the State, while expanding the range of individuals each appointing authority may select.
- *Electoral Accountability* - may vary depending on whether appointing authorities select elected officials or public members; the flexible nature of appointment selection means accountability to countywide voters is less direct than under the current structure.
- *Regional Equity* - preserved through the existing geographic appointment structure; advisory criteria encouraging consideration of demographic diversity and the experiences of transit-dependent communities can further advance this value.
- *Transparency & Public Trust* - may be challenged if appointing authorities do not establish clear, publicly communicated appointment processes and policies.
- *Fiscal Stewardship* - preserved, as this alternative does not impose additional administrative costs or obligations on taxpayers beyond the existing Board structure.
- *Functional Effectiveness* - could be maintained, assuming that appointees serve standard terms and that institutional memory is not compromised through the transition to a more flexible appointment model.
- *Customer Experience* - can be supported if appointing authorities consider rider experience, transportation knowledge, and community familiarity when making appointments; however, outcomes will depend on the extent to which appointing authorities follow the advisory guidance.
- *Adaptability* - supported, as this alternative is responsive to the changes in County governance

anticipated under Measure G and the feedback gathered through Metro's outreach

Alternative B - Directly Elected Board

Under this alternative, Metro Board members would be directly elected by voters from newly created geographic districts across Los Angeles County rather than appointed by existing governmental authorities. The Board would retain 13 voting members and one non-voting Governor's appointee.

The following analyzes this alternative in the context of the Committee's adopted governance values:

- *Legal Integrity* - requires legislative amendments to Metro's enabling legislation to implement this alternative.
- *Intergovernmental Balance* - significantly changed by this alternative, which removes appointment authority from the County, City of Los Angeles, and other 87 cities and transfers it to the general electorate; Metro would no longer function as a body whose membership reflects coordination among layers of government.
- *Electoral Accountability* - advanced by this alternative, as Board members would be directly accountable to countywide voters solely for transportation issues.
- *Regional Equity* - be promoted through the creation of new geographic districts that provide elected representation across the County, though outcomes would depend on district design and whether elected members reflect the demographic and economic diversity of communities that most rely on Metro.
- *Transparency & Public Trust* - advanced in that direct elections are publicly understandable and defensible; however, a strong case would need to be made that the benefits of this significant structural change outweigh the cost and administrative complexity of fully reconstituting the agency's governance structure.
- *Fiscal Stewardship* - challenged in two significant ways: the cost of administering countywide elections would be substantial, and a directly elected board may not carry the same institutional relationships or political influence needed to coordinate state and federal funding advocacy. Metro's current Board includes elected officials with direct connections to the County, the City of Los Angeles, and other cities across the region. Those relationships support coordination on planning, funding, project delivery, and legislative advocacy. A directly elected transit board may not carry the same institutional relationships or political influence in state and federal funding discussions.
- *Functional Effectiveness* - may be compromised, as a full reconstitution of the Board could create significant administrative burden and planning implications, and the loss of existing intergovernmental relationships could affect the Board's ability to advance multi-decade

investments and programs.

- *Customer Experience* - will be dependent on who is elected to serve on the Board and whether elected members prioritize rider outcomes and system performance.
- *Adaptability* - a significant concern under this alternative, as a directly elected board structure is institutionally fixed; redrawing district boundaries in response to demographic shifts or future changes in county or regional governance would require additional legislative action and election administration cycles.

### Alternative C - Non-Voting Rider Representative

The Committee could consider adding a non-voting rider/community stakeholder representative to the Metro Board. This concept is responsive to one of the underlying themes consistently identified during community outreach: a desire for the Metro Board composition to better reflect rider experience, particularly the experiences of transit-dependent communities. A non-voting rider representative could provide a consistent voice, participating in Board discussions, committee meetings, and public engagement activities, thereby elevating the customer experience and perspective. The representative could be selected through existing advisory bodies, such as the Service Councils or CAC, or through a separate public nomination and screening process.

The following analyzes this alternative in the context of the Committee's adopted governance values:

- *Legal Integrity* - requires a legislative amendment to Metro's enabling legislation.
- *Intergovernmental Balance* - preserved, this alternative introduces a non-governmental rider voice without disturbing the appointment balance among the County, City of Los Angeles, other cities, and the State.
- *Electoral Accountability* - the representative holds no formal voting authority and would be selected through advisory body or public nomination processes rather than direct election, which reduces but does not eliminate accountability to countywide voters.
- *Regional Equity* - meaningfully advanced, as a rider representative may give particular voice to transit-dependent populations and diverse communities that most rely on and utilize the Metro system.
- *Transparency & Public Trust* - requires that any selection process for the rider representative be clear, accessible, and publicly visible to ensure this alternative advances rather than undermines public confidence in the Board.
- *Fiscal Stewardship* - not significantly compromised, as the incremental administrative cost of supporting one additional non-voting Board member role would be modest.

- *Functional Effectiveness* - maintained and may be enhanced, the non-voting seat enriches Board deliberations with direct rider and community perspective without disrupting formal decision-making authority or the Board's ability to make timely, high-quality decisions on multi-decade investments.
- *Customer Experience* - directly advanced by this alternative, as a standing rider/community stakeholder representative ensures that rider outcomes, system performance concerns, and the experiences of transit-dependent communities are consistently present in Board discussions and committee meetings.
- *Adaptability* - supported, the non-voting seat is directly responsive to community feedback that this perspective be more formally included in Board composition.

#### Alternative D - Maintaining Board Appointments

Under this alternative, Metro would retain the current 13 voting-member Board structure with no changes to Board composition or appointment authority. The five County seats would continue to be held by five members of the BOS; once the BOS expands to nine members, the BOS would need to appoint five from amongst themselves, inclusive of the future County CEO. The remaining seats would follow the compositional requirements, between the City of Los Angeles and the other 87 Cities, pursuant to Public Utilities Code §130051.

The following analyzes this alternative in the context of the Committee's adopted governance values:

- *Legal Integrity* - if the BOS were to designate the future elected County CEO as eligible for one of the five County seats, a legislative amendment would be required.
- *Intergovernmental Balance* - preserved, maintaining the established appointment structure.
- *Electoral Accountability* - maintained in a manner consistent with peer agencies, where a subset of county elected officials serving on a regional transit board is standard practice.
- *Regional Equity* - preserved through the existing geographic appointment structure, this alternative does not proactively advance equity in the composition of those appointed beyond current practice.
- *Transparency & Public Trust* - supported, as the existing governance structure is well-established, understandable, and defensible to the public and to institutional stakeholders.
- *Fiscal Stewardship* - preserved, as this alternative avoids additional administrative costs or obligations on taxpayers beyond the existing Board structure.
- *Functional Effectiveness* - maintained consistently with the current standard, preserving

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institutional memory, intergovernmental relationships, and the Board's ability to make timely decisions on multi-decade investments.

- *Customer Experience* - preserved at current performance levels.
- *Adaptability* - preserved in that this alternative is responsive to Measure G-all new BOS members and the elected CEO would be eligible for appointment to the Metro Board

### **Board Size and Alternatives Not Advanced**

It should be noted that community outreach did not explicitly support Board expansion; feedback instead focused on improving rider representation, accountability, transparency, and community input while preserving effective regional representation. Metro's peer agency reviews also found that the average and most effective transit board size among comparable agencies is generally between 10 and 12 voting members.

This position aligns with the Committee's adopted governing values:

- *Legal Integrity* - an increase in Board size would require a legislative amendment.
- *Intergovernmental Balance* - preserved by retaining the existing allocation of seats among appointing authorities; expansion would require decisions about which tier or tiers of government receive additional seats, risking disruption to the current balance of representation
- *Electoral Accountability* - expanding the Board could dilute accountability by adding seats whose appointment mechanisms would need to be newly defined, potentially creating ambiguity about who is responsible for representing which communities.
- *Functional Effectiveness* - supports a board of manageable size-consistent with peer agency averages-that can build consensus, maintain institutional memory, and make timely, high-quality decisions on multi-decade investments and programs. Enlarging the Board risks slowing down deliberation and complicating coordination.
- *Customer Experience* - is better served by improving the quality and focus of Board appointments than by expanding Board size; community outreach consistently emphasized accountability and rider representation as priorities, not structural growth.
- *Fiscal Stewardship* - preserved by avoiding the additional administrative, compensation, resources, and logistical costs that an expanded board would impose on the agency and taxpayers.
- *Regional Equity* - best advanced through the quality and diversity of Board representation rather than quantity of seats, consistent with the community outreach finding that stakeholders

avored improved rider representation and accountability over structural expansion.

- *Transparency & Public Trust* - benefits from a governance structure whose scale and mechanics are familiar, easily understandable by the public, and consistent with peer institutions whose average size is 10-12 members.
- *Adaptability* - supported by maintaining flexibility to consider targeted additions-such as the non-voting rider representative described above-without committing to a comprehensive structural expansion that would be more difficult to reverse or modify in response to future changes in regional governance.

### **EQUITY PLATFORM**

This item is informational. The evaluation of governance alternatives through a transparent, community-informed process supports Metro's equity principles by helping ensure that rider, community, stakeholder, and regional perspectives are meaningfully incorporated into discussions of potential governance changes.

The outreach conducted as part of this process included engagement with riders, transit-dependent communities, local jurisdictions, advisory bodies, youth organizations, business and community stakeholders, and members of the public from across Los Angeles County. Feedback consistently emphasized the importance of transparency, accountability, regional representation, and governance structures that reflect the experiences and needs of the communities Metro serves.

By evaluating governance alternatives through these equity and community engagement lenses, the Board can assess how potential governance structures may impact public trust, representation, customer experience, and long-term regional mobility outcomes.

### **VEHICLE MILES TRAVELED OUTCOME**

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro's significant investment in rail and bus transit.\* Metro's Board adopted VMT reduction targets align with California's statewide climate goals, including achieving carbon neutrality by 2045.

To ensure continued progress, all Board items are assessed for their potential impact on VMT. As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. While this item does not directly encourage transit, sharing a ride, or using active transportation, it is a vital part of Metro operations, as it is a formal advisory body that provides community input on key agency priorities, projects, and programs, which can lead to enhanced customer experience. Because the Metro Board has adopted an agency-wide VMT Reduction Target, and this item supports the overall function of the agency and is consistent with the goals of reducing VMT.

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\*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

**IMPLEMENTATION OF STRATEGIC PLAN GOALS**

This report supports Metro's Strategic Plan Goals 4 and 5 by transforming LA County through regional collaboration and national leadership by providing responsive, accountable, and trustworthy governance within the Metro organization and advancing organizational excellence, transparency, accountability, and informed governance decision-making.

**NEXT STEPS**

Based on Committee input, staff will finalize the alternatives for consideration next month to advance to the Metro Board.

**ATTACHMENTS**

- Attachment A - Motion 33.1
- Attachment B - Governance Values
- Attachment C - Summary of Governance Alternatives

Prepared by: Marisa Perez, Deputy Chief, Community Relations, (213) 922-3808

Lilian De-Loza Gutierrez, Executive Officer, Community Relations, (213) 922-7479

Rosalba Gonzalez, Manager, Community Relations, (213) 956-1886

Reviewed by: Nicole Englund, Chief of Staff, (213) 922-7950



Stephanie Wiggins  
Chief Executive Officer



**Board Report**

**File #:** 2026-0035, **File Type:** Motion / Motion Response

**Agenda Number:** 33.1.

**EXECUTIVE MANAGEMENT COMMITTEE  
JANUARY 15, 2026**

**Motion by:**

**DIRECTORS DUTRA, BARGER, HORVATH, PADILLA, NAJARIAN, AND DUPONT-WALKER**

Metro Governance Review Motion

In November 2024, voters in Los Angeles County (County) approved Measure G, a voter-initiated charter amendment that significantly restructured County governance by providing for the creation of an elected County Executive, the expansion of the Los Angeles County Board of Supervisors, and related reforms. Under existing law, if the number of members of the County Board of Supervisors is increased, the Los Angeles County Metropolitan Transportation Authority (Metro) is required to submit a plan to the legislature for revising the composition of the Metro Board within 60 days of the increase.

The passage of Measure G has prompted renewed discussion regarding the structure, composition, and representational frameworks of major regional governing bodies operating within the County.

Metro serves a geographically expansive and demographically diverse constituency encompassing 88 incorporated cities and extensive unincorporated areas, and its Board of Directors exercises critical oversight of regionwide transportation planning, investment, and policy decisions that affect residents across the County.

Accordingly, it is essential that Metro’s Board composition continue to reflect the diversity and geographic breadth of the County it serves, and that any consideration of potential changes be guided by principles of geographic equity, balanced representation, cost neutrality and jurisdictional inclusion.

