

South Bay Cities Council of Governments

**Steering Committee
Monday, May 11, 2026
SBCCOG Office
In person and virtually via Zoom
357 Van Ness Way #90
Torrance, CA 90501**

PUBLIC COMMENTS:

The Public Comment portion of the meeting is the Public's opportunity to provide comments on non-agenda items within the jurisdiction of the SBCCOG/cities and each speaker is limited to three (3) minutes. Comments on agenda items may be made following the staff report on the item and each speaker is limited to three (3) minutes per item. Time allotments may be reduced due to time constraints at the discretion of the Chair. When called on, please state: Your name and residence and the organization you represent, if appropriate. Written comments are also accepted by 11:00 am the day of the meeting via e-mail to natalie@southbaycities.org Both written and oral comments will be part of the official record.

SBCCOG Board Members:

Pursuant to the end of the State's COVID-19 emergency declaration, your attendance is required to be in-person or follow the provisions of 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
OR visit <https://zoom.us/join> or dial (669) 444-9171 and use Meeting ID: 831 6702 6332; Passcode: 505171

AGENDA

- I. **CONFIRM THE QUORUM – 12:00 noon**
- II. **REPORT OF POSTING OF THE AGENDA**
 - **ACTION:** Receive and file
- III. **ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
- IV. **PUBLIC COMMENT – 12:05 pm**
- V. **CONSENT CALENDAR – action items noted, remainder are receive & file – 12:10 pm**
 - A. April 13, 2026 Steering Committee meeting minutes – attached (**Pages 5-8**)
 - **ACTION:** Approve
 - 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:** Recommend Board Approval

C. 26-27 Dues as of 5/4/26

- Invoices have gone out – Cities of Hawthorne and Rancho Palos Verdes have paid

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 (Pages 17-18)
- Time Limited Subsidy Recap Report – to be distributed separately (Pages 19-24)

VI. ACTION ITEMS

F. Homeless Services – **12:15 pm**

- 1st Amendment to Time Limited Subsidy contract with Torrance (TLS) – attached (Pages 25-26)
 - 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 (Pages 27-33)
- **ACTION:** Recommend Board approval of the 1st Amendment to the Torrance TLS contract subject to final review by legal counsel
- **ACTION:** Recommend Board approval of the Public Defender’s Office contract

G. Housing Trust – **12:25 pm**

- Update on first board meeting and regular meeting date
 - 3rd Thursday @ 3 pm – next meeting is May 21
- Funding agreement and memo re: management services attached – (Pages 35-37) contract for management services to be sent separately (Pages 38-40)
- **ACTION:** Recommend 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

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

- May – draft agenda attached (Pages 41-42)
 - Commercial Redevelopment REAP Study Findings with BETA tool
 - Funding Agreement with South Bay Regional Housing Trust
 - Contract for Public Defender for LACAHS funding
 - FY 26-27 Draft Budget
 - Nomination of Officers
- June
 - Nomination of Officers
 - FY 26-27 Draft Budget
- Other topics?
- **ACTION:** Provide direction

I. Tours – **12:50 pm**

- West Harbor Tour – May 19
- Air Force Base
- **ACTION:** Provide direction

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

- Results of Salary Range Analysis - to be distributed separately (**Pages 43-45**)
- Draft budget to be sent out separately - to be distributed separately (**Pages 47-58**)
- **ACTION:** Recommend Board approval of salary ranges and provide direction to the Board on the draft budget

K. Approval of Invoices – **1:10 pm**

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

VII. INFORMATION ITEMS

L. Legislation – **12:55 pm**

- Meeting with McKinnor – de-brief
- Legislative Matrix – attached (**Pages 59-67**)
- Update on RHNA Replacement efforts

M. Land Use and Transportation and Digital Update – **1:10 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
- EV Rebate Proposal
- SBFN
 - Status of possible transfer of ownership

N. South Bay Environmental Services Center Activities – attached (**Pages 69-75**) – **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)

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

XI. ADJOURNMENT

South Bay Cities Council of Governments

Steering Committee Monday, April 13, 2026 Minutes

Attendees: Bernadette Suarez, Chair (Lawndale); Rodney Tanaka (Gardena); Rob Saemann (Hermosa Beach); Jim Butts – virtual/non-voting (Inglewood); Barry Waite (Lomita); Aksel Palacios – left at 12:25 (LA City); Nina Tarnay (Manhattan Beach); Craig Quinn (Palos Verdes Estates); Zein Obagi (Redondo Beach); Bea Dieringer (Rolling Hills); Jon Kaji – left at 1:30pm (Torrance); Jacki Bacharach, Kim Fuentes, Wally Siembab, Natalie Champion, David Leger, Lara Gerges, Ronson Chu, Jake Romoff, Kevin Umana, Addy Ajijolaiya, Anna Xue, Marolly Vasquez (SBCCOG); Andy Sywak (Metro) Tom Lasser (South Bay Aerospace Alliance)

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. March 9, 2026 Steering Committee meeting minutes – attached

- **ACTION: Approved TANAKA/TANAY**

B. Pending Grants

- Biodiversity Grant – expecting to hear any day now
- Caltrans Sustainable Grant - application submitted in November

C. Monthly Reports – Receive and File

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

VI. **ACTION ITEMS**

D. Opportunity to Serve – **12:15 pm**

- Uncontested
 - SCAG Regional Council - #28 Mark Henderson and #40 Jim Light
 - SCAG Energy and Environment Policy Committee – Britt Huff
 - Metro Service Council – Melissa Molina, Bob Wolfe, David Mach (Incumbents)
- Contested – League LA Division Regional Director – Barry Waite & Bea Dieringer – statements attached
 - Each candidate will make a 3 minute statement_

■ **ACTION:** Recommended appointment of candidates for uncontested positions and interview contested candidates for contested position and recommend appointment to the Board
TANAKA/OBAGI - RECOMMEND APPOINTMENT OF UNCONTESTED POSITIONS
OBAGI/WAITE - DEFER LEAGUE REGIONAL DIRECTOR TO THE MAY BOARD

E. Homeless Services - **12:30 pm**

- SBCCOG Local Solutions Fund (LSF), and LACAHSAs Prevention Budget.26-27 & rollover from 25-26 - memo attached
- LACAHSAs representative – vacancy in July
- **ACTION:** Approved FY 26-27 Local Solutions Fund Budget, FY 25-26 LSF Rollover Budget, and FY 26-27 LACAHSAs Renter Protection and Homeless Prevention Budget and notify the Board. This is required due to time constraints.**WAITE/OBAGI**
- **ACTION:** Recommended Board support of Paige Kaluderovic for the soon to be vacant LACAHSAs seat to have continuity in representation **DIERINGER/QUINN**

F. Housing Trust – **12:40 pm**

- First meeting of Trust Board has been changed to April 30 @ 4 pm
 - a. Possible agenda items
 - **Elect Chair & Vice Chair – Jacki (5-10 minutes)**
 - **Presentation and Discussion of JPA agreement -Lauren (10-15 minutes)**
 - **Approve Bylaws – Adam (5-10 minutes)**
 - **Presentation: Trust 101 – Adam (10-15 minutes)**
 - **Presentation: Basics of Affordable Housing & LACAHSAs Funding**
 - **Approve COG/Trust funding agreement – Lauren (10-15 minutes)**
 - **Discuss and Approve Trust Management options – Jacki (10-15 minutes)**
 - **Approve interim legal services – Jacki (5-10 minutes)**
 - **Approve Interim Trust Budget – 2 ½ month budget – Ronson (10-15 minutes)**
 - **Select Regular meeting date**
 - **SB 799 status – memo attached – **AND MODERATE INCOME FACT SHEET****
 - b. **ACTION: KAJI – TORRANCE HAS TALKED TO POLICE AND FIRE UNIONS AND MAJOR CORPORATIONS – HE WILL WORK ON A LETTER TO SENATOR ALLEN**
- City appointments to the Trust Board and 2 housing experts for the Trust Board selected by the city managers
 - a. Memo attached
 - b. **ACTION:** Recommend city managers’ nominees for the Trust Board to the SBCCOG Board for approval – **DEFER TO BOARD**

G. Board Meeting Agenda Development – **12:50 pm**

- April - draft agenda attached
- May
 - Subregional GHG emissions inventory
 - Funding Agreement with South Bay Regional Housing Trust
 - Contract for Public Defender for LACAHSAs funding
- **ACTION:** Provide direction

- H. Possible Tour to West Harbor Entertainment complex - – 12:55 pm
- **ACTION: QUINN & DIERINGER – YES GO FORWARD**
- I. General Assembly Evaluation – 1:00 pm
- **WAITE – GRAND – NETWORKING GREAT. EXAMPLE IS ECON DEV DIR MTG RE: BRANDING. GOOD ENERGY. LEAVING AT END IS NORMAL – PEOPLE NEED TO GO SOMEWHERE. METRO DID GREAT JOB. SURPASSED EXPECTATIONS. FOOD OK. PHOTOGRAPHER ANNOYING TRYING TO GET PANEL AT EVERY ANGLE.**
 - **TARNAY – VENUE FABULOUS. A LITTLE TIGHT CONFIGURATION OF THE TABLES. PEOPLE WHO HAD NEVER BEEN THERE WERE EXCITED.**
 - **SUAREZ – LOVED IT. WELL ORGANIZED. PRETTY SEAMLESS. GREAT FEEDBACK.**
 - **DIERINGER – VERY INFORMATIVE AND GOOD EXHIBITS**
 - **FLOW WAS BETTER THAN CARSON. EXHIBIT FLOW WAS BETTER.**
 - **376 attendees/SLIDES PRESENTED**
- J. Legislation – 1:10 pm
- Legislative Briefing – de-brief
 - Date with McKinnor – her answers were in opposition to our positions on RHNA and the trust – **WAITE, WARONEK, SUAREZ, DIERINGER – GET MEETING DATE**
 - Metro Board composition - memo attached
 - Legislative Matrix – attached
 - **ACTION:** RecommendED Board approve no change to Metro’s Board composition due to the expansion of the LA County Board of Supervisors and authorize a letter to be sent to Metro stating our position **TANAKA/DIERINGER - emailed to LA County COG Directors 4/13/26**
 - **ACTION:**
 - Support – AB 2741, SB 417, AB 1708, AB 2279, AB 1569, AB 2346
 - Oppose – AB 1621, SB 1014, SB 1117, AB 1953, AB 1198. AB 1976, SB 866
 - **SAEMANN/DIERINGER - APPROVED RECOMMENDATIONS**
- K. RHNA Replacement Update– 1:20 pm
- **ACTION:** Send policy to all gubernatorial candidates and South Bay state legislative candidates – **SAEMANN/DIERINGER - APPROVED**
- L. South Bay Environmental Services Center Activities – attached – 1:30 pm
- Organic waste – met with city staff - no role for SBCCOG at this time
 - Kits for Kids, Palos Verdes, Volunteers doubled
 - Accreditation Pilot:- LEED certification for city staff – memo attached
 - Training provided at no cost to the cities and covered by a grant to the SBCCOG
 - **ACTION:** RecommendED Board approve training through Green Building Education Services (GBES) Option 3 for a total of \$10,000 and authorize payment in the amount of up to \$18,000 for exam fees. **OBAGI/QUINN**
- M. Proposed Revised Classification Specifications - 1:35 pm
- Memo and background documents attached
 - **ACTION:** RecommendED board approve the proposed revised classifications -
 - **TARNAY/WAITE - LOOK AT TITLES AS MENTIONED BY RONSON – DIERINGER OPPOSED**

PROVIDE A LINK TO JOB DESCRIPTIONS FOR THE BOARD

N. Approval of Invoices – **1:50 pm**

- **ACTION:** Approved invoices for payment **WAITE/TARNAY**

N.1 - 5th Amendment to Eide Bailly Contract for Additional Accounting Services as needed – 1:55 pm

- Memo and Agreement Exhibit A documents attached
- **ACTION: RECOMMEND TO THE BOARD – TANAKA/SUAREZ**

VII. INFORMATION ITEMS

O. Land Use and Transportation and Digital Update – **1:55 pm**

- REAP 2.0
 - Commercial Redevelopment
 - Jake to demonstrate the GIS tool for cities
 - Refinement will be scheduled with participating cities' staff
 - Mobility Hubs
- **MICROMOBILITY – SCAG LETTER AND RETURN WITH CARB PROPOSAL - MAY**
- Update on the Local Travel Network & E-Bike Safety Issues
 - Measure M application for further work on e-bike safety
- EV Rebate Proposal
- SBFN
 - Conduit and access are being asked for with Measure M and R fiber projects

P. Update on Senior Services – **2:00 pm**

Q. Economic Development Directors Roundtable – **2:05 pm**

- Meeting on April 30 @ 10 am with Larry Kosmont to follow-up on GA discussion of South Bay joint marketing

VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 2:10 pm

IX. RECESS TO CLOSED SESSION: EXECUTIVE DIRECTOR PERFORMANCE EVALUATION – PURSUANT TO GOV. CODE § 54957 (attachment to be sent separately to delegates and alternates only) - 2:15 pm

X. NEXT STEERING COMMITTEE – Monday, May 11, 2026 @ 12:00 noon – SBCCOG office

XI. ADJOURNMENT

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

This 1st Amendment to the Memorandum of Agreement (“Agreement”) is made as of June 30, 2026 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and the City of Compton (“Permit Holder”). The Permit Holder and the SBCCOG are collectively referred to as the “Parties”.

