

**SBCCOG Board of Directors' Meeting
Thursday, January 22, 2026 @ 6:00 pm
SBCCOG Office**

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

PUBLIC COMMENTS:

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

SBCCOG Board Members:

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

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

ACCESSING THE MEETING:

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

AGENDA

- I. CALL TO ORDER – 6:00 pm**
Bernadette Suarez, Chair
- II. VERIFY QUORUM AND VOTES NEEDED FOR ACTION (*attachment*) (Page 5)**
- III. CONFIRM POSTING OF THE AGENDA BY TORRANCE CITY CLERK**
- IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
- V. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**
- VI. CONSENT CALENDAR – 6:10 pm**

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

 - A. November 20, 2025 minutes (*attachment*) – Approve (Pages 7-16)**
 - B. 2nd Amendment to Professional Services Agreement with Dudek for land use and transportation project management services – Approve (Page 17)**
 - Time extension and additional \$45,000 (to be paid by the SBCCOG)

- C. Measure A New Contracts and Amendments to Existing Contracts** (all funded through Measure A subregional funds) – **Approve**
- City of Inglewood MOU – Homeless Services Coordinator, Interim Housing/Motel Units Programs – attached (**Pages 19-36**)
 - LA City Attorney’s Office MOU – LA City Attorney HEART Program (**Pages 37-47**)
 - Harbor Connects MOU – Renter Protection and Homeless Prevention Program (**Pages 49-59**)
 - City of Gardena MOU Amendment 1 – Add Renter Protection and Homeless Prevention Program (**Pages 61-67**)
 - City of Torrance MOU Amendment 1 – Add SRO Beds Program (**Pages 69-75**)
 - Catholic Charities of Los Angeles Inc./St. Margaret’s Center Amendment 1 – Remove Document Specialist Program (**Page 77**)

- D. Actions of Steering Committee in December and January** (*attachment*) – **Approve (Pages 79-80)**

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

- F. Progress on the JPA for the Regional Housing Trust – Receive and File**
- 1 Approval – Lawndale
 - Council presentations scheduled for El Segundo, Inglewood, Lomita, Rancho Palos Verdes

- G. SBCCOG Monthly Reports – Receive and File**
1. City Attendance at SBCCOG Meetings (*attachment*) (**Page 81**)
 2. Client Aid Report (*attachment*) (**Pages 83**)
 3. TLS (Time Limited Subsidy) Report (*attachment*) (**Page 85-87**)
 4. Media Report (*attachment*) (**Pages 89-92**)
 5. Transportation Report (*attachment*) (**Pages 93-97**)

VII. PRESENTATIONS

1. **Sub-Regional Cool Roof Feasibility Study – 6:15 pm**
 - a. Eleanor Murphy, SBCCOG staff
2. **West Basin Municipal Water District re: grass replacement – 6:25 pm**
 - a. E.J. Caldwell, General Manager, WBMWD
3. **Update on Baldwin Hills and Urban Watersheds' new resiliency co-design planning tool roll out and Consolidated Grant Program – 6:35 pm**
 - a. David McNeill, Executive Officer
4. **Time Limited Subsidy program re-cap – 6:55 pm**
 - a. Ronson Chu, SBCCOG staff

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

- A. Declaration of Vacancy in 2nd Vice Chair position and Open Nominations – Approve**
- B. Homeless Services**
 1. Measure A implementation
 2. Letter to provide conditional approval to support Hawthorne housing project for funding - (*attachment*) – **Approve (Pages 99-100)**
- C. Senior Services**

- D. Transportation Reports
 - 1. Metro Report – Board member James Butts/Mike Bohlke
 - 2. Micromobility Programs and Projects
- E. REAP 2.0 Updates
 - 1. Commercial Redevelopment to Housing
 - 2. Micromobility Hubs
- F. South Bay Fiber Network
- G. SBESC Projects and Programs (*attachment*) **(Pages 101-107)**
- H. General Assembly update
- I. AI Forum Series
- J. SBCCOG Legislative Proposals for the Upcoming State & Federal Sessions
 - 1. Amendments to the Housing Trust JPA – SB 799 (*attachment*) **(Pages 109-111)**
 - 2. Pilot Rebate for Micromobility Vehicles for South Bay
- K. Other

IX. UPCOMING EVENTS & ANNOUNCEMENTS – 7:55 pm

January 30 Meet and Greet with the South Bay Legislators (*attachment*) **(Page 113)**

X. AGENCY REPORTS

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

- A. League of California Cities & LA Division Legislative Committee (Britt Huff, Jeff Kiernan, Barry Waite) (*attachment*) **(Pages 115-117)**
- B. Metro Service Council (Don Szerlip) (*attachment*) **(Pages 119-121)**
- C. AQMD update (Brandee Keith) (*attachment*) **(Pages 123-124)**
- D. County Department of Public Health (Alicia Chang) (*attachment*) **(Pages 125-128)**
- E. SCAG update (Erik Rodriguez)
 - a. Regional Council (Mark Henderson, Mark Waronek, Drew Boyles)
 - b. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek)
 - c. Transportation (Bill Uphoff, Asam Sheikh)
 - d. Energy and Environment (Britt Huff)
- F. South Bay Workforce Investment Board (Chris Cagle)
- G. South Bay Association of Chambers of Commerce (Barry Waite)
- H. Area G Emergency Management (Brandy Villanueva)
- I. California Association of Councils of Governments – CALCOG (Britt Huff)
- J. South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)
- K. Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)
- L. Santa Monica Bay Restoration Commission (Dean Francois/ Zein Obagi)

XI. ADJOURNMENT

Next Board meeting – Thursday, February 26, 2026

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SBCCOG BOARD MEETINGS: ATTENDANCE 2025

City	August - 25	September - 25	October - 25	November - 25	January - 26
Carson		Hicks			
El Segundo			Baldino	Giroux	
Gardena	Tanaka		Tanaka	Tanaka	
Hawthorne		Monteiro	Monteiro	Monteiro	
Hermosa Beach	Jackson	Jackson	Jackson	Jackson	
Inglewood		X	Butts		
Lawndale	Suarez	Suarez	Suarez	Suarez	
Lomita	Waite	Uphoff	Uphoff		
Los Angeles	X	X	X	X	
Manhattan Beach	Tarnay	Tarnay			
Palos Verdes Estates	Quinn	Quinn		Quinn	
Rancho Palos Verdes	Bradley	Seo	Bradley		
Redondo Beach	Waller	Obagi	Waller	Obagi	
Rolling Hills			Dieringer	Dieringer	
Rolling Hills Estates	Huff	Stegura	Stegura	Stegura	
Torrance			Kaji	Kaji	
County of Los Angeles-2 nd District	Galicia (AB 2449 virtual)		Galicia	Galicia	
County of Los Angeles- 4 th District		LaMarque	LaMarque	LaMarque	
Number of Active Members	17	16	17	17	
Quorum Required (50% +1)	10	9	10	10	
Number of Members Attending	9 – no quorum in person	11	14	12	

For informational purposes:								
Number of members present	11	12	13	14	15	16	17	18
Number of affirmative votes required for action	7	7	8	8	9	9	10	10

This grey chart (number of members present/number of affirmative votes required for action) is just a reference chart and doesn't have anything to do with the actual attendance from the chart above.

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South Bay Cities Council of Governments

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
BOARD OF DIRECTORS' MEETING MINUTES
THURSDAY, NOVEMBER 20, 2025
IN-PERSON AT THE SBCCOG OFFICE
357 Van Ness Way, #90, Torrance, California 90501
RECORDING AVAILABLE ONLINE:
<https://youtu.be/Lk-mA279vkk?si=00ZOVU0bTfLjxEPe>**

AGENDA

I. CALL TO ORDER

Chair Suarez of Lawndale called the meeting to order at 6:03 pm

II. & III. CONFIRM POSTING OF THE AGENDA

SBCCOG Executive Director Jacki Bacharach confirmed the posting of the agenda.

In attendance were the following voting elected officials:

Lance Giroux, El Segundo	Jennifer LaMarque, LA County D4
Rodney Tanaka, Gardena	Craig Quinn, Palos Verdes Estates
Alex Monteiro, Hawthorne	Zein Obagi, Redondo Beach
Ray Jackson, Hermosa Beach	Bea Dieringer, Rolling Hills
Bernadette Suarez, Lawndale	Debby Stegura, Rolling Hills Estates
Irma Galicia, LA County D2	Jon Kaji, Torrance

In attendance were the following non-voting elected officials:

Christopher Pimentel, El Segundo (alternate)
Dean Francois, Hermosa Beach

Also, in attendance were the following persons:

Aksel Palacios, City of Los Angeles	Nathan Esser, Torrance
Hamilton Cloud, Congresswoman Waters	Alex Keene, Torrance
Gus Meza, West Basin	Deagan Croft, Public
McKenzie Neely-Wright, AT&T, Inc.	Micahel Villoria, Public
Joey Apodaca, Congressman Lieu	Wyatt Main, Public
Andy Sywak, Metro	Olivia Garcia, Public
Michael Bohlke, Metro	Anne Tsai, SBCCOG
Kim Turner, Torrance Transit	Addie Aubley, SBCCOG
Ethan Hernandez, San Pedro High School	Zoran Trifunovic, SBCCOG
Isaac Fonseca, San Pedro High School	Colleen Farrell, SBCCOG
Damien Orellana, San Pedro High School	Rosemary Lackow, SBCCOG
Patty Senecal, WSPA	David Leger, SBCCOG
Kristin Gabriel, Coro Fellow	Jacki Bacharach, SBCCOG
Laurie Jacobs, San Pedro resident	Jake Romoff, SBCCOG
Grace Farwell, H.E.L.P	Kevin Umaña, SBCCOG
Maria Viteri, SBCCOG volunteer	Aaron Ruiz, SBCCOG
Kathy Young, SBCCOG volunteer	Kim Fuentes, SBCCOG

Carolyn Quijano, SBCCOG volunteer
Paul Vera, SBCCOG volunteer
David Diaz, SBCCOG volunteer
Rick Ramirez, SBCCOG volunteer
Nura Ibrahim, SBCCOG volunteer

Shawn Fujioka, SBCCOG
Natalie Champion, SBCCOG
Ronson Chu, SBCCOG
Wally Siembab, SBCCOG

IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

There were no changes announced.

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

None were provided.

VI. CONSENT CALENDAR

- A. October 23, 2025 minutes (attachment) – Approved**
- B. Contract with Harbor Connects (payment by the SBCCOG) (attachment) – Approved**
- C. Contract Amendment with Lackow Planning (payment by the SBCCOG) (attachment) – Approved**
- D. Contract for General Counsel Legal Services (attachment) – Approved**
- E. Contract Amendment with Apple One Temporary Employment Services (payment from the SBCCOG) (attachment) – Approved**
- F. Invoices for October not received in time for Steering Committee due to changed dates for the holiday (to be sent separately) – Approved**
- G. SBCCOG Monthly Reports – Received and Filed**
 - 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)

Board member Dieringer raised clarifying questions regarding Item C and questioned the source of the additional \$10,000, whether the funds were already available, and whether the amendment—either individually or cumulatively with other amendments—would necessitate a future membership dues increase. Ms. Bacharach clarified that Item C pertains to a contract amendment (not a new budget increase) to support the General Assembly, with costs covered by proceeds generated from the General Assembly itself. She confirmed that the \$10,000 amendment is within the approved budget and would not independently require a dues increase. Ms. Bacharach acknowledged that the item description should have more clearly indicated that the increase applied to the contract amount rather than the overall budget and agreed that identifying funding sources in future items would support ongoing fiscal transparency.

Board member Dieringer also asked about Item D raising questions about the contract language allowing the Executive Director to approve additional legal services without explicit board authorization. Board Member Dieringer expressed concerns about the potential for high-cost services, such as litigation, and the importance of having clear, written protocols—particularly for future leadership transitions. Ms. Bacharach responded that, in practice, any new or special legal projects (including litigation or new initiatives) are brought to the Board for discussion and approval, and that expenditures never exceed the approved budget without board authorization. She also explained that while the contract allows for Executive Director approval, internal controls, invoice review, and budget caps function as safeguards. Ms. Bacharach also noted that paid legal specialty services are a new circumstance following SBCCOG counsel's retirement from BB&K and that legal services are monitored closely within the existing budget

allocation. The Board recommended that staff provide documentation or clarification of written policies concerning governing board approval thresholds for legal services to formalize existing practices.

MOTION by Board Member Stegura, seconded by Board Member Jackson, to APPROVE the Consent Calendar. No Objections. No Abstentions. MOTION Passes.

VII. PRESENTATIONS

A. Volunteer Reception

Chair Suarez called the Volunteer Recognition portion of the meeting to order and welcomed attendees in observance of the Thanksgiving season. Chair Suarez highlighted the critical role of SBCCOG volunteers in advancing sustainability initiatives across the South Bay, including energy efficiency, water conservation, shared mobility, recycling, climate action implementation, community outreach, data support, and research assistance. She reported that the organization currently had 25 active volunteers and that since 2008, more than 300 volunteers had contributed over 20,000 service hours. Chair Suarez formally acknowledged and thanked volunteers for their continued service and recognized the presence of federal, state, county, and local elected representatives and partner agencies in attendance. Chair Suarez also recognized SBCCOG staff for their contributions to the event and introduced SBCCOG Executive Director Ms. Bacharach who provided a comprehensive overview of SBCCOG staff, including new hires and CivicSpark fellows, and acknowledged staff members not present. Ms. Bacharach reported on the recovery and growth of the volunteer program following the COVID-19 pandemic and outlined the annual and cumulative volunteer service awards. She announced the recipients of the Valued Volunteer Award, Green Ambassador Award, Sustainability Champion of the Year Award, Bronze Sustainability Leader Award, and Platinum Sustainability Leader Award, noting each recipient's years of service and total volunteer hours. Certificates of appreciation, legislative letters, and gift cards were awarded accordingly. Ms. Bacharach further acknowledged additional staff and volunteer support roles and invited all volunteers to receive tokens of appreciation provided in partnership with the West Basin Municipal Water District. The recognition concluded with a group photo opportunity and a commemorative cake.

B. Western States Petroleum Association re: Impacts of Refinery Closures on the South Bay and the State

Patty Senecal, Senior Director for the Southern California region of the Western States Petroleum Association (WSPA), provided an informational presentation regarding the anticipated impacts of refinery closures on the South Bay and statewide fuel supply. Ms. Senecal described WSPA as a nonprofit trade association representing energy companies operating across multiple western states and stated that the organization engaged with government leaders, regulators, media, and the public to support informed dialogue on energy reliability, affordability, and environmental responsibility. Ms. Senecal presented data on California's transportation fuel demand and infrastructure constraints, noting the State's high levels of vehicle travel and fuel consumption, increasing reliance on imported crude oil, and limited pipeline and rail connectivity, which she characterized as contributing to California functioning as an "energy island." She summarized findings from a fuel supply chain vulnerability study and reported that in-state crude production had declined amid reduced drilling permits, marine terminal congestion, and a reduction in the number of refineries producing California's specialized fuel blend, which she stated increased supply risk and reduced attractiveness of investment under current policy conditions. Ms. Senecal discussed fuel pricing drivers, including crude costs, infrastructure constraints, regulatory requirements, and taxes, and referenced refinery closures including the Phillips 66 Los Angeles facility and the announced closure of the

Valero Benicia refinery, describing associated workforce and broader economic impacts such as vendor spending and local tax base effects. Ms. Senecal concluded by outlining proposed strategies including increased in-state production, streamlined permitting, carbon-reduction projects such as carbon capture, and a portfolio approach incorporating renewable fuels and emerging technologies while maintaining affordability and reliability. Board Member Obagi asked about electrification mandates and consumer choice, as well as construction impacts near petroleum pipelines; Ms. Senecal responded that she supported consumer choice, indicated pipeline relocation would likely be difficult, and stated that construction around pipelines should be feasible with coordination among relevant engineers and pipeline operators. Board Member Jackson asked whether increased supply proposals included offshore drilling and inquired about company plans and employee transitions; Ms. Senecal stated she could not speak to corporate business plans due to antitrust limitations, noted market uncertainty and regulatory stability as key investment considerations, and reported that companies typically supported employee placement, retraining, and other transition options, while emphasizing potential knock-on community impacts from the loss of high-wage jobs. Board Member Francois questioned why fuel prices were materially lower in Nevada despite Nevada's reliance on California fuel; Ms. Senecal attributed the difference primarily to California's higher tax and fee structure and program costs. SBCCOG Staff Jake Romoff questioned why solutions focused on increasing domestic oil production rather than reducing dependence and asked how WSPA supported electric vehicles; Ms. Senecal stated WSPA and member companies were not opposed to electric vehicles, noted investments in multiple technologies, and emphasized scale, mineral supply chain considerations, and the need for diverse energy sources. SBCCOG Research Director Wally Siembab asked about remediation and reuse of refinery sites as potential brownfields; Ms. Senecal stated redevelopment and remediation plans would be determined by the refinery owners and acknowledged that environmental remediation would be required.

VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE

A. Housing Trust - (*attachment*) - Recommendation for city councils to consider Approval of the JPA agreement to form a housing trust unless further information is needed

B. Homeless Services

1. Termination of Emergency Housing Vouchers (*attachment*)
2. Measure A implementation

Ms. Bacharach introduced the agenda item regarding consideration of a Regional Housing Trust and summarized the ongoing analysis related to Measure A funding, noting her initial skepticism and subsequent conclusion that the SBCCOG lacked the legal authorities necessary to deploy Measure A funds as effectively as a Housing Trust could. Ms. Bacharach explained that while the SBCCOG was already receiving approximately \$13 million annually for housing-related activities, including production, preservation, and ownership, the SBCCOG was constrained in its ability to issue loans, acquire property, provide predevelopment or construction financing, master lease units, or recycle funds, all of which could be achieved through a Housing Trust. She further reported that feedback from a recent City Managers' meeting indicated a need for additional time, information, and outreach to City Councils, and she requested guidance from the Board regarding the information needed to support local deliberations. SBCCOG Senior Program Manager Ronson Chu presented the staff analysis and described the "epiphany" that Measure A funding effectively placed the region in a different position than other subregions, as funding for housing trust-type activities was already flowing to the South Bay. Mr. Chu explained that approximately \$7 million of the annual Measure A allocation was dedicated to production, preservation, and ownership, with opportunities for matching funds through LACAHSAs, potentially doubling available resources. He outlined current limitations of the SBCCOG

structure, contrasted with Housing Trust authorities, and cited examples from the San Gabriel Valley Housing Trust, including revolving loan funds that generated interest revenue and enabled reinvestment. Mr. Chu emphasized that even cities without active development sites could benefit through preservation, rent subsidies, master leasing, and first-time homebuyer assistance, and he reported that the SBCCOG had already issued a soft Notice of Funding Availability, received project proposals in Hawthorne and Inglewood, and initiated consultant procurement to evaluate projects totaling approximately 120 units. Board Member Jackson and other members raised questions about geographic equity, participation by non-member cities, administrative fees, long-term sustainability of Measure A funding, and the structure of the proposed Joint Powers Agreement (JPA). Ms. Bacharach and Mr. Chu clarified that no city participation fee was proposed for the first year due to available administrative funding, that allocation decisions could be structured to consider equity, and that not all Measure A funds would necessarily be transferred to the Trust. Board Member Jackson and Hermosa Beach Councilmember Francois discussed housing need examples within their cities and expressed support for the Trust's flexibility to address family housing, preservation, and short-term affordability gaps. Board Member Kaji and SBCCOG Staff Wally Siembab raised concerns regarding legal constraints, prevailing wage requirements, and broader housing policy limitations, noting that a Housing Trust addressed supply-side tools, but was not a comprehensive solution to the housing crisis. Staff acknowledged these concerns and described potential workarounds and the need for future legislative amendments.