Any review of Metro’s Board structure should be conducted in a transparent manner and led by Metro itself, consistent with its statutory authority and regional role. In this context, an Ad Hoc Committee has been established to review the current Board composition in a transparent and locally-driven manner. The Committee’s deliberations and recommendations should be informed by relevant comparative, historical, and demographic context.

**SUBJECT: METRO GOVERNANCE REVIEW MOTION**

**RECOMMENDATION**

APPROVE Motion by Dutra, Barger, Horvath, Padilla, Najarian, and Dupont-Walker that the Board direct the Chief Executive Officer to:

- A. A benchmarking analysis of peer transit agencies of comparable size, scope, and governance complexity, including a summary of each agency's governing board composition, appointment or selection structure, voting authority, and any relevant statutory or local governance provisions;
  
- B. An overview of the governing body composition of other major public agencies operating within the Los Angeles Metropolitan region, particularly those with regionwide responsibilities or significant public investment oversight, to provide local context on common approaches to representation and jurisdictional participation;
  
- C. An explanation of the historical context for Metro's current Board composition, including agency consolidation and the evolution of the agency's governance structure and key considerations that shaped representation;
  
- D. A compilation of basic demographic and jurisdictional context for Los Angeles County, including a snapshot of incorporated cities and unincorporated areas, population distribution, and governance geography, presented for informational purposes to support the Committee's understanding of regional representation; and
  
- E. A plan for community and stakeholder engagement, including but not limited to Los Angeles County Councils of Government, to ensure any recommendation reflects the diverse viewpoints of local residents, organizations, and municipalities.

## ATTACHMENT B: GUIDING VALUES

*Ad Hoc Board Composition Committee*

| Value                                | Definition  |
|--------------------------------------|---|
| <b>Legal Integrity</b>               | Governance changes shall maintain Metro's status as an independent legal entity governed by state statute.  |
| <b>Intergovernmental Balance</b>     | Metro should reflect a regional body that balances the interests of the County, City of Los Angeles, and the other 87 cities, councils of government, and state interests.  |
| <b>Electoral Accountability</b>      | Governance should reflect clear accountability to countywide voters.  |
| <b>Regional Equity</b>               | Board composition should represent the geographic, demographic, and economic diversity of Los Angeles County, with proportional consideration given to the communities that most rely on and utilize the Metro system.  |
| <b>Transparency and Public Trust</b> | Governance structures and any changes should be understandable, explainable, and defensible to the public.  |
| <b>Fiscal Stewardship</b>            | Decision-making authority shall be grounded in responsibility for long-term fiscal risk, including budgets, debt, and capital programs, and shall not impose additional costs or obligations on taxpayers.  |
| <b>Functional Effectiveness</b>      | Governance should support stable oversight, institutional memory, and the Board's ability to make timely, informed, and high-quality decisions, particularly for multi-decade investments and programs.   |
| <b>Customer Experience</b>           | Governance should support decisions that prioritize customer experience, rider outcomes, and system performance, while recognizing the full range of users, stakeholders and infrastructure overseen by Metro, including transit, active transportation, highways and Metro-owned assets. |
| <b>Adaptability</b>                  | Governance structures should be resilient and flexible in response to future changes in county or regional governance.  |

## ATTACHMENT C: GOVERNANCE ALTERNATIVES

| Alternative  | Summary   | County   | City of L.A.  | Other 87 Cities   | Gov. Appt. (Non-Voting)  | Total                                  |
|--|---|--|---|---|--|--|
| <b>Alt. A<br/>Flexible<br/>Appointments</b>              | Opens each appointing body's seats to public members, while maintaining current board size. The County could designate the future elected County CEO as one of its five appointees. Metro could establish advisory criteria to guide selections.                | 5 of 9 seats: BOS members or public appointees, including potentially the future elected County CEO, as designated by the BOS  | 4 seats: Mayor or appointees may be a public member with relevant experience or expertise; as designated by the Mayor               | 4 seats: City Selection Committee appointees; may include public members rather than elected city officials   | 1 (Governor's appointee)   | <b>14<br/>(13 voting<br/>+ 1 NV)</b>   |
| <b>Alt. B<br/>Directly<br/>Elected Board</b>             | Replaces the appointment-based structure with 13 members directly elected by voters from newly created geographic districts across LA County. Board members would be solely accountable to transit voters rather than to county or city appointing authorities. | 13 directly elected members from newly designated countywide voting districts<br><i>(replaces all existing County, City of L.A., and Other Cities appointment tiers)</i> |   |   | 1 (Governor's appointee)   | <b>14<br/>(13 voting<br/>+ 1 NV)</b>   |
| <b>Alt. C<br/>Non-Voting Rider<br/>Representative</b>    | Adds one non-voting rider /community stakeholder representative to the Board, providing a consistent voice in deliberations, committee meetings, and public engagement.   | 5 of 9 seats: BOS members  | 4 seats: Mayor and/or appointees (per current PUC statute)  | 4 seats: City Selection Committee appointees (per current PUC statute)  | 1 (Governor's appointee)<br><br><b>+ 1<br/>Rider/Community<br/>Rep. (NV)</b> | <b>15 total<br/>(13 voting + 2 NV)</b> |
| <b>Alt. D<br/>Maintaining<br/>Board<br/>Appointments</b> | Supervisors would self-select and/or appoint the future elected County CEO to continue serving on the Metro Board, while maintaining current board size. All current appointment mechanisms remain intact.  | 5 of 9 BOS members or County CEO can serve as one of the 5 BOS seats, self-selected by the BOS following the 2032 expansion  | 4 seats: Mayor of L.A. plus 3 mayoral appointees (2 may be public members; 1 must be a City Council member) per current PUC statute | 4 seats: City Selection Committee; one elected mayor or council member per geographic subregion, weighted by city population, per current PUC statute | 1 (Governor's appointee)   | <b>14<br/>(13 voting<br/>+ 1 NV)</b>   |



**Metro**

Los Angeles County  
Metropolitan Transportation Authority

One Gateway Plaza  
Los Angeles, CA 90012-2952

213.922.2000 Tel  
metro.net

May 26, 2026

Ara Najarian, Chair  
One Gateway Plaza  
Los Angeles, CA 90012

**Item 42: Alternatives For Metro Board Member Composition and Appointment Structure**

Dear Chair Najarian and Members of the Ad Hoc Board Composition Committee,

Metro serves one of the most diverse populations in the nation, and its governance structure should reflect the communities that depend on and are impacted by the agency's services and investments. As the Committee continues its work to evaluate the future composition and governance of the Metro Board, and based on feedback I have received from community stakeholders and transit riders across Los Angeles County, I respectfully submit the following recommendations for the Committee's consideration and inclusion in its forthcoming report to the full Metro Board.

**A. Establish a voting Metro Board seat for a regular transit rider.**

A dedicated rider representative would bring the lived experiences of daily transit users into Board deliberations, strengthen accountability, and help advance policies that better serve riders across Los Angeles County, especially communities most dependent on public transportation.

**B. Allow each voting Board member to designate an alternate member.**

Alternates would be authorized to participate and vote in the absence of the primary member, helping ensure continuity in governance, maintain consistent representation, and minimize disruptions to Board proceedings and actions.

**C. Consider Dedicated Representation for the City of Long Beach on the Metro Board.**

As the second-largest city in the County, a major economic center, and home to critical regional transportation assets and transit connections, the City of Long Beach plays a central role in the mobility network serving Southeast Los Angeles County. At the same time, the City's substantial population size can often limit opportunities for the surrounding Southeast Gateway communities to secure representation within the current governance structure. Establishing a dedicated seat for Long Beach would both recognize the City's regional significance and create a pathway for more balanced representation of the surrounding smaller municipalities, which collectively form a distinct, densely populated, and heavily transit-dependent corridor. This approach would help ensure more consistent representation of the diverse municipal perspectives and transportation priorities across the region.

I appreciate the Committee's thoughtful work on this important issue and respectfully request that these proposals be analyzed as part of Metro's broader governance review and considered in the Committee's recommendations.

Sincerely,

**Supervisor Janice Hahn**  
LA Metro Board  
Los Angeles County Board of Supervisors

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May 2026

Title: Micromobility Device Rebate Program

Concept: This legislation would establish a micromobility rebate pilot program to provide rebates at 20% of retail costs for micromobility vehicles (e-bikes, e-trikes, e-scooters and neighborhood electric vehicles) limited to jurisdictions with an adopted micromobility strategy. Qualifying micromobility strategies and plans may include safety action plans, e-bike safety programs, and micromobility infrastructure (i.e. CVLink and the South Bay Local Travel Network).

Background: The California Air Resources Board (CARB) implemented an e-bike incentive program in 2024, which provided vouchers to low-income Californians to help replace car trips with e-bikes, increase access to e-bikes, and reduce greenhouse gas emissions. The e-bike incentive program was terminated in November 2025, and its remaining budget was reallocated to CARB's Clean Cars 4 All program, leaving Californians without access to micromobility rebates despite high demand.

Why is this bill needed?: The State is falling behind on meeting greenhouse gas emissions (GHG) reduction targets and electric vehicle adoption goals at a time when the phase out of federal tax EV rebates will leave a gap in the EV market. National Household Travel Survey 2017 California data showed that over 50% of vehicle trips are 3 miles or less. In addition, housing development and population growth will further strain local infrastructure and increase congestion unless the State takes action to influence significant mode shift. Micromobility is an affordable, easy solution that addresses these gaps, offering an accessible, adaptable, zero-emission vehicle that captures most daily local trips. E-bikes, the largest category of micromobility, continue to grow in popularity and outsell best-selling electric vehicle models on the US market. Rebates should be provided to all zero-emission power-assisted micromobility devices, including e-bikes, e-trikes, e-scooters, neighborhood electric vehicles (NEVs), and more to meet a full range of user needs and abilities. Jurisdictions with adopted micromobility strategies possess suitable conditions to implement a micromobility rebate program due to demonstrated commitment to transportation sustainability, resilience, and safety. Establishing micromobility strategies as a requirement for jurisdictions to participate in a micromobility rebate program will incentivize communities to implement multimodal transportation systems and foster healthy and safe environments for micromobility usage. For example, a rebate program will complement ongoing implementation of the South Bay Local Travel Network, which will establish infrastructure to safely accommodate micromobility vehicles and encourage micromobility adoption in a region where 70% of vehicle trips are under 3 miles. **[CVAG can add CV Link comments here]** Increasing access to micromobility will encourage Californians to adopt clean mobility options, thus helping the State meet its climate, GHG, and VMT reduction targets.

Details: We propose that a micromobility rebate program be a new iteration of CARB’s Clean Vehicle Rebate Program in qualifying jurisdictions. Qualifying micromobility devices should not exceed operating speeds of 25 miles per hour. Funding should be apportioned according to categories of micromobility devices (e-bike, NEV, e-scooter, etc.), and voucher values should not exceed 20% average retail price of each device type. Set-aside vouchers of escalated values should be made available for low-income households. Provisions should also be made to allocate a small percentage of the program funding to support related programs such as safety, educational, and promotional programs. The rebate pilot program will encourage the participation of local governments, small local businesses, retailers, and non-profits organizations that provide services to individuals who use micromobility devices.