RECITALS

- A. SBCCOG and Permit Holder entered into a Memorandum of Agreement as of July 1, 2023, wherein the Permit Holder desired to participate in cost sharing for the implementation of the Coordinated Integrated Monitoring Program for the Dominguez Channel Watershed Management Area.
- B. The Agreement will expire on June 30, 2026, and the Parties desire to extend the Term through June 30, 2027.

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

- The Agreement is hereby amended by extending the Term to June 30, 2027 unless earlier terminated pursuant to the provisions of the Agreement. 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 30, 2026.

“SBCCOG”
South Bay Cities Council of Governments

By: _____
SBCCOG Chair

Date: _____

“Permit Holder”
City of Compton

By: _____
(NAME and TITLE)

(SIGNATURE)

Date: _____

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

This 1st Amendment to the Memorandum of Agreement (“Agreement”) is made as of June 30, 2026 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and the City of Long Beach (“Permit Holder”). The Permit Holder and the SBCCOG are collectively referred to as the “Parties”.

RECITALS

- A. SBCCOG and Permit Holder entered into a Memorandum of Agreement as of August 8, 2023, wherein the Permit Holder desired to participate in cost sharing for the implementation of the Coordinated Integrated Monitoring Program for the Dominguez Channel Watershed Management Area.
- B. The Agreement will expire on June 30, 2026, and the Parties desire to extend the Term through June 30, 2027.

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

- The Agreement is hereby amended by extending the Term to June 30, 2027 unless earlier terminated pursuant to the provisions of the Agreement. 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 30, 2026.

“SBCCOG”
South Bay Cities Council of Governments

By: _____
SBCCOG Chair

Date: _____

“Permit Holder”
City of Long Beach

By: _____
(NAME and TITLE)

(SIGNATURE)

Date: _____

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

This 1st Amendment to the Memorandum of Agreement (“Agreement”) is made as of June 30, 2026 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and Equilon Enterprises LLC dba Shell Oil Products US (“Permit Holder”). The Permit Holder and the SBCCOG are collectively referred to as the “Parties”.

RECITALS

- A. SBCCOG and Permit Holder entered into a Memorandum of Agreement as of February 25, 2025, wherein the Permit Holder desired to participate in cost sharing for the implementation of the Coordinated Integrated Monitoring Program for the Dominguez Channel Watershed Management Area.
- B. The Agreement will expire on June 30, 2026, and the Parties desire to extend the Term through June 30, 2027.

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

- The Agreement is hereby amended by extending the Term to June 30, 2027 unless earlier terminated pursuant to the provisions of the Agreement. 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 30, 2026.

“SBCCOG”
South Bay Cities Council of Governments

By: _____
SBCCOG Chair

Date: _____

“Permit Holder”
Equilon Enterprises LLC dba Shell Oil Products US

By: _____
(NAME and TITLE)

(SIGNATURE)

Date: _____

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

This 1st Amendment to the Memorandum of Agreement (“Agreement”) is made as of June 30, 2026 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and Torrance Refining Company LLC (“Permit Holder”). The Permit Holder and the SBCCOG are collectively referred to as the “Parties”.

RECITALS

- A. SBCCOG and Permit Holder entered into a Memorandum of Agreement as of April 16, 2024, wherein the Permit Holder desired to participate in cost sharing for the implementation of the Coordinated Integrated Monitoring Program for the Dominguez Channel Watershed Management Area.
- B. The Agreement will expire on June 30, 2026, and the Parties desire to extend the Term through June 30, 2027.

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

- The Agreement is hereby amended by extending the Term to June 30, 2027 unless earlier terminated pursuant to the provisions of the Agreement. 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 30, 2026.

“SBCCOG”
South Bay Cities Council of Governments

By: _____
SBCCOG Chair

Date: _____

“Permit Holder”
Torrance Refining Company LLC

By: _____
(NAME and TITLE)

(SIGNATURE)

Date: _____

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

This 1st Amendment to the Memorandum of Agreement (“Agreement”) is made as of June 30, 2026 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and Vopak Terminal Los Angeles Inc. (“Permit Holder”). The Permit Holder and the SBCCOG are collectively referred to as the “Parties”.

RECITALS

- A. SBCCOG and Permit Holder entered into a Memorandum of Agreement as of July 1, 2023, wherein the Permit Holder desired to participate in cost sharing for the implementation of the Coordinated Integrated Monitoring Program for the Dominguez Channel Watershed Management Area.
- B. The Agreement will expire on June 30, 2026, and the Parties desire to extend the Term through June 30, 2027.
- C. The Permit Holder shall pay an Annual Payment Amount of \$26,530.20 for the 2026-2027 fiscal year. This amount reflects the 2% escalation of the Annual Payment Amount as described in Section 8(b) of the Agreement.

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

- The Agreement is hereby amended by extending the Term to June 30, 2027 unless earlier terminated pursuant to the provisions of the Agreement. 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 30, 2026.

“SBCCOG”

South Bay Cities Council of Governments

By: _____
SBCCOG Chair

Date: _____

“Permit Holder”

Vopak Terminal Los Angeles Inc.

By: _____
(NAME and TITLE)

(SIGNATURE)

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

Date: _____



APRIL 2026

Attendees

Monthly Meetings	City Managers Meeting	Economic Development Directors Roundtable	GIS	Infrastructure Working Group	Legislative Briefing	Parks and Rec Directors	Planning/Community Dev. Directors	Steering Committee	Transit Operators Working Group	Transportation Committee
Carson										
El Segundo	D. George									C. Pimentel
Gardena		J. Choi J. Burns		J. Castro	R. Tanaka	N. Sweeney	J. Burns	R. Tanaka	D. Pynn	R. Tanaka
Hawthorne				D. Torado S. Acuna						A. Monteiro
Hermosa Beach	S. Napolitano	S. Napolitano					A. Becker	R. Saemann		
Inglewood	B. Crumby C. Jackson	B. McCrumby		T. Olmos	J. Butts			J. Butts		
Lawndale					B. Suarez	J. Minter	P. Kann	B. Suarez		
Lomita	A. Vialpando	B. Waite			B. Waite		A. Fernandez	B. Waite		B. Uphoff
Manhattan Beach	T. Mirzakhanian M. Alkire		B. Shrewsbury	G. Gamboa E. Zandvliet		M. Leyman	M. Alkire	N. Tamay		N. Tamay
Palos Verdes Estates	K. Kallman				C. Quinn			C. Quinn		
Rancho Palos Verdes	A. Mihranian B. Forbes						B. Forbes			
Redondo Beach	M. Witzansky M. Weiner			A. Winje	B. Waller P. Kaluderovic	E. Hause	M. Wiener	Z. Obagi	P. Meyer B. Magumcia	
Rolling Hills	K. Banales							B. Dieringer		
Rolling Hills Estates	G. Grammer J. Naughton	J. Naughton			D. Stegura					
Torrance		F. Fulton J. Davis	S. Lai	C. Cho H. Shi			M. Ramirez	J. Kaji	D. Mach R. Plumb	J. Kanji
County of LA				E. Garcia P. Smith M. Suska	B. Fish (SD-4)					A. Yoon B. Fish
Los Angeles			P. Tsai	R. Junken A. Palacios K. Venessa				A. Palacios		

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Client Aid Recap

Date Submitted	Why this aid is needed and why other options will not work	The Client Aid request best fits the following option	Amount Requested	Client	City in SDA 2	Agency/ City	Outcomes	Housed	Shelter	Job
3/23/26	Client is in ABH (A Bridge Home) Beacon shelter and needs "appropriate" clothing or will be exited	clothing for shelter stay	\$87.53	Augustine Latoya	Lawndale	St Margarets Center	Shelter		1	
3/25/26	Security deposit and 1 month rent	Rental/Utility Deposits	\$3,590.00	Dealayja Price	Inglewood	St Margarets Center	housed	1		
3/31/26	Client was referred by Torrance Police Department to Torrance Outreach Team for assistance. During the initial interview it was learned that this client had been diagnosed as being Schizophrenic at an early age. It was also learned that she has been chronically homeless (12 years at least), has prior justice involvement, and is a former foster youth. Client stated that she had not been on her medication for 3 months. Outreach was able to make an appointment for intake at Haven House 2 days later. A request for a 2 day motel placement was granted to allow for the team to take the client to Venice Family Clinic to obtain her medication and also to transported her to the DPSS office to obtain a new EBT card. An additional request to allow for an Amazon purchase of undergarments and a pair of pants for this client was also made by the team as she had nothing more than a blanket with her.	1-5 day motel stay due to an immediate acute health, safety, weather related problem, or an after hours/weekend request prior to social worker engagement (approx. \$100/night)	\$311.82	Isabella Zarate	Torrance	Torrance	Shelter		1	
4/1/26	Client was having an emotional breakdown on Civic Center property due to his vehicle being towed by Redondo PD and was unable to retrieve it as the vehicle was not in his name. Case manager stepped in and was able to assist him with getting his medication, documents and cell phone out of the vehicle. He also had a dog with him at the time of the vehicle impound that was sent to a local rescue agency while the client sought assistance. It was learned that he had lost his employment about a year earlier and had a major nervous breakdown which is what led him to being on the streets. Client has a PhD, but once he hit the streets it became extremely difficult for him to get out. Client aide request is for a motel stay, which would allow case manager to assist with a shelter placement and for the client to be able to rest and take his medication. The client was able to locate a friend who assisted him with retrieving the vehicle from the tow yard and also registered and sponsored. Although the client is unable to live with	Motel stay, clothing, and food	\$479.37	Anton Shilov	Torrance	Torrance	Shelter		1	
4/2/26	Client is a 55 year old woman who has been homeless for approximately 2 years. Client has been approved for a permanent supportive Housing (PSH) apartment at Park Western Property in San Pedro. Client is scheduled to move in on 3/31. Client current income is General Relief (GR) through DPSS of \$221.00.	Security Deposit	\$1,000.00	Danna Lynn Goyer Mayfield	Alondra Park	St Margarets Center	Housed	1		
4/2/26	Client is a 55 year old woman who has been homeless for approximately 2 years. Client has been approved for a permanent supportive Housing (PSH) apartment at Park Western Property in San Pedro. Client is scheduled to move in on 3/31. Client current income is Social Security Insurance (SSI) in the amount of \$1200/month.	Security Deposit	\$1,000.00	Jana Kay Mercer-Jenkins	Alondra Park	St Margarets Center	Housed	1		
4/15/26	Furniture for recently housed client	furniture	\$1,124.82	Dealayja Price	Inglewood	St Margarets Center	housed			
4/15/26	The client Carol Lee Ducar is the older sister of Katty Young and Raymond Young. Both the client's sister and brother are considered disabled and receive SSDI/SSI. They lost their housing when they were unable to retain the family home and have been homeless in the Southbay area for almost a year. They have predominately stayed in either a motel that they were paying for or their vehicle. There was difficulty in locating an apartment sooner as there was a direct need to find an apartment that was close enough to bus transportation so that Kathy and Raymond would have access to bus transportation. The total family income is reported as \$4498.00/month. The unit they have located is in the city of Lomita and the rent is \$2249/month. The request for funding is for the Security Deposit of \$2249.00 and a full first month's rent of \$2249.00, which will allow this family to purchase much needed items once they move in.	Rental/Utility Deposits	\$4,498.00	Carol Ducar	Torrance	Torrance	Housed	1		
4/15/26	This client and request is for the Nichols family, who became displaced following the Palisades fire. The Nichols family includes the father, mother, a 10-year-old daughter, and a 7-year-old son. The Nichols family was visiting a Big Wolf Lodge for their son's sixth birthday when they received a phone call from their neighbor in the Palisades, stating their house was on fire. The family was never able to return to their rental home, and they were not able to salvage most of their belongings. Since the fires, the majority of their income has been used to afford the temp shelter placement in hotels and Airbnb's. During this time, Mrs. Nichols has been working almost around the clock as a Lyft driver while Mr. Nichols stayed home in order to support his children, the younger of whom has autism. The children attend school in the Valley, at a school that can best accommodate the son's disability. Therefore, coordinating transportation and activities for the children has been a full-time job. Mr. Nichols just recently returned to his job at	Rental/Utility Deposits	\$5,000.00	Christopher Nichols	Torrance	St. Margaret's Center	Housed	1		