MOTION by Board Member Obagi, seconded by Board Member Monteiro, to APPROVE the recommendation that SBCCOG member cities support formation of a South Bay Housing Trust via Roll Call Vote.

Yes: Giroux, Tanaka, Monteiro, Jackson, Suarez, Obagi, Stegura, Kaji

No: Dieringer

Abstain: Galicia, LaMarque

MOTION Passes.

Ms. Bacharach stated that staff would transmit materials to City Councils for consideration and continue outreach and refinement of the proposed framework.

C. Senior Services

SBCCOG Senior Program Manager Ronson Chu shared that the meeting was postponed until January 2026.

D. Transportation Reports

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

Mike Bohlke reported on behalf of Mayor Butts, who was absent due to a funeral service, and provided an update on Metro committee actions and upcoming Board deliberations scheduled for December 4. Mr. Bohlke stated that Metro combined Cycles 6 and 7 of the Open and Slow Streets grant program to align with directives to maximize opportunities associated with the World Cup and Olympic Games and identified \$10 million in Proposition C funding for a competitive grant cycle. Mr. Bohlke reported that Metro received 49 applications requesting approximately \$18.5 million by the October 10 deadline and noted that, within the South Bay, Torrance and Inglewood received awards in the full amounts requested, while Hawthorne and Carson were not funded due to scoring below the competitive cutoff. Mr. Bohlke further reported that Metro received significant public support for the program and that Director Horvath advanced an amending motion directing staff to prepare a report evaluating options to make the program permanent with a guaranteed funding level. Mr. Bohlke stated that Mayor Butts supported the program and offered a friendly amendment requesting that the report also include

a cost analysis of the sustainability of continued reliance on Proposition C, given Metro's broader financial constraints and long-term operations and maintenance obligations; he added that Mayor Butts intended to raise Metro financial sustainability issues with the CEO. Mr. Bohlke also reported Metro committee approval of a programming request of up to \$218 million in the Regional Transportation Improvement Program, including a \$134 million target share and an \$83 million interest-free advance against future shares. Additionally, Mr. Bohlke provided an informational update on the LA Gondola matter, noting that Metro's role was limited to preparation of the environmental documentation; he reported that Metro set aside the prior environmental certification and moved forward with recertification of the Supplemental EIR and related CEQA documents, and that ultimate project approvals would rest with external jurisdictions, including the City of Los Angeles and relevant state and regional agencies. Board Member Obagi asked about the C Line Extension and Mr. Bohlke stated that consideration of the C Line extension was anticipated in early 2026 but remained to be scheduled, and he noted that Mayor Butts expected to raise feasibility concerns regarding both the ability to deliver the project and the long-term ability to operate it given Metro's financial condition.

Regarding the proposed Olympics-related water taxi, Andy Sywak of Metro reported that a feasibility study was presented and that Supervisor Hahn moved to continue evaluation, initiate an industry engagement process including a reverse-pitch to potential providers, and explore special-event funding options and public-private cost sharing for a limited service period spanning the Olympic and Paralympic Games; he further noted that the motion specified that no funding should be drawn from bus or rail operations.

2. Inglewood Transit Connector SEP Funds Deadline Extension Request (*attachment*) - **Approved**

Ms. Bacharach introduced discussion of the Inglewood Transit Connector (ITC) and summarized that the SBCCOG had previously allocated two funding sources to the project—Measure R transit funds and subregional equity (SEP) funds—subject to a requirement that the City of Inglewood return by March 2025 to confirm intent to proceed with construction. Ms. Bacharach reported that Inglewood requested an extension to October 2025, that the deadline had passed, and that Inglewood was now requesting a further extension to September 2026, the end of the fiscal year, to finalize plans and assemble financing. She noted that the original motion framework contemplated returning funds to the Centinela Grade Separation if the ITC funds were not used, but members questioned whether the Centinela project remained necessary or viable. SBCCOG Senior Program Manager David Leger explained that approximately \$101 million was at issue as a financial backstop for project qualification rather than for operations and maintenance, and that the Transportation Committee supported the extension but forwarded the decision to the Board without a formal recommendation. When the SBCCOG Board approved the SEP funds for the ITC backstop, the estimated value of the accelerated funding was around \$101 million. Their full value is projected to be \$316 million available between 2043 and 2057. Board Members asked whether extending the ITC timeline would delay funding for other projects and Mr. Leger stated that it would not, as the funds had always been reserved between the ITC and Centinela projects and no projects from the broader call for projects were left unfunded. However, Mr. Leger acknowledged that continued extensions created an opportunity cost and could prompt future Board consideration of reopening the funds through a new call for projects or reallocating to another regional priority. Board Members raised concerns regarding Inglewood's limited coordination with neighboring jurisdictions—particularly Hawthorne—and the potential for event-related traffic impacts across multiple South Bay corridors.

Board Member Jackson proposed amending the motion to require Inglewood to coordinate with surrounding cities, especially Hawthorne, and to address regional traffic impacts as part of the extension period reporting. Staff and members discussed the rationale for a September 2026 extension, including the slow pace of project maturation, reliance on federal funding cycles, and the need to complete procurement and bid negotiations to produce more reliable cost estimates and timelines. Members also discussed whether to include an additional reporting expectation regarding the need for, and implications of, the Centinela Grade Separation, and Mr. Leger clarified that Inglewood was not the lead agency for Centinela and might be unable to assess overall project viability. Board members suggested requiring identification of a lead agency and clarification of Centinela's necessity for Inglewood's needs.

MOTION by Board Member Obagi, seconded by Board Member Quinn, to APPROVE an extension of the SEP funding for the ITC to September 30, 2026, with an amendment to incorporate conditions related to coordination with impacted neighboring cities and interim reporting if significant developments occurred prior to the deadline. No Objections. No Abstentions. MOTION Passes.

3. Micromobility Programs and Projects
 - a. Professional Services Contract with the City of Lomita for LTN Outreach (funding to the SBCCOG) (*attachment*) – **Approved**

Ms. Bacharach reported that, for the first time, a member city, Lomita, had entered into a contract with the South Bay Cities Council of Governments for outreach services related to the Local Travel Network. Ms. Bacharach stated that the City of Lomita had already approved the contract at the city level and explained that she intentionally brought the item forward separately, rather than on the consent calendar, to formally notify the Board of this new interagency arrangement. She noted that SBCCOG would be coordinating outreach services in Lomita in collaboration with the City's selected outreach firm. Ms. Bacharach requested Board approval of the contract as reviewed by legal counsel.

MOTION by Board Member Monteiro, seconded by Board Member Tanaka, to APPROVE the Professional Services Contract with the City of Lomita for LTN Outreach. No Objections. No Abstentions. MOTION Passes.

- E. REAP 2.0 Updates**
1. Commercial Redevelopment to Housing
 2. Micromobility Hubs

Ms. Bacharach provided an update on recent and ongoing Local Travel Network and mobility initiatives. She reported that staff presented in Hawthorne on micromobility options and stated that the presentation was well received. Ms. Bacharach noted that follow-up meetings were scheduled with Hawthorne staff to discuss implementation opportunities and that the program focus was shifting from awareness to behavior change. She cited data indicating that approximately 135,000 trips in the South Bay were one-half mile or less and were currently made by automobile, underscoring the need for targeted interventions. Ms. Bacharach further reported that SBCCOG was submitting a grant application to SCAG's Sustainable Communities program to evaluate potential sites and strategies for micromobility parking, including secure bicycle parking, preferred parking for neighborhood electric vehicles, and related incentives to encourage micromobility use. Ms. Bacharach also acknowledged Kim Turner, General Manager of Torrance Transit, and announced that Torrance Transit had received the 2025 California Transit Association Small Operator Transit Innovation Award for its Connect Transit on-demand, curb-to-curb rideshare service, marking the agency's second innovation award from the CTA.

Ms. Bacharach also reported that the mobility hubs study had advanced with completion of an origin-and-destination analysis at the census block group level to identify high-volume trip generators and potential strategic hub locations. She stated that staff were engaging with a mobility hub operator to assess desired amenities and operational features. Ms. Bacharach reported that a beta commercial redevelopment tool had been launched, enabling cities to filter and view commercial sites with redevelopment potential, and that staff were in the process of shortlisting seven sites across the South Bay for fit and feasibility analyses, with developer meetings anticipated in January.

F. South Bay Fiber Network

Ms. Bacharach updated the Board on the South Bay Fiber Network, stating that staff continued to explore potential new ownership arrangements, were awaiting a pro forma from an interested company, and were coordinating with American Dark Fiber to assess proposal viability. She reported that the final work order associated with the original fiber network project in Hawthorne was nearing completion.

G. SBESC Projects and Programs (*attachment*)

SBCCOG Deputy Executive Director Kim Fuentes reminded the Board of the upcoming Energy and Climate Recognition Awards program and encouraged members to RSVP. She reported that the event was scheduled for Thursday, December 11, from 11:00 a.m. to 1:00 p.m. in the City of Lawndale and noted that staff had toured the site and found it to be a strong and exciting venue. Ms. Fuentes also announced that the SBCCOG had advanced to the second phase of a grant application to develop a South Bay Biodiversity Plan. She explained that the grant would include implementation projects at the city level and stated that staff would be reaching out to cities with project sites that best met the grant's scoring criteria, particularly in disadvantaged communities and in proximity to schools, recreation areas, and trails. Ms. Fuentes clarified that projects would be fully funded through the grant, which was administered by the Rivers and Mountains Conservancy and supported by the County Office of Sustainability, including funding for a consultant to prepare the application. She explained that the plan would inventory and assess publicly owned open space and provide recommendations for biodiversity improvements such as native landscaping, median enhancements, and tree planting, while also funding on-the-ground projects and not just planning alone. She noted that initial project concepts had already been identified by some cities and emphasized the need for timely submissions, as the grant application deadline is in early January.

H. General Assembly update

Mr. Leger provided an update on planning for the upcoming SBCCOG General Assembly. He reported that the Board had previously approved the Steering Committee's selection of the westdrift Hotel as the venue and stated that staff were proceeding with finalizing the contract. Mr. Leger noted that the westdrift Hotel was providing approximately \$40,000 in in-kind contributions through waived fees, and that the hotel would be formally recognized as a Gold Sponsor consistent with SBCCOG sponsorship practices. He further reported that \$17,500 in cash sponsorships had been secured to date and that additional commitments were anticipated. Mr. Leger stated that program development was underway and that Allen Sanford had agreed to participate in the event in a yet-to-be-finalized role. He outlined a draft agenda concept that included a morning exhibit hall, a keynote or "big picture" panel, followed by an afternoon session focused on local implementation issues such as public safety, transportation, and operational readiness for both major and smaller-scale events. Mr. Leger indicated the General Assembly was anticipated to run from approximately 9:00 a.m. to 3:00 p.m. He invited Board members to suggest potential speakers, sponsors, and local athletes or notable figures who might be willing to participate in support of the event's arts, entertainment, and culture theme. Ms. Bacharach

added that the westdrift Hotel regularly hosted visiting sports teams, which aligned well with the event focus.

I. AI Forum Series

Ms. Bacharach provided a brief update on the AI Forum Series, reporting that staff had convened an initial meeting and were in the process of scheduling the next session. She noted that participant interest appeared to be primarily focused on policy considerations related to artificial intelligence and stated that future programming would be oriented accordingly. Ms. Bacharach also reminded the Board of the upcoming cybersecurity forum scheduled for January 22, featuring participation from the Federal Bureau of Investigation and Palos Verdes Estates Councilman Lazzaro, a cybersecurity expert, and encouraged members to review the event flyer.

J. SBCCOG Legislative Proposals for the Upcoming State & Federal Sessions

1. Amendments to the Housing Trust JPA

2. Pilot Rebate for Micromobility Vehicles for South Bay

Ms. Bacharach provided an update on legislative initiatives and upcoming intergovernmental events. She reported that staff continued to develop proposed legislative amendments related to the housing trust and were also exploring a potential pilot concept to seek legislative support for micromobility vehicle rebates. Ms. Bacharach explained that, following the elimination of state electric vehicle and e-bike rebates, staff were considering whether a subregional pilot could be justified for communities that had demonstrated a commitment to micromobility, and indicated that this concept would be discussed with area legislators to gauge feasibility and interest.

K. Other

Mr. Leger reported that the 11th Annual South Bay Legislative Meet and Greet, co-hosted with Cal Cities and the South Bay Association of Chambers of Commerce, had been confirmed for January 30 at the George Nakano Theater in Torrance. He stated that event materials would be distributed following finalization of the flyer and that invitations to state and federal legislators would be issued. Mr. Leger noted that the event provided an important opportunity for elected officials and the business community to engage directly with legislators.

Board Member Pimentel provided an update regarding the Aerospace Alliance and potential regional economic impacts related to Space Systems Command. He reported that staff, in coordination with regional partners, were preparing to make a presentation to the Office of the Secretary of the Air Force in late January to address concerns regarding the potential relocation of Space Systems Command from Los Angeles Air Force Base. Board Member Pimentel explained that the departure of the command could create an estimated \$9 billion impact to the regional economy and noted that Board members might receive outreach requests or data inquiries in support of this effort.

Ms. Bacharach further reminded members that the SBCCOG had previously participated in a broad regional coalition, with chambers of commerce and workforce organizations, to successfully respond to earlier threats to the aerospace presence in the South Bay. She stated that the SBCCOG Board had reaffirmed its willingness to support renewed advocacy efforts and emphasized concerns that the command could be relocated without a formal Base Realignment and Closure (BRAC) process, thereby bypassing traditional congressional review. Board Member Pimentel advised members that additional information requests might be forthcoming and clarified that further discussion could occur offline to avoid extending the meeting.

IX.UPCOMING EVENTS & ANNOUNCEMENTS

- December 11 – Energy and Climate Recognition Awards Luncheon
Ms. Bacharach reiterated the importance of Board member participation in the Energy and Climate Recognition Awards event scheduled for December 11, emphasizing that the event was intended to recognize and celebrate the work of city staff and requesting timely RSVPs.
- January 22 – Cybersecurity & Q and A with Experts including the FBI
Ms. Bacharach discussed this event under VII. Item I. *AI Forum Series*

X.AGENCY REPORTS

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

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

XI.ADJOURNMENT

Chair Suarez ended the presentations and updates at 8:40 pm until the next Steering Committee/Board Meeting on Monday, December 8, 2025 and the first Board meeting on Thursday, January 22, 2026.

Respectfully Submitted:
Natalie Champion
SBCCOG Staff

SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

This Second Amendment to the Professional Services Agreement (“Agreement”) is made as of January 22, 2026 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and Dudek (“Consultant”).

RECITALS

- A. SBCCOG and Consultant entered into a Professional Services Agreement as of January 23, 2025 wherein SBCCOG engaged the services of the Consultant to assist the SBCCOG with regional planning efforts and delivering transportation and land-use programs and projects.
- B. The Agreement will expire on January 31, 2026, and the parties desire to extend the Term through June 30, 2026.
- C. The parties desire to add an additional \$45,000 to the budget for a revised not-to-exceed budget of \$141,000.

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

- Extending the Term to June 30, 2026 unless earlier terminated pursuant to the provisions of the Agreement;
- Increasing the budget by \$45,000 for a revised not-to-exceed budget of \$141,000.

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

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective January 23, 2026.

“SBCCOG”

South Bay Cities Council of Governments

By: _____
Bernadette Suarez, SBCCOG Chair

Date: _____

“Consultant”

Dudek

By: _____
Joseph Monaco, President & CEO

Date: _____

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

This Memorandum of Understanding (“MOU”) is made as of January 22, 2026, is between the South Bay Cities Council of Governments (“SBCCOG”), a joint powers authority, and the City of Inglewood (“City”), a chartered municipal corporation, (collectively, the “Parties”).

RECITALS

- A. As a regional administrator, the SBCCOG receives homelessness funding, including the November 5, 2024, Los Angeles County voter-approved Measure A half-cent sales tax which repealed and replaced Measure H. Measure A provides continuous funding to address homelessness with housing and services.
- B. On March 25, 2025, the Board of Supervisors adopted the Local Solutions Fund (LSF) funding formula as part of the Measure A requirements, which is based 90% on a region’s Point-in-Time Homeless Count (2-year average) and 10% on a region’s low-income population percentage. Based on this formula, the SBCCOG is projected to receive \$3,048,204 in the first year (FY25/26). Because the SBCCOG has outperformed most other regions in Los Angeles County in resolving instances of homelessness, the SBCCOG anticipates our region’s LSF funding will decrease over time due to the homeless count component of the funding formula.
- C. 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; (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 that all of its member cities can participate in, 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 goals of these programs are to reduce street homelessness and stabilize housing insecurity.
- 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 City.

AGREEMENT

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

I. **TERM:**

This MOU shall be effective as of November 1, 2025, 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 Los Angeles County Contract Number HI-25-018 (Exhibit 1 County Contract) and the LACAHSAs/SBCCOG Contract (Exhibit 2 LACAHSAs 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.