Possible supporters: Mobility groups, environmental and clean air groups, electric transportation groups, local municipalities and local government organizations

Possible opponents: none

**What is Micromobility?**

**Cargo Bike/E-Bike**

**Neighborhood Electric Vehicle (NEV) or Street Legal Golf Cart**

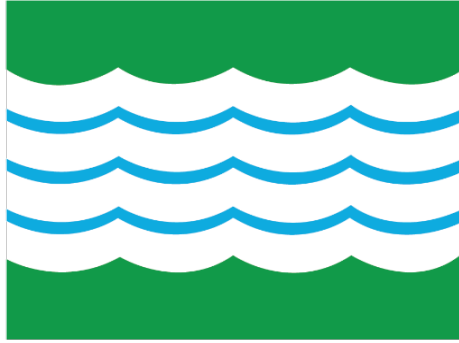
**Tricycle/E-Trike**

**Cargo Bike/E-Bike**

**Seated E-Scooter**

**Bicycle/E-Bike**

**Scooter/E-Scooter**



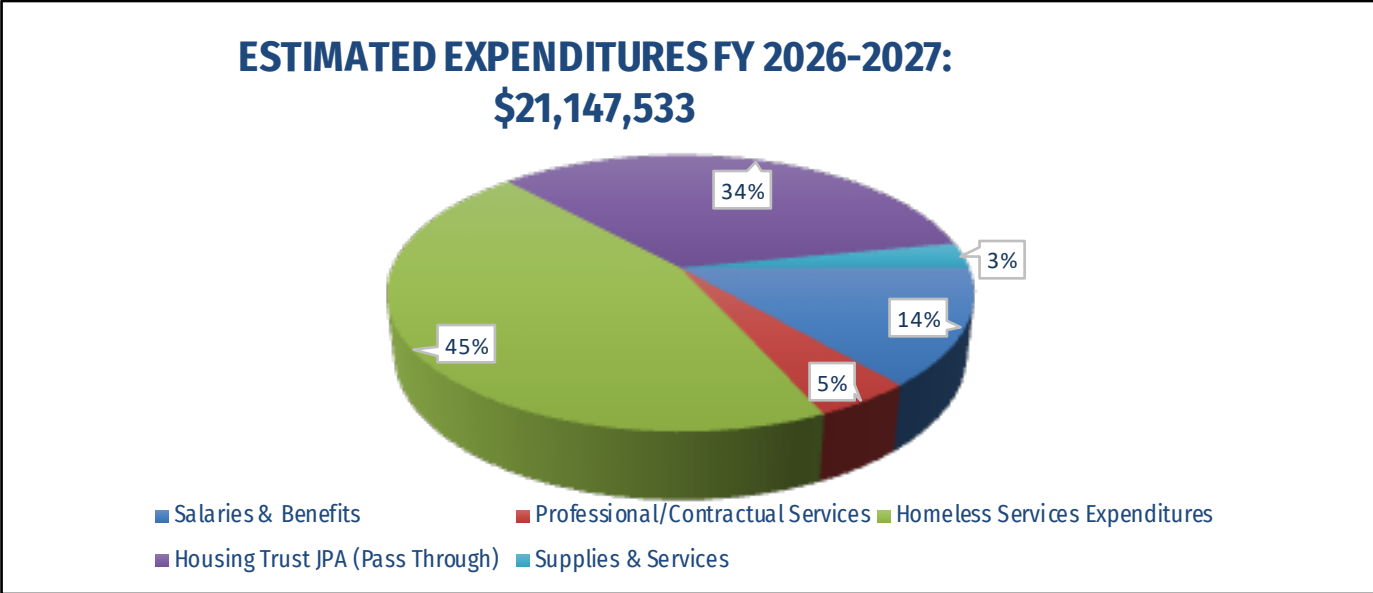
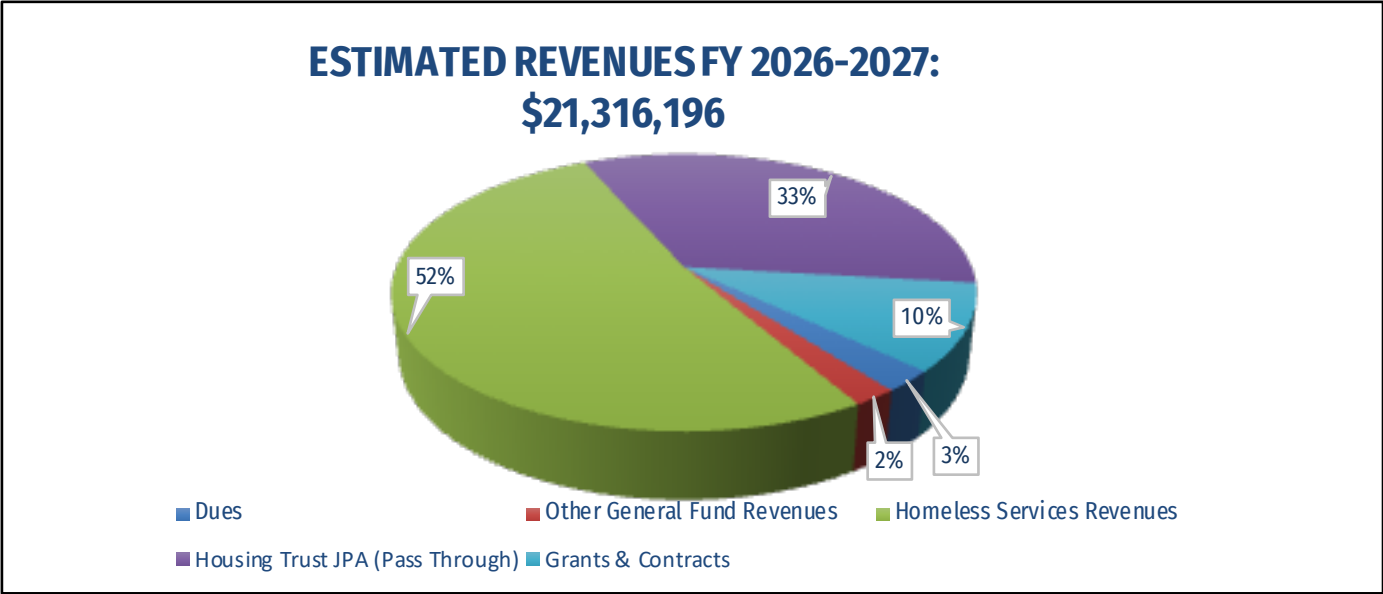
**SOUTH BAY CITIES**  
COUNCIL OF GOVERNMENTS

PROPOSED BUDGET  
FISCAL YEAR 2026-2027  
June 8, 2026

**SBCCOG  
BUDGET SUMMARY  
PROPOSED BUDGET  
FISCAL YEAR 2026-2027**

|   | <b>ACTUAL<br/>FY 24-25</b> | <b>ADOPTED<br/>BUDGET<br/>FY 25-26</b> | <b>YTD<br/>AS OF<br/>12/31/25</b> | <b>MID-YEAR<br/>BUDGET<br/>FY 25-26</b> | <b>YTD<br/>AS OF<br/>03/31/26</b> | <b>PROPOSED<br/>BUDGET<br/>FY 26-27</b> | <b>INCREASE (DECREASE)<br/>PROPOSED BUDGET FY 26-27 /<br/>MID-YEAR BUDGET FY 25-26</b> |                |
|---|----------------------------|--|-----------------------------------|---|-----------------------------------|---|--|----------------|
|   |                            |  |                                   |   |                                   |   | <b>AMOUNT</b>  | <b>PERCENT</b> |
| <b>ESTIMATED REVENUES:</b>                            |                            |  |                                   |   |                                   |   |  |                |
| Membership Dues                                       | \$ 502,300                 | \$ 518,876                             | \$ 518,875                        | \$ 518,875                              | \$ 518,875                        | \$ 535,479                              | \$ 16,604  | 3.2%           |
| Other General Fund Revenues                           | 451,098                    | 350,064                                | 312,769                           | 423,255                                 | 312,769                           | 439,604                                 | 16,349   | 4.7%           |
| Homeless Services Revenues                            | 2,537,740                  | 4,248,158                              | 2,072,294                         | 6,662,470                               | 2,072,294                         | 11,077,236                              | 4,414,767  | 103.9%         |
| Housing Trust JPA (Pass Through)                      | -                          | -                                      | -                                 | -                                       | -                                 | 7,154,798                               | 7,154,798  | -              |
| Grants & Contracts Revenues                           | 2,054,863                  | 2,721,023                              | 1,477,387                         | 2,679,970                               | 1,477,387                         | 2,159,079                               | (520,891)  | -19.1%         |
| <b>Total Revenues</b>                                 | <b>\$ 5,546,001</b>        | <b>\$ 7,838,121</b>                    | <b>\$ 4,381,325</b>               | <b>\$ 10,284,571</b>                    | <b>\$ 4,381,325</b>               | <b>\$ 21,366,196</b>                    | <b>\$ 11,081,625</b>   | <b>141.4%</b>  |
| <b>ESTIMATED EXPENDITURES:</b>                        |                            |  |                                   |   |                                   |   |  |                |
| Salaries & Benefits                                   | \$ 1,806,686               | \$ 2,188,106                           | \$ 1,568,914                      | \$ 2,260,496                            | \$ 1,568,914                      | \$ 2,888,662                            | \$ 628,166   | 28.7%          |
| Professional/ Contractual Services                    | 621,399                    | 1,208,010                              | 1,034,258                         | 1,331,677                               | 1,034,258                         | 965,782                                 | (365,895)  | -30.3%         |
| Homeless Services Expenditures                        | 2,047,122                  | 3,848,204                              | 1,457,145                         | 6,087,928                               | 1,457,145                         | 9,498,829                               | 3,410,901  | 88.6%          |
| Housing Trust JPA (Pass Through)                      | -                          | -                                      | -                                 | -                                       | -                                 | 7,154,798                               | 7,154,798  | -              |
| Supplies & Services                                   | 351,052                    | 548,062                                | 424,138                           | 559,477                                 | 424,138                           | 639,462                                 | 79,985   | 14.6%          |
| Non-Operating Expenses                                | 104,958                    | 35,400                                 | 111,466                           | 111,466                                 | 111,466                           | -                                       | (111,466)  | -314.9%        |
| <b>Total Expenditures</b>                             | <b>\$ 4,931,218</b>        | <b>\$ 7,827,782</b>                    | <b>\$ 4,595,920</b>               | <b>\$ 10,351,044</b>                    | <b>\$ 4,595,920</b>               | <b>\$ 21,147,533</b>                    | <b>\$ 10,796,490</b>   | <b>137.9%</b>  |
| <b>Revenues less Expenditures</b>                     | <b>\$ 614,783</b>          | <b>\$ 10,339</b>                       | <b>\$ (214,595)</b>               | <b>\$ (66,473)</b>                      | <b>\$ (214,595)</b>               | <b>\$ 218,663</b>                       | <b>\$ 285,136</b>  | <b>2758.0%</b> |
| <i>Board Authorized Use of Reserves</i>               | -                          | -                                      | -                                 | 117,235                                 | 117,235                           | -                                       | (117,235)  | N/A            |
| <b>Budget Surplus (Deficit)</b>                       | <b>\$ 614,783</b>          | <b>\$ 10,339</b>                       | <b>\$ (214,595)</b>               | <b>\$ 50,761</b>                        | <b>\$ (97,360)</b>                | <b>\$ 218,663</b>                       | <b>\$ 167,901</b>  | <b>1624.0%</b> |
| <b>RESTRICTED RESERVE COMMITMENT:</b>                 | \$ 651,001                 |  |                                   |   |                                   |   |  |                |
| <i>Reserve to be evaluated and revised FY 2028-29</i> |                            |  |                                   |   |                                   |   |  |                |
| <b>*FY 25-26 BOARD AUTHORIZED USE OF</b>              |                            |  |                                   |   |                                   |   |  |                |
| <b>DEFICIT-</b>                                       |                            |  |                                   |   |                                   |   |  |                |
| AV Board Room   | 75,095                     |  |                                   |   |                                   |   |  |                |
| Classification & Compensation Study                   | 42,140                     |  |                                   |   |                                   |   |  |                |
|   | <b>\$ 117,235</b>          |  |                                   |   |                                   |   |  |                |