TLS Master List

KEY
 Check-In Month Projected Exit Completed Check In/Exit

partner_agency	status	pt_name	city_origin	projected	suppc	enrollment	exit_date	exit_reason	payment_reci	comments	payment_status	payment_status_notes	security_depos	Mar-26	Apr-26	May-26	client_total		
SMC	Exited	C. At [REDACTED]	Lennox	3	9/1/2025	12/1/2026	graduated	Kim West	Found place in Adelanto, and works in Lennox	Blue Nile Properties	New Contract	Signed	\$ 1,500.00				\$ 4,125.00		
Torrance	Exited	D. M [REDACTED]	Torrance	6	9/1/2025	2/1/2026	graduated	Kim West	Client works, fell behind with expenses - car payments	Blue Nile Properties	New Contract	Signed	\$ 1,600.00				\$ 6,800.00		
Torrance	Exited	I. C [REDACTED]	Torrance	6	4/5/2025	4/1/2026	Graduated	Victor Square, LLC (BF Properties) Kensington	Family of 4 (Mom + 3 kids, +1 in college not at home). Previous apartment fire, lost home. Kids at TUSD	Victor Square, LLC (BF Properties) Kensington	Subsidy Change	Signed, including subsidy change	\$ 2,825.00	\$1,412.50			\$ 21,987.91		
Torrance	Exited	A. H [REDACTED]	Torrance	12	5/22/2025	3/1/2026	Graduated	Apartment	Previous 3290 resident, just aged out of TAY	Apartment	New Contract	Signed	\$ 1,750.00				\$ 14,875.00		
WLCAC	Exited	J. W [REDACTED]	Harbor Gateway	3	6/27/2025	10/1/2026	Graduated	SoLa Rentals	First engaged with the client in November. Living in an encampment and working with his cousin on a food truck to earn money to support his daughters. His mother, who could no longer drive, gave him her car, and he began sleeping in it. He was later approved for housing through our regular TLS program, but the unit was in SPA 8, which was experiencing staffing shortages. He waited nearly five months before the program was paused. During that time, we supported him with job applications, and he eventually secured a position with the post office. Although the client is still facing significant financial challenges (i.e., school debt and other bills), he has remained consistently compliant and deeply grateful throughout the process. He recently moved into his new apartment and was overcome with emotion. He's still processing the reality of being housed and is incredibly thankful.	SoLa Rentals	New Contract						\$ 1,895.00		\$ 8,274.83
WLCAC	Exited	J. F [REDACTED]	San Pedro	3	6/30/2025	1/1/2026	Graduated	Swami International Property Management	Referred to Miranda by Harbor Connects. Connected with Antonio in 10/2024. Has a service dog/cat. Receives SSDI and does uber deliveries to increase his income. This is his very first apartment!	Swami International Property Management	New Contract						\$ 1,350.00	\$ 5,400.00	
SMC	Enrollee	J. L [REDACTED]	Wilmington	6	7/3/2025			RCG Property Services	Ms. Lowery and her son have been working with our program since January 2025 but we have so far been unsuccessful in getting them housed. Unhoused since 2021. Ms Lowery is employed, makes enough to cover the rent for an apartment they were approved for, but could use some initial support as they furnish the apartment, etc.	RCG Property Services	New Contract	Ronson Signed	\$ 1,450.00	\$725.00	\$725.00	\$725.00	\$ 9,787.50		
SMC	Enrollee	R. W [REDACTED]	RPV	10	9/11/2025			PV Victoria Apartments LLC	Senior client who has lived in her home and RPV majority of her life, she has income and is seeking additional assistance in maintaining her placement.	PV Victoria Apartments LLC			\$0	\$1,175	\$1,175	\$1,175	\$ 11,375.00		

SMC	Enrollee A. H. [REDACTED]	Hermosa Beach	10	9/11/2025		First Light Property Management	The client is 62 years old and has lived in her current home for the past 25 years, her rent is only \$1300, which also includes all of her utilities. She stated that she was a Danish translator in the film industry but AI has pretty much caused her to lose her employment opportunities at the Studio's. She did recently receive a 3 day notice showing that she owes \$4350. She has been seeking out all opportunities for employment but	New Contract		\$0	\$700	\$700	\$700	\$	6,900.00
Torrance	Exited S. S. [REDACTED]	Torrance	4	6/30/2025	1/1/2026	Graduated	Beach Front Property Management	Receptive to services and works a full-time job as well as a side job. They want the best for their children (in TUSD) and have been working to pay their credit debt while they've been in a motel. The participant needs some help with rent as they transition back to permanent housing and address financial challenges. Update 8.25.25 - paying bills on time. back to school supplies. organizing her stuff and storage. working on side business. working on divorce. IRS outstanding balance to file 2024 taxes. need furniture (bed, TV, and shelving). storage? will be consolidating storage. income \$3800 + cleans office and ebay sales. She is a property manager.	New Contract	Signed	\$	2,995.00		\$	22,462.50
Torrance	Exited J. L. [REDACTED]	Torrance	4	8/26/2025	1/1/2026	Graduated	Faith Realty Sales and Property Management	They were sleeping in her car when Torrance PD originally encountered them and requested the assistance of the outreach team. Client stated that she left the unit she had recently rented due to an infestation of rats. She was eager to locate a new apartment for herself and her daughter. Client had started a new job with the LB Unified School district as of 8/26. Client is not expected to receive her first check till mid September, and case managers were concerned for the this family's safety. They have been enrolled into the COG's TLS Program for a period of 3 months to allow them to transition to new housing and to purchase essential furniture.	New Contract	Signed	\$3,000		\$	8,005.00	
Torrance	Exited M. K. [REDACTED]	Torrance	4	9/15/2025	1/1/2026	Graduated	Blue Nile Properties L.L.C	Matthew Knight was living in a motel in Torrance prior to being told that the property was being sold and forced to move out. He remained living in his car and working for Lyft as a driver. Client has located a unit in Torrance and assistance with the TLS program funds has been requested by the owner.	New Contract	Signed	\$1,600		\$	5,653.00	

Torrance	Enrollee L. W. [REDACTED]	Torrance	6	10/21/2025		Arlington Apartments	referred to by Torrance United Church of Christ staff. Ms. Winters has a thirteen-year-old son she lives with here in Torrance and she receives no child support. Ms. Winters works two jobs, but due to her limited income and some personal hardship, she fell behind on rent recently and received a 3-day notice. Thankfully, the property owner has showed some patience and willingness	New Contract	Signed	\$0	\$1,687.50	\$1,687.50	\$	11,250.00	
Torrance	Enrollee L. F. [REDACTED]	Torrance	6	11/16/2025		Arlington Apartments	Aid is for a family of 4 – Father, Mother, 2year old and newborn and Dad works full time and brings home approximately 2k month. Mom was working as a medical assistant, however with new child has not worked in several months	New Contract	Signed		\$1,687.50	\$1,125.00	\$1,125.00	\$	9,562.50
WLCAC	Exited T. I. [REDACTED]	Wilmington	4	7/16/2025	11/1/2025	Graduated	SoLa Rentals	44yo, WLCAC been working with since October, currently in her car (for 1.5 years). She tried to stay with family member but that didn't work out. Was in a bad relationship, no parents. Lots of unforeseen circumstances that resulted in homelessness. Initial plan: 100% July prorata, August-Oct 100%, Nov: client takes over rent. Monthly income is \$3500, will need to furnish apt, car insurance, and has some student loan debt	New Contract	Waiting for confirmation on the amounts to finalize the TLS Contract	\$	1,850.00		\$	8,235.48
WLCAC	Exited T. F. [REDACTED]		4	7/17/2025	11/1/2025	Graduated	SoLa Rentals	25yo, single, Working: income since Monique has worked with her back in March. Works at the post office, part-time. Willing to take on more hours, has been there almost a year. They can give her full time. \$2300-2400 per month. Has been staying in her vehicle. Also was in TX a year or two ago, lost her mom's property. Her and her mom went their separate ways. When she first came out here, she was staying with some friends for a little while. Eventually got her own car and has been staying there. Low acuity, doesn't seem to have any substance use	New Contract	Stepdown planned for month 2 to line up qualification for shallow subsidy		1,850.00		\$	6,564.52
WLCAC	Exited H. B. [REDACTED]	LA City	4	7/17/2025	11/1/2025	Graduated	SoLa Rentals	Client has been incredibly patient and cooperative since meeting client in the Month of April 2025 . He has been working and continue to keep his head held high during tough times . The client has full-time income and wants more in life . The	New Contract		\$	1,850.00		\$	5,412.47
WLCAC	Exited G. B. [REDACTED]	LA City	4	7/30/2025	11/1/2025	Graduated	SoLa Rentals	and has shown strong motivation to improve her situation. After learning that employment was required for TLS eligibility, she quickly secured a job in home care while continuing to receive CalWORKs benefits. She is responsible, actively	New Contract		\$	2,450.00		\$	7,796.53
WLCAC	Exited E. W. [REDACTED]	Wilmington	4	7/30/2025	11/1/2025	Graduated	SoLa Rentals	with the intention of living with family, but after that arrangement fell through, he was left without stable housing. As a result, he began drinking and ultimately ended up living in an encampment. Since then, he has shown significant progress. He is now sober, sleeping in a friend's car, and	New Contract		\$	1,850.00		\$	6,071.68

WLCAC	Exited	A. F. [REDACTED]	Carson	5	7/30/2025	11/1/2025	Graduated	SoLa Rentals	October, and has seen an incredible amount of progress. He started of with just GR but since then has received a full time job and has been working consistently for the past 2 months passing out hot meals/with a senior home. Makes \$3500-3700 per month. 62 years old, from Carson, wants to also pursue schooling for being a SUD peer counselor (6-7mo program), and the program will help him	New Contract	and security; (2) 100% rent; (3-5) 35%. The 35% dropped is planned because Monique would like him to be eligible for shallow subsidy, however we will re-evaluate in month 2 to see if he needs the support brought up if anything happens	\$ 1,775.00	\$ 7,188.75
WLCAC	Exited	A. M. [REDACTED]	LA City	3	8/7/2025	11/1/2025	Graduated	SoLa Rentals	25 years old, no children – been working with case mgr 6 or 7 months. Was in shelter but was kicked out for non compliance – no returning on time. Has been staying in vehicle at 132nd and Figueroa – Since working with Monique she has increased her income from GR to employment (2 ½ months) Income now: 3500/mo approved for a unit rent will be \$1775/	New Contract		1,775.00	\$ 8,875.00
WLCAC	Exited	T. B. [REDACTED]	LA City	3	8/7/2025	11/1/2025	Graduated	SoLa Rentals	She has a part time job, been approved for her unit \$1850 (SoLa Rentals) 23yo, F, 1 kid (son, 4yo) Makes close to \$3000. When first met her, only getting CalWorks and working under the table. 6mo got hired (office work; some sort of office assistant). With the new job, cut off from CalWorks but still receives food stamps.	New Contract		1,850.00	\$ 7,175.00
WLCAC	Exited	T. W. [REDACTED]	Carson	3	8/7/2025	11/1/2025	Graduated	SoLa Rentals	a unit. Income is about \$2700-2800/mo (works for Homeboy Industries. They will give her more income) Property manager also offered her a position to be the property manager for her building. Rent is \$1850 unit. Can move in this week/next week –see agreement on file	New Contract		500.00	\$ 2,788.71
WLCAC	Exited	J. G. [REDACTED]	LA City	4	9/5/2025	1/1/2026	Graduated	SoLa Rentals	Lost job last year but is working now – monthly income \$3200/month Works at a call center – went from temp to perm Approved for a 2 bedroom unit \$2450.00 Expecting to increase income via Child Support – in process now (possibly of \$1400/month)	New Contract		\$2,000	\$ 9,733.33
WLCAC	Exited	V. F. [REDACTED]	Carson	3	8/18/2025	11/1/2025	Graduated	WSH Management	The client has low income and his rent is \$744.00 monthly . The client receives \$1200.00 monthly for SSI . This would allow the client to furnish his unit as well .	New Contract		\$744	\$ 2,476.00