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. **CITY RESPONSIBILITIES:**

- A. The City shall use the allocated funding in adherence with the Scope of Work in Exhibit 3, 4, and any subsequent added or amended Scope of Work.
- B. The City shall adhere to the budget specified in Exhibit 3 and 4.
- C. The City shall fulfill performance and reporting requirements to SBCCOG in accordance with Exhibit 3 and 4. Failure to comply with any invoicing and reporting requirements and deadlines may result in forfeiture of reimbursement claims.
- D. The City hereby warrants, represents, and covenants that it will comply with all applicable local, state, or federal guidelines, regulations, requirements, and statutes and/or as required under the laws or regulations relating to the source of the Measure A Funds to be transferred by the County/LACAHSAs to the SBCCOG to the City pursuant to this MOU, and will not use the Grant Funds for costs associated with activities in violation of any law or for any activity inconsistent with the requirements and purposes set forth in this MOU. Please see Exhibit 1 and 2 for County/LACAHSAs Measure A requirements.

- E. The City shall maintain records related to the program operation and use of Grant Funds for five (5) years following the expiration of this MOU. SBCCOG shall have access to the records upon request.

III. **SBCCOG RESPONSIBILITIES:**

- A. The SBCCOG will make available to the City the budget amount specified in Exhibits 3 and 4.
- B. The SBCCOG shall monitor the City's Programs for adherence to Exhibits 3 and 4.
- C. The SBCCOG shall provide the City with a reporting template format for the submission of monthly reports in accordance with Exhibits 3 and 4.
- D. The SBCCOG shall maintain records related to the program operation and use of Grant Funds for five (5) years following the expiration of this MOU.

IV. **FUTURE PROGRAMS:**

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

V. **THIRD PARTY LIABILITY AND INDEMNIFICATION:**

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

VI. **MISCELLANEOUS:**

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

South Bay Cities Council of Governments:

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

City of Inglewood:

City of Inglewood
 4455 W 126th St, Inglewood, CA 90250
 Inglewood, CA 90250
 Attn: Louis Atwell
latwell@cityofinglewood.org

- F. If a dispute arises under this Agreement, prior to instituting litigation, the parties agree to first try to resolve the dispute with the help of a mutually agreed-upon mediator in California. Any costs and fees other than attorney fees associated with the mediation shall be shared equally by the parties.
- G. The laws of the State of California and applicable local and federal laws, regulations, and guidelines shall govern this MOU. In the event of any legal action to enforce or interpret this MOU, the laws of the State of California shall apply, and the Venue shall be Los Angeles County.
- H. Either entity shall be excused from performing its obligations under this MOU during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including but not limited to any incidence of fire or flood; acts of God; commandeering

of material, products, plants, or facilities by the federal, state, or local government; national fuel shortage; or a material wrongful act or omission by the other Party; when satisfactory evidence of such cause is presented to the other entity, and provided further that such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the entity not performing.

- I. The City shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, with an insurance company admitted to do business in California and approved by the SBCCOG (1) a policy or policies of broad-form comprehensive general liability insurance with minimum limits of \$1,000,000.00 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by City, its officers, employees, agents, and independent contractors in performance of services under this Agreement; (2) property damage insurance with a minimum limit of \$1,000,000.00; (3) automotive liability insurance, with minimum combined single limits coverage of \$1,000,000.00; (4) worker's compensation insurance with a minimum limit of \$1,000,000.00 or the amount required by law, whichever is greater; and (5) comprehensive crime insurance with a minimum limit of \$1,000,000.00. SBCCOG and participating public agencies, their respective officers, employees, attorneys, staff consultants, and volunteers shall be named as additional insureds on the policies as to comprehensive general liability, property damage, and automotive liability. The policies as to comprehensive general liability, property damage, and automobile liability shall provide that they are primary, and that any insurance maintained by the SBCCOG shall be excess insurance only.
- J. All insurance policies shall provide that the insurance coverage shall not be non-renewed, canceled, reduced, or otherwise modified (except through the addition of additional insureds to the policy) by the insurance carrier without the insurance carrier giving SBCCOG thirty (30) day's prior written notice thereof. The City agrees that it will not cancel, reduce or otherwise modify the insurance coverage.
- K. All policies of insurance shall cover the obligations of the City pursuant to the terms of this Agreement; shall be issued by an insurance company which is admitted to do business in the State of California or which is approved in writing by the SBCCOG; and shall be placed with a current A.M. Best's rating of no less than A VII.
- L. The City shall submit to SBCCOG (1) insurance certificates indicating compliance with the minimum worker's compensation insurance requirements above, and (2) insurance policy endorsements indicating compliance with all other minimum insurance requirements above, not less than one (1) day prior to beginning of performance under this Agreement. Endorsements shall be executed on SBCCOG's appropriate standard forms entitled "Additional Insured Endorsement", or a substantially similar form which the SBCCOG has agreed in writing to accept.
- M. Authority and Signatures: The individuals signing this MOU, and its exhibits, which are incorporated herein by reference, have the authority to commit the entity they represent to the terms of this MOU, and do so commit by signing.

(Signatures on Following Page)

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

By: _____
Bernadette Suarez, SBCCOG Chair

Date: _____

ATTEST:

By: _____
Jacki Bacharach, Executive Director/Board Secretary

APPROVED AS TO FORM:

By: _____
Michael Jenkins, Legal Counsel

CITY OF INGLEWOOD

By: _____
James T. Butts Jr., Mayor

Date: _____

ATTEST:

By: _____
City of Inglewood, City Clerk

APPROVED AS TO FORM:

By: _____
Authorized Signer, City Attorney

EXHIBIT 1: COUNTY CONTRACT

See attached.

EXHIBIT 2: LACAHSa CONTRACT

See attached.

EXHIBIT 3: INGLEWOOD HOMELESS SERVICES COORDINATOR SCOPE OF WORK

I. BUDGET AND START DATE

The total annual program budget is \$110,000; of which \$14,300 will go towards administrative costs defined as costs necessary to support the City’s case management and coordination program implementation, including meeting supplies, cellphone and internet/communication services, mileage reimbursement, office supplies, furniture, equipment, and office space rent. The Start Date begins November 1, 2025.

Based on current workforce standards, the accepted minimum pay scale for Case Managers under this program is \$55,000 to \$78,000. The SBCCOG is recommending for all its contracts, the following minimum benchmark on pay for these positions:

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

II. SCOPE OF WORK

Program Description: The Inglewood Coordinator is designed to be a central resource for Inglewood residents experiencing homelessness or at risk of homelessness who need services in homelessness prevention, housing navigation, and/or housing retention. This program is aligned with Measure A, Goal 1 from the County, which aims to “increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.” Specifically, this role will contribute to Objective 1a, written by the County as “decrease by 30% the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030.”

Table 1. Detailed Scope of Work

Scope of Work	Expected Tasks
---------------	----------------

Inglewood
Coordinator

A homeless service coordinator (1) will help integrate Inglewood with homeless systems, better align resources, and increase housing placements. The Inglewood Coordinator encompasses supporting homeless prevention, housing navigation, and housing retention responsibilities. This includes the following:

- Care Coordination with other mainstream LA County programs
 - Conducting housing navigation for people experiencing homelessness (PEH) to connect them with permanent housing
 - Providing case management services, such as problem-solving, enrolling PEH to social services, like General Relief or behavioral health services as needed, supporting PEH to become document ready, and placing PEH in interim shelter (IH) or permanent housing (PH)
 - Supporting individuals or households at risk of homelessness with housing retention, such as enrolling them in rental assistance programs or engaging in housing navigation to help them transition to affordable PH
-

The City will ensure that the following staff requirements for the coordinator are met:

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

III. INVOICES AND REPORTING

The City shall submit monthly invoices and reports by the 10th of the month immediately following the month performed in accordance with Exhibit 3 as follows for each fiscal year this MOU is active. If the 10th falls on a weekend, the City shall submit the invoice and monthly report on the Friday before.

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

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

A. Key Performance Indicators (KPIs)

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

Table 2. Key Performance Indicators

Key Performance Indicators	Target Outcome	Timeline
Number of PEH placed in IH	20	Annually
Number of PEH placed PH (including reunification)	16	Annually
Number of PEH linked to behavioral health services	12	Annually

The coordinator will manage a caseload of 48 unduplicated participants a year, having a minimum of 12 actively enrolled clients at any given time.

B. Supplemental Monthly Reporting Metrics

In addition, City’s Monthly Report will include additional metrics and outcomes (Table 3), including progress on behavioral health plans, participants’ housing timeline, including any anticipated housing dates. Other data including demographic data and service linkages that can be queried in HMIS. This reporting will help the SBCCOG monitor the program’s progress and aid the operations where needed to ensure that metrics are met.

Table 3. Supplemental Monthly Reporting Metrics

Additional Monthly Reporting Data	Details
Number of PEH on caseload	Unduplicated clients currently on case managers’ active caseload
Year to Date (YTD) number of PEH placed in IH	Cumulative number of individuals placed in available shelter, safe parking, motel and other IH to date (as of reporting)
Year to Date (YTD) number of PEH placed in PH	Cumulative number of individuals placed in a permanent housing situation, including reunification
Number of clients experiencing behavioral health challenges	Unduplicated clients with behavioral health services challenges per month. This includes substance use disorders/mental illness
Number of clients actively receiving behavioral health services	Unduplicated clients with behavioral health services per month. This includes services from DMH, and/or other services/treatment.
Notes and success stories	What action steps have you taken to ensure the program’s KPIs are achieved? What is working? What are 3 challenges?

C. Additional Data Needs

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

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

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

D. Co-Investments Annual Reporting

As part of the County Local Solutions program, the County would like to know what co-investments cities have made to supplement the County's funding of each specific program. At the end of the annual program, please describe the co-investments the City has made. This could be in the form of funding, staffing, resources, land, local legislation, etc. Please include the budgeted costs incurred by the city, and the funding source if applicable.

Outside of this particular Local Solutions program, the County would like to know any additional investments the city has made to increase pathways to housing. Please describe these investments, the key metrics (i.e. 20 Project Homekey Beds), costs, and sources of funding.

EXHIBIT 4: Interim Housing /Motel Units

I. BUDGET

The total annual program budget is \$ 305,000 for 3 interim housing units and a motel budget.

For interim units/beds, City will need to provide the memorandum of understanding and invoice from provider as back up. For Motel beds and other expenses, a receipt will be necessary. The room rent amounts serve as guidance. Any deviation from this guidance of more than 25% must be approved by SBCCOG.

Proposal	12 Months
Interim Unit Rent (\$7,584 for each Family/Flex unit per month)	\$270,000
	-
	\$290,000
Motel stay,	\$15,000-
Daily Rate: \$115	\$35,000
Weekly Rate: \$600	
Monthly Rate: \$1800	
	Total \$305,000

II. SCOPE OF WORK

Program Description: The program will provide interim shelter and services for those experiencing homelessness. This includes maintaining a safe, clean site as well as everyday operations. Included below is the expected Scope of Work (SOW) for the City as required by this MOU and the County Contract.

i. Program Guidelines

- a. **Reimbursement** – Program allows for cities to lease motel and interim units/beds and seek reimbursement using the SBCCOG Local Solutions Fund. Cities must have proper documentation including receipts, lease, and subcontractor agreements. Payments will be for reimbursements only. The SBCCOG will not have any direct relationship with the underlying IH, subcontractor, or motel partner.
- b. **Pricing** – Motel rates at roughly \$500-\$800 a week; Interim Units \$7,000-\$8,000/month
- c. **Eligibility** – Participants must be at an acuity level where they can be in the rooms unsupervised. The program is open to Adults, Families, Seniors, and Veterans. Participants must be in the Coordinated Entry System (CES) and must have a housing plan created by the case manager. Participants must be in the SBCCOG jurisdiction.
- d. **Duration** – For interim housing units, participants may enter into monthly, 6-month, or 12-month leases with the provider. Extensions will be granted on a case-by-case basis and only if the participant has made progress in their housing plan. For Motels, participants can stay in the rooms for up to 3 months. Additional 3-month extensions may be granted provided the participant is reaching their milestones and progressing on their housing plan. A maximum of 3 extensions may

be granted. SBCCOG reserves the right to approve eligibility and grant extensions after consultation with the case worker.

- e. **Meals** – Cities must have a meal plan in place for all participants. The meal plan can include participants’ income for meals. If the participant does not have the means to procure meals, the City must find a suitable option such as a local food pantry or non-profit food provider.
 - f. **Check-ins** – Cities and their non-profit partners are required to have at least 2 check-ins a week. One check-in must be in person.
 - g. **Services** – In recognition that a successful housing plan may entail wrap around services, Cities and partners shall provide the necessary behavioral health and/or physical health wrap around services. Other services that may be necessary include document services, transportation services, and legal services. The SBCCOG will receive monthly reports from Cities and partners to confirm that necessary interventions are being provided.
 - h. **Guests, Pets, and Program Rules** – Guests will be allowed, but no overnight stays. Motels generally do not allow pets without a fee. The Program will pay for service or comfort animals per the guidelines of the motel. Cities and partners will be required to have participants sign and acknowledge their understanding of the program rules. Suggested program rules can be found below.
- ii. **Program Rules**
- a. **No Violence:** Any hostile physical contact from Participant to other guest/resident, neighbors, staff, visitors, or others at the Property. No threat of violence: Any hostile or aggressive speech, body language, real or implied, that suggests inflicting harm or threat of harm to another at the Property.
 - b. **No Disrespectful or Aggressive Conduct or Language** toward staff, neighbors, or other guest/resident.
 - c. **No Drug & Criminal Activity:** Drug and criminal activity are prohibited on site of the Property.
 - d. **No Illegal Activity/Conduct:** Any violation of federal, state, or local laws whether witnessed directly or reasonably suspected
 - e. **Failure to maintain your unit in an acceptable condition:** There is to be no property damage, excessive trash, debris, or personal belongings, or missing unit furnishings
 - f. **Pest Control Service and Property Management Instructions:** Failure to comply with pest control services and Property Management instructions regarding the care of the unit may result in termination. Pest control service is a requirement to maintain the unit and Participants will comply with instructions from pest control and/or Property Management to maintain the habitability of the unit.
 - g. **Consistent Violation of the Rules:** Continuous disregard for any of the Program rules may result in termination.
 - h. **Public Intoxication:** Participants are prohibited from consuming alcohol in the common areas of the property, and actions related to such consumption cannot interfere with the safety or quiet enjoyment of others.
 - i. **Voluntary/Involuntary Exits:** Temporary absence without notifying management may result in permanent exit from the program.

- j. Guests/Visitors are allowed on the property or in your unit. However, no overnight stays.
- k. Property Common Areas: The balconies, patio area, entryways, stairways, and other common areas should be free of debris, trash, and clutter. Nothing will be stored in the halls, staircases, or lobby of the Property.
- l. No Smoking in the unit. Use designated outside smoking area.
- m. No Alterations to the Unit or the Property: Participants are NOT allowed to make ANY alterations, additions, or repairs of any kind to the room (i.e., nails, push pins, tape, etc.)
- n. No Excessive/Loud Noise that disrupts the quiet enjoyment of other Participants from your room, the parking lot, or any other location on the Property at any time.
- o. For motel properties, no car repairs are allowed on the property.
- p. No PETS unless authorized by Program Management in advance of bringing the pet to the Property or to your unit. Dogs must be leashed when outside your unit. Clean up after your pet(s).

III. INVOICES AND REPORTING

The City shall submit monthly invoices and reports by the 10th of the month immediately following the month performed in accordance with Exhibit 3 as follows for each fiscal year this MOU is active. If the 10th falls on a weekend, the City shall submit the invoice and monthly report on the Friday before.

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

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

A. Key Performance Indicators (KPIs)

The Motel and Interim Housing Unit Program is classified under the County’s Eligible Use Grouping 1 of Measure A, as Interim Housing for People Experiencing Homelessness. Performance will be measured based on the following Table 1. Key Performance Indicators, approved by the County and SBCCOG Board of Directors. Progress on these KPIs must be reported every month of each Fiscal Year that this MOU is active.

Table 1. Key Performance Indicators

Key Performance Indicators	Target Outcome	Timeline
Number of IH units created/secured	3	Annually
Number of PEH placed in IH	6	Annually

B. Supplemental Monthly Reporting Metrics

In addition, City’s Monthly Report will include additional metrics and outcomes (Table 2), including progress on enrollment in supportive services, participants’ housing timeline, including any anticipated housing dates, and other data including demographic data and service linkages that can be queried in HMIS. This reporting will help the SBCCOG monitor the program’s progress and aid the operations where needed to ensure that metrics are met.

Table 2. Supplemental Quarterly Reporting Metrics

Monthly Reporting Data	Details
Number of IH units created/secured	How many units were brought on for use or maintained each month.
Number of new PEH placed in IH	Number of new, unique individuals placed in available Interim Housing and/or Motel units per month
Number of individuals graduated to permanent housing	Number of individuals who exit from Interim Housing/Motel Units to a permanent housing situation per quarter
Year to Date (YTD) number of PEH placed in IH	Cumulative number of individuals placed in available Interim Housing and/or Motel units to date (as of reporting)
Year to Date (YTD) number of PEH graduated to permanent housing	Cumulative number of individuals who exit from Interim Housing/Motel units to a permanent housing situation to date (as of reporting)
Notes and success stories	What action steps have you taken to ensure the program’s KPIs are achieved? What is working? What are 3 challenges?

C. Additional Data Needs

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

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

- Mental Health Service Referrals
- Other additional information that can provide actionable data outcomes

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

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS AND THE
LOS ANGELES (“LA”) CITY ATTORNEY REGARDING USE OF SBCCOG’S
ALLOCATED COUNTY OF LOS ANGELES MEASURE A FUNDS.**

This Memorandum of Understanding (“MOU”) is made as of January 22, 2026, by and between the South Bay Cities Council of Governments (“SBCCOG”), a joint powers authority, and the LA City Attorney (“City”), an office within Los Angeles City, (collectively, the “Parties”).

RECITALS

- A. As a regional administrator, the SBCCOG receives homelessness funding, including the November 5, 2024, Los Angeles County voters approved Measure A half-cent sales tax which repealed and replaced Measure H. Measure A provides continuous funding to address homelessness with housing and services.
- B. On March 25, 2025, the Board of Supervisors adopted the Local Solutions Fund (LSF) funding formula as part of the Measure A requirements, which is based 90% on a region’s Point-in-Time Homeless Count (2-year average) and 10% on a region’s low-income population percentage. Based on this formula, the SBCCOG is projected to receive \$3,048,204 in the first year (FY25/26). Because the SBCCOG has outperformed most other regions in Los Angeles County in resolving instances of homelessness, the SBCCOG anticipates our region’s LSF funding will decrease over time due to the homeless count component of the funding formula.
- C. In addition, to LSF programming, the SBCCOG will receive funding from the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs) 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; (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 that all of its member cities can participate in, 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, LACAHSAs, 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, associated warrants, fines, and fees, and connect to other service providers throughout Los Angeles County that 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 LA City Attorney.