**SBCCOG  
ESTIMATED REVENUES / EXPENDITURES CHARTS  
PROPOSED BUDGET  
FISCAL YEAR 2026-2027**



**REVENUE DETAILS BY ACCOUNT  
PROPOSED BUDGET  
FISCAL YEAR 2026-2027**

| REVENUE SOURCE:                                      | ACCOUNT CODE | ACTUAL<br>FY 24-25  | MID-YEAR<br>BUDGET<br>FY 25-26 | YTD<br>AS OF<br>03/31/26 | PROPOSED<br>BUDGET<br>FY 26-27 | INCREASE (DECREASE)<br>PROPOSED BUDGET FY 26-27 /<br>MID-YEAR BUDGET FY 25-26 |                               |
|--|--------------|---------------------|--------------------------------|--------------------------|--------------------------------|---|-------------------------------|
|  |              |                     |                                |                          |                                | AMOUNT  | PERCENT                       |
| Membership Dues                                      | 4020         | \$ 502,300          | \$ 518,875                     | \$ 518,875               | \$ 535,479                     | \$ 16,604   | 3.2%                          |
| <b>Subtotal Membership Dues</b>                      |              | <b>\$ 502,300</b>   | <b>\$ 518,875</b>              | <b>\$ 518,875</b>        | <b>\$ 535,479</b>              | <b>(0)</b>  | <b>0.0%</b>                   |
| General Assembly Sponsorship                         | 4050         | 66,498              | 60,000                         | 65,000                   | 60,000                         | -   | -                             |
| MTA South Bay Deputy                                 | 4070         | 123,508             | 126,543                        | 86,194                   | 130,339                        | 3,796   | 3.0%                          |
| LACAHS Deputy  | 4075         | -                   | 75,000                         | -                        | 77,500                         | 2,500   | 3.3%                          |
| Interest Income                                      | 4090         | 165,061             | 90,000                         | 131,427                  | 100,000                        | 10,000  | 11.1%                         |
| Green Business Assist Program                        | 4125         | 7,500               | 7,500                          | 7,500                    | 7,500                          | -   | -                             |
| CIMP Dominguez Channel Admin Fee                     | 4035         | 83,370              | 63,005                         | 63,005                   | 63,265                         | 260   | 0.4%                          |
| City Staff Refreshment Reimbursements                | 4195         | 516                 | 207                            | 57                       | -                              | (207)   | -99.8%                        |
| Room Usage/Rentals                                   | 4899         | 2,725               | 1,000                          | 463                      | 1,000                          | -   | -                             |
| Miscellaneous Revenue                                | 4999         | 1,920               | -                              | -                        | -                              | -   | -                             |
| <b>Subtotal Other General Fund Revenues</b>          |              | <b>\$ 451,098</b>   | <b>\$ 423,255</b>              | <b>\$ 353,645</b>        | <b>\$ 439,604</b>              | <b>73,191</b>   | <b>17.3%</b>                  |
| Homeless: Street to Housing (formerly PATH)          | 4600         | 542,894             | 35,000                         | 38,000                   | -                              | (35,000)  | -100.0%                       |
| Homeless: LSF (Measure H)                            | 4604         | 1,994,846           | 1,366,524                      | 382,169                  | 1,236,586                      | (129,938)   | -9.5%                         |
| Housing: LACAHS (Measure A)                          | 4605         | -                   | 2,751,909                      | 598,187                  | 5,208,264                      | 2,456,355   | 89.3%                         |
| Homeless: LSF (Measure A)                            | 4606         | -                   | 2,509,036                      | 1,091,938                | 3,853,058                      | 1,344,022   | 53.6%                         |
| Housing Trust SBCCOG Contracted                      | New          | -                   | -                              | -                        | 779,328                        | 779,328   | N/A                           |
| Housing Trust JPA (Pass Through)                     | New          | -                   | -                              | -                        | 7,154,798                      | 7,154,798   | N/A                           |
| <b>Subtotal Homeless Services Revenues</b>           |              | <b>\$ 2,537,740</b> | <b>\$ 6,662,470</b>            | <b>\$ 2,110,294</b>      | <b>\$ 18,232,034</b>           | <b>\$ 11,569,565</b>  | <b>173.7%</b>                 |
| SoCalGas - Energy                                    | 4513         | 109,828             | 150,279                        | 95,518                   | 94,496                         | (55,783)  | -37.1%                        |
| SoCalGas - LADWP                                     | 4517         | 40,000              | 20,000                         | -                        | 20,000                         | -   | -                             |
| WBMWD Contract                                       | 4520         | 163,240             | 171,370                        | 143,360                  | 174,950                        | 3,580   | 2.1%                          |
| Sanitation District                                  | 4525         | 61,250              | 49,000                         | 36,750                   | 49,000                         | -   | 0.0%                          |
| Water Replenishment District                         | 4610         | 72,000              | 72,000                         | 54,000                   | 72,000                         | -   | -                             |
| Metro Express Lane                                   | 4546         | 48,000              | 40,500                         | 18,000                   | 54,000                         | 13,500  | 33.3%                         |
| Measure R Hwy  | 4570         | 23,474              | 22,612                         | 11,306                   | 22,000                         | (612)   | -2.7%                         |
| Measure R Transit/Transfer                           | 4571         | 11,207              | 10,000                         | 5,925                    | 11,000                         | 1,000   | 10.0%                         |
| Measure M MSP  | 4611         | 54,594              | 42,000                         | 19,101                   | 50,000                         | 8,000   | 19.0%                         |
| Measure M LTN  | 4572         | 121,337             | 98,000                         | 44,269                   | 352,031                        | 254,031   | 259.2%                        |
| Integrated Pest Management                           | 4589         | 10,450              | 10,800                         | 3,850                    | 10,800                         | -   | -                             |
| LA County REN  | 4594         | 323,987             | 493,852                        | 367,258                  | 475,000                        | (18,852)  | -3.8%                         |
| REN Cool Roofs Feasibility & Identification Analysis | 4595         | 8,491               | 102,531                        | 102,531                  | -                              | (102,531)   | -100.0%                       |
| REN Pilot  | 4596         | -                   | 30,000                         | -                        | 30,000                         | -   | -                             |
| LA County - Decarbonization Direct Install           | 4582         | -                   | 10,000                         | 6,094                    | 72,500                         | 62,500  | 625.0%                        |
| South Bay Fiber Network (SBFN)/Broadband             | 4612         | 346,459             | 42,588                         | 67,048                   | 120,000                        | 77,412  | 181.8%                        |
| Fiber - State of CA                                  | 4613         | 52,220              | 50,000                         | 20,306                   | 50,000                         | -   | -                             |
| SCAG REAP 2.0 - Housing Trust                        | 4012         | 70,322              | 198,792                        | 84,848                   | -                              | (198,792)   | -100.0%                       |
| SCAG REAP 2.0 - Commercial Redevelopment             | 4013         | 26,926              | 309,959                        | 173,757                  | -                              | (309,959)   | -100.0%                       |
| METRO REAP 2.0                                       | 4014         | -                   | 385,302                        | 144,886                  | 100,000                        | (285,302)   | -74.0%                        |
| Caltrans Carson to the Sea Gap Study                 | 4544         | 34,533              | 246,000                        | 112,788                  | 246,282                        | 282   | 0.1%                          |
| Rolling Hills Organic Waste                          | 4526         | 20,051              | 64,783                         | 34,928                   | 20,020                         | (44,763)  | -69.1%                        |
| Outreach for Lomita LTN                              | 4576         | -                   | 9,604                          | -                        | 15,000                         | 5,396   | 56.2%                         |
| SBWIB Expanding Flexible Apprenticeship in CA        | 4577         | -                   | 50,000                         | -                        | -                              | (50,000)  | -100.0%                       |
| Safe Streets 4 All (SS4A)                            | NEW          | -                   | -                              | -                        | 70,000                         | 70,000  | N/A                           |
| Bio-diversity  | New          | -                   | -                              | -                        | 50,000                         | -   | -                             |
| <b>Subtotal Grant Revenues</b>                       |              | <b>\$ 2,054,863</b> | <b>\$ 2,679,970</b>            | <b>\$ 1,546,523</b>      | <b>\$ 2,159,079</b>            | <b>(520,891)</b>  | <b>-19.4%</b>                 |
| <b>Total Estimated Revenues</b>                      |              | <b>\$ 5,546,001</b> | <b>\$ 10,284,571</b>           | <b>\$ 4,529,338</b>      | <b>\$ 21,366,196</b>           | <b>11,081,625</b>   | <b>107.75%</b> <sup>122</sup> |

**EXPENDITURE DETAILS BY ACCOUNT  
PROPOSED BUDGET  
FISCAL YEAR 2026-2027**

| EXPENDITURE CATEGORY                               | ACCOUNT CODE | ACTUAL<br>FY 24-25  | MID-YEAR<br>BUDGET<br>FY 25-26 | YTD<br>AS OF<br>03/31/26 | PROPOSED<br>BUDGET<br>FY 26-27 | INCREASE (DECREASE)<br>PROPOSED BUDGET FY 26-27 /<br>MID-YEAR BUDGET FY 25-26 |               |
|--|--------------|---------------------|--------------------------------|--------------------------|--------------------------------|---|---------------|
|  |              |                     |                                |                          |                                | AMOUNT  | PERCENT       |
| Salaries/ Regular                                  | 6010         | \$ 1,425,023        | \$ 1,814,907                   | \$ 1,251,970             | \$ 2,350,032                   | \$ 535,125  | 29.5%         |
| Salaries/ Part-Time                                | 6030         | 81,558              | 61,437                         | 47,797                   | 58,581                         | (2,856)   | -4.6%         |
| Overtime   | 6011         | 4,265               | 7,779                          | 4,390                    | 4,000                          | (3,779)   | -48.6%        |
| Medical/ Deferred Comp                             | 6012         | 126,365             | 159,939                        | 109,839                  | 201,600                        | 41,661  | 26.0%         |
| Life Insurance                                     | 6013         | 2,700               | 2,093                          | 1,471                    | 2,707                          | 614   | 29.3%         |
| Social Security                                    | 6014         | 94,899              | 117,204                        | 82,330                   | 165,898                        | 48,695  | 41.5%         |
| Medicare   | 6015         | 22,736              | 27,893                         | 19,737                   | 34,925                         | 7,032   | 25.2%         |
| FUTA   | 6016         | 2,457               | 9,240                          | 3,245                    | 10,920                         | 1,680   | 18.2%         |
| California SUI-ER                                  | 6017         | 11,100              | 10,544                         | 9,268                    | 11,284                         | 740   | 7.0%          |
| Workers' Comp                                      | 6018         | 12,751              | 11,532                         | 8,205                    | 11,555                         | 23  | 0.2%          |
| Employee Phone Stipends                            | 6019         | 10,309              | 13,619                         | 8,763                    | 17,160                         | 3,541   | 26.0%         |
| Vacation/ Floating Holiday Payoff                  | 6020         | 12,522              | 24,308                         | 21,899                   | 20,000                         | (4,308)   | -17.7%        |
| <b>Subtotal Salaries &amp; Benefits</b>            |              | <b>\$ 1,806,686</b> | <b>\$ 2,260,496</b>            | <b>\$ 1,568,914</b>      | <b>\$ 2,888,662</b>            | <b>\$ 628,166</b>   | <b>28.7%</b>  |
| Contractual Services - Programs                    | 6210         | 371,123             | 1,059,764                      | 785,242                  | 728,803                        | (330,961)   | -31.2%        |
| Contractual Services - COG General                 | 6410         | 250,276             | 271,913                        | 203,659                  | 236,979                        | (34,934)  | -12.8%        |
| <b>Subtotal Professional/ Contractual Services</b> |              | <b>\$ 621,399</b>   | <b>\$ 1,331,677</b>            | <b>\$ 988,901</b>        | <b>\$ 965,782</b>              | <b>\$ (365,895)</b>   | <b>-30.3%</b> |
| Contractual Services - Homeless Services           | 6310         | 1,171,890           | 3,813,200                      | 855,537                  | 6,149,396                      | 2,336,196   | 61.3%         |
| City Reimbursements - Homeless Services            | 6222         | 660,181             | 1,150,000                      | 391,799                  | 3,003,552                      | 1,853,552   | 161.2%        |
| Client Aid   | 6223         | 215,051             | 1,124,728                      | 231,409                  | 345,881                        | (778,847)   | -69.2%        |
| Housing Trust JPA                                  |              | -                   | -                              | -                        | 7,154,798                      | 7,154,798   | N/A           |
| <b>Subtotal Homeless &amp; Housing</b>             |              | <b>\$ 2,047,122</b> | <b>\$ 6,087,928</b>            | <b>\$ 1,478,745</b>      | <b>\$ 16,653,627</b>           | <b>\$ 10,565,699</b>  | <b>173.6%</b> |
| Office Supplies                                    | 6201         | 10,192              | 21,265                         | 12,776                   | 21,000                         | (265)   | -1.2%         |
| Postage  | 6202         | 387                 | 400                            | 88                       | 400                            | -   | -             |
| Refreshments                                       | 6203         | 22,182              | 22,500                         | 13,391                   | 23,175                         | 675   | 3.0%          |
| Dues to Outside Organizations                      | 6204         | 17,295              | 13,000                         | 3,954                    | 15,500                         | 2,500   | 19.2%         |
| Mileage & Parking Reimbursements                   | 6205         | 4,715               | 6,000                          | 4,944                    | 6,000                          | -   | -             |
| Meetings/ Conferences                              | 6206         | 7,768               | 10,000                         | 7,322                    | 10,000                         | -   | -             |
| Special Events/ General Assembly                   | 6224         | 50,490              | 50,000                         | 82,320                   | 58,000                         | 8,000   | 16.0%         |
| Staff Training/ Development                        | 6207         | 8,739               | 10,000                         | 2,300                    | 10,000                         | -   | -             |
| Newsletter   | 6208         | 14,442              | 16,000                         | 13,971                   | 9,939                          | (6,061)   | -37.9%        |
| Audit Fees   | 6209         | 6,642               | 15,000                         | 15,400                   | 16,538                         | 1,538   | 10.3%         |
| Rent   | 6212         | 57,602              | 228,841                        | 169,652                  | 244,980                        | 16,139  | 7.1%          |
| Equipment Lease                                    | 6213         | 8,914               | 10,000                         | 5,759                    | 10,000                         | -   | -             |
| Telephone  | 6214         | 9,205               | 8,470                          | 4,245                    | 11,500                         | 3,030   | 35.8%         |
| IT Services/ Maintenance                           | 6215         | 65,854              | 52,390                         | 38,567                   | 52,517                         | 127   | 0.2%          |
| Software/ Hardware                                 | 6216         | 21,307              | 38,397                         | 25,417                   | 86,891                         | 48,494  | 126.3%        |
| Liability Insurance                                | 6217         | 3,074               | 4,397                          | 9,511                    | 10,022                         | 5,625   | 127.9%        |
| Subscription/ Advertising                          | 6218         | 3,584               | 2,817                          | 2,800                    | 3,000                          | 183   | 6.5%          |
| Specialty Legal Services                           | 6220         | 38,178              | 50,000                         | 11,722                   | 50,000                         | -   | -             |
| Miscellaneous Expenses                             | 6225         | 483                 | -                              | -                        | -                              | -   | -             |
| <b>Subtotal Supplies &amp; Services</b>            |              | <b>\$ 351,052</b>   | <b>\$ 559,477</b>              | <b>\$ 424,138</b>        | <b>\$ 639,462</b>              | <b>\$ 11,415</b>  | <b>2.0%</b>   |
| Moving Expenses                                    | 6221         | 6,055               | 111,466                        | 111,466                  | -                              | (111,466)   | -100.0%       |
| Debt Service - Principal                           | 6227         | 98,209              | -                              | -                        | -                              | -   | -             |
| Debt Service - Interest                            | 6228         | 694                 | -                              | -                        | -                              | -   | -             |
| <b>Subtotal Non-Operating Expenses</b>             |              | <b>\$ 104,958</b>   | <b>\$ 111,466</b>              | <b>\$ 111,466</b>        | <b>\$ -</b>                    | <b>\$ 76,066</b>  | <b>68.2%</b>  |
| <b>Total Estimated Expenditures</b>                |              | <b>\$ 4,931,218</b> | <b>\$ 10,351,044</b>           | <b>\$ 4,572,163</b>      | <b>\$ 21,147,533</b>           | <b>\$ 2,523,262</b>   | <b>24.4%</b>  |