WLCAC	Exited	C. [REDACTED]	Harbor Gateway	2	9/19/2025	11/1/2025	Graduated	SoLa Rentals	through, and she started getting Cal Works and unemployment. Her boyfriend is receiving about \$1,000 a month from his barber school. She has started a new job at the post office and receives \$3,200 and has a one bedroom for \$1,600. She reached her goal of increasing her income and does not want to live above her families' means, which is why she opted	New Contract		\$	3,840.00
WLCAC	Exited	A. F. [REDACTED]	Wilmington	3	9/26/2025	12/1/2025	Graduated	SoLa Rentals	prior to being referred to TLS services. She has increased her income during her time with working with Monique to qualify for TLS. She was previously receiving GR and has now obtained a job working in home supportive services. The individual is making about \$3,200 and her rent is about \$1,600. She has a car and is doing well, case is closed, month of	New Contract		\$	5,066.67
WLCAC	Exited	D. [REDACTED]	Harbor City	3	9/26/2025	12/1/2025	Graduated	SoLa Rentals	The individual reported she has been experiencing homelessness for the last two years. She stated she was previously staying with her mother but they are no longer in contact. She reported she also works and makes about \$2,500 monthly. She is staying in her car and is not interested in shelter.	New Contract		\$	5,888.33
WLCAC	Exited	J. S. [REDACTED]	Harbor Gateway	6	10/20/2025	4/1/2026	Graduated	SoLa Rentals	Exiting a DV situation – does have a restraining order Sleeping in her car in the Harbor Gateway Area prior was staying with her sister and her boyfriend but felt uncomfortable with boyfriend Has a 4 year old child	New Contract		\$	13,412.90
WLCAC	Exited	A. B. [REDACTED]	Wilmington	3	9/19/2025	12/1/2025	Graduated	SoLa Rentals	sporadically but lost her space at a shelter previously due to not abiding by the check-in rules. She reported she has been experiencing homelessness since 2024. The individual is interested in housing but is not interested in going to shelter. She is currently staying in her car and works full time with an income of \$2,700-\$3,000 monthly.	New Contract		\$	5,440.00
WLCAC	Exited	A. [REDACTED]	Lomita	3	10/1/2025	1/1/2026	Graduated	Pama V Properties	reported she has twin boys and they are currently at school and she is trying to figure out next steps on where they are going to go for the night. The individual stated she cannot really rely on family. She stated they were previously attempting to link the cases together and her mother was able to obtain a Section 8 voucher but she unfortunately was not able to. She stated her mother does not	New Contract		\$	7,450.00

WLCAC	Exited	D. G	Harbor City	3	9/26/2025	10/1/2026	Graduated	SoLa Rentals	kit and snacks. The individual stated she has been experiencing homelessness for approximately 8 months and has been sleeping in her vehicle. She reported she has no family support and works part-time. She makes about \$2,700 a month from her job. She reported she was previously living with her grandma who passed away and she is not currently interested in any other form of shelter.	New Contract		\$ 1,400.00	\$ 4,433.33			
WLCAC	Exited	L. W	Harbor Gateway	3	9/1/2025	12/1/2025	Graduated	SoLa Rentals	homelessness for the last 2 years with her two children. She has been in and out of shelters and staying with family on and off. She reported she receives Cal Works. She also sells candles out of her vehicle for extra income. She got a job at the liquor store and makes about \$2,000 a month plus Cal works \$1,000 and	New Contract		\$ 1,800.00	\$ 5,700.00			
WLCAC	Exited	K. H	Lomita	3	9/1/2025	12/1/2025	Graduated	West Coast Realty Group LLC	blankets. She reported she has been experiencing homelessness for the last 2 years. She also has a son who is 4 years old and he will stay with his grandma while she gets back on her feet. She knows how to navigate resources such as 2-1-1 and has obtained motel vouchers from this resource. The access center was also provided as a resource for her.	New Contract		\$ 2,000.00	\$ 7,266.67			
												\$ 54,009.00	\$ 9,487.50	\$ 5,412.50	\$ 3,725.00	\$277,274

**FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING BY AND
BETWEEN THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS AND THE
CITY OF TORRANCE REGARDING THE USE OF THE TIME-LIMITED SUBSIDY
REIMBURSEMENT**

This First Amendment to Memorandum of Understanding (the “First Amendment”), dated as of the 15th of May 2026 (“the Amendment Effective Date”), is by and between the South Bay Cities Council of Governments (“SBCCOG”), a joint powers authority, and the City of Torrance (“City”), a chartered municipal corporation, (collectively, the “Parties”)

RECITALS

A. The Parties entered into a Memorandum of Understanding dated May 1, 2024 (the "MOU") in order to implement the Torrance Time-Limited Subsidy Program.

B. The original MOU did not contain language allowing for the payment of supportive service costs in permanent supportive housing (PSH) using Time-Limited Subsidy Funds.

NOW, THEREFORE, in consideration of the foregoing, the Parties agree as follows:

1. Section III of the MOU, entitled “**SBCCOG RESPONSIBILITIES**”, is hereby to amended to include:

///

“III. SBCCOG RESPONSIBILITIES:

F. The SBCCOG shall reimburse the City up to, and not to exceed, \$600 per month or \$7200 per participant for supportive services costs of program participants living in permanent supportive housing (PSH). Eligibility for this payment will follow the case conferencing approval process outlined in Exhibit 2 of the MOU.

2. In all other respects, the MOU, a modified by this First Amendment, is hereby ratified and reaffirmed and remains in full force and effect.

3. This First Amendment to Memorandum of Understanding is hereby executed and shall be effective as of the Effective Date, May 15, 2026.

SOUTH BAY COUNCIL OF GOVERNMENTS

<signatures on following page>

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

By: _____
Bernadette Suarez, Board Chair

CITY OF TORRANCE

By: _____
Aram Chaparyan, City Manager

APPROVED AS TO FORM
PATRICK Q. SULLIVAN
City Attorney

By: _____
Jennifer Guerrero
Deputy City Attorney

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS AND THE LOS ANGELES (“LA”) COUNTY PUBLIC
DEFENDER’S OFFICE REGARDING THE CRIMINAL RECORD PROJECT PROGRAM (CRCP)**

This Memorandum of Understanding (“MOU”) created in 2026 is between the South Bay Cities Council of Governments (“SBCCOG”), a joint powers authority, and the County of Los Angeles, Office of the Public Defender (“Public Defender”), an office within Los Angeles County, (collectively, the “Parties”).

RECITALS

- A. As a regional administrator, the SBCCOG receives homelessness funding, including the November 5, 2024, Measure A half-cent sales tax, approved by Los Angeles County voters, which repealed and replaced Measure H. Measure A provides continuous funding for housing and services to address homelessness.
- B. On March 25, 2025, the Los Angeles County Board of Supervisors adopted the Local Solutions Fund (LSF) funding formula as part of the Measure A requirements, of which 90% is based on a region’s Point-in-Time Homeless Count (2-year average) and 10% on the region’s low-income population percentage. Based on this formula, the SBCCOG is projected to receive \$3,048,204 in its first year (FY25/26). Because the SBCCOG has outperformed most other regions in Los Angeles County in resolving instances of homelessness, the SBCCOG anticipates our region’s LSF funding will decrease over time due to the homeless count component of the funding formula.
- C. In addition, to LSF programming, the SBCCOG will receive funding from the Los Angeles County Affordable Housing Solutions Agency (LACAHS) as an eligible jurisdiction per SB 679. The SBCCOG anticipates roughly \$11 million annually in funding for (1) housing production, preservation, and ownership; (2) renter protection and homeless prevention; and (3) technical assistance. With this programming, the SBCCOG expects to reduce the inflow of households into homelessness and make housing more affordable for vulnerable households.
- D. Due to the modest amount of homeless services funding it receives, the SBCCOG has budgeted the majority of its funds into programs in which all of its member cities can participate, including but not limited to:
 - a. Financial and Rental Assistance (application fees, security deposits, time limited subsidies, and other just-in-time funding)
 - b. SHARE! Housing to Employment (group homes)
 - c. Motel and SRO Bed Leasing
 - d. Housing Specialist (landlord engagement)
- E. In addition to these shared services, the SBCCOG Board of Directors will also approve City-specific program allocations using LSF, LACAHS, and other funding sources (“Funders”)
- F. The goal of this program is to assist individuals who are at risk of experiencing homelessness; resolve eligible criminal, infraction, and administrative matters, along with associated warrants, fines, and fees; and connect to other service providers throughout Los Angeles County that can provide wrap around homeless prevention services
- G. The Parties desire to enter this MOU to set forth and memorialize the obligations of the Parties with respect to program funding allocated solely to the Los Angeles County Public Defender’s Office.

AGREEMENT

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

I. TERM:

This MOU shall be effective as of July 1, 2026, and shall remain in full force and effect until June 30, 2031 (“Term”), unless sooner terminated or extended, in whole or in part, as provided in the LACAHS/SBCCOG Contract (Exhibit 1 LACAHS Contract). This MOU is contingent upon SBCCOG receiving funding from its Funders and is subject to review during each funding year of the term. In the event that funding from the Funders is terminated, the termination of this Agreement shall be effective upon notice from SBCCOG pursuant to V.I.E. of this MOU.

The term of this MOU is for one year starting on the Effective Date. The term will automatically renew for successive one-year terms until June 30, 2031, unless either Party provides the other Party with a written notice of non-renewal at least 30 days before the end of the then-current term. Any renewal terms shall be on the same terms and conditions provided herein.

Note, different Scope of Works (“SOW”) in the Exhibits may have different SOW Start Dates. The SOW’s Start Date will govern the commencement of that SOW’s activity and billing. No activity shall be billed prior to the Start Date.

II. PUBLIC DEFENDER’S RESPONSIBILITIES:

- A. The Public Defender shall use the allocated funding in adherence with the Scope of Work attached as Exhibit 2 and any subsequently added or amended Scope of Work.
- B. The Public Defender shall adhere to the budget specified in the attached Exhibit 2.

- C. The Public Defender shall fulfill performance and reporting requirements to SBCCOG in accordance with the SOW detailed in the attached Exhibit 2. Failure to comply with any invoicing and reporting requirements and deadlines may result in forfeiture of reimbursement claims.
- D. The Public Defender hereby warrants, represents, and covenants that it will comply with all applicable local, state, and/or federal guidelines, regulations, requirements, and statutes as required under the laws and/or regulations relating to the source of the Measure A Funds to be transferred by the County/LACAHSA to the SBCCOG, and subsequently to the Public Defender pursuant to this MOU and will not use the Grant Funds for costs associated with activities in violation of any law or for any activity inconsistent with the requirements and purposes set forth in this MOU. Please see the LACAHSA Measure A requirements detailed in the attached Exhibit 1.
- E. The Public Defender shall maintain records related to the program operation and use of Grant Funds for five (5) years following the expiration of this MOU. SBCCOG shall have access to these records upon request.

III. SBCCOG RESPONSIBILITIES:

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

IV. FUTURE PROGRAMS:

- A. The Parties may attach Amendments to this MOU to modify, subtract or add programs, subject to the Parties approval. For any change affecting the scope of work, contract term, contract sum, payments, or any other term or condition included under this MOU, a signed, written amendment to the MOU must be prepared and executed by the parties.

V. THIRD PARTY LIABILITY AND INDEMNIFICATION:

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

VI. MISCELLANEOUS:

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

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

County of Los Angeles, Office of the Public Defender
Clara Shortridge Foltz Criminal Courts Building
210 W. Temple St. 19th Floor | Los Angeles, CA 90012
Phone: (213) 974-3019 (Direct) | (213) 974-2811 (Main)
Attn: Marcus M. Huntley
MHuntley@pubdef.lacounty.gov

- F. **Termination for No Cause** - Either party may terminate this Agreement, with or without cause, provided a written notice of termination is submitted to the other party not less than thirty (30) calendar days prior to the proposed termination date.
- G. The laws of the State of California and applicable local and federal laws, regulations, and guidelines shall govern this MOU. In the event of any legal action to enforce or interpret this MOU, the laws of the State of California shall apply and the Venue shall be Los Angeles County.
- H. Either entity shall be excused from performing its obligations under this MOU during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including but not limited to, any incidence of fire or flood; acts of God; commandeering of material, products, plants, or facilities by the federal, state, or local government; national fuel shortage; or a material wrongful act or omission by the other Party; when satisfactory evidence of such cause is presented to the other entity, and provided further that such nonperformance is unforeseeable, beyond the control of, and is not due to, the fault or negligence of the entity not performing.
- I. **Authority and Signatures:** The individuals signing this MOU, and its exhibits, which are incorporated herein by reference, have the authority to commit the entity they represent to the terms of this MOU, and do so commit by signing.