AGREEMENT

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

I. TERM:

This MOU shall be effective as of January 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 LACAHSAs/SBCCOG Contract (Exhibit 1 LACAHSAs 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.

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. CITY RESPONSIBILITIES:

- A. The City shall use the allocated funding in adherence with the Scope of Work in Exhibit 2 and any subsequent added or amended Scope of Work.
- B. The City shall adhere to the budget specified in Exhibit 2.
- C. The City shall fulfill performance and reporting requirements to SBCCOG in accordance with Exhibit 2. Failure to comply with any invoicing and reporting requirements and deadlines may result in forfeiture of reimbursement claims.
- D. The City hereby warrants, represents, and covenants that it will comply with all applicable local, state, or federal guidelines, regulations, requirements, and statutes and/or as required under the laws or regulations relating to the source of the Measure A Funds to be transferred by the County/LACAHSAs to the SBCCOG to the City pursuant to this MOU, and will not use the Grant Funds for costs associated with activities in violation of any law or for any activity inconsistent with the requirements and purposes set forth in this MOU. Please see Exhibit 1 LACAHSAs Measure A requirements.

- E. The City shall maintain records related to the program operation and use of Grant Funds for five (5) years following the expiration of this MOU. SBCCOG shall have access to the records upon request.

III. SBCCOG RESPONSIBILITIES:

- A. The SBCCOG will make available to the City the budget amount specified in Exhibits 2.
- B. The SBCCOG shall monitor the City's Programs for adherence to Exhibits 2.
- C. The SBCCOG shall provide the City with a reporting template format for the submission of monthly reports in accordance with Exhibits 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.

V. THIRD PARTY LIABILITY AND INDEMNIFICATION:

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

VI. MISCELLANEOUS:

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

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

Office of City Attorney:
 City Hall East
 200 N Main St 9th Fl,
 Los Angeles, CA 90250
 Attn: Cynthia Gonzalez
 cynthia.gonzalez@lacity.org

- F. If a dispute arises under this Agreement, prior to instituting litigation, the parties agree to first try to resolve the dispute with the help of a mutually agreed-upon mediator in California. Any costs and fees other than attorney fees associated with the mediation shall be shared equally by the parties.
- G. The laws of the State of California and applicable local and federal laws, regulations, and guidelines shall govern this MOU. In the event of any legal action to enforce or interpret this MOU, the laws of the State of California shall apply and the Venue shall be Los Angeles County.
- H. Either entity shall be excused from performing its obligations under this MOU during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including but not limited to any incidence of fire or flood; acts of God; commandeering

of material, products, plants, or facilities by the federal, state, or local government; national fuel shortage; or a material wrongful act or omission by the other Party; when satisfactory evidence of such cause is presented to the other entity, and provided further that such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the entity not performing.

- I. The City shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, with an insurance company admitted to do business in California and approved by the SBCCOG (1) a policy or policies of broad-form comprehensive general liability insurance with minimum limits of \$1,000,000.00 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by City, its officers, employees, agents, and independent contractors in performance of services under this Agreement; (2) property damage insurance with a minimum limit of \$1,000,000.00; (3) automotive liability insurance, with minimum combined single limits coverage of \$1,000,000.00; (4) worker's compensation insurance with a minimum limit of \$1,000,000.00 or the amount required by law, whichever is greater; and (5) comprehensive crime insurance with a minimum limit of \$1,000,000.00. SBCCOG and participating public agencies, their respective officers, employees, attorneys, staff consultants, and volunteers shall be named as additional insureds on the policy (ies) as to comprehensive general liability, property damage, and automotive liability. The policy (ies) as to comprehensive general liability, property damage, and automobile liability shall provide that they are primary, and that any insurance maintained by the SBCCOG shall be excess insurance only.
- J. All insurance policies shall provide that the insurance coverage shall not be non-renewed, canceled, reduced, or otherwise modified (except through the addition of additional insureds to the policy) by the insurance carrier without the insurance carrier giving SBCCOG thirty (30) day's prior written notice thereof. The City agrees that it will not cancel, reduce or otherwise modify the insurance coverage.
- K. All policies of insurance shall cover the obligations of the City pursuant to the terms of this Agreement; shall be issued by an insurance company which is admitted to do business in the State of California or which is approved in writing by the SBCCOG; and shall be placed with a current A.M. Best's rating of no less than A VII.
- L. The City shall submit to SBCCOG (1) insurance certificates indicating compliance with the minimum worker's compensation insurance requirements above, and (2) insurance policy endorsements indicating compliance with all other minimum insurance requirements above, not less than one (1) day prior to beginning of performance under this Agreement. Endorsements shall be executed on SBCCOG's appropriate standard forms entitled "Additional Insured Endorsement", or a substantially similar form which the SBCCOG has agreed in writing to accept.
- M. Authority and Signatures: The individuals signing this MOU, and its exhibits, which are incorporated herein by reference, have the authority to commit the entity they represent to the terms of this MOU, and do so commit by signing.

(Signatures on Following Page)

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

By: _____
Bernadette Suarez, SBCCOG Chair

Date: _____

ATTEST:

By: _____
Jacki Bacharach, SBCCOG Board Secretary

APPROVED AS TO FORM:

By: _____
Michael Jenkins, Legal Counsel

CITY OF LA CITY ATTORNEY

By: _____
Hydee Feldstein Soto, City Attorney

Date: _____

APPROVED AS TO FORM:

By: _____
Barak Vaughn, Deputy City Attorney

EXHIBIT 1: LACAHSА CONTRACT

See attached.

EXHIBIT 2: LA CITY ATTORNEY HEART (HOMELESS ENGAGEMENT AND RESPONSE TEAM) SCOPE OF WORK

I. BUDGET AND START DATE

The total annual program budget is \$350,000; 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 (1) Supervising Deputy City Attorney; (1) Deputy City Attorney; and (3-4) Administrative Coordinators

The start date will be January 1, 2026.

II. SCOPE OF WORK

Program Description: HEART's staff will make reasonable efforts to help individuals, who are at risk of experiencing homelessness, resolve eligible criminal, infraction, and administrative matters, associated warrants, fines, and fees, and connect to other service providers throughout Los Angeles County that provide wrap around homeless prevention services.

Please see LACAHSAs Household Eligibility criteria in its Program Guidelines:

https://lacahsa.gov/wp-content/uploads/2025/10/LACAHSAs-Transitional-Guidelines_September-2025.pdf

HEART will make reasonable efforts to serve 300 participants in the South Bay during each Grant Period. The City will serve participants through multiple referral and other channels, including but not limited to the following: (1) by accepting referrals from approved community-based organizations, homeless service agencies, and other approved public or private agencies serving indigent clients; and (2) by hosting or attending in-person events throughout the South Bay. Participants may use the service more than once at the City's discretion. This will produce the best result by assisting one-time participants without abandoning individuals who are in need of continuing or more extensive assistance and/or services.

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>

Table 1. Detailed Scope of Work

Scope of Work	Expected Tasks
HEART	<ol style="list-style-type: none"> <li data-bbox="537 464 1382 642">(1) The City will be responsible for the intake of individuals, who are at risk of experiencing homelessness, into the Homeless Court to resolve eligible criminal and administrative matters, associated warrants, and/or impacts on their driving or employment licensing (“Intake”). <li data-bbox="537 648 1398 827">(2) The City will complete background check inquiries, review charges, maintain statistical data, track compliance of participants, file necessary motions for dismissals with the Los Angeles County Superior Court, and conduct other related legal duties for a client’s criminal matters. <li data-bbox="537 833 1365 974">(3) The City may deem participants ineligible for assistance with criminal and administrative matters based on past criminal history, driving record, inability to follow program rules, or other appropriate reasons. <li data-bbox="537 980 1382 1121">(4) The City will retain discretion in setting its calendar for participation in South Bay events. However, the City will prioritize events led by local South Bay electeds, including the Beach Cities Homeless Court. <li data-bbox="537 1127 1333 1226">(5) The City will work with SBCCOG on prevention service referrals for wrap around support for those needing further homeless prevention assistance. <li data-bbox="537 1232 1365 1337">(6) If needed, the City will refer participants to agencies who can provide other services including, but not limited to mental health, benefits, documents, and housing navigation.

III. INVOICES AND REPORTING

The City shall submit monthly invoices by the 10th 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 10th falls on a weekend, the City shall submit the invoice and monthly report on the Friday before.

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

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

A. Key Performance Indicators (KPIs)

The program will be evaluated on the KPIs as outlined in Table 1 below. The City 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 with infractions cleared	300	Annually
Percentage of individuals prevented from entering homeless system within a year of receiving services	95%	1 Year after receiving services
Number of events participated in the South Bay	As Needed (to reach 300 individuals served)	Annually
Number of Participants Linked to Services	As Needed	Annually

B. Supplemental Monthly Reporting Metrics

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

- Significant trends or changes in data;
- The number of events attended;
- The number of intakes;
- The number of motions filed;
- The number of motions granted;
- The number of participants referred to case managers; and
- Demographic information.

Additionally, the SBCCOG adheres to the By-Names-List principle for Functional Zero Street Homelessness. The SBCCOG requires the City 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 coordinate care and avoid duplication of services. The City shall provide individuals with the proper release of information form.

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**MEMORANDUM OF UNDERSTANDING
BETWEEN THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS AND
HARBOR CONNECTS REGARDING USE OF SBCCOG'S ALLOCATED COUNTY OF
LOS ANGELES MEASURE A FUNDS**

This Memorandum of Understanding ("MOU") is made as of January 22, 2026, by and between the South Bay Cities Council of Governments ("SBCCOG"), a joint powers authority, and Harbor Connects ("Provider"), a California non-profit corporation, (collectively, the "Parties").

RECITALS

- A. As a regional administrator, the SBCCOG receives homelessness funding, including the November 5, 2024, Los Angeles County voter-approved Measure A half-cent sales tax which repealed and replaced Measure H. Measure A provides continuous funding to address homelessness with housing and services.

- B. On March 25, 2025, the Board of Supervisors adopted the Local Solutions Fund (LSF) funding formula as part of the Measure A requirements, which is based 90% on a region's Point-in-Time Homeless Count (2-year average) and 10% on a region's low-income population percentage. Based on this formula, the SBCCOG is projected to receive \$3,048,204 in the first year (FY25/26). Because the SBCCOG has outperformed most other regions in Los Angeles County in resolving instances of homelessness, the SBCCOG anticipates our region's LSF funding will decrease over time due to the homeless count component of the funding formula.

- C. 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; (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.
 - A. The goals of these programs are to reduce street homelessness and stabilize housing insecurity.

 - D. 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 Provider.

Agreement

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

I. TERM:

This MOU shall be effective as of February 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 LACAHSAs/SBCCOG Contract (Exhibit 1 LACAHSAs 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.

II. PROVIDER RESPONSIBILITIES:

- A. The Provider shall use the allocated funding in adherence with the Scope of Works in Exhibit 2 and any subsequent added or amended Scope of Work.
- B. The Provider shall adhere to the budget specified in Exhibit 2.
- C. The Provider shall fulfill performance and reporting requirements to SBCCOG in accordance with Exhibit 2. Failure to comply with any invoicing and reporting requirements and deadlines may result in forfeiture of reimbursement claims.
- D. The Provider hereby warrants, represents, and covenants that it will comply with all applicable local, state, or federal guidelines, regulations, requirements, and statutes and/or as required under the laws or regulations relating to the source of the Measure A Funds to be transferred by the County/LACAHSAs to the SBCCOG to the Provider 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 Exhibit 1 for County/LACAHSAs Measure A requirements.
- E. The Provider shall maintain records related to the program operation and use of Grant Funds for five (5) years following the expiration of this MOU. SBCCOG shall have access to the records upon request.

III. SBCCOG RESPONSIBILITIES:

- A. The SBCCOG will make available to the Provider the budget amount specified in Exhibit 2.
- B. The SBCCOG shall monitor the Provider's Programs for adherence to Exhibit 2.
- C. The SBCCOG shall provide the Provider with a reporting template format for the submission of quarterly reports in accordance with Exhibits 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.

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. The Provider shall indemnify, defend with counsel approved by SBCCOG, and hold harmless SBCCOG, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, and cost (including without limitation reasonable attorney's fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with the Provider's performance hereunder or its failure to comply with any of its obligations contained in this AGREEMENT, regardless of SBCCOG'S passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the SBCCOG. Should SBCCOG in its sole discretion find the Provider's legal counsel unacceptable, then the Provider shall reimburse the SBCCOG its costs of defense, including without limitation reasonable attorney's fees, expert fees and all other costs and fees of litigation. The Provider shall promptly pay any final judgment rendered against the SBCCOG (and its officers, officials, employees and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

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 Provider with respect to the matters herein, and there are no restrictions, promises, warranties, or undertakings other than those set forth herein and referred to herein.

- C. No alteration or variation of the terms of this MOU shall be valid unless made in writing and signed by the authorized representative from each entity; no oral understanding or agreement not incorporated herein shall be binding on either of the entities.
- D. This MOU is not intended to be a third-party beneficiary contract and confers no rights on anyone other than the parties hereto.
- E. Notices or other communications, which may be required or provided under the terms of this MOU, shall be given to the individuals identified for each entity. Any notices required to be given under this Agreement by either party to the other may be affected by any of the following means: by electronic correspondence (email), by personal delivery in writing by mail, registered or certified, postage prepaid with return receipt requested. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of the day of receipt or the fifth day after mailing, whichever occurs first. Electronic notices are deemed communicated as of actual time and date of receipt. Any electronic notices must specify an automated reply function that the email was received.

<p>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</p>	<p>Harbor Connects: Harbor Connects Address Address Attn: Meghan Langfield Meghan@harborconnects.org</p>
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- F. If a dispute arises under this Agreement, prior to instituting litigation, the parties agree to first try to resolve the dispute with the help of a mutually agreed-upon mediator in California. Any costs and fees other than attorney fees associated with the mediation shall be shared equally by the parties.
- G. The laws of the State of California and applicable local and federal laws, regulations, and guidelines shall govern this MOU. In the event of any legal action to enforce or interpret this MOU, the laws of the State of California shall apply, and the Venue shall be Los Angeles County.
- H. Either entity shall be excused from performing its obligations under this MOU during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including but not limited to any incidence of fire or flood; acts of God; commandeering of material, products, plants, or facilities by the federal, state, or local government; national fuel shortage; or a material wrongful act or omission by the other Party; when satisfactory evidence of such cause is presented to the other entity, and provided further that such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the entity not performing.

- I. The Provider shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, with an insurance company admitted to do business in California and approved by the SBCCOG (1) a policy or policies of broad-form comprehensive general liability insurance with minimum limits of \$1,000,000.00 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by City, its officers, employees, agents, and independent contractors in performance of services under this Agreement; (2) property damage insurance with a minimum limit of \$1,000,000.00; (3) automotive liability insurance, with minimum combined single limits coverage of \$1,000,000.00; (4) worker's compensation insurance with a minimum limit of \$1,000,000.00 or the amount required by law, whichever is greater; and (5) comprehensive crime insurance with a minimum limit of \$1,000,000.00. SBCCOG and participating public agencies, their respective officers, employees, attorneys, staff providers, and volunteers shall be named as additional insureds on the policies as to comprehensive general liability, property damage, and automotive liability. The policies as to comprehensive general liability, property damage, and automobile liability shall provide that they are primary, and that any insurance maintained by the SBCCOG shall be excess insurance only.
- J. All insurance policies shall provide that the insurance coverage shall not be non-renewed, canceled, reduced, or otherwise modified (except through the addition of additional insureds to the policy) by the insurance carrier without the insurance carrier giving SBCCOG thirty (30) day's prior written notice thereof. The Provider agrees that it will not cancel, reduce or otherwise modify the insurance coverage.
- K. All policies of insurance shall cover the obligations of the Provider pursuant to the terms of this Agreement; shall be issued by an insurance company which is admitted to do business in the State of California or which is approved in writing by the SBCCOG; and shall be placed with a current A.M. Best's rating of no less than A VII.
- L. The Provider shall submit to SBCCOG (1) insurance certificates indicating compliance with the minimum worker's compensation insurance requirements above, and (2) insurance policy endorsements indicating compliance with all other minimum insurance requirements above, not less than one (1) day prior to beginning of performance under this Agreement. Endorsements shall be executed on SBCCOG's appropriate standard forms entitled "Additional Insured Endorsement", or a substantially similar form which the SBCCOG has agreed in writing to accept.
- M. Authority and Signatures: The individuals signing this MOU, and its exhibits, which are incorporated herein by reference, have the authority to commit the entity they represent to the terms of this MOU, and do so commit by signing.

(Signatures on Following Page)

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

By: _____

Date: _____

Bernadette Suarez, SBCCOG Chair

ATTEST:

By: _____

Jacki Bacharach, Executive Director/Board Secretary

APPROVED AS TO FORM:

By: _____

Michael Jenkins, Legal Counsel

HARBOR CONNECTS

By: _____

Date: _____

Meghan Langfield, Executive Director

EXHIBIT 1: LACAHPA-ELIGIBLE JURISDICTION MEMORANDUM OF UNDERSTANDING

See attached.

EXHIBIT 2: HARBOR CONNECTS RENTER PROTECTION AND HOMELESS PREVENTION (RPHP)

I. BUDGET AND START DATE

The total annual program budget is \$100,000; \$12,500 of this will go towards Activity Delivery Costs (ADC) \$6,000 will go towards Administration. ADCs are a type of direct cost, which includes staff and overhead costs incurred for administering and implementing a specific program or project. ADCs include the cost of staff directly carrying out a program/project activity as well as equipment and supplies that are necessary for successful completion of the activity. This can include direct supervision, processing rental subsidies, and check supplies. 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 go towards the subsidies described in section II.

The Start Date is as of February 1, 2026.

II. SCOPE OF WORK

Program Description: The Provider will administer a portion of RPHP funds allocated to the SBCCOG by the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs). This includes providing (1) Emergency Rental Assistance; (2) Temporary Renter Assistance; (3) Short Term Income Support. Included below in Table 1 is the expected Scope of Work (SOW) for the Provider as required to fulfill this MOU and the LACAHSAs requirements, with the relevant sections of the LACAHSAs Program Guidelines (Exhibit 2) noted.