**SBCCOG  
APPROVED SALARY SCHEDULE BY POSITION /  
LABOR AND SERVICES DISTRIBUTION  
PROPOSED BUDGET  
FISCAL YEAR 2026-2027**

| POSITION                   | RANGE     |           |
|----------------------------|-----------|-----------|
| Administrative Assistant   | \$ 50,467 | \$ 72,096 |
| Administrative Manager     | 106,556   | 152,223   |
| Analyst                    | 71,184    | 101,691   |
| Department Director        | 117,211   | 167,445   |
| Department Manager         | 106,556   | 152,223   |
| Deputy Executive Director  | 158,076   | 225,822   |
| Executive Director         | 181,790   | 259,700   |
| Finance Analyst            | 77,612    | 110,874   |
| Finance Assistant          | 50,467    | 72,096    |
| Finance Manager            | 106,556   | 152,223   |
| Intern - \$20/hr           | -         | 41,600    |
| Project Assistant          | 55,732    | 79,617    |
| Project Coordinator        | 74,880    | 90,150    |
| Project Manager            | 79,828    | 114,040   |
| Senior Analyst             | 78,302    | 111,860   |
| Senior Project Coordinator | 82,307    | 99,165    |
| Senior Project Manager     | 96,754    | 138,271   |

| Class       | CONTRACTUAL SERVICES  | MID-YEAR<br>FY2025-26 | YTD AS OF<br>3/31/2026 | PROPOSED FY2026-<br>27 | AMOUNT<br>IN/DECREASE | PERCENTAGE<br>IN/DECREASE |
|-------------|---|-----------------------|------------------------|------------------------|-----------------------|---------------------------|
| Program     | Additional Consultants or Staff   | \$ 70,000             |                        | \$ 70,000              | \$ -                  | 0%                        |
| Program     | American Dark Fiber (Broadband/Measure M Fiber)                         | 17,250                | 34,500                 | 100,000                | 82,750                | 480%                      |
| Program     | CivicSpark (3 Fellows) (Public Health Institute)                        | 101,354               | 101,354                | 112,500                | 11,146                | 11%                       |
| Program     | Cool Roofs Contractor (Alternative Energy Systems)                      | 93,262                | 93,262                 | -                      | (93,262)              | -100%                     |
| Program     | EcoNomics & Pails (Organic Waste Consultant)                            | 7,000                 | 4,601                  | -                      | (7,000)               | -100%                     |
| Program     | Jon Rodman (GIS Services)   | 6,500                 | 4,158                  | 15,000                 | 8,500                 | 131%                      |
| Program     | Metro REAP 2.0 (Mobility Hubs) (Fehr and Peers)                         | 50,302                | 65,093                 | 84,000                 | 33,699                | 67%                       |
| Program     | SCAG-REAP 2.0 Commercial Redevelopment (Studio One Eleven)              | 255,000               | 156,694                | -                      | (255,000)             | -100%                     |
| Program     | SCAG-REAP 2.0 Housing Trust (CivicHome)                                 | 108,679               | 81,708                 | -                      | (108,679)             | -100%                     |
| Program     | Shannon Heffernan (Planning Principal at Dudek)                         | 96,000                | 57,600                 | -                      | (96,000)              | -100%                     |
| Program     | Siembab Corporation (Research Director)                                 | 75,000                | 53,810                 | 75,000                 | -                     | 0%                        |
| Program     | SoCal Ren - Training, City Partnerships                                 | 20,000                | -                      | 18,000                 | (2,000)               | -10%                      |
| Program     | Green Building Education Services (SoCal Ren Training)                  | 10,000                | -                      | 10,000                 | -                     | 0%                        |
| Program     | Toole Design (Caltrans Carson to the Sea Gap Study) (TGD Eng.)          | 149,418               | 132,463                | 104,303                | (45,115)              | -30%                      |
| Program     | Measure M LTN Consultant  | -                     | -                      | 130,000                | 130,000               | N/A                       |
| Program     | Safe Streets 4 All (SS4A) Consultant                                    | -                     | -                      | 10,000                 | 10,000                | N/A                       |
| <b>6210</b> | <b>Contractual Services - Program Total</b>                             | <b>\$ 1,059,764</b>   | <b>\$ 785,242</b>      | <b>\$ 728,803</b>      | <b>\$ (330,961)</b>   | <b>-31%</b>               |
| General     | CPS (HR Consulting Firm)  | \$ 45,730             | \$ 28,913              | \$ 10,000              | \$ (35,730)           | -78%                      |
| General     | Eide Bailly (Accounting Services)                                       | 49,120                | 36,700                 | 50,839                 | 1,719                 | 3%                        |
| General     | Eide Bailly (Additional Accounting Ser. as needed plus Mid-Year Budget) | 33,500                | 28,697                 | 27,200                 | (6,300)               | -19%                      |
| General     | Graphic Design (Vincent Rios Creative)                                  | 7,020                 | 8,036                  | 8,600                  | 1,580                 | 23%                       |
| General     | Mike Bohlke (Metro Deputy)  | 126,543               | 94,907                 | 130,340                | 3,796                 | 3%                        |
| General     | Rosemary Lackow (Technical Support Contractor)                          | 10,000                | 6,406                  | 10,000                 | -                     | 0%                        |
| <b>6410</b> | <b>Contractual Services - General Total</b>                             | <b>\$ 271,913</b>     | <b>\$ 203,659</b>      | <b>\$ 236,979</b>      | <b>\$ (34,935)</b>    | <b>-13%</b>               |
| Homeless    | Eide Bailly (Finance Analyst)   | \$ 43,200             | \$ 21,600              | \$ 13,600              | \$ (29,600)           | -69%                      |
| Homeless    | Homeless Services Contractors   | 3,770,000             | 833,937                | 6,115,796              | 2,345,796             | 62%                       |
| Homeless    | LACAUSA Annual Audit  | -                     | -                      | 20,000                 | 20,000                | N/A                       |
| <b>6310</b> | <b>Contractual Services - Homeless Total</b>                            | <b>\$ 3,813,200</b>   | <b>\$ 855,537</b>      | <b>\$ 6,149,396</b>    | <b>\$ 2,336,196</b>   | <b>61%</b>                |
|             | <b>All Contractual Services</b>   | <b>\$ 5,144,877</b>   | <b>\$ 1,844,438</b>    | <b>\$ 7,115,178</b>    | <b>\$ 1,970,300</b>   | <b>56%</b>                |

**SBCCOG  
CALCULATION OF ESTIMATED FUND BALANCE  
FOR JUNE 30, 2027**

|   |              |                     |
|---|--------------|---------------------|
| <b>Fund Balance for June 30, 2025 per Audited Financial Statement</b>               |              | <b>\$ 1,032,287</b> |
| Retention & Receivables Not Collected Within 90 Days of the Fiscal Year-End         |              | 137,415             |
| Restricted Reserve Commitment:  |              | (651,001)           |
| Unrestricted Fund Balance for June 30, 2025   |              | \$ 518,701          |
| <br>  |              |                     |
| Adopted Mid-Year Revenue Budget FY 25-26  | 10,284,571   |                     |
| Adopted Mid-Year Expenditure Budget FY 25-26  | (10,351,044) |                     |
| <br>  |              |                     |
| Estimated Change in Fund Balance FY 25-26   |              | (66,473)            |
| <br>  |              |                     |
| Estimated Fund Balance June 30, 2026  |              | 452,228             |
| <br>  |              |                     |
| Proposed Revenue Budget FY 26-27  | 21,366,196   |                     |
| Proposed Expenditure Budget FY 26-27  | (21,147,533) |                     |
| <br>  |              |                     |
| Estimated Change in Fund Balance FY 26-27   |              | 218,663             |
| <br>  |              |                     |
| <b>Estimated Unrestricted Fund Balance for June 30, 2027</b>                        |              | <b>\$ 670,890</b>   |
| Restricted Reserve Commitment:  |              | 651,001             |
| <br>  |              |                     |
| <b>Estimated Fund Balance for June 30, 2027</b>                                     |              | <b>\$ 1,321,891</b> |
| <br>  |              |                     |
| <b>Percentage of Estimated Fund Balance compared to Proposed Expenditure Budget</b> |              | <b>6.3%</b>         |

**SBCCOG  
LIST OF ACRONYMS USED  
PROPOSED BUDGET  
FISCAL YEAR 2026-2027**

| <b><u>ACRONYM</u></b> | <b><u>DEFINITION</u></b>                                  | <b><u>ACRONYM</u></b> | <b><u>DEFINITION</u></b>                         |
|-----------------------|---|-----------------------|--|
| BHSA                  | Behavioral Health Services Act                            | LAIF                  | Local Agency Investment Fund                     |
| CALCOG                | California Council of Governments                         | LARC                  | Los Angeles Regional Coalition                   |
| CAP                   | Climate Action Plan                                       | LATA                  | Local Agency Technical Assistance                |
| CA-SUI                | California State Unemployment Insurance                   | LGSEC                 | Local Government Sustainability Energy Coalition |
| CEC                   | California Energy Commission                              | LTN                   | Local Travel Network                             |
| CIMP                  | Coordinated Integrated Monitoring Program                 | MEL                   | Metro Express Lanes                              |
| CPUC                  | California Public Utilities Commission                    | MTA                   | Metropolitan Transportation Authority            |
| DCWMG                 | Dominguez Channel Watershed Management Area Group         | NPDES                 | National Pollutant Discharge Elimination System  |
| DWP                   | Department of Water & Power                               | ODC                   | Other Direct Costs                               |
| ETRM                  | Electronic Reference Technical Manual                     | PACE                  | Property Assessed Clean Energy                   |
| EUC                   | Energy Upgrade California                                 | PATH                  | People Assisting the Homeless                    |
| EV                    | Electric Vehicle  | PUC                   | Public Utilities Commission                      |
| EWMP                  | Enhanced Watershed Management Plan                        | REAP                  | Regional Early Action Planning                   |
| FTE                   | Full Time Equivalent                                      | REN                   | Regional Energy Network                          |
| FUTA                  | Federal Unemployment Tax Act                              | SB                    | South Bay  |
| FY                    | Fiscal Year   | SBCCOG                | South Bay Cities Council of Governments          |
| GA                    | General Assembly  | SBFN                  | South Bay Fiber Network                          |
| GBC                   | Green Building Challenge                                  | SBWIB                 | South Bay Work Investment Board                  |
| GBN                   | Green Business Network                                    | SCAG                  | Southern California Association of Governments   |
| GSW                   | Golden State Water  | SCE                   | Southern California Edison                       |
| HERO                  | Home Energy & Resources Organization                      | SCG                   | Southern California Gas                          |
| HLE                   | Holiday Light Exchange                                    | SPA                   | Service Planning Area                            |
| ICLEI                 | International Council for Local Environmental Initiatives | SS4A                  | Safe Streets and Roads for All                   |

## Budget Summary

The FY2026-2027 Proposed Budget reflects a balanced budget. Both revenues and expenditures are anticipated to increase compared to FY2025-2026 mid-year budget: Revenues - \$21,366,196 (+141.4%) and expenditures - \$21,147,533 (+137.9%), resulting in a “revenues less expenditures” balance of \$218,663.