(Signatures on Following Page)

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

By: _____
Bernadette Suarez, SBCCOG Chair

Date: _____

ATTEST:

By: _____
Jacki Bacharach, Executive Director/Board Secretary

Date: _____

APPROVED AS TO FORM:

By: _____
Michael Jenkins, Legal Counsel

COUNTY OF LOS ANGELES, OFFICE OF THE PUBLIC DEFENDER

By: _____
Ricardo D. Garcia
Public Defender

Date: _____

Approved as to Form:
By County Counsel
Dawyn R. Harrison

By: _____
ADAM SEXTON
Deputy County Counsel

Date: _____

EXHIBIT 1: LACAHS CONTRACT

See attached.

EXHIBIT 2: LOS ANGELES COUNTY PUBLIC DEFENDER’S OFFICE SCOPE OF WORK

I. BUDGET AND START DATE

The total annual program budget is \$450,000; of which no more than 6% will go towards Administration. Administrative costs are defined as costs necessary to support program implementation, including meeting supplies, internet/communication services, office supplies, furniture, equipment, and office space rent. The rest of the funding will support the South Bay’s proportionate share of the expungement team staffing which currently consists of (1) Deputy Public Defender III (attorney); (1) Paralegal; and (1) Legal Office Support Assistant, but the actual staffing may be modified. The start date will be July 1, 2026.

II. SCOPE OF WORK

Program Description: Program Description: CRCP staff will make reasonable efforts to help individuals who are at risk of experiencing homelessness; resolve eligible criminal misdemeanor and/or felony convictions.

Please see LACAHSAs Household Eligibility criteria in its Program Guidelines:
https://lakahsa.gov/wp-content/uploads/2025/10/LACAHSAs-Transitional-Guidelines_September-2025.pdf

CRCP will make reasonable efforts to annually serve a minimum of 225 unique participants in the South Bay . A served participant is someone for whom CRCP has filed an expungement and/or sealing petition on the participants’ behalf. Based on prior years’ results, CRCP will have an 80+% target success rate for all petitions filed. CRCP will serve participants through referrals and other channels, including but not limited to the following: (1) by accepting referrals from community-based organizations, social service agencies, and other public or private agencies serving indigent clients and (2) by hosting or attending in-person events throughout the South Bay (minimum of 12 events in the South Bay annually).

Table 1. Detailed Scope of Work

Scope of Work	Expected Tasks
CRCP	<ol style="list-style-type: none"> (1) At each clinic, the team will meet with individuals who have experienced arrests and/or convictions in Los Angeles County. (2) The team will conduct an initial eligibility screening to determine whether the individual qualifies for record-clearing services. <p>Eligibility Requirements:</p> <ol style="list-style-type: none"> (3) The arrest or conviction must have occurred in Los Angeles County. (4) The individual must not have any open criminal cases or outstanding bench warrants. (5) The individual must not currently be on probation or parole. (6) The team cannot provide services for convictions that require registration under Penal Code section 290. (7) If eligibility is confirmed, the client will be asked to sign an authorization form allowing the team to represent them and to request their Department of Justice (DOJ) rap sheet. (8) After the authorization form is signed, an attorney on the team will meet with the client to prepare a declaration (MC-031). The client will review and sign the declaration. (9) The team will submit a request for the client’s DOJ rap sheet. (10) Once the rap sheet is received, an attorney on the team will review the record to identify all cases that may be eligible for relief and determine which petitions should be filed. (11) The petition team will prepare the appropriate petitions and submit them to the relevant Los Angeles County courthouses. (12) An attorney from the team will handle any required court appearances, as well as any necessary refiling or appeals related to the petitions. (13) At the conclusion of the process, the client will receive written notification by mail or email informing them of the outcome of their petitions.

Jurisdiction: The South Bay territories include:

Alondra Park	LA City - Harbor Gateway
Carson	LA City - San Pedro
Del Aire	LA City - Wilmington
El Camino Village	Manhattan Beach
El Segundo	Palos Verdes Estates
Gardena	Rancho Palos Verdes
Hawthorne	Redondo Beach
Hermosa Beach	Rolling Hills
Inglewood	Rolling Hills Est
Lawndale	Torrance
Lennox	West Carson
Lomita	Westmont/West Athens

Map of the South Bay area can be found here:

<https://cdn.southbaycities.org/wp-content/uploads/2021/09/01184208/SBCCOG-Boundaries-Map-1.pdf>

III. INVOICES AND REPORTING

The Public Defender will submit monthly invoices by the 25th of the month immediately following the month performed in accordance with this Exhibit as follows for each fiscal year this MOU is active. If the 25th falls on a weekend, the Public Defender will submit the invoice and monthly report on the Friday before.

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

Reports and invoices from the Public Defender to the SBCCOG must contain the information set forth in this MOU and applicable portions of the County Scope of Work, project description, and budget. Reports and invoices must describe tasks, deliverables, goods, services, work hours, indirect costs, and/or other work for which payment is claimed, but will exclude attorney-client privileged information and attorney work product.

A. Key Performance Indicators (KPIs)

The program will be evaluated on the KPIs as outlined in Table 1 below. The Public Defender will report on these metrics monthly for each fiscal year this MOU is active.

Table 1. Key Performance Indicators

Key Performance Indicators	Target Outcome	Timeline
Number of South Bay individuals served	225	Annually
Number of Petitions Filed	225	Annually
Number of Petitions Granted	180+	Annually
Events Attended	12+	Annually

B. Supplemental Monthly Reporting Metrics

Inclusive of the KPIs, the Public Defender shall provide a quarterly report that captures the following information:

- Significant trends or changes in data;
- The number of events attended; List of events and descriptors;
- The number of intakes;
- Deidentified Demographic information. – age, race/ethnicity, Veteran status,;
- Current address (especially city).

Additionally, the SBCCOG adheres to the By-Names-List principle for Functional Zero Street Homelessness. The SBCCOG requires the Public Defender to track and share with the SBCCOG the list of individuals served, including their names, date of birth, and address. This information will be used to track service delivery in the South Bay in order to care coordinate and avoid duplication of services. The Public Defender will provide individuals with the proper release of information form.

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South Bay Regional Housing Trust

AGENDA ITEM: VI-H

April 30, 2026

TO: SBRHT Board of Directors

FROM: Jacki Bacharach, Interim Trust Executive Director

SUBJECT: Interim Trust Management Services

RECOMMENDED ACTION:

APPROVE INTERIM TRUST MANAGEMENT SERVICES - INCLUDING FINANCE/ACCOUNTING AND OTHER ADMINISTRATIVE SERVICES, TO BE PROVIDED BY THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG) WITH COSTS REIMBURSED BY THE TRUST AND TO BE RE-EVALUATED NO LATER THAN DECEMBER, 2026.

BACKGROUND:

During December 2025 – April 2026, SBCCOG staff made presentations to the South Bay City Councils to recommend joining the South Bay Regional Housing Trust (“Trust”) Joint Powers Authority (JPA). One of the reasons presented was that the SBCCOG staff was already doing housing trust-like work through its LACAHSAs PPO activities. However, because the SBCCOG was never set up to do housing trust-like work, it made sense to move these LACAHSAs PPO activities into the new housing Trust JPA. Staff also noted that because staff was already doing LACAHSAs PPO work and paid for by that funding source, we did not anticipate any dues the first year of the Trust.

By leveraging existing SBCCOG staff, both the SBCCOG and the Trust can achieve efficiencies of scale. Shared resources would include executive staff, finance/accounting staff, communications staff, and administrative staff. For comparison purposes, the table below shows an analysis of the cost of a staff managed Trust versus a consultant managed trust:

Internal Staff vs Outside Consultant			
Housing Trust Costs			
	Staff	Consultant*	
Executive Director	\$40,000	\$200,000	In Staff model this is 20% of Jacki Bacharach's time
Senior Program Manager	\$83,375	\$87,500	In Staff model this is 50% of Ronson Chu's time
Sector Liaison	\$77,500	\$77,500	Currently employed by SBCCOG
Project Coordinator/Administrator	\$110,000	\$80,000	In Staff model this would be a new hire paid for by LACAHS Admin \$
General Expenses			
Legal Support	\$50,000	\$50,000	
Accounting	\$50,000	\$50,000	
Marketing	\$30,000	\$30,000	
Annual Audit	\$20,000	\$20,000	
Office Supplies	\$3,800	\$3,800	
Bank Fees - Treasury	\$9,100	\$9,100	
Insurance	\$8,200	\$8,200	
Total Housing Trust Admin Costs	\$481,975	\$616,100	
<i>Opportunity Cost to SBCCOG</i>		<i>\$313,375</i>	Not leveraging economies of scale of existing staff
* Consultant costs provided Civic Home			

As shown in the above table, if the Trust were to be run by a consulting firm we believe that the cost would be higher than a Trust run by shared staff – primarily due to the assumption of a separate Executive Director. By leveraging existing SBCCOG staff, both the SBCCOG and the Trust should be able to maintain a lower operating cost structure.

To ensure continuity and timely progress in its existing LACAHS PPO activities, it is recommended that SBCCOG provide management and administrative services using existing staff resources and previously procured contractors. This delegation of staff to the SBCCOG will be brought back to the Trust Board no later than December 2026 for further evaluation and consideration by both the SBCCOG and the SBRHT.

SCOPE OF SERVICES

- **Trust Management Support**
 - Coordinate Board meetings and prepare agenda materials
 - Support Board governance and administrative functions
 - Monitor and facilitate coordination with LACAHS
- **Accounting and Financial Administration**
 - Track expenditures, receipt of funding, and prepare checks
 - Support basic financial reporting and controls
- **Program and Policy Development**
 - Develop foundational policies and procedures
 - Facilitate Board discussions on the Trust Strategic Plan
 - Finalize funding program guidelines
 - Coordinate preparation of a Notice of Funding Availability (NOFA)

- **Oversight of Contractors**
 - **Legal Services**
 - Provide Trust Board meeting oversight
 - Provide legal review and guidance on Trust formation and operations
 - Assist with policy development and contracting
 - **Financial Analysis**
 - Transfer contractors from the SBCCOG doing financial analysis to the Trust
 - Review and evaluate potential development proposals
 - Provide underwriting support and funding recommendations

**FUNDING AGREEMENT
BETWEEN THE
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
AND THE SOUTH BAY REGIONAL HOUSING TRUST**

This Funding Agreement (“Agreement”) by and between the South Bay Cities Council of Governments, a joint powers agency (“SBCCOG”) and the South Bay Regional Housing Trust, a joint powers agency (“SBRHT”) is entered into to be effective this May 28, 2026 (“Effective Date”).

RECITALS

A. The SBCCOG membership consists of cities located within the South Bay region of Los Angeles County as well as the County of Los Angeles. The SBCCOG was established to coordinate regional planning, policy development, and program implementation among its member cities.

B. The SBRHT membership is comprised exclusively of cities within the South Bay subregion. The SBRHT Board of Directors shall consist of [11 directors and 11 alternates appointed by each member city together with two (2) additional directors possessing expertise in homelessness or housing policy, who are approved by the SBCCOG City Managers Committee. All members of the SBRHT Governing Board are to be ratified by the SBCCOG Board of Directors.

C. The SBRHT was established to maximize and leverage public and private funding sources to support the development, preservation, and financing of housing for extremely low-, very low-, low-, and as defined in Section 50093 of the California Health and Safety Code, within the South Bay subregion, and to serve as a regional mechanism for addressing the shortage of affordable housing.

D. On November 4, 2024, voters of Los Angeles County approved Measure A, a countywide funding measure intended to support homelessness services and affordable housing programs. Los Angeles County Affordable Housing Solutions Agency (LACAHS) administers funding generated pursuant to Measure A. Pursuant to that certain Memorandum of Understanding between SBCCOG and LACAHS, effective July 1, 2025 (the “LACAHS MOU”), SBCCOG receives allocations of funds derived from Measure A for program implementation within the South Bay subregion (the “Measure A Funds”), which funds are to be used in a manner consistent with Measure A.

E. The SBCCOG has determined that the transfer of certain Measure A Funds to SBRHT is consistent with its role in supporting regional coordination, planning, and implementation of programs addressing issues of regional concern, including homelessness and the provision of affordable housing within the South Bay subregion and that such use shall be in compliance with Measure A requirements and the terms of the LACAHS MOU.