Table 1. Detailed Scope of Work

Scope of Work	Expected Tasks
Renter Protection and Homeless Prevention	<ul style="list-style-type: none">- Follow all LACAHSAs Program Guidelines for Renter Protections and Homelessness Prevention, including alignment with eligible activities for Emergency Rental Assistance, Temporary Renter Assistance, and Short-Term Income Support- Receive referrals of households at risk of homelessness in the CD 15 area- NOTE: Because LA City and Unincorporated areas receive their own funding, we will want to leverage LSF and LACAHSAs resources in LA City and Unincorporated areas as much as possible- Assess household eligibility criteria for RPHP services (e.g., income, LA County residence, risk of homelessness)- Report to the SBCCOG each client requesting assistance (e.g. security deposit, rental arrears, utility deposits) to review reimbursement to the Provider and ensure requests follow LACAHSAs guidelines- Ensure all documentation and eligibility criteria are followed according to LACAHSAs guidelines

	<ul style="list-style-type: none"> - Complete a housing stability plan and assist with budgeting and money management with clients as needed - Support clients in accessing other supportive services from the County and partner agencies, such as General Relief (GR), Supplemental Security Income (SSI), Time Limited Subsidies (TLS), CalWorks, CalAIM, and DMH services
Documentation and Reporting	<ul style="list-style-type: none"> - Attend regular meetings with the SBCCOG to case conference, problem solve, and identify housing options for clients on caseload - Fulfill LACAHSAs documentation standards for all assistance provided, including income and eligibility documentation. - Maintain records of all services provided, including amount of financial assistance - Utilize the SBCCOG's RPHP Intake form when meeting with a client to collect essential information. - Collect, manage, and submit monthly data reports and comply with deadlines specified by the SBCCOG for time-specified submittal and delivery of information - Adopt LACAHSAs specific data and grant management system (TBD)

III. INVOICING AND REPORTING

The SBCCOG Board of Directors, at its discretion, may provide Provider a prepayment for services, contingent on the SBCCOG receiving timely funding from its funders. The Provider shall invoice SBCCOG up to \$25,000 prepayment 45 days before the beginning of every quarter. The Provider will track this prepayment against its monthly expenses. The Provider shall submit monthly invoices and reports by the 10th 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 10th falls on a weekend, the Provider shall submit the invoice and monthly report on the Friday before. Monthly invoices will be deducted from the prepayment. Once the prepayment has been exhausted, the SBCCOG will reimburse the remaining portion of the invoice amount until the next prepayment.

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

Reports and invoices from the Provider 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.

A. Key Performance Indicators (KPIs)

The program will be evaluated on the KPIs in Table 2. The Provider will report these metrics quarterly for each fiscal year this MOU is active.

Table 2. Key Performance Indicators

Key Performance Indicators	Target Outcome	Timeline
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Number of households at risk of homelessness enrolled in Emergency Rental Assistance and Flexible Financial Assistance	5	Annually
Number of households at risk of homelessness enrolled in Temporary Rental Assistance	5	Annually
Number of households at risk of homelessness enrolled in Short-Term Income Support	1	Annually
Number of households who retained existing or transitioned to new permanent housing through RPHP services	10	Annually
Number of households who retained housing for at least 6 months following RPHP services	90%	Annually

B. Supplemental Monthly Reporting Metrics

In addition, Provider’s Monthly Report will include additional metrics and outcomes (Table 3), including progress on enrollment in supportive services, participants’ housing timeline, including any anticipated housing dates. The report shall include other data including demographic data and service linkages that can be queried in HMIS. This reporting will help the SBCCOG monitor the program’s progress and aid the operations where needed to ensure that metrics are met.

Table 3. Supplemental Monthly Reporting Metrics

Additional Monthly Reporting Data	Details
Year to Date (YTD) number of households who received RPHP services	Cumulative number of households who received any amount of RPHP services or assistance (as of reporting)
Year to Date (YTD) number of households who retained or transitioned to new permanent housing	Cumulative number of individuals who retained or transitioned to permanent housing via RPHP assistance (as of reporting)
Year to Date (YTD) amount of financial assistance received per household	Cumulative amount of financial assistance a household has received to date (as of reporting). LACAHSAs guidelines limit the amount of aid to \$36,000 per household within a 2-year period, across all eligible activities.
Number of clients enrolled in additional supportive services	Unduplicated clients enrolled in supportive services by the case manager, including but not limited to GR, SSI, and CalWorks
Notes and success stories	What action steps have you taken to ensure the program’s KPIs are achieved? What is working? What are 3 challenges?

C. Additional Data Needs

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

- How long the client has been in their city

- Demographic characteristics such as:
 - Race/Ethnicity
 - Income Levels
 - Veteran Status
 - Age
- Detox/Substance Use Treatment/Rehabilitation
- Mental Health Service Referrals
- Other additional information that can provide actionable data outcomes

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

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

This First Amendment to Memorandum of Understanding (the “Amendment”), is made as of February 1, 2026 by and between the South Bay Cities Council of Governments (“SBCCOG”), a joint powers authority, and the City of Gardena (“City”), a General Law City, (collectively, the “Parties”)

RECITALS

A. The Parties entered into a Memorandum of Understanding dated August 13, 2025 (the "MOU") in order to allocate the SBCCOG’s allocated County of Los Angeles Measure A funds to the City of Gardena.

B. The Parties now desire to amend the MOU, by making additional funding available to the City through a portion of the SBCCOG’s allocated Los Angeles County Affordable Housing Solutions Agency (LACAHS) Renter Protection and Homeless Prevention (RPHP) funding to hire a full-time Prevention Subsidy Specialist and provide (1) Emergency Rental Assistance; (2) Temporary Rental Assistance; (3) Short Term Income Support.

C. This Amendment includes additional funding totaling up to \$200,000 annually.

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

1. Exhibit 5 entitled “GARDENA RENTER PROTECTION AND HOMELESS PREVENTION (RPHP)”, and attached to this Amendment as Attachment 1, is hereby added to the MOU in its entirety.

2. Section II-A is hereby amended to read “The City shall use the allocated funding in adherence with the Scope of Work in Exhibits 3, 4, 5, and any subsequent added or amended Scope of Work.”

3. Section II-B is hereby amended to read “The City shall adhere to the budget specified in Exhibits 3, 4, and 5.”

4. Section II-C is hereby amended to read “The City shall fulfill performance and reporting requirements to SBCCOG in accordance with Exhibits 3, 4, and 5. Failure to comply with any invoicing and reporting requirements and deadlines may result in forfeiture of reimbursed claims.”

5. Section III-A is hereby amended to read “The SBCCOG will make available to the City the budget amount specified in Exhibits 3, 4, and 5.”

6. Section III-B is hereby amended to read “The SBCCOG shall monitor the City’s Programs for adherence to Exhibits 3, 4, and 5.”

7. Section III-C is hereby amended to read “The SBCCOG shall provide the City with a reporting template format for the submission of monthly reports in accordance with Exhibits 3, 4, and 5.”

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

9. This Amendment to Memorandum of Understanding is hereby executed and shall be effective as of February 1, 2026 through June 30, 2031.

(Signatures on following page)

South Bay Cities Council of Governments

By: _____
Bernadette Suarez, SBCCOG Chair

Date: _____

ATTEST:

By: _____
Jacki Bacharach, SBCCOG Board Secretary

City of Gardena

By: _____
Tasha Cerda, Mayor

Date: _____

ATTEST:

By: _____
Mina Semenza, City Clerk

APPROVED AS TO FORM:

By: _____
Carmen Vasquez, City Attorney

EXHIBIT 5: GARDENA RENTER PROTECTION AND HOMELESS PREVENTION (RPHP)

I. BUDGET AND START DATE

The total annual program budget is \$200,000. Up to \$25,000 of this will go towards Activity Delivery Costs (ADC) and Administration. Administration costs will be capped at 6% of the total amount (\$12,000). ADCs are a type of direct cost, which includes staff and overhead costs incurred for administering and implementing a specific program or project. ADCs include the cost of staff directly carrying out a program/project activity as well as equipment and supplies that are necessary for successful completion of the activity. This can include direct supervision, processing rental subsidies, and check supplies. 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 go towards the subsidies described in Section II.

II. SCOPE OF WORK

Program Description: The City will administer a portion of RPHP funds allocated to the SBCCOG by the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs). This includes providing (1) Emergency Rental Assistance; (2) Temporary Rental Assistance; (3) Short Term Income Support. Included below in Table 1 is the expected Scope of Work (SOW) for the City as required to fulfill this MOU and the LACAHSAs requirements, with the relevant sections of the LACAHSAs Program Guidelines (Exhibit 2) noted.

Table 1. Detailed Scope of Work

Scope of Work	Expected Tasks
Renter Protection and Homeless Prevention	<ul style="list-style-type: none"> - Follow all LACAHSAs Program Guidelines for on Renter Protections and Homelessness Prevention, including alignment with eligible activities for Emergency Rental Assistance and Flexible Financial Assistance, Temporary Rental Assistance, and Short-Term Income Support - Receive referrals of households at risk of homelessness in the City of Gardena - Assess household eligibility criteria for RPHP services (e.g., income, LA County residence, risk of homelessness) - Report to the SBCCOG each client requesting assistance (e.g. security deposit, rental arrears, utility deposits) to review

	<p>reimbursement to the City and ensure requests follow LACAHSAs guidelines</p> <ul style="list-style-type: none"> - Ensure all documentation and eligibility criteria are followed according to LACAHSAs guidelines - Complete a housing stability plan and assist with budgeting and money management with clients as needed - Support clients in accessing other supportive services from the County and partner agencies, such as General Relief (GR), Supplemental Security Income (SSI), Time Limited Subsidies (TLS), CalWorks, CalAIM, and DMH services
Documentation and Reporting	<ul style="list-style-type: none"> - Attend regular meetings with the SBCCOG to case conference, problem solve, and identify housing options for clients on caseload - Fulfill LACAHSAs documentation standards for all assistance provided (Exhibit 2), income, and eligibility. - Utilize the SBCCOG’s RPHP Intake form when meeting with a client to collect essential information - Maintain records of all services provided, including amount of financial assistance - Collect, manage, and submit monthly data reports and comply with deadlines specified by the SBCCOG for time-specified submittal and delivery of information - Adopt LACAHSAs specific data and grant management system (TBD)

III. INVOICING AND REPORTING

The City shall submit monthly invoices and reports by the 10th 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 10th falls on a weekend, the City shall submit the invoice and monthly report on the Friday before. Monthly invoices will be deducted from the prepayment.

Monthly reports will include metrics that are outlined below in Sections (A) Key Performance Indicators and (B) Supplemental Monthly Reporting Metrics. Reports and invoices from the City to the SBCCOG must contain the information set forth in this MOU and applicable portions of the County Scope of Work, project description, and budget. Reports and invoices must describe tasks, deliverables, goods, services, work hours, indirect costs, and/or other work for which payment is claimed.

A. Key Performance Indicators (KPIs)

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

Table 2. Key Performance Indicators

Key Performance Indicators	Target Outcome	Timeline
Number of households at risk of homelessness enrolled in Emergency Rental and Flexible Financial Assistance	10	Annually
Number of households at risk of homelessness enrolled in Temporary Rental Assistance	10	Annually
Number of households at risk of homelessness enrolled in Short-Term Income Support	1-2	Annually
Number of households who retained existing or transitioned to new permanent housing through RPHP services	20	Annually
Number of households who retained housing for at least 6 months following RPHP services	90%	Annually

B. Supplemental Monthly Reporting Metrics

In addition, the City’s Monthly Report will include additional metrics and outcomes (Table 3), including progress on enrollment in supportive services, participants’ housing timeline, including any anticipated housing dates. The report shall include other data including demographic data and service linkages that can be queried in HMIS. This reporting will help the SBCCOG monitor the program’s progress and aid the operations where needed to ensure that metrics are met.

Table 3. Supplemental Monthly Reporting Metrics

Additional Monthly Reporting Data	Details
Year to Date (YTD) number of households who received RPHP services	Cumulative number of households who received any amount of RPHP services or assistance (as of reporting)
Year to Date (YTD) number of households who retained or transitioned to new permanent housing	Cumulative number of individuals who retained or transitioned to permanent housing via RPHP assistance (as of reporting)
Year to Date (YTD) amount of financial assistance received per household	Cumulative amount of financial assistance a household has received to date (as of reporting). LACAHSAs guidelines limit the amount of aid to \$36,000 per household within a 2-year period, across all eligible activities.
Number of clients enrolled in additional supportive services	Unduplicated clients enrolled in supportive services by the case manager, including but not limited to GR, SSI, and CalWorks
Notes and success stories	What action steps have you taken to ensure the program’s KPIs are achieved? What is working? What are 3 challenges?

C. Additional Data Needs

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

- How long the client has been in their city
- Demographic characteristics such as:
 - o Race/Ethnicity
 - o Income Levels
 - o Veteran Status
 - o Age
- Detox/Substance Use Treatment/Rehabilitation
- Mental Health Service Referrals
- Other additional information that can provide actionable data outcomes

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

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**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 SBCCOG’S ALLOCATED
COUNTY OF LOS ANGELES MEASURE A FUNDS.**

This First Amendment to Memorandum of Understanding (the “Amendment”), is made as of January 22, 2026 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 August 13, 2025 (the "MOU") in order to allocate the SBCCOG’s allocated County of Los Angeles Measure A funds to the City of Torrance.

B. The Parties now desire to amend the MOU, by making additional funding available to the City through a portion of the SBCCOG’s allocated Local Solutions Fund funding to lease motel and SRO beds to provider interim shelter and services for those experiencing homelessness.

C. This Amendment includes additional funding totaling up to \$40,000 for the term of January 1, 2026 through June 30, 2026.

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

1. Exhibit 4 entitled “TORRANCE SRO”, and attached to this Amendment as Attachment 1, is hereby added to the MOU in its entirety.
2. Section II-A is hereby amended to read “The City shall use the allocated funding in adherence with the Scope of Work in Exhibits 3, 4, and any subsequent added or amended Scope of Work.”
3. Section II-B is hereby amended to read “The City shall adhere to the budget specified in Exhibits 3 and 4.”
4. Section II-C is hereby amended to read “The City shall fulfill performance and reporting requirements to SBCCOG in accordance with Exhibits 3 and 4. Failure to comply with any invoicing and reporting requirements and deadlines may result in forfeiture of reimbursed claims.”

5. Section III-A is hereby amended to read “The SBCCOG will make available to the City the budget amount specified in Exhibits 3 and 4.”

6. Section III-B is hereby amended to read “The SBCCOG shall monitor the City’s Programs for adherence to Exhibits 3 and 4.”

7. Section III-C is hereby amended to read “The SBCCOG shall provide the City with a reporting template format for the submission of monthly reports in accordance with Exhibits 3 and 4.”

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

9. This Amendment to Memorandum of Understanding is hereby executed and shall be effective as of January 1, 2026.

(Signatures on following page)

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

By: _____
Bernadette Suarez, SBCCOG Chair

Date: _____

ATTEST:

By: _____
Jacki Bacharach, SBCCOG Board Secretary

CITY OF TORRANCE

By: _____
Aram Chaparyan, City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
Patrick Q. Sullivan, City Attorney

EXHIBIT 4: Torrance SRO

I. BUDGET

The total program budget is \$40,000 for up to 6 SRO beds is not to exceed \$950/month a bed.

For SRO beds, City will need to provide the lease and lease payment receipt or invoice from landlord as back up. The room rental amounts reflected below are intended to serve as guidance. Any deviation from this guidance of more than 25% must be approved by the SBCCOG Board of Directors. Any remaining balance of a security deposit shall be reimbursed to the SBCCOG upon release of the unit and/or termination of this Agreement.

January 14th 26'-June 30th 26'	6 Months
SRO Rent (\$950 for each SRO per month)	\$31,350
Renter's insurance and admin fee (\$13.50 for each SRO per month)	\$486
Security Deposit (\$950 per SRO)	\$5,700
Total	\$37,536

II. SCOPE OF WORK

Program Description: The program will provide interim shelter and services for those experiencing homelessness. This includes maintaining a safe, clean site as well as everyday operations. Included below is the expected Scope of Work (SOW) for the City as required by this MOU and the County Contract.

- i. Program Guidelines**
 - a. **Reimbursement** – Program allows for cities to lease motel and SRO beds and seek reimbursement using the SBCCOG Local Solutions Fund. Cities must have proper documentation including receipts and lease agreements. Payments will be for reimbursements only. The SBCCOG will not have any direct relationship with the underlying SRO partner.
 - b. **Pricing** – SRO rates at roughly \$950/month
 - c. **Eligibility** – Participants must be at an acuity level where they can be in the rooms unsupervised. The program is open to Adults, Families, Seniors, and Veterans. Participants must be in the Coordinated Entry System (CES) and must have a housing plan created by the case manager. Participants must be in the SBCCOG jurisdiction.
 - d. **Duration** – For SRO beds, participants may enter into monthly, 6 month, or 12 month occupancy agreement with the SRO provider. Extensions will be on a case by case basis and only if the participant has made progress in their housing plan.
 - e. **Meals** – Cities must have a meal plan in place for all participants. The meal plan can include participants' income for meals. If the participant does not have the means to procure meals, the City must find a suitable option such as a local food pantry or non-profit food provider.

- f. **Check-ins** – Cities and their non-profit partners are required to have at least 2 check-ins with each participant/week. One check-in must be in person.
 - g. **Services** – In recognition that a successful housing plan may entail wrap around services, Cities and partners shall refer participants and ensure linkage to any necessary behavioral health and/or physical health wrap around services. Other services that may be necessary include document services, transportation services, and legal services. The SBCCOG will receive monthly reports from Cities and partners to confirm that necessary interventions are being provided.
 - h. **Guests, Pets, and Program Rules** – Guests will be allowed, but no overnight stays. For SRO rooms, the Cities will adhere to landlord guidelines on pets. Cities and partners will be required to have participants sign and acknowledge their understanding of the program rules. Suggested program rules can be found below.
- ii. Program Rules**
- a. **No Violence:** Any hostile physical contact from Participant to other guest/resident, neighbors, staff, visitors, or others at the Property. **No threat of violence:** Any hostile or aggressive speech, body language, real or implied, that suggests inflicting harm or threat of harm to another at the Property.
 - b. **No Disrespectful or Aggressive Conduct or Language** toward staff, neighbors, or other guest/resident.
 - c. **No Drug & Criminal Activity:** Drug and criminal activity are prohibited on site of the Property. The Program recognizes that LA County is a Housing First jurisdiction.
 - d. **No Illegal Activity/Conduct:** Any violation of federal, state, or local laws whether witnessed directly or reasonably suspected
 - e. **Failure to maintain your unit in an acceptable condition:** There is to be no property damage, excessive trash, debris, or personal belongings, or missing unit furnishings
 - f. **Pest Control Service and Property Management Instructions:** Failure to comply with pest control services and Property Management instructions regarding the care of the unit may result in termination. Pest control service is a requirement to maintain the unit and Participants will comply with instructions from pest control and/or Property Management to maintain the habitability of the unit.
 - g. **Consistent Violation of the Rules:** Continuous disregard for any of the Program rules may result in termination.
 - h. **Public Intoxication:** Participants are prohibited from consuming alcohol in the common areas of the property, and actions related to such consumption cannot interfere with the safety or quiet enjoyment of others.
 - i. **Voluntary/Involuntary Exits:** Temporary absence without notifying management may result in permanent exit from program.
 - j. **Guests/Visitors** are allowed on the property or in your unit. However, no overnight stays.
 - k. **Property Common Areas:** The balconies, patio area, entryways, stairways, and other common areas should be free of debris, trash, and clutter. Nothing will be stored in the halls, staircases, or lobby of the Property.
 - l. **No Smoking** in the unit. Use designated outside smoking area.
 - m. **No Alterations to the Unit or the Property:** Participants are NOT allowed to make ANY alterations, additions, or repairs of any kind to the room (i.e., nails, push pins, tape, etc.)
 - n. **No Excessive/Loud Noise** that disrupts the quiet enjoyment of other Participants from your room, the parking lot, or any other location on the Property at any time.
 - o. For motel properties, no car repairs are allowed on the property.
 - p. **No PETS** unless authorized by Program Management in advance of bringing the pet to the Property or to your unit. Dogs must be leashed when outside your unit. Clean up after your pet(s).