Increases in revenues and expenditures are primarily due to new LACAHSAs funding for Renter Protection and Homelessness Prevention (RPHP) funding as well as the LACAHSAs funding dedicated to the new Housing Trust established on April 1, 2026, which flows through the SBCCOG budget.

The narrative below highlights overall budget changes with explanations for significant variances (+/-10%).

## Revenue

The following are explanations of the revenue changes with the corresponding account codes and descriptions of the revenue categories:

- 4090: Interest Income – **Increased** by \$10,000 to conservatively align with actual interest income received in current and prior year.
- 4195: City Staff Refreshment Reimbursements – **Decreased** by \$207 to \$0. Procedure changed and there is no need for outside agency staff to reimburse SBCCOG for the cost of refreshments at IWG meetings since attendees bring their own refreshments.
- 4600: Homeless: Street to Housing – **Decreased** by \$35,000 as this program has ended.
- 4605: Homeless: LACAHSAs (Measure A) – **Increased** by \$2,456,355 as FY2026-27 is a full year of LACAHSAs funding, compared to the current year being a partial year of funding.
- 4606: Homeless LSF (Measure A) - **Increased** by \$1,344,022 due to a delayed start to contracts in FY2025-26; funding is being carried into the new fiscal year.
- **New:** Housing Trust SBCCOG Contracted – **Increased** by \$779,328 to capture first year of SBCCOG expenses supporting the Housing Trust administration including staffing costs and other administrative and overhead expenses necessary to support Housing Trust functions.
- **New:** Housing Trust JPA (Pass Through) - **Increased** by \$7,154,798 to capture the first year of Housing Trust revenue less the administrative costs captured under the new Housing Trust SBCCOG Contract.
- 4513: SoCalGas – Energy – **Decreased** by \$55,783 to capture the remainder of the contract which will end in 2027.
- 4546: Metro Express Lane – **Increased** by \$13,500 due to new increased contract amount.
- 4571: Measure R Transit/Transfer – **Increased** by \$1,000 due to a slight increase in the anticipated workload and billable hours.
- 4611: Measure M MSP – **Increased** by \$8,000 as a result of increased program management tasks and new policy development related work.
- 4572: Measure M LTN – **Increased** by \$254,031 due to increased funding for an intersection safety analysis task.

- 4595: REN Cool Roofs Feasibility & Identification Analysis – **Decreased** by \$102,531 due to completion of the project.
- 4582: LA County Decarbonization Direct Install – **Increased** by \$62,500 due to increased workload for program implementation.
- 4612: South Bay Fiber Network (SBFN)/Broadband – **Increased** by \$77,412 for the Beach Cities Health District work to connect to a new building.
- 4012: SCAG REAP 2.0 – Housing Trust – **Decreased** by \$198,792 as this program has ended.
- 4013: SCAG REAP 2.0 – Commercial Redevelopment – **Decreased** by \$309,959 as this program has ended.
- 4014: METRO REAP 2.0 – **Decreased** by \$285,302 to represent remaining amount as this program will be completed by the end of FY2026-27.
- 4526: Rolling Hills Organic Waste – **Decreased** by \$44,762 to represent remaining amount as this program will be completed by the end of FY2026-27.
- 4576: Outreach for Lomita LTN – **Increased** by \$5,396 to represent a full year. Prior year was a partial year.
- 4577: SBWIB Expanding Flexible Apprenticeship in CA – **Decreased** by \$50,000 as this funding was a limited-term contract in FY2026-27.
- **New:** Safe Streets 4 All (SS4A) - **Increased** by \$70,000 to represent the first year of this new program and estimated revenue in FY2026-27.
- **New:** Biodiversity - **Increased** by \$50,000 to represent the first year of this new program and estimated revenue in FY2026-27. Full funding is 1,600,000 for a three-year period and includes city project reimbursement.

## Expenditure

The following are explanations of the expenditure changes with the corresponding account codes and descriptions of the expenditure categories:

Salaries and benefits **increased** by \$628,166 (28.7%) to account for staffing needs and projected cost escalations. In addition, two project coordinator positions were added to support the LACAHSA Housing Trust and LACAHSA Renter Prevention program, as well as one Senior Project Manager position to support the transportation programs (this work was previously done by a consultant). A few positions that were adjusted to align with new proposed salary ranges. All costs associated with these changes are offset by additional revenues.

For increased transparency and tracking, 6210: Contractual Services has been broken down into three accounts: 6210: Contractual Services-Programs, 6310: Contractual Services-Homeless, and 6410: Contractual Services-COG General.

6210: Contractual Services, Programs – overall **decrease** of \$330,961 (31.2%)

- American Dark Fiber (Broadband/Measure M Fiber) – **Increased** by \$86,750 for the Beach Cities Health District work to connect to a new building.

- CivicSpark (Public Health Institute) – **Increased** by \$11,146 due to program cost increases.
- Alternative Energy Systems Consulting (Cool Roofs Study) – **Decreased** by \$93,262 as project has been completed.
- Economics & Pails (Organic Waste Consultant) – **Decreased** by \$7,000 as contract work on this project has ended.
- Jon Rodman (GIS Services) – **Increased** by \$8,500 to reflect the anticipated need for the fiscal year.
- Metro REAP 2.0 (Mobility Hubs) – **Increased** by \$33,699 to complete work for this project.
- Studio One Eleven (SCAG REAP 2.0 – Commercial Redevelopment) – **Decreased** by \$255,000 as this program has ended.
- Civic Home (SCAG REAP 2.0 – Housing Trust)– **Decreased** by \$108,679 as this program has ended.
- Shannon Heffernan (Planning Principal at Dudek) – **Decreased** by \$96,000 as the contract ended.
- SoCal Ren Training - **Decreased** by \$2,000 to reflect actual costs as mid-year budget was an estimate.
- Toole Design (Caltrans Carson to the Sea Gap Study) – **Decreased** by \$45,115 to reflect work to be done in FY2026-27.
- New Measure M LTN Consultant – **Added** for \$130,000 for new work associated with this program.
- New Safe Streets 4 All (SS4A) Consultant added at \$10,000 to reflect anticipated consulting work in FY2026-27.

6410: Contractual Services, COG General – overall **decrease** of \$34,935 (12.8%)

- CPS (HR Consulting) – **Decreased** by \$35,730 due to completion of one-time classification and compensation study.
- Eide Bailly (Accounting Services) – **Decreased** by \$6,300 to reflect anticipated work for supplemental accounting assistance in FY2026-27.
- Vincent Rios (Graphic Design) **Increase** by \$1,580 to reflect updated rates.

6310: Contractual Services, Homeless – overall **increase** of \$2,336,196 (61.3%)

- Eide Bailly (Finance Analyst Services) – **Decreased** by \$29,600 as new fulltime SBCCOG staff person has absorbed the majority of this work.
- Homeless Services Contractors – **Increased** by \$2,345,796 for full year of LACAHSAs implementation.
- New LACAHSAs Annual Audit **added** for \$20,000.

6222: City Reimbursements (Homeless Services) – **Increased** by \$1,853,552 due to new LACAHSAs funding received as well as LSF Measure A funds reallocated from contract services.

6223: Client Aid – **Decreased** by \$778,847 due to anticipated need for FY2026-27.

New: Housing Trust JPA **added** at \$7,154,798 to capture the revenue passed through to the Housing Trust JPA from LACAHSAs.

Supplies & Services – overall **increase** of \$11,415 (2.08%)

- 6204: Dues to Outside Organizations – **Increased** by \$2,500 to fund increases for outside organizations’ dues.
- 6224: Special Events General Assembly – **Increased** by \$8,000 to capture increased costs of food.
- 6208: Newsletter – **Decreased** by \$6,170 as costs for graphic design previously charged here have been moved to 6410: Contractual Services, COG General.
- 6209: Audit Fees – **Increased** by \$16,538 to capture increased audit costs as established in current contract with the Pun Group.
- 6214: Telephone – **Increased** by \$3,030 to capture increased lines for new additional staff.

- 6215: IT Services/Maintenance – **Decreased** by \$6,890 as certain expenses were moved to 6216: Software/Hardware where they are more properly aligned.
  - 6216: Software/Hardware – **Increased** by \$48,494 as certain expenses were moved from 6215: IT Services/Maintenance and software costs associated with the LACAHSAs program were added.
  - 6217: Liability Insurance – **Increased** by \$5,625 to capture three-year liability insurance policy and business owner insurance.
- 6221: Moving Expenses – **Decreased** by \$111,466 as prior year funding was a one-time need.

### **Restricted Reserve Commitment**

The current restricted reserve commitment is **\$651,001**, which is based on three months of estimated FY2025–26 operational expenses.

# South Bay Cities Council of Governments

## FY 2026-2027 PROPOSED BUDGET

June 8, 2026



**SOUTH BAY CITIES**  
COUNCIL OF GOVERNMENTS



# FISCAL YEAR 26-27 BUDGET

## Overview & Comparison to Previous Budget

|                            | Mid-Year Budget<br>FY 25-26 | Proposed Budget<br>FY 26-27 | Amount Change | % Change |
|----------------------------|-----------------------------|-----------------------------|---------------|----------|
| Estimated Revenues         | \$10,284,571                | \$21,366,196                | \$11,081,625  | 141.4%   |
| Estimated Expenditures     | 10,351,044                  | 21,147,533                  | 10,796,490    | 137.9%   |
| Revenues less Expenditures | (66,473)                    | 218,663                     | 285,136       | 2758.0%  |
| Use of General Fund        | 117,235                     | 0                           | (117,235)     | -100%    |

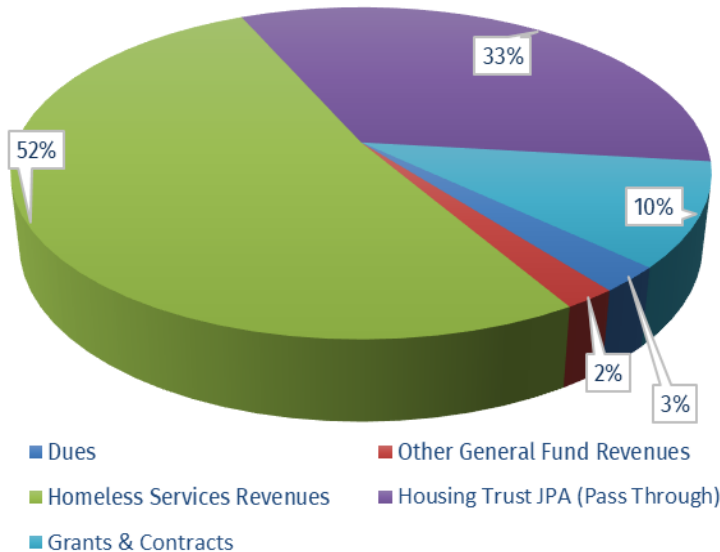
➤ Restricted Reserve **-\$651,001** (3 months of est. FY2025-26's operational expenses)