AGREEMENT

1. MEASURE A FUND TRANSFER.

A. SBCCOG agrees to transfer, and SBRHT agrees to accept Measure A Funds remaining from Fiscal Year (25-26) from the Production, Preservation and Ownership (PPO) program and the proportional share of Technical Assistance funds (final amount to be determined after close of the fiscal year and to include accrued interest), and the same categories of Measure A Funds for Fiscal Year (26-27) in the amount of-\$7,934,126 for the purpose of administering Production, Preservation and Ownership (PPO) programs (including technical assistance). Such transfer is contingent upon actual receipt by SBCCOG of the funds from LACAHSAs. In the event the amount of the allocation is greater or less than the amount stated herein, SBCCOG shall transfer the amount actually received for this purpose from LACAHSAs.

B. Upon receipt, SBRHT shall use the Measure A Funds in accordance with the terms, conditions, and restrictions applicable to such PPO funds, including those set forth in the LACAHSAs MOU. SBRHT accepts the Measure A Funds subject to such requirements

2. THIRD PARTY BENEFICIARIES

In entering this Agreement, the parties do not intend, and the Agreement shall not be interpreted to, create any third-party beneficiaries, or provide any right to any person or entity not a party to this Agreement to enforce its provisions.

3. REMEDIES.

In the event either party fails to perform its obligations set forth in this Agreement, the non-defaulting party shall have all remedies available to it under the law, including, but not limited to, specific performance. In the event of any such default the parties shall first attempt to resolve the default, which resolution shall include discussion of a possible extension to the transfer of the funds.

4. POWER AND AUTHORITY.

The parties have full power and authority to enter, execute, deliver, and perform this Agreement and to perform all obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

<signatures on following page>

SOUTH BAY CITIES COUNCIL
OF GOVERNMENTS

SOUTH BAY REGIONAL
HOUSING TRUST

SBCCOG Board of Directors' Meeting
Thursday, May 28, 2026 @ 6:00 pm
SBCCOG Office
357 Van Ness Way #90, Torrance, California 90501
& virtually via Zoom

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

SBCCOG Board Members:

Pursuant to the end of the State's COVID-19 emergency declaration, your attendance is required to be in-person or follow the provisions of 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/tZlqdemtqD4rGtbjByVXITR_i2jhXNm08lVd Or by phone dial (669) 444-9171 and enter Meeting ID: 867 2056 5102; Passcode: 895604

DRAFT AGENDA

- I. **CALL TO ORDER – 6:00 pm**
Bernadette Suarez, Chair
- II. **VERIFY QUORUM AND VOTES NEEDED FOR ACTION** (*attachment*)
- III. **CONFIRM POSTING OF THE AGENDA BY TORRANCE CITY CLERK**
- IV. **ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
- V. **COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**
- VI. **CONSENT CALENDAR – 6:10 pm**
Matters listed under Consent Calendar are considered routine and will be enacted by one motion and one vote. No separate discussion on these items. If discussion desired, that item will be removed from the Consent Calendar and considered separately.
 - A. **April 23, 2026 minutes** (*attachment*) – Approve
 - B. **Legislative Matrix** (*attachment*) – Receive and file
 - C. **SBCCOG Monthly Reports – Receive and File**
 1. City Attendance at SBCCOG Meetings (*attachment*)
 2. Client Aid Report (*attachment*)
 3. TLS (Time Limited Subsidy) Report (*attachment*)

4. Media Report (*attachment*)
5. Transportation Report (*attachment*)

VII. PRESENTATIONS

1. Commercial Redevelopment REAP Study Findings with BETA tool
2. Funding Agreement with South Bay Regional Housing Trust
3. Contract for Public Defender for LACAHSAs funding
4. 26-27 Draft Budget for discussion

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

1. Appointment LCC LA Regional Director (*attachment*) – **Approve**
2. Transportation Reports
 - a. Metro Report – Board member James Butts/Mike Bohlke
 - b. Transportation Committee recommendations
3. SBESC Projects and Programs (*attachment*)
 - a. Biodiversity Grant
4. Homeless Services and Housing Issues
 - a. LACAHSAs Update
 - b. South Bay Regional Housing Trust (SBRHT) Update
 - i. SB 799 update (*attachments*)
5. Senior Services
6. Land Use and Transportation Programs and Projects
 - a. RHNA Replacement update
 - b. REAP 2.0 Updates
 - i. Commercial Redevelopment to Housing
 - ii. Micromobility Hubs
7. Micromobility Programs and Projects
8. South Bay Fiber Network

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, Drew Boyles) (*attachment*)
 2. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek)
 3. Transportation (Bill Uphoff, Asam Sheikh)
 4. Energy and Environment (Britt Huff)
- B. Metro Service Council (Don Szerlip) (*attachment*)
- C. League of California Cities & LA Division Legislative Committee (Britt Huff, Jeff Kiernan, Barry Waite) (*attachment*)
- D. South Bay Association of Chambers of Commerce (Barry Waite) (*attachment*)
- E. Area G Emergency Management (Brandy Villanueva) (*attachment*)
- F. County Department of Public Health (Alicia Chang) (*attachment*)
- 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, June 25, 2026

South Bay Cities Council of Governments

May 11, 2026

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, Executive Director

SUBJECT: Proposed Salary Ranges

BACKGROUND

The South Bay Cities Council of Governments (SBCCOG) contracted with CPS HR Consulting Services (CPS HR) to conduct an agency-wide classification study to help ensure that incumbents are properly classified, update classification specifications, and evaluate salary ranges. Their recommendations for revised classifications were presented and approved by the SBCCOG Board at the April 2026 meeting.

SBCCOG salary ranges are included in the annual and mid-year budget packets and approved by the Board twice a year. Most revisions have been due to state law minimum wage requirements which not only increase nonexempt employees but also require exempt employees' salary minimums to be set at double that of nonexempt employees. State law has required increases annually for at least the past five years. As a result, the lower-level positions have increased, but the mid- and high-level ranges have been only slightly adjusted, causing these ranges to be very compressed.

Prior to the current analysis, a full organizational compensation market analysis was done in 2014 and 2022.

ANALYSIS

CPS HR conducted a compensation study to determine the competitiveness of the SBCCOG's salaries in the labor market as well as compliance with State law. CPS HR reviewed market trends by comparing the span of control, duties, responsibilities, knowledge, and skill to determine whether these are comparable enough to utilize as a match. The study does not rely on classification specification titles. The median salary for comparable agencies was used to help balance any lows or highs. When a minimum of three comparisons was not identified for a given class, internal alignment was applied. This methodology does not adjust for the size of an organization.

The following agencies were determined to be the labor market in which the SBCCOG competes for talent for compensation:

- City of El Segundo
- City of Gardena
- City of Lomita
- City of Rolling Hills Estates
- Gateway City Council of Governments
- Los Angeles County

- San Gabriel Valley Cities Council of Governments
- Southern California Association of Governments
- Western Riverside Cities Council of Governments

CONSULTANT RECOMMENDATION

In most instances, the SBCCOG’s top step salaries were found to be below the market median at the top step. Where internal alignment was not a limiting factor, CPS HR recommended adjusting the top step to align with the market median. In cases where direct alignment to the market would have negatively impacted internal equity or appropriate separation between classifications, CPS HR recommended revised salary levels that balanced external market data with internal alignment to establish a clear differentiation between classification levels. Two positions were determined to be over the market median – Intern and Administrative Assistant. Currently, this affects only one Administrative Assistant since the organization has no interns.

CPS HR established a salary range structure using a 30% bandwidth for most classifications. Exceptions were made for the Project Coordinator and Senior Project Coordinator classifications, where a 17% bandwidth was applied to ensure that minimum salary thresholds required under State Law were met, and for the Intern classification, where a flat hourly rate was established. For the two over-market classifications, the recommendation is to reduce the Intern position as this position is vacant and keep the Administrative Assistant at the current top step as reducing the range would negatively impact the current staff.

Based on the analysis the following lists all of the positions with their recommended compensation ranges:

Position	Monthly			Annual		
Administrative Assistant	\$4,205.60	\$5,106.80	\$6,008.00	\$50,467.20	\$61,281.60	\$72,096.00
Administrative Manager	\$8,879.65	\$10,782.43	\$12,685.21	\$106,555.80	\$129,389.16	\$152,222.52
Analyst	\$5,931.96	\$7,203.10	\$8,474.23	\$71,183.52	\$86,437.20	\$101,690.76
Dept. Director	\$9,767.61	\$11,860.67	\$13,953.73	\$117,211.32	\$142,328.04	\$167,444.76
Dept. Manager	\$8,879.65	\$10,782.43	\$12,685.21	\$106,555.80	\$129,389.16	\$152,222.52
Deputy Executive Dir.	\$13,172.98	\$15,995.76	\$18,818.54	\$158,075.76	\$191,949.12	\$225,822.48
Executive Dir.	\$15,149.17	\$18,395.42	\$21,641.67	\$181,790.04	\$220,745.04	\$259,700.04
Finance Analyst	\$6,467.65	\$7,853.57	\$9,239.50	\$77,611.80	\$94,242.84	\$110,874.00
Finance Assistant	\$4,205.60	\$5,106.80	\$6,008.00	\$50,467.20	\$61,281.60	\$72,096.00
Finance Manager	\$8,879.65	\$10,782.43	\$12,685.21	\$106,555.80	\$129,389.16	\$152,222.52
Intern - \$20/hr			\$3,466.67			\$41,600.04
Project Assistant	\$4,644.32	\$5,639.54	\$6,634.75	\$55,731.84	\$67,674.48	\$79,617.00
Project Coordinator	\$6,240.00	\$6,836.38	\$7,512.50	\$74,880.00	\$82,036.56	\$90,150.00
Project Manager	\$6,652.32	\$8,077.81	\$9,503.31	\$79,827.84	\$96,933.72	\$114,039.72
Senior Analyst	\$6,525.15	\$7,923.40	\$9,321.65	\$78,301.80	\$95,080.80	\$111,859.80
Sr. Project Coordinator	\$6,858.91	\$7,520.01	\$8,263.75	\$82,306.92	\$90,240.12	\$99,165.00
Sr. Project Manager	\$8,062.81	\$9,794.19	\$11,522.58	\$96,753.72	\$117,530.28	\$138,270.96

Current approved ranges are below (*Note that titles have changed, new positions added, and one position removed per April 2026 Board action*):

POSITION	RANGE	
Accountant	\$74,880	\$87,655
Administrative Assistant (Hourly)	37,440	72,100
Administrative Officer	97,850	133,900
Deputy Executive Director	123,600	169,025
Executive Director	180,250	216,300
Project Coordinator	74,880	79,880
Project Manager	79,881	84,880
Senior Project Manager	84,881	105,472
Program Manager	105,473	115,772
Senior Program Manager	115,773	126,072
Project Assistant (Hourly)	37,440	51,500
Intern (Hourly)	37,440	51,500
Part-Time Staff (Hourly)	\$18.00/hour	\$25.75/hour

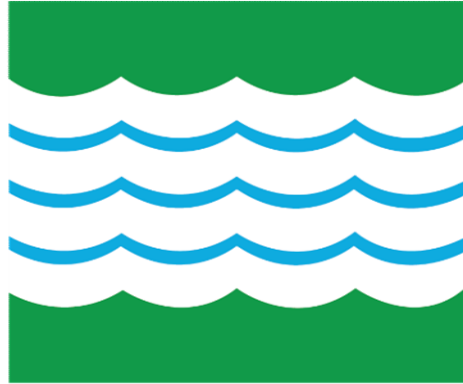
POTENTIAL BUDGET IMPACT

SBCCOG staff reviewed current employee salaries to determine the impact of the recommendations on each incumbent and the FY 26-27 budget. Most individuals' current compensation falls within the proposed ranges. There are six incumbents that do not fall within the proposed ranges and would receive increases in the FY26-27 budget period at a total cost of \$22,759.49. These positions are Project Assistant, Senior Project Manager, Department Manager, Department Director, and Deputy Executive Director. The percentage increases for the employees range from 7% to 13%. Further adjustments may be made as justified through annual performance evaluations. There is adequate budget revenue to fund this adjustment which has less than 1% impact; on the budget, and these costs would be recovered primarily through contracts and grants.

RECOMMENDATION

That the Board approve the revised Salary Ranges.