III. INVOICES AND REPORTING

The City shall submit monthly invoices and reports by the 10th 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 10th falls on a weekend, the City shall submit the invoice and monthly report on the Friday before.

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

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

A. Key Performance Indicators (KPIs)

The SRO Housing Program is classified under the County’s Eligible Use Grouping 1 of Measure A, as Interim Housing for People Experiencing Homelessness. Performance will be measured based on the following Table 1. Key Performance Indicators, approved by the County and SBCCOG Board of Directors. Progress on these KPIs must be reported every month of each Fiscal Year that this MOU is active.

Table 1. Key Performance Indicators

Key Performance Indicators	Target Outcome	Timeline
Number of IH units created/secured	6	Annually
Number of PEH placed in IH	12	Annually

B. Supplemental Monthly Reporting Metrics

In addition, City’s Monthly Report will include additional metrics and outcomes (Table 2), including progress on enrollment in supportive services, participants’ housing timeline, including any anticipated housing dates. The report shall also include other data including demographic data and service linkages that can be queried in HMIS. This reporting will help the COG monitor the program’s progress and aid the operations where needed to ensure that metrics are met.

Table 2. Supplemental Quarterly Reporting Metrics

Monthly Reporting Data	Details
Number of IH units created/secured	How many units were brought on for use or maintained each month.
Number of new PEH placed in IH	Number of new, unique individuals placed in available motel and/or SRO units per month
Number of individuals graduated to permanent housing	Number of individuals who exit from motel/SRO to a permanent housing situation per quarter
Year to Date (YTD) number of PEH placed in IH	Cumulative number of individuals placed in available motel and/or SRO units to date (as of reporting)

Year to Date (YTD) number of PEH graduated to permanent housing	Cumulative number of individuals who exit from motel/SRO to a permanent housing situation to date (as of reporting
Notes and success stories	What action steps have you taken to ensure the program's KPIs are achieved? What is working? What are 3 challenges?

C. Additional Data Needs

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

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

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

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FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING

This First Amendment to the Memorandum of Understanding (MOU) is made as of January 22, 2026 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and Catholic Charities of Los Angeles, Inc./St. Margaret’s Center (“Provider”), a California non-profit corporation, (collectively, the “Parties”).

RECITALS

- A. The Parties entered into a MOU as of August 13, 2025 wherein SBCCOG engaged the services of the Provider to assist the SBCCOG with implementation of programs to reduce street homelessness and stabilize housing insecurity including Housing Focuses Case Management, Document Specialist, and Renter Protection and Homelessness Prevention.
- B. The MOU included Exhibits for each program that details the budget, scope of work, invoicing and reporting requirements, and additional data needs. Specifically, these Exhibits were: “Exhibit 3: SMC Housing Focused Case Management”, “Exhibit 4: SMC Document Specialist”, and “Exhibit 5: SMC Renter Protection and Homelessness Prevention”.
- C. The Parties now mutually desire to remove the entirety of Exhibit 4: SMC Document Specialist from the MOU. The Provider shall no longer receive the \$110,000 budget and shall not be required to complete the scope of work, invoicing and reporting requirements, and additional data needs included in Exhibit 4.
- D. The Parties desire to leave Exhibit 3 and Exhibit 5 in the MOU unchanged.

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

- Remove Exhibit 4: SMC Document Specialist from the MOU including the budget, scope of work, invoicing and reporting requirements, and additional data needs.

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

IN WITNESS WHEREOF, the Parties have executed this First Amendment to be effective January 22, 2026.

“SBCCOG”
South Bay Cities Council of Governments

Rev. Monsignor Gregory A. Cox,
Executive Director

By: _____
Bernadette Suarez, SBCCOG Chair

Date: _____

Date: _____

“Provider”
Catholic Charities of Los Angeles, Inc.

By: _____

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South Bay Cities Council of Governments

January 22, 2026

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

RE: Actions of Steering Committee in December and January

For the December Steering Committee meeting, the Board of Directors delegated their authority per the bylaws to act as the Board for that month.

In keeping with the policy approved by the Board for delegating authority to the Steering committee, the following items were approved by the Steering Committee with the requirement that the Board be informed at their next meeting. Governing Board members can ask for review and possible reconsideration of the item at the Board meeting.

December Steering Committee approved:

- Resolution 2025-4 – to submit a Proposition 68 Lower Los Angeles River (LLAR) Grant Program Application to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC)
- Messaging Privacy Policy and Terms & Conditions
- New Job Position for a Financial Analyst
- Agreement with Jackson Lewis P.C. for Specialized Labor and Employment Legal Services
- Issuance of Cashier’s Check for Dominguez Channel Services
- Metro Service Council
 - The time of their meetings has been changed to the first Monday of each month at 5pm. The change will be made with the January meeting as they will be dark for December
- Financial Consultants Apex and HR&A to analyze housing projects to be eligible for LACAHSAs funds
- Cancellation of January 8 Legislative Briefing
- Transportation Committee recommendation that SBCCOG affirms its support of the rail line while being alignment neutral and requesting Metro commission an

analysis of the feasibility of a Climate Resilience District for the South Bay to support transportation alternatives.

January Steering Committee –

- Additional Financial Consultant Services – 4th Amendment to Eide Bailly LLP
- SB 220 – Metro Board Composition Bill removed opposition if amended to require Metro to work with COG’s and cities on the potentially changing board composition due to the expansion of the Board of Supervisors

More information on these items is available at www.southbaycities.org by going to the Steering Committee meeting link or by contacting jacki@southbaycities.org .

RECOMMENDATION

Receive and file



December 2025	Meeting Attendance by City			
Monthly Meetings	Homeless Service Task Force	Infrastructure Working Group	Steering Committee	Transportation Committee
Carson				
El Segundo				C. Pimentel E. Sassoon
Gardena	R. Tanaka		R. Tanaka	
Hawthorne			A. Monteiro	A. Monteiro
Hermosa Beach			R. Jackson	R. Jackson
Inglewood	C. Eller R. Chavez			J. Butts
Lawndale			B. Suarez	B. Suarez
Lomita			B. Uphoff	B. Uphoff
Manhattan Beach		E. Zandvliet G. Gamboa		N. Tarnay
Palos Verdes Estates			C. Quinn	
Rancho Palos Verdes				N. Casil
Redondo Beach	L. Omura B. Bydan	L. Sablan A. Winje	Z. Obagi	Z. Obagi J. Reyes T. Gunn
Rolling Hills				
Rolling Hills Estates			B. Huff	B. Huff K. Graham
Torrance	V. Hernandez I. Valencia N. Olvera	B. Overstreet	D. Mach K. Turner	J. Kaji B. Lewis S. Kalani A. Sheikh A. Chaparyan S. Furukawa D. Mach K. Turner D. Lim R. Plumb
County of LA			V. Gomez (SD-4) B. Fish (SD-4) A. Yoon (SD-2) I. Galicia (SD-2)	A. Yoon (SD-2) B. Fish (SD-4)
Los Angeles				

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TLS RECAP REPORT

Partner	Initial	City Origin	Enrollment		Client Total
			Date	Comments	
WLCAC	AR	Carson	7/30/25	Monique has been slowly engaging with him since 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 find employment. AR found this unit on his own on 10th street, landlord said he's all approved. Rent around \$1775 and could move in Aug 1. He has a minor knee surgery planned mid August, so he will not be able to work during that period, so we will also cover month 2 at 100%. Initial plan is: (1) 100% rent 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 with his employment. Waiting for documents to give final approval and will have Ronson sign contract execution.	\$7,100
WLCAC	TW	Carson	8/1/25	22yo, F, no kids (Carson) Has been at her job for almost a year, approved for a unit. Income is about \$2700-2800/mo (works for Homeboy Industries. They will give her more income) •Part time, not getting the cash benefits but still getting food stamps and GR. Will probably change with the increase in hours and also property management work 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 Vehicle based originally, eventually it got repossessed because she didn't have a license/insurance (about 2-3 mo ago)	\$2,789
WLCAC	AM	Harbor Gateway	8/1/25	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/	\$7,100
WLCAC	GK	Harbor Gateway	7/30/25	Client is currently living in her car with her children 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 working, and committed to getting her family out of homelessness. Her determination and follow-through make her a strong fit for the support and structure offered by the TLS program.	\$7,797
WLCAC	JW	Harbor Gateway	6/27/25	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.	\$8,275
WLCAC	TB	Harbor Gateway	8/1/25	She has a part time job, been approved for her unit \$1850 (SoLa Rentals) 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.	\$7,072
SMC	AH	Hermosa Beach	9/15/25	In film industry but has been unsuccessful in landing another job	\$9,000

WLCAC	HB	LA City	7/17/25	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 client also stated that everything he do is for his 12 year old daughter who stays with mom , However he is very active in her life and would like to have a place of his own to spend time with his daughter .	\$6,120
SMC	CM	Lennox	9/1/25	Found place in Adelanto, and works in Lennox	\$4,125
SMC	RW	Palos Verdes	9/15/25	Senior who needs housing stability until another senior subsidy comes along	\$14,500
WLCAC	JR	San Pedro	6/30/25	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!	\$5,400
Torrance	AH	Torrance	5/22/25	Previous 3290 resident, just aged out of TAY	\$16,188
Torrance	DM	Torrance	9/1/25	Client works, fell behind with expenses - car payments	\$6,800
Torrance	IC	Torrance	4/5/25	Family of 4 (Mom + 3 kids, +1 in college not at home). Previous apartment fire, lost home. Kids at TUSD	\$21,988
Torrance	LF	Torrance	12/1/25	Aid is for a family of 4 – Father, Mother, 2year old and newborn 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 Dad plans to find add'l income Add'l plan of Mom to return to work and have family assist with child care	\$10,688
Torrance	JL	Torrance	9/15/25	Mother with 5 year old child needs help regaining housing stability. Mother has a job lined up with Long Unified. She is also doing side jobs.	\$8,005
Torrance	LW	Torrance	10/21/25	I wanted to submit a referral for LW, who was referred to us by Torrance Unified School District staff. LW has a thirteen-year-old son she lives with here in Torrance and she receives no child support. LW 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 to work with her as she tries to catch up and pay off the money she owes, but time is ticking. I strongly believe that by helping her pay for the \$1650.00 she owes and providing a minimum of 3 months of rent support, LW will be able to be in a better position to self-sustain and not get stuck in a pay-back cycle as she is working on obtaining more hours at one of her jobs and/or increasing her income.	\$6,750
Torrance	MK	Torrance	9/15/25	Short term intervention; Lyft driver previously staying at motel	\$5,653
Torrance	SS	Torrance	6/30/25	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.	\$22,463
WLCAC	EW	Wilmington	7/30/25	Participant originally relocated from Las Vegas 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 recently started working. His motivation to rebuild his life, secure permanent housing, and maintain employment makes him a strong candidate for the SBCCOG TLS Program, which can provide the structured support he needs to continue moving forward	\$6,072
SMC	JL	Wilmington	7/3/25	JL and her son have been working with our program since January 2025 but we have so far been unsuccessful in getting them housed. JL 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.	\$6,899
WLCAC	TL	Wilmington	7/16/25	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 prorated, 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	\$8,235
WLCAC	VP	Wilmington	8/1/25	The client receives \$1200.00 monthly for SSI . This would allow the client to furnish his unit as well .	\$2,476

WLCAC	TR	Wilmington	7/17/25	<p>Working with SoLA rentals, have one bedrooms for \$1850, just have to set up the unit viewing. Studios are \$1650 (a bit more room for savings)</p> <ul style="list-style-type: none"> •Age: 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 •Has about \$800 saved so far <p>Stepdown planned for month 2 to line up qualification for shallow subsidy</p>	\$7,030
WLCAC	JS		10/28/25	<p>Exiting a DV situation – does have a restraining order</p> <p>Sleeping in her car in the Harbor Gateway Area prior was staying with her sister and her boyfriend but felt uncomfortable with boyfriend</p> <p>Has a 4 year old child</p> <p>Inome: Employment and Partial Calworks \$3493/month</p> <p>Recently viewed an apartment but was not comfortable with the location</p>	\$13,413
WLCAC	JG			<p>Lost job last year. Mother of 4. Is working now. Looking to increase child support.</p>	\$9,733
Totals					\$231,669

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Media Report – December 1 to December 31, 2025

Summary/Highlights: Impressive year-over-year follower gains were made on Instagram (92.55%) and LinkedIn (46.82%). LinkedIn remains the SBCCOG’s most engaged platform, generating 728 engagements in December. The South Bay Energy and Climate Awards drew attention on Instagram and X, earning top-three performing content spots on both platforms. South Bay Watch generated the highest open rate among the month’s e-blasts at 40%.

Platform	Followers	Published Content	Impressions	Engagements
SBCCOG				
X	552	12	119	20
Facebook	507	14	608 (Reach)	66
Instagram	543	16	Content generated 5,802 views (impressions metric is not provided for IG posts)	201
LinkedIn	1085	10	6,222	728
SBESC				
X	592	11	209	6
Facebook	872	21	282 (Reach)	8

Social Media Followers – Month-Over-Month and Year-Over-Year Comparison (gray text = last month)

SBCCOG	2024 Followers (as of December of 2024)	2025 Followers (as of 12/8/2025)	Month-Over-Month % Change	Year-Over-Year % Change
X	534	552 552	+0%	+3.37%
Facebook	448	507 503	.79%	+13.16%
LinkedIn	739	1085 1060	+2.35%	+46.82%
Instagram	282	543 518	+4.8%	+92.55%
SBESC	2024	2025		
X	585	592 593	0.16%	+1.19%

Facebook	871	872 872	+0%	+0.11%
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Individual Post Performance (*Indicates Boosted Content)

Top-Three Performing SBCCOG Facebook Posts

93 Reached; 12 Engagements Graphic - SBCCOG Board Vote	80 Reached; 10 Engagements Graphic – Job Listing	106 Reached; 9 Engagements Graphic – Partner City Vote – Housing Trust
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Bottom-Three Performing SBCCOG Facebook Posts

36 Reached; 1 Engagements Photos – SBCCOG Facility Equipment Inventories	35 Reached; 1 Engagements SBCCOG Graphic – New Employee	22 Reached; 1 Engagements Graphic – South Bay Energy and Climate Recognition Program
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Top-Three Performing SBCCOG X Posts

63 Impressions; 2 Engagements Graphic – South Bay Energy and Climate Recognition Program	41 Impressions; 2 Engagements Photos – SBCCOG Open House and Volunteer Recognition Reception	39 Impressions; 2 Engagements Graphic – South Bay Energy and Climate Recognition Program
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0 Impressions; 0 Engagements Graphic - SBCCOG Job Listing	14 Impressions; 0 Engagements Graphic – LACAHS Board Approves Rental Assistance Funding	13 Impressions; 1 Engagement Newsletter – South Bay Watch
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Top-Three Performing Instagram Posts

793 Views; 10 Engagements Graphic – South Bay Energy and Climate Recognition Awards	679 Views; 44 Engagements Graphic – New SBCCOG Employee Post	629 Views; 12 Engagements Photo – Facility Equipment Inventories
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Bottom-Three Performing Instagram Posts

84 Views 2 Engagements Newsletter – SBESC Newsletter	196 Views; 6 Engagements Graphic – SBCCOG Job Listing	224 Views; 6 Engagements Graphic – LACAHS Board Approves Rental Assistance Funding
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Top-Three Performing SBESC Facebook Posts

22 Reached; 2 Engagements Graphic – New SBCCOG Employee	7 Reached; 1 Engagements GIF – LACSD Happy Holidays	8 Impressions; 0 Engagements Photos – WRD Groundwater Quality Workshop
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Bottom-Three Performing SBESC Facebook Posts		
9 Reached; 0 Engagements Partner Newsletter – West Basin Newsletter	9 Reached; 0 Engagements Graphic/Partner Flyer WRD Job Listing	9 Impressions; 0 Engagements GIF – LACSD Protecting Pipes this Thanksgiving

Top-Three Performing SBESC X Posts		
37 Impressions; 1 Engagements Graphic – WRD Water Awareness Calendar	30 Impressions; 1 Engagement Graphic – LACSD Too Toxic to Trash	29 Impressions; 0 Engagement Graphic – Welcome New SBCCIG Employee

Bottom-Three Performing SBESC X Posts		
9 Impressions; 0 Engagements Photos – SBCCOG Facility Equipment Inventories	15 Impressions; 0 Engagements Graphic/Photos – West Basin Wrapped	12 Impressions; 2 Engagements Photos – Best Basin Community Events Round Up

Top-Email Marketing Campaign

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

Content	Exposure	Engagements (Clicks)
South Bay Watch 2025 Fall Issue	21,369 recipients (40% open rate –8,131)	1% click through rate (202)

Confirmed Earned Media Placements

Outlet	Link	Headline	Date	Publication Quality	Relevance of Message to Brand	Pre in
EasyReader	https://easy-reader.online-edition.com/html5/index.html?&locale=ENG&pn=25	Council of Governments neutral on light-rail proposal	12/11/25	High	Medium	
MyNewsLA.com	https://mynewsLA.com/business/2025/12/19/stay-housed-la-coalition-celebrates-5-years-of-housing-justice/	Stay House LA Coalition Celebrates 5 Years of Housing Justice	12/19/25	Medium	High	

WSPA 7 News	https://www.wspa.com/business/press-releases/ein-presswire/877881168/city-of-carson-recognized-for-leadership-in-energy-efficiency-and-sustainability/	City of Carson Recognized for Leadership in Energy Efficiency and Sustainability	12/23/25	Low	High
Daily Breeze	https://www.dailybreeze.com/2025/12/24/carson-recognized-for-its-various-sustainability-efforts/	Carson Recognized for its Various Sustainability Efforts	12/24/25	High	High

City Communications (Includes results from our collaboration with partner city communicators to share relevant content with their audiences via their communications channels)

City	Comms Type	Material	Date
Carson	Instagram	South Bay Energy and Climate Awards Platinum Recognition	12/17/25
Manhattan Beach	Facebook, Instagram, X	South Bay Energy and Climate Recognition Program	12/11/25

Website Analytics – Overall and Top-10 Viewed Pages

Site (Overall)	Views	Users	Average Engagement Time
TOTAL	9,770	6,793	15s
/ (Home Page)	1392	1,318	15s
/about/officers-staff/	200	134	1 min 12 s
/financial-analysts-job-opening	167	133	46s
/2026-general-assembly/	151	59	1 m 14 s
/about/	143	106	22s
/employment-opportunities/	138	85	18s
/about/south-bay-demographics/	127	110	12s
/about/about-the-south-bay/	136	119	9s
/about/south-bay-demographics/	122	104	21s
/calendar/	115	89	49s



MONTHLY SBCCOG TRANSPORTATION REPORT

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

COVERING DECEMBER 2025

Edited by Aaron Ruiz, CivicSpark Fellow

Federal

U.S. Transportation Secretary Sean P. Duffy Announces \$1 Billion Investment in Making Roadways Safer

The U.S. Department of Transportation has announced nearly \$1 billion in federal funding aimed at improving roadway safety nationwide. Through the Safe Streets and Roads for All (SS4A) competitive grant program, a total of \$982.2 million will be distributed to 521 projects spanning 48 states, 18 Tribal communities, and Puerto Rico. The funding is intended to support infrastructure upgrades that reduce traffic fatalities and serious injuries while improving safety for pedestrians, bicyclists, motorists, transit users, and freight drivers.