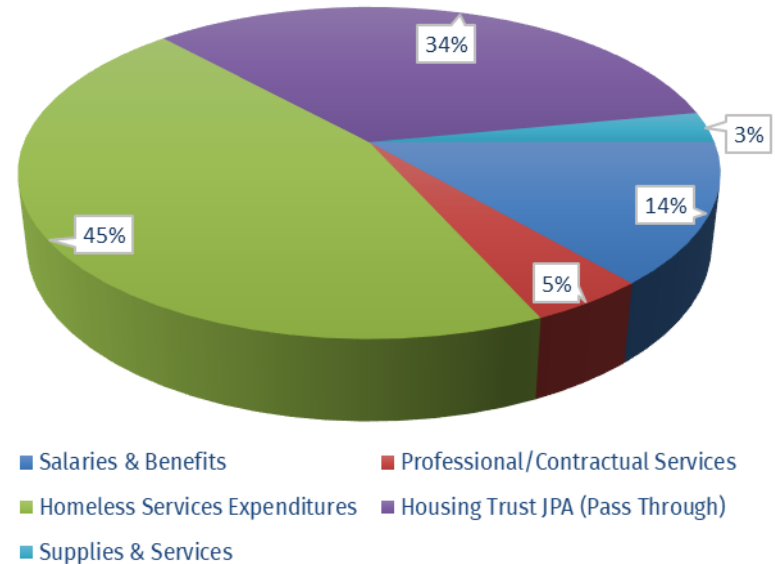
# FISCAL YEAR 25-26 PROPOSED BUDGET

## Revenues & Expenditures by Category

**ESTIMATED REVENUES FY 2026-2027:**  
**\$21,366,196**



**ESTIMATED EXPENDITURES FY 2026-2027:**  
**\$21,147,533**





# FISCAL YEAR 26-27 PROPOSED BUDGET

## Revenue – 141.4% Increase

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### Noteworthy Changes in Revenue

- Measure A (LACAHSAs) - Housing Trust JPA - **New**
  - **Increase** to account for funding passed through to JPA (\$7,154,978)
- Measure A (LACAHSAs) - Housing Trust SBCCOG Contracted - **New**
  - **Increase** for SBCCOG management contract to support the Housing Trust (\$779,328)
- Measure A (LACAHSAs) – Housing Programs
  - **Increase** to account for full year of program funding (\$2,456,355)
- Measure M LTN
  - **Increase** due to funding for an intersection safety analysis task (\$254,031)
- SCAG REAP – Housing Trust & Commercial Redevelopment
  - **Decrease** due to completion of projects (\$508,751)
- Safe Streets 4 All (SS4A) - **New**
  - **Increase** due to new funding (\$70,000)
- Bio-diversity - **New**
  - **Increase** due to new funding (\$50,000)



# FISCAL YEAR 26-27 PROPOSED BUDGET

## Expenditure – 137.9% Increase

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### Noteworthy Changes in Expenditures

- Salaries & Benefits
  - **Increase** based on staffing needs due to expanded program needs (\$628,166)
- Contractual Services, Program
  - **Decrease** due to project completion (\$330,964)
- Contractual Services, Homeless Services
  - **Increase** based on program need for implementation (\$2,336,196)
- City Reimbursements, Homeless Services
  - **Increase** based on program need for implementation (\$1,853,552)
- Housing Trust, JPA - **New**
  - **Increase** to capture pass through to Housing Trust JPA (\$7,154,798)



**SOUTH BAY CITIES**  
COUNCIL OF GOVERNMENTS

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# Questions?

# South Bay Cities Council of Governments

June 8, 2026

TO: SBCCOG Steering Committee

FROM: Bernadette Suarez, SBCCOG Chair

SUBJECT: Executive Director Salary Adjustment for FY2026-2027

## 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 salary was previously adjusted by the Board of Directors in August 2024 (effective September 2024) and February 2026 (retroactive to July 2025). As part of their discussion in February, the Board expressed their desire to consider future salary adjustments as part of the Executive Director's performance evaluation each year.

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.

The Executive Director's performance evaluation was conducted in a closed session following the April 2026 Steering Committee meeting.

## ANALYSIS

Considering the results of the performance evaluation and the increased responsibilities due to administering the South Bay Regional Housing Trust and pursuant to Section 3.2, the Board Chair is recommending a 3% increase to the Executive Director's monthly salary from \$17,239.67 to \$17,756.86 effective July 1, 2026. The annual salary will be \$213,082.32. This increase has been accounted for in the proposed FY2026-2027 SBCCOG Budget. The proposed modification to the Agreement has been memorialized in the 3rd Amendment to the Agreement included as Exhibit 1.

## RECOMMENDATION:

That salary adjustment for the Executive Director be agendaized for discussion and approval in June 2026.

**THIRD AMENDMENT TO SBCCOG EXECUTIVE DIRECTOR EMPLOYMENT AGREEMENT**

This 3rd Amendment to the SBCCOG Executive Director Employment Agreement (Agreement) is made as of June 25, 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 \$17,756.86 per month effective July 1, 2026.

**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 \$17,756.86 per month effective July 1, 2026.

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

June 8, 2026

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, Executive Director

SUBJECT: Increased Budget Additional Financial Consultant Services Contract

## BACKGROUND:

The South Bay Cities Council of Governments (SBCCOG) amended the contract with Eide Bailly (a certified public accounting firm) in April 2026 to add services to support the organization's finance functions including assistance with budget preparation, contract/grant invoicing, payroll processing/review, and miscellaneous reporting and other tasks. As these services went into effect, the SBCCOG's Administrative Officer (now Finance Manager) resigned their position with the organization. As staff continues the recruitment process for the Finance Manager, and given the continued growth of SBCCOG programs and the critical and time-sensitive nature of some of these tasks, SBCCOG staff recommends increasing the not to exceed budget for these on-call services.

## ANALYSIS:

SBCCOG staff is recommending an amendment to the Eide Bailly contract for an additional \$15,000 for a new not to exceed budget of \$35,000 for as-needed services through the end of the contract on October 31, 2026. This amount is within budget for the FY2025-26 period under Additional Consultants or Staff and has also been budgeted for in the FY2026-27 budget. Any services used to support Homelessness and Housing/Prevention will be billed against those contracts. Exhibit A will be the Sixth Amendment to the SBCCOG agreement with Eide Bailly.

## RECOMMENDATION:

That the Board of Directors approve the Sixth Amendment to the Eide Bailly to increase the not to exceed budget for additional as-needed services by \$15,000 for a new total of \$35,000 through October 31, 2026.

SIXTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

This 6<sup>th</sup> Amendment to the Professional Services Agreement (“Agreement”) is made as of June 25, 2026, by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and Eide Bailly LLP (“Consultant”).

RECITALS

- A. SBCCOG and Consultant entered into a Professional Services Agreement as of November 1, 2023, wherein SBCCOG engaged the services of the Consultant to assist the SBCCOG with accounting services.
- B. SBCCOG and Consultant amended the Agreement in April 2026 to include Additional Accounting Services including assistance with budget preparation, contract/grant invoicing, payroll processing/review, and miscellaneous reporting and other tasks for the period of May 1, 2026, through October 31, 2026. The not to exceed budget for these services was set at \$20,000.
- C. SBCCOG and Consultant now desire to increase the not to exceed budget by \$15,000 (for a new total of \$35,000) for the Additional Accounting Services.

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

- The Agreement is hereby amended by:
  - Increasing the not to exceed budget for Additional Accounting Services by \$15,000 for a new total of \$35,000.

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

**IN WITNESS WHEREOF**, the parties have executed this Agreement to be effective June 25, 2026.

“SBCCOG”  
South Bay Cities Council of Governments

“Consultant”  
Eide Bailly

By: \_\_\_\_\_  
Bernadette Suarez (Signature)  
SBCCOG Chair

By: \_\_\_\_\_  
Brad Rockabrand (Signature)

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

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

# South Bay Cities Council of Governments

June 8, 2026

TO: SBCCOG Steering Committee

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

SUBJECT: Environmental Activities Report –May 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*

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

- City of Carson – An upgrade opportunity for a Heat Pump Water Heater at the Community Center was presented to staff. SoCalREN staff are waiting on City staff to sign the participation agreement for installation to proceed.
- City of El Segundo – As identified through site walks with SoCalREN and Water Heater Warehouse, there are three Heat Pump Water Heater projects identified. SoCalREN is waiting on city staff to approve the projects to move forward.
  - Joslyn Center: \$3,218 incentive, \$5,980 out of pocket
  - Police Station: \$6,437 incentive, \$15,560 out of pocket
  - Library: \$1,495 incentive, \$5,204 out of pocket
- City of Hawthorne – A site assessment was completed at South Bay Universal Development Center for a water heater replacement. The project and incentive are under review by SoCalREN. Also, the SoCalREN communications team is working on a case study on the success of the Police Department lighting project (\$35,682 in incentives) and Memorial Center HVAC project. City staff, SBCCOG staff, and SoCalREN project manager filled out information on the projects for the case study.
- City of Inglewood – The City Hall lighting and pump project is under construction, to be completed by December 2026.
- City of Rancho Palos Verdes – The city is enrolled in the new Energy Resilience Action Plan program cohort. City staff shared data with the SoCalREN for the development of first reporting. The comprehensive Resilience Hub Opportunity Assessment was finalized by the SoCalREN and is being presented to the city in early June.

- Lennox Elementary School District – Lighting upgrades and Heat Pump Water Heater replacements are in the data collection stage under the Metered Savings Program. The agency is also enrolled in the Schools Strategic Energy Management Cohort which provides additional support for projects. SBCCOG Staff conducted a FEI site visit to identify potential lighting projects.
- West Basin Municipal Water District – 9 pump overhauls are in the incentive application pipeline with SoCalREN and Statewide WISE. SoCalREN is also vetting the district’s in-progress Modernized Operational Security & Automation Integrated Control project. The agency is enrolled in the SoCalREN Water District Strategic Energy Management Cohort.
- Palos Verdes Library District – Their three library sites have been certified as green businesses. SBCCOG Staff are looking into pipe insulation project incentives for the district.

ENERGY STAR Portfolio Manager (ESPM) – **For the 5th year in a row!** On behalf of the cities, SBCCOG staff have completed, all AB802 reports that are required for Building Energy Benchmarking (buildings greater than 50,000 square feet). These reports were due to the California Energy Commission by June 1.

Facility Equipment Inventory Program (FEI) – SBCCOG staff continue to work with agencies to update FEI workbooks, capturing completed and new projects and needs. To date, **63** facility audits across 15 South Bay cities, 2 school districts, and 2 special districts have been completed and resulted have identified of over **940,000** potential kWh savings from lighting retrofits and **123** HVAC units that are overdue for replacement. The SBCCOG is also planning to audit new facilities. Please reach out to [shawn@southbaycities.org](mailto:shawn@southbaycities.org) if your agency is interested in completing a facility audit.

FEI is part of ongoing work with SoCalREN and SoCalGas. As requested by the SoCalGas public partnerships team, SBCCOG staff recently presented the process and outcomes of FEI to other SoCalGas regional partners, Western Riverside COG and Association of California Cities - Orange County. Attendees were impressed with the body of work and are considering implementing similar programs or processes in their regions. SBCCOG staff also presented to the San Gabriel Valley COG on the FEI process to support implementation of their own FEI program.

Institute for Local Government Beacon Awards – SBCCOG is working with the cities of Gardena, Manhattan Beach, Rolling Hills, and Torrance on their applications 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. Applications will be completed and packaged for the cities to submit by the deadline of June 30.

City Staff Accreditation Pilot: LEED GA and AP – Through SoCalREN pilot program funding, the SBCCOG is operating a program to cover the cost of LEED (Leadership in Energy and Environmental Design) certification for **2 staff per member city**. The program will support training, studying, and cover test registration fees for agency staff to earn a LEED Green Associate and/or Accredited Professional credential. SBCCOG staff have notified the following regarding the opportunity -- Community Development Directors, City Managers, the Energy Managers Working Group, and Climate Action and Adaptation Working Group. The class is almost full, interested city staff should contact Jake Romoff ([jake@southbaycities.org](mailto:jake@southbaycities.org)) as soon as possible. The SBCCOG will also be developing a waiting list and seeking additional funding in the 2027 program year.

Regional Energy Network (SoCalREN) Residential  
*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 Kits for Kids – The LA County Kits for Kids program 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. Classrooms interested in enrolling in the program should talk to the SBCCOG to get on the interest list. SBCCOG Staff will conduct outreach over the summer for Fall 2026 participation.

For this spring, Palos Verdes Peninsula Unified School District has 9 classrooms enrolled in the Kits for Kids program, with \$8,500 in grants being administered (one classroom received \$500 because they have less than 10 students). SBCCOG staff are celebrating the district with a video including interviews with Silver Spur Elementary teachers, students, and parents, and city elected officials. SBCCOG Staff also presented a big check to Rancho Vista Elementary and dropped off certificates to the 5 other schools.