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SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

PROPOSED BUDGET
FISCAL YEAR 2026-2027
May 11, 2026

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

	ACTUAL FY 24-25	MID-YEAR BUDGET FY 25-26	YTD AS OF 03/31/26	PROPOSED BUDGET FY 26-27	INCREASE (DECREASE) PROPOSED BUDGET FY 26-27 / MID-YEAR BUDGET FY 25-26	
					AMOUNT	PERCENT
<u>ESTIMATED REVENUES:</u>						
Membership Dues	\$ 502,300	\$ 518,875	\$ 518,875	\$ 535,479	\$ 16,604	3.2%
Other General Fund Revenues	451,098	423,255	312,769	439,604	16,349	4.7%
Homeless Services Revenues	2,537,740	6,662,470	2,072,294	11,077,236	4,414,767	103.9%
<i>Housing Trust JPA (Pass Through)</i>	-	-	-	7,154,798	7,154,798	-
Grants & Contracts Revenues	2,054,863	2,679,970	1,477,387	2,109,079	(570,891)	-21.0%
Total Revenues	\$ 5,546,001	\$ 10,284,571	\$ 4,381,325	\$ 21,316,196	\$ 11,031,625	140.7%
<u>ESTIMATED EXPENDITURES:</u>						
Salaries & Benefits	\$ 1,806,686	\$ 2,260,496	\$ 1,568,914	\$ 2,888,662	\$ 628,166	28.7%
Professional/Contractual Services	621,399	1,331,677	1,034,258	965,782	(365,895)	-30.3%
Homeless Services Expenditures	2,047,122	6,087,928	1,457,145	9,498,829	3,410,901	88.6%
<i>Housing Trust JPA (Pass Through)</i>	-	-	-	7,154,798	7,154,798	-
Supplies & Services	351,052	559,477	424,138	639,462	79,985	14.6%
Non-Operating Expenses	104,958	111,466	111,466	-	(111,466)	-314.9%
Total Expenditures	\$ 4,931,218	\$ 10,351,044	\$ 4,595,920	\$ 21,147,533	\$ 10,796,490	137.9%
Revenues less Expenditures	\$ 614,783	\$ (66,473)	\$ (214,595)	\$ 168,663	\$ (76,812)	-743.0%
<i>Board Authorized Use of Reserves</i>	-	117,235	117,235 *	-	-	N/A
Budget Surplus (Deficit)	\$ 614,783	\$ 50,761	\$ (97,360)	\$ 168,663	\$ (76,812)	-743.0%
RESTRICTED RESERVE COMMITMENT:	\$ 651,001			FY 26-27 PENDING GRANTS/CONTRACTS APPLIED FOR:		
<i>Reserve to be evaluated and revised FY 2028-29</i>				Caltrans Sustainability Planning	399,575	
				Biodiversity	1,600,000	
*FY 25-26 BOARD AUTHORIZED USE OF RESERVE:						
AV Board Room	75,095					
Classification & Compensation Study	42,140					
	\$ 117,235					

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

REVENUE SOURCE:	ACCOUNT CODE	ACTUAL FY 24-25	MID-YEAR BUDGET FY 25-26	YTD AS OF 03/31/26	PROPOSED BUDGET FY 26-27	INCREASE (DECREASE) PROPOSED BUDGET FY 26-27 / MID-YEAR BUDGET FY 25-26	
						AMOUNT	PERCENT
Membership Dues	4020	\$ 502,300	\$ 518,875	\$ 518,875	\$ 535,479	\$ 16,604	3.2%
Subtotal Membership Dues		\$ 502,300	\$ 518,875	\$ 518,875	\$ 535,479	(0)	0.0%
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	-	-	-	-	-
Subtotal Other General Fund Revenues		\$ 451,098	\$ 423,255	\$ 353,645	\$ 439,604	73,191	17.3%
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
Subtotal Homeless Services Revenues		\$ 2,537,740	\$ 6,662,470	\$ 2,110,294	\$ 18,232,034	\$ 11,569,565	173.7%
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
Subtotal Grant Revenues		\$ 2,054,863	\$ 2,679,970	\$ 1,546,523	\$ 2,109,079	(570,891)	-21.3%
Total Estimated Revenues		\$ 5,546,001	\$ 10,284,571	\$ 4,529,338	\$ 21,316,196	2,446,450	23.79%

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

EXPENDITURE CATEGORY	ACCOUNT CODE	ACTUAL FY 24-25	MID-YEAR BUDGET FY 25-26	YTD AS OF 03/31/26	PROPOSED BUDGET FY 26-27	INCREASE (DECREASE) PROPOSED BUDGET FY 26-27 / 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%
Subtotal Salaries & Benefits		\$ 1,806,686	\$ 2,260,496	\$ 1,568,914	\$ 2,888,662	\$ 628,166	28.7%
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%
Subtotal Professional/Contractual Services		\$ 621,399	\$ 1,331,677	\$ 988,901	\$ 965,782	\$ (365,895)	-30.3%
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
Subtotal Homeless & Housing		\$ 2,047,122	\$ 6,087,928	\$ 1,478,745	\$ 16,653,627	\$ 10,565,699	173.6%
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	-	-	-	-	-
Subtotal Supplies & Services		\$ 351,052	\$ 559,477	\$ 424,138	\$ 639,462	\$ 11,415	2.0%
Moving Expenses	6221	6,055	111,466	111,466	-	(111,466)	-100.0%
Debt Service - Principal	6227	98,209	-	-	-	-	-
Debt Service - Interest	6228	694	-	-	-	-	-
Subtotal Non-Operating Expenses		\$ 104,958	\$ 111,466	\$ 111,466	\$ -	\$ 76,066	68.2%
Total Estimated Expenditures		\$ 4,931,218	\$ 10,351,044	\$ 4,572,163	\$ 21,147,533	\$ 2,523,262	24.4%

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 FY2025-26	YTD AS OF 3/31/2026	PROPOSED FY2026-27	AMOUNT IN/DECREASE	PERCENTAGE 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
6210	Contractual Services - Program Total	\$ 1,059,764	\$ 785,242	\$ 728,803	\$ (330,961)	-31%

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%
6410	Contractual Services - General Total	\$ 271,913	\$ 203,659	\$ 236,979	\$ (34,935)	-13%

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	LACAHS Annual Audit	-	-	20,000	20,000	N/A
6310	Contractual Services - Homeless Total	\$ 3,813,200	\$ 855,537	\$ 6,149,396	\$ 2,336,196	61%

	All Contractual Services	\$ 5,144,877	\$ 1,844,438	\$ 7,115,178	\$ 1,970,300	56%
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SBCCOG
CALCULATION OF ESTIMATED FUND BALANCE
FOR JUNE 30, 2027

Fund Balance for June 30, 2025 per Audited Financial Statement		\$ 1,032,287
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
Adopted Mid-Year Revenue Budget FY 25-26	10,284,571	
Adopted Mid-Year Expenditure Budget FY 25-26	(10,351,044)	
Estimated Change in Fund Balance FY 25-26		(66,473)
Estimated Fund Balance June 30, 2026		452,228
Proposed Revenue Budget FY 26-27	21,316,196	
Proposed Expenditure Budget FY 26-27	(21,147,533)	
Estimated Change in Fund Balance FY 26-27		168,663
Estimated Unrestricted Fund Balance for June 30, 2027		\$ 620,890
Restricted Reserve Commitment:		651,001
Estimated Fund Balance for June 30, 2027		\$ 1,271,891
Percentage of Estimated Fund Balance compared to Proposed Expenditure Budget		6.0%

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

<u>ACRONYM</u>	<u>DEFINITION</u>	<u>ACRONYM</u>	<u>DEFINITION</u>
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 - \$21,316,196 (+140.7%) and expenditures - \$21,147,533 (+137.9%), resulting in a “revenues less expenditures” balance of \$168,663.

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.

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 LCAHSA Housing Trust and LCAHSA 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 LCAHSA 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

May 11, 2026

TO: SBCCOG Steering Committee

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

RE: Bills to Monitor – Status as of May 4, 2026

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

		Position	Bill status
ENVIRONMENT			
SB 868 (Wiener)	Electricity: portable solar generation devices. This bill would exempt a portable solar generation device from all interconnection requirements and prohibit an electrical company/local publicly owned utility from requiring a customer using a portable solar generation device to take specified actions, including among other things, paying any fee related to the device or the electricity the device feeds into a building's electrical system. The bill would provide that the electrical company/local utility is not liable for any damage or injury caused by the device. This bill would also define what a portable solar energy device is as well as establish mandatory safety standards for those devices.	SUPPORT (2/26/26) (letter sent 3/30/26) LCC: MONITOR	4/20/26 Senate Committee on Appropriations – suspense file.
HOMELESSNESS			
AB 1708 (Solache)	Homeless Housing, Assistance, and Prevention program: round 7 (HHAP Pathways for Cities Act). This bill would create an opportunity for cities with populations under 300,000 to access state homelessness funding through their region.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SPONSOR	4/23/26 Assembly Committee on Appropriations.
SB 866 (Blakespear)	Homeless Housing, Assistance, and Prevention program: housing element. 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	OPPOSE (4/23/26) (letter sent 4/30/26)	4/28/26 Senate Committee on Appropriations.

	elements. This bill would include findings that apply the bill to all cities including charter cities.	LCC: OPPOSE UNLESS AMENDED	
HOUSING			
AB 1621 (Wilson)	Planning and zoning law: post-entitlement phase permits: Housing Accountability Act. This bill would prohibit local agencies from requiring more than two plan checks for a building permit unless the agency makes written findings based on substantial evidence that additional review is necessary to address a specific adverse impact on public health or safety.	OPPOSE (4/23/26) (letter sent 4/30/26) LCC: OPPOSE UNLESS AMENDED	4/28/26 In Senate. Read first time. To Committee on Rules for assignment.
AB 2002 (Solache)	Local government assistance: Regional Early Action Planning Fund. 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 (3/9/26) (letter sent 3/30/26) LCC: PENDING	4/22/26 Assembly Committee on Appropriations – suspense file.
AB 2741 (Muratsuchi)	Housing element: inventory of land: substantial compliance. This bill would allow for zoning requirements to be met by applying a zoning classification, including but not limited to, an affordable	SUPPORT (4/23/26)	4/29/26

	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 the local agency to bring its housing element into substantial compliance, whichever is earlier.	(letter sent 4/16/26) LCC: PENDING	Assembly Committee on Local Government – failed passage. Reconsideration granted.
SB 417 (Cabaldon)	The Affordable Housing Bond Act of 2026. This bill would authorize a \$10B bond measure to fund affordable rental housing and home ownership programs for the November 2026 ballot.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SUPPORT	4/23/26 Assembly Committee on Appropriations.
SB 677 (Wiener)	Housing development: transit-oriented development. 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 (3/9/26) LCC: OPPOSE UNLESS AMENDED	1/26/26 In Assembly. Read first time. Held at Desk.
SB 799 (Allen)	Joint powers authorities: South Bay Regional Housing Trust. This bill makes minor revisions to the South Bay Regional Housing Trust formation legislation, most notably the allowance for non-elected alternate board members. Non-elected alternate board members would be limited to serving as the voting delegate from a	SUPPORT (1/12/26) (letter sent 1/12/26)	1/26/2026 In Assembly. Read first time. Held at Desk.

	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.	LCC: MONITOR	SBCCOG is sponsoring this bill.
SB 1014 (Grayson)	Development projects: onsite and offsite improvements. 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 (4/23/26) (letter sent 4/30/26) LCC: OPPOSE UNLESS AMENDED	4/23/26 Senate Committee on Appropriations.
SB 1117 (Cervantes)	Accessory dwelling units and junior accessory dwelling units. 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 measure would allow local agencies to charge only the proportional cost of impact fees for ADUs with more than 750 sf.	OPPOSE (4/23/26) (letter sent 4/16/26) LCC: OPPOSE	4/24/26 Senate Committee on Appropriations.
REVENUE & TAXATION			
AB 1768 (Bryan)	Transactions and use taxes: Counties of Contra Costa of Los Angeles. 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 (2/26/26) (letter sent 3/30/26) LCC: MONITOR	4/30/26 Read second time and amended. Ordered returned to second reading.
AB 1953 (Lowenthal)	Short-term rentals: emergencies and special events. 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,	OPPOSE (4/23/26) (letter sent 4/30/26) LCC: OPPOSE	4/6/26 Assembly Committee on Arts, Entertainment, Sports, and Tourism – hearing canceled at request of author.