The program focuses on safety improvements such as intersection redesigns, roundabout construction, sidewalk upgrades, and enhanced emergency response capabilities. Projects funded under this round address both urban and rural safety challenges, with an emphasis on proven strategies that reduce crash risks and improve response times. Grant awards are divided between Planning and Demonstration Grants, which help communities develop or refine roadway safety action plans, and Implementation Grants, which fund projects aligned with existing safety strategies.

According to USDOT, recent changes to the program removed prior diversity, equity, and environmental justice requirements in order to streamline the application process and accelerate project delivery. Federal officials stated that these changes were intended to allow funding to reach communities more quickly and focus resources on immediate safety outcomes rather than administrative compliance.

Collectively, these investments are intended to reflect a federal focus on reducing roadway fatalities while supporting locally driven safety solutions across diverse communities nationwide.

In the South Bay, the following cities were awarded SS4A funding:

- \$200,000 to City of Lawndale for Comprehensive Safety Action Plan
- \$200,000 to City of Rancho Palos Verdes for Comprehensive Safety Action Plan
- \$360,000 to City of Torrance for Local Roadway Safety Action Plan

Source: [Trump's Transportation Secretary Invests \\$1 Billion into Building Big, Beautiful Infrastructure to Make American Roads Safer | US Department of Transportation](#)

State

California Invests \$1.1 Billion in Zero-Emission Transit and Transportation Resilience

Governor Gavin Newsom announced that the California Transportation Commission (CTC) has approved \$1.1 billion in statewide transportation funding to support zero-emission transit,

safer roadways, and more resilient infrastructure. The investments align with the state’s Build More, Faster – For All infrastructure agenda, intended to improve mobility, safety, and climate resilience across California’s transportation network.

A significant portion of the funding is dedicated to advancing zero-emission transit, including the purchase of new electric buses, charging stations, and supporting infrastructure. Among the approved projects is \$53 million to acquire 12 clean-energy locomotives that will replace older diesel engines across Southern California’s Metrolink commuter rail system. These upgrades are expected to reduce emissions while modernizing regional rail service for daily commuters.

The funding package also addresses the condition and reliability of critical transportation infrastructure statewide. Approximately \$57 million has been allocated to repair a damaged section of State Route 1 near Lucia impacted by landslides during last winter’s storms. These repairs aim to restore a vital coastal corridor while strengthening its resilience for future climate events. Additionally, \$9.5 million will support the development of a new mobility center in Santa Maria, designed to serve as a regional hub for clean-energy bus services and multimodal connections.

State transportation leaders emphasized that these investments respond to increasing climate pressures, aging infrastructure, and growing demand on California’s transportation system. By combining transit electrification with safety improvements and climate-resilient infrastructure, the funding reflects a comprehensive approach that prioritizes safety, sustainability, and accessibility for all users.

Overall, the CTC’s approval is intended to reflect California’s commitment to transportation innovation and climate-resilient infrastructure. These projects are expected to create jobs, improve reliability, and expand clean transportation options across urban, suburban, and rural communities throughout the state.

Source: [Governor Newsom Announces One Point One Billion Dollars for Zero-Emission Transit, Safer Roadways and Resilient Infrastructure | Caltrans](#)

Region

LA Metro Advances LA River Path to Expand Active Transportation and Community Access

LA Metro has released the Draft Environmental Impact Report (DEIR) for the proposed LA River Path, a major active transportation project that would create a continuous walking and bicycling corridor along the Los Angeles River between Elysian Valley and the City of Maywood. Once completed, the project would close the longest remaining gap in the LA River path system, delivering a 32-mile grade-separated route connecting the San Fernando Valley to Long Beach and significantly expanding safe, non-motorized travel options across central Los Angeles.

The LA River Path is designed to transform a largely inaccessible stretch of the river into a community asset while improving mobility for neighborhoods that have historically lacked safe

active transportation infrastructure. By linking residential neighborhoods with employment centers, regional destinations, and essential services, the project aims to strengthen everyday mobility while encouraging walking and biking for both recreation and commuting.

All alternatives studied are intended to improve conditions for people walking and biking by separating active transportation users from vehicle traffic and designing a path that accommodates future demand. The proposed path widths have been expanded to 16–20 feet in response to community feedback, ensuring safer shared use by pedestrians and cyclists. Metro estimates that tens of thousands of residents live within walking distance of the river, and nearly one million people live within biking distance, underscoring the project’s potential regional impact.

The LA River Path represents a significant regional investment in active transportation, public space, and equitable mobility. If completed, it would not only fill a critical gap in Southern California’s bike and pedestrian network but also redefine the LA River as a connected corridor that supports healthier travel and stronger community connections.

Source: [Draft Environmental Impact Report released for the LA River Path Project; join us in January for public hearings | The Source](#)

Trends

California Expands E-Bike Regulations for Minors and Their Guardians

California is moving toward stricter regulation of electric micromobility as new laws take effect in 2026, reflecting a broader trend of responding to the rapid growth of e-bikes. The new measures focus heavily on safety and accountability, where minors are involved signaling a shift from early adoption and encouragement of micromobility toward more structured oversight.

One of the most notable changes allows law enforcement to cite parents or guardians when minors commit violations while riding electric bicycles. Under the new framework, responsibility for certain offenses may fall either on the minor rider or the parent, depending on the situation. For helmet-related violations, minors will be able to clear fines by completing a California Highway Patrol approved electric bicycle safety course, reinforcing an education-first approach rather than punitive enforcement. This reflects growing concern over youth safety as e-bike use among minors continues to increase statewide.

The legislation also strengthens equipment requirements for electric bicycles. Assembly Bill 544 expands existing bicycle lighting laws by requiring all e-bikes, at all times of day, to be equipped with either a red rear reflector or a solid or flashing red rear light with a built-in reflector visible from 500 feet. Previously, this requirement applied only during darkness. While many newer e-bikes already meet this standard, the change addresses safety risks posed by older or poorly maintained bikes that lack rear visibility, in traffic conditions where riders may still be difficult for drivers to see.

These changes reflect a broader trend in transportation policy as e-bikes become more widespread. California's new laws aim to balance the benefits of micromobility with heightened concerns around safety, enforcement, and public space conflicts.

Source: [New California law will target the parents of child e-bike riders | Electrek](#)

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www.southbaycities.org

Date

DRAFT

City of Hawthorne
Department of Housing
455 W. 126th Street,
Hawthorne, CA 90250

Los Angeles County Affordable Housing Solutions Agency
1370 N St. Andrews Place
Room B-16
Los Angeles, CA 90028

RE: LACAHSAs NOFO Application for Hawthorne Cordary Project

Dear City of Hawthorne and LACAHSAs Staff,

The South Bay Cities Council of Governments (SBCCOG) is an Eligible Jurisdiction that receives annual allocations from the Los Angeles Affordable Housing Solutions Agency (LACAHSAs) to support the development of new affordable housing across the South Bay Region. For FY 2025-2026, LACAHSAs has allocated the SBCCOG approximately \$7,302,325 for Production, Preservation, and Ownership (PPO) activities.

As a result, in September 2025, the SBCCOG released a call for projects that are eligible for LACAHSAs funding to its member cities. The City of Hawthorne responded to the call with a potentially viable project. The Project is being developed by Abode Communities and is a 100% affordable development with 93-units, including one reserved for a manager. The Project will serve incomes ranging from 30% of the Area Median Income (AMI) to 80% of the AMI.

To support SBCCOG's evaluation of the project, SBCCOG issued a Request for Proposals (RFP) for on-call affordable housing development evaluation services and selected HR&A Advisors, Inc. (the "Consultant"). The Consultant has been engaged to review the project and advise SBCCOG on whether to advance a portion of our PPO funds to help bridge any financing gaps in the Project. We understand that the City of Hawthorne, one of our member cities, has agreed to financially sponsor the Project. We are hopeful that upon successful completion of the project

LOCAL GOVERNMENTS IN ACTION

Carson El Segundo Gardena Hawthorne Hermosa Beach Inglewood Lawndale Lomita
Manhattan Beach Palos Verdes Estates Rancho Palos Verdes Redondo Beach Rolling Hills
Rolling Hills Estates Torrance Los Angeles District #15 Los Angeles County

review, we can partner with them to support the project; however, any allocation of funds will be subject to review and approval by SBCCOG's Board of Directors.

We hope to complete this review expeditiously in the coming weeks.

Regards,

Jacki Bacharach
SBCCOG Executive Director

CC: Abode Communities

South Bay Cities Council of Governments

January 22, 2026

TO: SBCCOG Board of Directors

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

SUBJECT: Environmental Activities Report – December 2025

I. PROGRAMS - TECHNOLOGY, PLANNING, & RESEARCH

Energy Efficiency & Sustainability

Regional Energy Network (SoCalREN) AGENCY SUPPORT

Contract period is January 1, 2025 - December 31, 2025

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

South Bay Cities Energy & Climate Recognition Program (SBECRP)

On December 11th, the SBCCOG held the third annual luncheon award ceremony for the South Bay Cities Energy and Climate Recognition Program. All 15 cities received awards for their achievements - with four cities at the first time ever platinum-level: Carson, Gardena, Manhattan Beach, and Torrance. Three cities earned gold, four earned silver, and four earned bronzes. A total of 65 elected officials, staff members, and partners attended the award ceremony event, with Rita Kampalath, Chief Sustainability Officer for LA County, giving a keynote address. Thank you to those who attended and Congratulations to our cities!

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

- City of Carson – A Heat Pump Water Heater was installed in Carson Park in November at 100% cost coverage (\$10,398 in incentives) from the SoCalREN. An Initial Measures List for Veteran’s Sports Complex has been delivered to the city by the SoCalREN and they are waiting for city confirmation to move forward. A meeting was held to vet facilities for Capture the Cold technology – SoCalREN is vetting the information.
- City of El Segundo – The Wiseburn Aquatic Stadium pool heater incentive application was successfully installed and the city received **\$16,891.55** for the replacement!
- City of Hawthorne – The Police Department lighting project and Memorial Center HVAC are in construction and reporting phases. The SBCCOG is working with the SoCalREN to develop a case

study of these projects. The identified Heat Pump Water Heater project has been queued for 2026 by SoCalREN due to limited incentive funds at this time.

- City of Inglewood – The City Hall lighting and pump project is under construction.
- City of Lawndale – The Capture of the Cold HVAC technology proposal developed by Stasis and SoCalREN was delivered to the city and is awaiting city confirmation.
- City of Rancho Palos Verdes – Water heaters eligible for incentives for upgrades to Heat Pump Water Heaters have been identified at Ryan Park and the Interpretive Center. The next step is to schedule a SoCalREN job walk and for the city to choose a contractor. Costs and incentives will be determined after these activities are completed.
- City of Rolling Hills – Incentives have been identified for upgrading a Heat Pump Water Heater at City Hall. The SoCalREN will be working with the city to facilitate project completion.
- City of Torrance – Multiple eligible HVAC units for Capture the Cold technology were identified. The SoCalREN consultants, Stasis Energy Group, developed a proposal for the city which was returned in late November. Next steps and funding are currently being evaluated by the city.
- Lennox Elementary School District – Lighting upgrades at five schools are moving forward under the Metered Savings Program. The district is also installing more free Heat Pump Water Heaters.

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

FDEEE & Commercial Direct Install

Through the SoCalREN's new commercial programs, administered by Willdan and San Joaquin Valley Clean Energy Organization, the SBCCOG is implementing a pilot for the Food Desert Energy Efficiency Equity (FDEEE) and Commercial Direct Install programs in the City of Gardena. These programs provide free energy efficiency measures and installation at hard-to-reach and low-income low-access businesses. SBCCOG staff continue to support local businesses throughout the program. The team has audited **59** business facilities, and **27** projects are underway with **18** projects installed representing est. **\$444,000** in incentives to date.

The SBCCOG and SoCalREN are planning a ribbon-cutting event at one of the participating businesses. This special event will be on **Thursday, January 15th, 10am, at Yas Market** (14823 Vermont Ave). Please join us to congratulate the businesses that participated in this program. Notify eleanor@southbaycities.org of your planned attendance.

Cool Roof Pilot

Funded by the SoCalREN, the SBCCOG worked with technical consultant AESC Inc. to conduct a cool roof feasibility study. AESC-created and city-approved criteria ranked the 14 “most suitable” sites in **Carson, Gardena, Inglewood, Lomita, Redondo Beach, and Torrance**. The final report and site plans have been published on the SBCCOG website and shared with listed cities. Presentations on the final report findings will be shared at future Board and Energy Manager Working Group meetings.

Energy Resilience Action Plan (ERAP) Program – The SBCCOG, working with the cities of **Gardena, Hawthorne, Lomita, and Manhattan Beach**, to develop Energy Resilience Action Plans is in the final stages. This SoCalREN program provides a report to the cities on city-specific near- to long-term community energy resilience building strategies. The final ERAP plans have been delivered to each city by the SoCalREN. The SBCCOG and SoCalREN will continue to support cities in the development of resilient facilities.

Regional Energy Network (SoCalREN) Multifamily & Kits for Kids

Contract period is January 1, 2025 - December 31, 2025

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

SoCalREN Multifamily and Hard-to-Reach-Direct-Install Energy Efficiency

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

Kits for Kids

Schools in disadvantaged areas or those that receive Title 1 funding are eligible to participate in the LA County Kits for Kids program, which provides free energy efficiency kits (LEDs, faucet aerators, and games) to third- and fourth-grade students to implement at home and \$1,000 to teachers who implement it in their classrooms. Inglewood USD and Hawthorne SD participated in the Fall 2025 semester. Wiseburn USD is interested in participating in 2026. Congratulatory events are being planned for Hawthorne School District at participating schools in January. The students will receive a certificate of completion and pizza party.

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. 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 December 18 to discuss the implementation of ongoing and new programs for 2026-27. SBCCOG staff also continue to respond to phone inquiries on the dedicated West Basin line.

Educational Outreach Support - Exhibit Events

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

Status of goal: 59 exhibit events, presentations, workshops, networking opportunities, etc.

Support for Workshops, Events, & Webinars Educational Classes

Contract goal: Up to 17 physical classes or virtual webinars

Status of goal: 7

- Friday, December 5, 2025 - 5:30pm – 8:00pm - Lomita's Annual Tree Lighting Ceremony, City Hall, Lomita - completed

Rain Barrel Giveaway

Contract goal: 6 Rain barrel distribution events.

Status of goal: 6 Rain barrel program distributions:

Completed:

- Saturday, September 13, Rain Barrel Program City of El Segundo
- Saturday, September 27, Rain Barrel Program City of Carson
- Saturday, October 4, Rain Barrel Program City of Lawndale
- Saturday, October 11, Rain Barrel Program City of Culver City
- Saturday, November 1, Rain Barrel Program City of Inglewood
- Saturday, November 22, Rain Barrel Program City of Malibu

Water Replenishment District of Southern California (WRD)

The contract period is January 1-December 31, 2026

Contract goal: promote WRD programs and support in-person events

Status of goal: ongoing

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

Los Angeles County Sanitation Districts (LACSD)

The contract period is January 1, 2025-December 31, 2026

Educational Outreach Support - Exhibit Events

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

Status of goal: 62 exhibit events, presentations, workshops, networking opportunities, etc.

Ongoing promotion of LACSD programs continues through SBCCOG’s e-newsletters and social media channels as well as website postings and coordinating LACSD upcoming 2026 events and sending e-blasts to help boost attendance. SBCCOG staff attended events and distributed marketing materials to city halls, libraries, senior centers, and other community locations.

Task - Speakers Bureau

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

Status of goal: 3/3 Identified and Scheduled

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

Waste Reduction

Rolling Hills Organic Waste

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

The SBCCOG continues to work with the City of Rolling Hills to provide public education and outreach to residents on organic waste recycling and food waste prevention. Funded by a CalRecycle SB 1383 grant, the technical consultant, EcoNomics, Inc., developed educational videos and conducted two workshops for Rolling Hills residents. As part of this program, the SBCCOG is purchasing and distributing organic waste equipment – which will continue through January 2026.

Green Business

South Bay Green Business Assist Program (GBAP): Ongoing

The SBCCOG continues to provide information to local businesses on opportunities to implement sustainability programs while maintaining relationships and communication channels. Businesses receive information on the status of SBCCOG utility partners' programs and information posted on the SBCCOG website and through a quarterly e-newsletter. In December, six SBCCOG staff received certifications for completing an energy audited course. This information will help them provide the most recent audit practices when working with South Bay businesses.