Multifamily and Hard-to-Reach-Direct-Install Energy Efficiency – The SBCCOG continues to identify multifamily property owner customers for the SoCalREN Multifamily program which enrolls eligible properties in opportunities for energy- and cost-saving upgrades. Contacts are being identified through Chambers of Commerce, city business lists, senior living centers and housing focused community-based organizations. SBCCOG continues to share co-branded materials at community outreach events and coordinate with other agencies to help identify opportunities

### Equitable Building Decarbonization: Residential Direct Install (EBD)

*Contract period is May 1, 2025 - December 31, 2029*

The SBCCOG is one of the Community Partners, conducting outreach and enrolling residents from **Carson, Hawthorne, Lawndale, and Wilmington**, in the California Energy Commission’s EBD Program implemented by LA County. The EBD program provides no-cost gas-to-electric fuel-switching upgrades (including water heaters, HVAC, and induction cooktops) to single-family, multifamily, and manufactured homes.

The SBCCOG has met with energy and permitting staff at all relevant cities except for Lawndale. Through these meetings, Staff learned valuable lessons about program rollout and project permitting processes which have informed SBCCOG outreach and have been reported to the County to improve the program. Engagement tactics look different for each city including potential presentations at City Council or Neighborhood Council meetings, community events, and door-to-door outreach. Other community partners are conducting outreach through their own channels and the SBCCOG is working to align all outreach (SBCCOG staff have met individually with two other partners). Outreach to residents has not yet started, pending County and CEC approvals of materials. For questions about the program or to enroll a resident, contact Eleanor Murphy at [eleanor@southbaycities.org](mailto:eleanor@southbaycities.org).

### 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 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.

## **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 May 11 and May 28 to discuss the implementation of ongoing programs, and new contract discussions are already underway. A draft scope of work has been received and revisions have been made. West Basin staff will present the SBCCOG accomplishments for FY 2025-2026 to their Board on June 18, followed by the West Basin Board meeting on June 22, where our contract for FY 2026-2027 will be considered for approval. In addition, SBCCOG staff 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: 108 exhibit events, presentations, workshops, networking opportunities, etc. - GOAL EXCEEDED*

#### Support for Workshops & Webinars Educational Classes

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

*Status of goal: 13*

#### *Completed Workshops:*

- *Wednesday, May 20, 2026, Transforming Lawns: A Sustainable Approach, 11:00 am - 12:30 pm, 3901 W El Segundo Blvd, Hawthorne, CA 90250*
- *Saturday, May 30, 2026, Eco Gardener Workshop: Container and Planter Gardening, 10:00 am - 12:00 pm, 3201 Plaza del Amo, Torrance, CA 90503*

#### 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*

SBCCOG staff have scheduled a tour of WRD's Albert Robles Center for Water Recycling and Environmental Learning (ARC) on June 4, 2026. Attendees will include SBCCOG staff and volunteers. 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. Additionally, SBCCOG staff attended events and distributed marketing materials at city halls, libraries, senior centers, and other community locations. WRD Eco-Gardening classes and workshops have also been promoted, and SBCCOG staff will attend the WRD Eco-Gardening class in the City of Torrance on May 30.

## 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: 111 exhibit events, presentations, workshops, networking opportunities, etc. - GOAL EXCEEDED*

Ongoing promotion of LACSD programs continues through SBCCOG's e-newsletters, social media channels, and website postings. SBCCOG staff are actively coordinating outreach for LACSD's upcoming May events and sending e-blasts to help boost attendance. Staff are also promoting the Clean & Green event and distributing sanitation-related marketing materials to city halls, libraries, community centers, senior centers, and other community locations. Discussions on a new agreement with LACSD have already begun, and a draft scope of work is expected in June.

### Task - Speakers Bureau

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

*Status of goal: 4/3 Identified and Scheduled - GOAL EXCEEDED*

- Carson Gardena Dominguez Rotary Club – January 14, 2026 – Completed
- City of Gardena's Planning and Environmental Quality Commission – February 17, 2026 – Completed
- City of Torrance Environmental Quality and Energy Conservation Commission – March 5, 2026 – Completed
- City of Gardena's Beautification Committee – POSTPONED– Date TBD

## **Waste Reduction**

### Rolling Hills Organic Waste

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

The SBCCOG continues to work with the City of Rolling Hills to educate residents on organic waste recycling and food waste prevention funded by a CalRecycle SB 1383 grant. As part of this program, interested residents also received a compost bin and kitchen pail for organic waste. SBCCOG staff worked with Rolling Hills city staff to coordinate a final compost workshop on June 30, from 6:00 – 7:00 PM. The class will be taught by SBCCOG staff and will cover composting basics, in conjunction with the Palos Verdes Peninsula Land Conservancy, which will highlight their native plant programs and restoration efforts. Residents will also have the opportunity to sign up for free equipment at this event.

## **Green Business**

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

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. The Green Business Assist newsletter, distributed by email to more than 400 businesses, was sent at the end of May. SBCCOG staff also updated the Green Business GIS map and shared it with West Basin. West Basin staff will present the map to their Board on June 18.

### California Green Business Network -

LA County is funding membership for all South Bay cities in the California Green Business Network program, the platform used to conduct business certifications. This support is in addition to the ongoing Green Business Assistance Program.

In May, SBCCOG staff successfully certified a Lomita business and Lomita City Hall while continuing to build on the program's momentum by exploring additional certification opportunities. Staff are currently working to enroll in businesses in Inglewood, Gardena, El Segundo, Hawthorne and Lawndale. As well as pursuing certification for all Peninsula city halls. To ensure all requirements are met, SBCCOG staff are conducting bi-weekly audits and providing hands-on support to business owners throughout the process.

Additionally, staff conducted outreach walks in the cities of Gardena and El Segundo.

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 May 2026.

### SBWIB Expanding Flexible Apprenticeship in California (EFAC)

*Contract period is February 4, 2026 – June 19, 2026*

SBCCOG staff have reached out to 172 businesses as part of the EFAC project. During outreach walks and at events, staff met with business representatives in person and provided information about the SBWIB Apprenticeship Program. Under EFAC, SBCCOG is conducting business engagement and outreach services to connect employers with apprenticeship opportunities across the South Bay. Activities have included consulting with SBWIB staff on the project framework, goals, and timelines; conducting outreach to employers, school districts, educational providers, and other entities interested in apprenticeship programs; and establishing connections with at least 15 employers, including public sector organizations. SBCCOG staff continue to conduct business walks and engage employers regarding the program.

## **Climate Action**

Biodiversity: The San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) has awarded the SBCCOG a \$1.6 million Prop 68 grant with a project period projected to occur between July 2026 and May 2029. Building on the SBCCOG subregional adaptation plan, this funding will support development of a biodiversity plan and demonstration projects within the South Bay. SBCCOG staff are waiting for a contract from RMC. Demonstration projects include the following:

- **Street Tree Planting, Carson:** Street tree plantings (200 trees) to increase shade and reduce urban heat island effect, improve air quality, contribute to native habitat, and sustain carbon sequestration

- **Hillcrest Boulevard Median, Inglewood:** Landscape conversion of medians and triangle along Hillcrest Boulevard between S Grevillea Avenue and Grace Avenue (0.56 acres total) from nonfunctional turf to native plants supporting habitat and water management
- **Palos Verdes Drive Landscape Conversion, Lomita:** Landscape conversion of turf and shrubs along a bicycle path on Palos Verdes Drive North (1.1 acres) improving water conservation and native habitat, as well as residents’ and neighboring communities’ access to green space

Climate Action & Adaptation Planning Working Group Meeting: SBCCOG staff convened a working group meeting on May 28, 2026, which was well attended by 10 cities (Carson, Gardena, Hawthorne, Hermosa Beach, Lomita, Manhattan Beach, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, and Torrance). Speakers from the LA County Chief Sustainability Office, the California Office of Environmental Health Hazard Assessment (OEHHA), and the California Office of Land Use and Climate Innovation (LCI) presented on the LA County Heat Action Plan, the CalHeatScore tool, and the Vulnerable Communities Platform, respectively. SBCCOG staff provided updates on biodiversity plan and project funding, and cities shared updates.

## 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 May, the SBCCOG/SBESC distributed MEL materials at nine events.

## II. VOLUNTEERS

Status of Program: 38 for May 2026

Volunteers supported several recurring projects, including office assistance, database research, and outreach events. SBCCOG helped a volunteer achieve two professional certificates in data analysis and administrative work. Additionally, a volunteer has been actively scanning all Board of Supervisors' agendas and providing highlighted items to the SBCCOG team, and another volunteer reviewed all 400 of our Green Businesses to ensure contact information and addresses are up to date. Finally, staff scheduled a field trip for volunteers and staff to WRD's Albert Robles Center for Water Recycling and Environmental Learning (ARC), set to occur on June 4, 2026.

## III. MARKETING, OUTREACH, & IMPLEMENTATION

### Outreach Events

#### In May 2026:

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

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**SBCCOG Board of Directors' Meeting  
Thursday, June 25, 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](mailto:natalie@southbaycities.org) Both written and oral comments will be part of the official record.

**SBCCOG Board Members:**

**Pursuant to the end of the State's COVID-19 emergency declaration, your attendance is required to be in-person or follow the provisions of SB 707 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:**

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/tZlqdemtgD4rGtbjByVXITR\\_i2jhXNm08lVd](https://us06web.zoom.us/meeting/register/tZlqdemtgD4rGtbjByVXITR_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. **CLOSED SESSION: PURSUANT TO GOV. CODE § 54957 DIRECTOR**
- VI. **COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**
- VII. **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. **May 28, 2026 minutes (attachment) – Approve (Pages )**
  - B. **FY26-27 Budget (attachment) – Approve (Pages )**

- C. **West Basin Municipal Water District Scope of Work for SBCCOG for FY 26-27** (*attachment*) - Approve
- D. **FY26-27 Chamber of Commerce Memberships** (*attachment*) - Approve
- E. **Agreement with Lackow Planning and Environmental** (*attachment*) - Approve
- F. **Agreement with Siembab Corporation** (*attachment*) - Approve
- G. **Agreement with Jon Rodman** (*attachment*) - Approve
- H. **Legislative Matrix** (*attachment*) – Receive and file (Pages
- I. **SBCCOG Monthly Reports – Receive and File**
  - 1. City Attendance at SBCCOG Meetings (*attachment*) (Page )
  - 2. Client Aid Report (*attachment*) (Page )
  - 3. TLS (Time Limited Subsidy) Report (*attachment*) (Page )
  - 4. Media Report (*attachment*) (Pages )
  - 5. Transportation Report (*attachment*) (Pages )

**VIII. PRESENTATIONS**

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

- 1. Transportation Reports
  - a. Metro Report – Board member James Butts/Mike Bohlke
  - b. Transportation Committee recommendations
- 2. SBESC Projects and Programs (*attachment*) (Pages)
  - a. Biodiversity Grant
- 3. Homeless Services and Housing Issues
  - a. Review of Scope of Services in Amendment One to LA County Measure A Local Solutions Fund FY 26-27 contract (*attachment*)
  - b. Meet the Team video
  - c. LACAHSa Update
  - d. South Bay Regional Housing Trust (SBRHT) Update
    - i. SB 799 update (*attachments*) (Pages)
- 4. Senior Services
- 5. Land Use and Transportation Programs and Projects
  - a. RHNA Replacement update
  - b. REAP 2.0 Updates
    - i. Commercial Redevelopment to Housing
    - ii. Micromobility Hubs
  - c. SS4A Funding Agreement (*attachment*) – Approve (Pages )
- 6. Micromobility Programs and Projects
- 7. South Bay Fiber Network
- B. **Election of Officers**
  - 1. Close nominations from the floor and hold election (*attachment*) (Pages )

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

**X. AGENCY REPORTS**

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

- A. SCAG update (Erik Rodriguez)
  - 1. Regional Council (Mark Henderson, Mark Waronek, Jim Light) (*attachment*) **(Page)**
  - 2. Community, Economic, and Human Development (Mark Henderson, Jim Light, Mark Waronek)
  - 3. Transportation (Bill Uphoff, Asam Sheikh)
  - 4. Energy and Environment (Britt Huff)
- B. Metro Service Council (Don Szerlip) (*attachment*) **(Pages)**
- C. League of California Cities & LA Division Legislative Committee (Jeff Kiernan, Bea Dieringer) (*attachment*) **(Pages)**
- D. South Bay Association of Chambers of Commerce (Barry Waite) (*attachment*) **(Pages)**
- E. Area G Emergency Management (Brandy Villanueva) (*attachment*) **(Pages)**
- F. County Department of Public Health (Alicia Chang) (*attachment*) **(Pages)**
- G. California Association of Councils of Governments – CALCOG (Britt Huff)
- H. South Bay Workforce Investment Board (Chris Cagle)
- 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. AQMD update (Aisha Reyes, Debra Ashby)

**XI. ADJOURNMENT**

**Next Board meeting – Thursday, July 23, 2026**

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