	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.		
TECHNOLOGY			
<u>AB 2279</u> (Gipson)	California Advanced Services Fund: Rural and Urban Regional Broadband Consortia Grant Account. 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 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	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: MONITOR	4/7/26 Re-referred to Assembly Committees on Appropriations.
TRANSPORTATION			
<u>AB 1198</u> (Haney)	Public works: prevailing wages. This bill would require local municipalities to apply prevailing wage rate changes to public	OPPOSE (4/23/26)	1/29/26

	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.	(letter sent 4/30/26) LCC: OPPOSE	In Senate. Read first time. To Committee on Rules for assignment.
AB 1421 (Wilson)	Vehicles: Road Usage Charge Technical Advisory Committee. 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 (3/9/26) LCC: SUPPORT	1/29/26 In Senate. Read first time. To Committee on Rules for assignment.
AB 1557 (Papan)	Vehicles: electric bicycles. This bill would clarify existing e-bike law to specifically state an electric bicycle is a bicycle equipped with fully operable pedals and an electric motor not capable of exceeding 750 watts of peak power.	SUPPORT (2/26/26) (letter sent 3/30/26) LCC: MONITOR	4/22/26 Re-referred to Assembly Committee on Appropriations.
AB 1569 (Davies)	Pupil Safety: electric bicycle parking: safety program. 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 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.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SUPPORT	4/21/26 Re-referred to Assembly Committee on Appropriations.
AB 1942 (Bauer-Kahan)	Electric bicycles: registration and special license plates. 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 (3/9/26) (letter sent 3/30/26)	4/21/26 Re-referred to Assembly Committee on Appropriations.

		LCC: MONITOR	
AB 1976 (Wicks)	Streets and highways: pedestrian and bicycle facilities. 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 (4/23/26) (letter sent 4/30/26) LCC: OPPOSE	4/28/26 Re-referred to Assembly Committee on Appropriations.
AB 2059 (Wilson)	California Environmental Quality Act: transportation impacts: vehicle miles traveled: mitigation. 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 measures required to address significant transportation impacts, this bill would impose a state-mandated local program.	MONITOR LCC: MONITOR	4/23/26 Re-referred to Assembly Committee on Appropriations.

<p>AB 2346 (Wilson)</p>	<p>Vehicles: electric bicycles and speed limits. 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.</p>	<p>SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SUPPORT</p>	<p>4/22/26 Re-referred to Assembly Committee on Appropriations.</p>
<p>SB 1087 (Cabaldon)</p>	<p>Transportation planning: sustainable communities strategies: Road Maintenance and Rehabilitation Program: local planning grants. 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.</p>	<p>SUPPORT (3/9/26) (letter sent 3/30/26) LCC: MONITOR</p>	<p>4/24/26 Re-referred to Senate Committee on Appropriations.</p>

2026 State Legislative Calendar

- May 1 – Last day for policy committees to hear and report to the Floor nonfiscal bills introduced in their house.
- May 8 – Last day for policy committees to meet prior to June 1.
- May 15 – Last day for fiscal committees to hear and report to the Floor bills introduced in their house. Last day for fiscal committees to meet prior to June 1.
- May 26-29 – Last day for each house to pass bills introduced in that house.
- June 1 – Committee meetings may resume.
- June 15 – Budget Bill must be passed by midnight.
- June 25 – Last day for a legislative measure to qualify for the Nov. 3 General Election ballot.
- July 2 – Last day for policy committees to meet and report bills. Summer Recess begins upon adjournment, provided Budget Bill has been passed.

- August 3 – Legislature reconvenes from Summer Recess.
- August 14 – Last day for fiscal committees to meet and report bills.
- August 17-31 – Floor Session only. No committee may meet for any purpose except Rules Committee, bills referred pursuant to Assembly Rule 77.2, and Conference Committees.
- August 21 – Last day to amend bills on the Floor.
- August 31 – Last day for each house to pass bills. Final Recess begins upon adjournment.
- September 30 – Last day for Governor to sign or veto bills passed by the Legislature on or before September 1 and in the Governor's possession after September 1.
- October 2 – Bills enacted on or before this date take effect January 1, 2027.
- November 3 – General Election.
- December 7 – 2027-2028 Regular Session convenes for Organizational Session at 12pm.

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South Bay Cities Council of Governments

May 11, 2026

TO: SBCCOG Steering Committee

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

SUBJECT: Environmental Activities Report – April 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 Hawthorne – The Police Department lighting project and Memorial Center HVAC project have completed construction, and final invoices were approved by council.
 - The projected final annual energy savings estimates for the Police Department interior lighting upgrades are **241,811kWh**, and **29,334 kWh** for lighting controls with annual electricity savings of **14.72%** and **\$51,532**. The total measure costs were **\$394,133**, with an estimated incentive of **\$35,682** and a payback period of 7 years.
 - The Memorial Center HVAC controls upgrade projected annual energy savings are **73,342 kWh** and **4,157 therms**, representing approximately **37%** annual electricity savings. Estimated annual utility cost savings are **\$24,548**.
- City of Inglewood – The City Hall lighting and pump project is under construction, to be completed by December 2026. There have been significant changes in project scope which SoCalREN is following including 370 lights retrofitted compared to the original 70.
- City of Rancho Palos Verdes – The city is enrolled in the new Energy Resilience Action Plan program cohort. The city has started collecting data to be shared with the SoCalREN.
- 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.

- Manhattan Beach Unified School District – The agency is working with Energy Systems Group to downsize a water heater at Mira Costa High School to help meet requirements for incentives.
- West Basin Municipal Water District – 9 pump overhauls are in the incentive application pipeline with SoCalREN and Statewide WISE. The agency is also enrolled in the SoCalREN Water District Strategic Energy Management Cohort.
- Palos Verdes Library District – Three library sites are in progress to be certified as green businesses and a FEI inventory was conducted. FEI workbooks are being prepared and will be shared with library staff once completed.

ENERGY STAR Portfolio Manager (ESPM)

SBCCOG staff has contacted all South Bay cities to confirm buildings that require Building Energy Benchmarking (AB802) reporting for buildings greater than 50,000 square feet. These reports are due to the California Energy Commission by June 1. **For the 5th year in a row!** SBCCOG staff have drafted energy use reports and coordinated city review and approval prior to submitting them to the California Energy Commission on behalf of the cities to reduce city staff time and resources while meeting compliance.

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 in identification of over **940,000** potential kWh savings from lighting retrofits and **123** HVAC units that are overdue for replacement. The SBCCOG is also looking to audit new facilities. Please reach out to shawn@southbaycities.org if your agency is interested in completing a facility audit.

Institute for Local Government Beacon Awards

SBCCOG is offering support to cities in applying for the Institute for Local Government’s annual Beacon Awards. This program honors voluntary efforts by local governments to reduce greenhouse gas emissions, save energy, and adopt policies that promote sustainability. Participating cities can also earn points for the South Bay Energy and Climate Recognition program. Applications are due by June 30. If you are interested in the SBCCOG staff helping your city, reach out to Shawn at shawn@southbaycities.org before **May 15**.

Agency Enrollments – The SBCCOG is re-engaging and conducting outreach to new agencies to facilitate SoCalREN enrollments. To date, SBCCOG has enrolled 15/15 cities, 10/13 school districts, 0/3 higher education agencies, and 4/9 special districts. SBCCOG staff are requesting support from electeds and city staff for introductions to the following agencies:

- Inglewood Unified School District
- Lawndale Elementary School District
- Wiseburn Unified School District
- El Camino College
- LA Community College District
- LA Harbor Area Cemetery District
- Southern CA Regional Occupational Center
- South Bay Regional Public Communications Authority
- Miraleste Recreation and Park District, if applicable
- Westfield Park Recreation and Parkways District, if applicable

City Staff Accreditation Pilot: LEED GA and AP – The SBCCOG was approved for a pilot program funded by the SoCalREN to cover the cost of LEED (Leadership in Energy and Environmental

Design) certification for **2 staff per member city**. This 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 recently presented this opportunity to Community Development Directors and will soon present it to the Energy Managers Working Group. An e-mail notification was sent to city staff including energy managers and community development directors. An announcement was also made at the last city managers' meeting. Interested city staff should contact Jake Romoff (jake@southbaycities.org) to learn more.

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.

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. Promotion to property owners has been conducted with help from chambers and the Niles Foundation as well as potential opportunities through the Equitable Building Decarbonization Residential Direct Install Program which has just kicked off. SBCCOG, in partnership with ICF, is developing an informational webinar to assist city staff in communicating energy efficiency incentives to residents.

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. Palos Verdes Unified School District has 9 classrooms in the Kits for Kids program enrolled this Spring semester. SBCCOG staff are working to celebrate and recognize the success of these classrooms. Recently, SBCCOG staff attended a Silver Spur Earth Week event, filming the school's waste-free lunch, green-team presentations, and kit implementation to highlight student sustainability initiatives and how Kits for Kids ties in.

School districts interested in enrolling in the program, whether or not they are in disadvantaged areas or receive Title 1 funding, should talk to the SBCCOG to get on the interest list. SBCCOG Staff will conduct outreach over the summer for Fall 2026 participation.

Equitable Building Decarbonization: Residential Direct Install

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

The SBCCOG is a Community Partner with Los Angeles County, joined by local Community Based Organizations (CBO) and non-profits, to implement the California Energy Commission's Equitable Building Decarbonization Residential Direct Install Program in **Carson, Hawthorne, Lawndale, and Wilmington**. The EBD program will accelerate large-scale residential building decarbonization efforts for single-family homes, multifamily properties, manufactured housing, and public housing. SBCCOG is responsible for conducting marketing, education, and outreach activities to inform and engage potential participants about the program.

The SBCCOG is meeting with sustainability, energy, permitting, and planning city staff at relevant cities. Once all stakeholders are on board and program collateral is received, program rollout and outreach will begin.

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.

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

Water Conservation

West Basin Municipal Water District Programs (West Basin)

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

SBCCOG and West Basin met on April 13 and April 27, to discuss the implementation of ongoing programs. New contract discussions have already started, and a draft scope of work is expected in May. SBCCOG staff also continue to respond to phone inquiries on the dedicated West Basin line.

Educational Outreach Support - Exhibit Events

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

Status of goal: 93 exhibit events, presentations, workshops, networking opportunities, etc.

Support for Workshops & Webinars Educational Classes

Contract goal: Up to 17 physical classes or virtual webinars

Status of goal: 11

Completed Workshops:

- *Wednesday, April 22, 2026 – 11:00 am – 12: 30 pm - West Basin-MWD Collaboration Class California Friendly & Native Plant Landscaping Training*

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 the WRD’s Albert Robles Center for Water Recycling and Environmental Learning (ARC). This tour is scheduled for June 4, 2026, and 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. The SBCCOG staff attended events and distributed marketing materials to city halls, libraries, senior centers, and other community locations. In addition, WRD Eco-Gardening classes and workshops were promoted.

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: 96 exhibit events, presentations, workshops, networking opportunities, etc.

Ongoing promotion of LACSD programs continues through SBCCOG’s e-newsletters, social media channels, and website postings. Staff are also coordinating outreach for LACSD’s upcoming May events and sending e-blasts to help boost attendance. SBCCOG staff attended events and distributed marketing materials to city halls, libraries, senior centers, and other community locations. Discussions on a new agreement 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 – May 21, 2026 – Scheduled

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, the technical consultant, EcoNomics, Inc., completed three educational videos and conducted two workshops for Rolling Hills residents. As part of this program, interested residents also received a compost bin and kitchen pail for organic waste. Staff are working with the city to coordinate another in-person training this summer and will continue promoting the free equipment giveaway to ensure residents take full advantage of this opportunity.

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.

California Green Business Network -

LA County is covering the cost of 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 April, SBCCOG staff certified three **Peninsula library buildings**, along with **City Halls in Rolling Hills and Rolling Hills Estates**. Building on the successful certification of an Inglewood business in March, staff are currently preparing two additional Inglewood businesses for certification. 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 Hawthorne, Lawndale, and Torrance.

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 April 2026.

SBWIB Expanding Flexible Apprenticeship in California (EFAC)

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

Under the Expanding Flexible Apprenticeship in California (EFAC) project, SBCCOG is conducting business engagement and outreach services to connect businesses to apprenticeship opportunities across the South Bay. Activities 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 have been conducting business walks and engaging employers regarding the program.

Climate Action

Greenhouse Gas Emissions Inventories: SBCCOG, with support from volunteers and prior CivicSpark Fellows, has finalized the city specific 2019-2020 greenhouse gas (GHG) emissions inventory reports and sent them to each jurisdiction. SBCCOG staff are developing a sub-regional inventory by end of May.

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 March, the SBCCOG/SBESC distributed MEL materials at eight events.

II. VOLUNTEERS

Status of Program: 53 hours for April 2026

Volunteers supported several recurring projects, including office assistance, database research, and outreach events. An added benefit to volunteering - volunteers that are interested can also work on a Career Preparedness Project at no cost to them or any extra cost for the SBCCOG, where individuals can complete trainings to earn certifications that enhance their professional skills. Two training courses were completed this month with a focus on administration and data analysis. Lastly, 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.

The volunteer program continued to grow, with three new applicants interviewed and welcomed this month.

III. MARKETING, OUTREACH, & IMPLEMENTATION

Outreach Events

In April 2026:

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

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