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 December 2025.

Climate Action

SBCCOG, with support from volunteers and prior CivicSpark Fellows, continues to work with cities to finalize the draft 2019-2020 greenhouse gas inventory (GHG) emissions reports. SBCCOG staff have completed **13 final reports** which have been sent to cities and are posted on the SBCCOG website, and two more are currently under review by city staff. The **City of Carson** is working with a consultant to develop a climate action plan and the SBCCOG's ICLEI membership enabled Carson to access GHG data to inform future GHG emissions inventories in support of this effort.

Biodiversity grant opportunity: In support of the SBCCOG subregional adaptation plan, SBCCOG staff have been working with the LA County's Chief Sustainability Office and Jacobs consulting firm to submit an application to Rivers and Mountains Conservancy (RMC) for developing a biodiversity plan with demonstration projects within South Bay. The SBCCOG submitted a concept proposal to RMC and received approval to submit a full Proposition 68 grant application by mid-January. The grant application is currently under development.

CivicSpark Fellows

Two CivicSpark Fellows are currently supporting the SBCCOG. Previously we had a third fellow, Meghan Hirsch, who had to leave the program. We are pleased to fill that position with a new fellow, Moana Franco, who will join the team in January, and continue supporting communications, social media, and outreach efforts.

Transportation

Metro Express Lanes (MEL) (Contract period November 18, 2022 – November 17, 2025)

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

II. VOLUNTEERS

Status of Program: 11 hours for December 2025

Typically, there is lower event activity and volunteer engagement in December due to the holidays. Despite this, several volunteer projects were completed, including office support, school district research, and outreach for the LACSD Speaker's Bureau. New volunteer applicants were received, and four volunteer interviews were conducted. All new volunteers are excited to join the SBCCOG team!

III. MARKETING, OUTREACH, & IMPLEMENTATION

Outreach Events

In December 2025:

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

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Amendments Mock-up for 2025-2026 SB-799 (Allen (S))

*******Amendments are in BOLD*******

**Mock-up based on Version Number 96 - Amended Senate 1/5/26
Submitted by: Staff Name, Office Name**

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 6539.9 of the Government Code is amended to read:

6539.9. (a) (1) Notwithstanding any other law, the County of Los Angeles and any or all of the cities within the jurisdiction of the South Bay Cities Council of Governments may enter into a joint powers agreement pursuant to this chapter to create and operate a joint powers agency to fund housing to assist the homeless population and persons and families of extremely low, very low, and low income, as defined in Section 50093 of the Health and Safety Code, within the South Bay Cities region.

(2) The joint powers agency created pursuant to this section shall be known as the South Bay Regional Housing Trust and shall operate in accordance with this section.

(b) (1) The South Bay Regional Housing Trust shall be governed by a board of directors consisting of an appropriate number of directors to be ~~determined~~ *established* by ~~the governing board of the South Bay Cities Council of Governments.~~ *its joint powers agreement.*

(2) (A) The board of directors shall be appointed ~~by the governing board of the South Bay Cities Council of Governments~~ *in accordance with a process established by its joint powers agreement* and shall include mayors, council members, or County of Los Angeles supervisors that represent either of the following:

(i) A city that is a party to the joint powers agreement.

(ii) A County of Los Angeles Board of Supervisors district that is located wholly or partially within the territory of the South Bay Cities Council of Governments, if the county is a party to the joint powers agreement.

(B) Two members of the board of directors shall be experts in homeless or housing policy.

Staff name
Office name
01/09/2026
Page 1 of 3

(C) (i) The board of directors may include persons appointed and designated as alternate members of the board of directors.

(ii) The persons appointed and designated as the alternate members of the board of directors may include any of the following:

(I) An elected or appointed member of the governing body of the party to the joint powers agreement.

(II) An appointed member of an advisory body of the party to the joint powers agreement.

(III) A staff member of the party to the joint powers agreement.

(IV) A member of the public who is an expert in homeless or housing policy.

(D) All directors and alternates shall be subject to the board of directors' adopted conflict of interest code.

(E) Each alternate that is currently not an elected official shall not participate as a voting member in more than seventy-five percent (75%) of all meetings in a calendar year.

(3) The board of directors shall elect a chairperson and a vice chairperson from among its members at the first meeting held in **either the** each calendar *or fiscal* year.

(4) (A) Members of the board of directors shall serve without compensation.

(B) Members of the board of directors may be reimbursed for actual expenses subject to the approval of the governing board of the South Bay Regional Housing Trust. Actual expenses shall be approved before they are incurred.

~~(5) If a vacancy occurs on the board of directors, the governing board of the South Bay Cities Council of Governments shall appoint a qualified individual to fill the vacancy within 60 days of the vacancy.~~

(5) The joint powers agreement shall establish the process for appointing a qualified individual to fill a vacancy within 60 days of the vacancy, if a vacancy occurs on the board of directors.

(c) Notwithstanding any other law, the South Bay Regional Housing Trust may do any of the following:

(1) Fund the planning and construction of housing of all types and tenures for the homeless population and persons and families of extremely low, very low, and low income, as defined in Section 50093 of the Health and Safety Code, including, but not limited to, permanent supportive housing.

(2) Receive public and private financing and funds.

(3) Authorize and issue bonds, certificates of participation, or any other debt instrument repayable from funds and financing received pursuant to paragraph (2) and pledged by the South Bay Regional Housing Trust.

(d) The South Bay Regional Housing Trust shall incorporate into its joint powers agreement annual financial reporting and auditing requirements that shall maximize transparency and public information as to the receipt and use of funds by the agency. The annual financial report shall show how the funds have furthered the purposes of the South Bay Regional Housing Trust.

(e) The South Bay Regional Housing Trust shall comply with the regulatory guidelines of each specific state funding source received.

***SEC. 2.** The Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the following unique circumstances in the South Bay Cities region of the County of Los Angeles:*

(a) California has an affordable housing crisis, which is especially acute in the South Bay Cities region of the County of Los Angeles due to the high cost of housing in that area, even in formerly affordable communities.

(b) The establishment of the South Bay Regional Housing Trust to receive available public and private funds could help finance affordable housing projects for homeless and low-income populations.

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SOUTH BAY LEGISLATIVE MEET & GREET

Forging Connections, Shaping
Policies: The 11th Annual South Bay
Legislative Meet and Greet

SHAPING SOUTH BAY'S FUTURE: THE 11TH ANNUAL LEGISLATIVE MEET AND GREET

Join us for the 11th annual South Bay Legislative Meet and Greet, a collaborative event hosted by the South Bay Association of Chambers of Commerce, the South Bay Cities Council of Governments, and CalCities. Immerse yourself in the dynamic business landscape of the South Bay as we bring together leaders from local, state, and federal sectors. This event is a unique opportunity to engage in open and insightful dialogues about regional policy issues that directly impact our community. Don't miss the chance to connect, discuss, and shape the future of the South Bay. Register now to be part of this transformative experience!

Presented by



SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS



LEAGUE OF
CALIFORNIA
CITIES

Los Angeles County Division



January 30, 2026 at 8:00 AM



Nakano Theater: 3330 Civic Center Dr,
Torrance, CA 90503

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sbacc.com

REGISTER NOW

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CAL CITIES SELECTS 2025-26 ADVOCACY PRIORITIES

At the League Leaders Conference earlier this month, Cal Cities Board of Directors adopted an update to our 2025-26 Advocacy Priorities following a day and a half of workshops with more than 100 city leaders who serve in leadership positions with Cal Cities.

Below are the newly adopted 2025-26 Advocacy Priorities:

1. **Protect and enhance local revenues and expand economic development tools.**

Californians are deeply concerned about affordability. Cities must safeguard local revenue streams, oppose unfunded mandates, and pursue new economic development tools that bolster local economies.

2. **Strengthen partnerships with the state to improve public safety.**

The progress cities have been making to strengthen public safety must be sustained. Cities call on the state to respect the will of the voters and provide the resources needed to fully implement Proposition 36. Cities support sustained investments in police, fire services, and public works as a foundation of public safety.

3. **Secure investments to prevent and reduce homelessness and increase the supply of affordable housing.**

Secure ongoing funding to bolster all cities' efforts to support unhoused residents and strengthen state and regional partnerships to expand access to wraparound services.

Secure ongoing funding to accelerate the construction of affordable housing and reform the Regional Housing Needs Allocation process.

Ensure cities have the flexibility and local decision-making authority to meet their community and state housing goals, as well as reduce homelessness.

4. **Strengthen climate change resiliency and disaster preparedness.**

Support city efforts to prepare, prevent, and adapt to natural disasters and the impacts of climate change, including wildfires, drought, sea level rise, and other extreme weather events. Increase transparency and access to insurance policies, especially following a natural disaster.

Los Angeles County Division Board of Directors also met last month to create their priorities; they are:

- Advocate and engage city and county officials to enhance community and public safety, emergency response, and law enforcement challenges.
- Advocate for resources and tools to increase the direct and equitable distribution of funding required to supply affordable housing and homeless services.
- Oppose legislation and policies that fail to protect and preserve local decision-making authority over land use, housing, and other matters traditionally reserved for cities.
- Support partnerships and communication that encourage community engagement, economic development and safe transportation for LA28 and other major events.

LA COUNTY DIVISION 2025 LEGISLATIVE REPORT

The Division took positions or tracked 5 state bills, one budget trailer bill proposal, and engaged with the LA County Board of Supervisors on the plan to close Men's Central Jail. Of the state bills with Division positions, three bills ended favorably to the Division and the trailer bill proposal for the Delta Conveyance project was never put into print. Below are the details of our Division advocacy.

Support [AB 1 \(Connolly\)](#) Residential property insurance: wildfire risk.

This bill would require the California Department of Insurance (CDI) to consider whether to update the Safer from Wildfire regulations to include home hardening in the regulations on or before January 1, 2030.

Status: **Chaptered**

Support in Concept [AB 1138 \(Zbur\)](#) Income and Corporate Taxes: CA Film Tax Credit

Expands the California Film and TV Tax credit program from the current \$330 million per year to \$750 million per year. This bill would also make several changes to modernize the program, make it more competitive, and support California's film and TV production industry.

Status: **Chaptered**

Oppose [AB 470 \(McKinnor\)](#) Telephone Corporations: Carriers of Last Resort

As amended, AB 470 provides procedures for telephone corporations to relinquish its carrier of last resort designation for an eligible area and requires the CA Public Utilities Commission (CPUC) to affirm that the requirements for a telephone corporation to have been met and that b communities are notified.

Status: Senate Appropriations. Held under submission, two-year bill.

Support [AB 888 \(Calderon\)](#) California Safe Homes Grant Program

This measure would create the California Safe Homes Grant Program which would provide funding to individuals, cities, counties and special districts for roof hardening and home hardening.

Status: **Chaptered**

Update: \$12.5 million was appropriated for home hardening grants in FY2025-26.

Watch [SB 220 \(Allen\)](#) Los Angeles Metro Transportation Authority: Governance.

This bill proposes expanding the LA County Metro Transportation Authority (Metro) Board of Directors from 14 to 22 to reconcile the expansion of the LA County Board of Supervisors that is required by the passage of Measure G in November 2024.

Update: Senator Allen has amended SB 220 recently and has removed the language that alters the composition of the Metro Board. Instead this bill now seeks a report from Metro and the County by July 2027 on their plan to accommodate the increase in the Board of Supervisors due to the passage of Measure G.

Status: Senate Transportation, two-year bill.

Support Delta Conveyance Project Streamlining Budget Trailer Bill

The Los Angeles County Division supports the efforts to pass a budget trailer bill to streamline the Delta Conveyance Project and has signed on to a [coalition letter circulated by the Metropolitan Water District](#).

Status: Was not introduced prior to the end of this year's session. Proponents indicate they will try again next year.

GOVERNOR'S BUDGET PROPOSAL POSTPONES TOUGH CHOICES TO MAY

The Governor submitted his \$349 billion spending plan on January 9 and his proposal leans heavily on the late budget adjustments made last year and appears to be kicking the can down the road given what fiscal experts have said about the economic downturn and the impact of H.R. 1. There is little to no new spending in this budget proposal, and it doubles down on last year's late cuts to the Homeless Housing, Assistance and Prevention (HHAP) program.

Check out Cal Cities budget proposal analysis from our special edition [CA Cities Advocate on JAN 9](#)

ADVOCATE FOR CAL CITIES AND YOUR CITIES PRIORITIES AT CITY LEADERS SUMMIT: APRIL 22 – 24

City Leaders Summit offers opportunities for city leaders from across the state to lobby lawmakers directly on Cal Cities' member-chosen [advocacy priorities](#), gain top-notch leadership skills, and connect with peers during in-depth educational sessions.

Registration is now open! Join us April 22-24 at the Sacramento SAFE Credit Union Convention Center for our 2026 City Leaders Summit! Details and registration is available [HERE](#).

ADDITIONAL UPCOMING CAL CITIES EVENTS

- [January 20 from 11 AM – 12 PM: Cal Cities Roundtable: E-Bike Regulations](#)
- [January 21 – 23: 2026 Mayors & Council Members Academy \(Sacramento\)](#)
- [January 29 from 11 AM – 12 PM: Fire Chiefs Department Roundtable: Advocating your Fire Department Priorities](#)
- [February 11 – 13: 2026 City Managers Conference \(sold out\)](#)
- [March 5 from 6 – 8:30 PM: LA County Division Membership Meeting \(SoCal Edison, Rosemead\)](#)
- [March 11 – 13: 2026 Planning Commissioners Academy \(Anaheim\)](#)
- [April 22 – 24: City Leaders Summit – see above \(Sacramento\)](#)
- [May 13 – 15: 2026 City Attorneys Spring Conference \(Universal City\)](#)
- September 23 – 25: 2026 Annual Conference and Expo (Anaheim)
 - ➔ *Have an idea for an Annual Conference session? Keep an eye out for our call for proposals the week of FEB 1.*

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Metro South Bay Service Council Monthly Meeting Review for January 5, 2026
Overview Compiled by Donald Szerlip, Chairman

This was the first meeting at our new day and time – First Mondays at 5:00 PM. All Council members were in attendance.

A Safety Tip was given by Transportation Planning Manager Matt Lazo. He advised everyone to wait for the bus to come to a complete stop before exiting or boarding.

Minutes from the November 14, 2025 meeting were approved.

Allison Higgins, Senior Director of TAP Technical Systems, gave us an update and preview of Credit & Debit Card Payments for regular fare riders. The program will launch in spring of 2026 and will work for all contactless cards from Amex, Mastercard, Visa, Discover, Union Pay and JCB (the last 2 are overseas providers). Plastic cards may be used, as can cards in Apple, Google and Samsung Wallets stored on smart phones and watches. Contactless payment will launch simultaneously on all 27 agencies across the region accepting TAP cards for fares. Reduced fares, such as Senior, LIFE and Student GoPass, will not be available, except by using the actual TAP cards, until an upgrade later in the year.

The Station Experience Update was presented by Jorge Martinez, Transportation Planning Manager. Updates were provided about the TAP-to-Exit (T2E) Program at Union, North Hollywood and Pomona North Stations; new Faregate designs using full height gates which have yielded up to 82% Year-over-Year valid entries at numerous stations; and the stations' mini makeover along the J Line. In response to many of the Council's comments and concerns, Metro has upgraded wayfinding signage between the Expo/Crenshaw E & K Line stations to assist passenger transfers. Installation of Throne Restrooms has been an overwhelming success and locations are continuing to increase. Finally, partnering with LA County Registrar-Recorder/County Clerk's Office, Metro has installed multiple Vote-by-Mail Drop Boxes at various locations, each in clear view of CCTV cameras. In the November, 2025 election more than 7,200 ballots were collected at Metro stations, a 26% increase from Nov., 2024.

Regional updates were presented by Wayne Wassell, Service Planning Director, Transportation Planning Manager Matt Lazo and Andy Sywak, Community Relations Manager. Highlights included average weekday ridership systemwide in October, 2025 of 216,000+, the highest since pre-pandemic. There was discussion about Bus Pass Ups and possible solutions, the use of transit during the Dodgers parade & stadium celebration and the feasibility study being performed regarding a San Pedro to Long Beach Water Taxi for use during the 2028 Olympics.

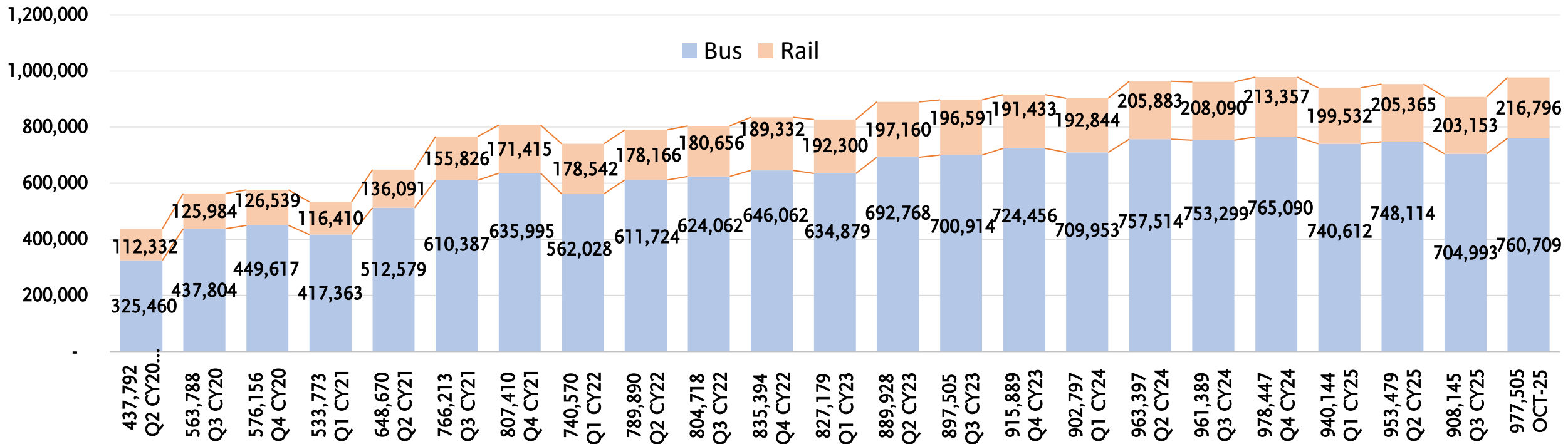
The meeting concluded following Council Member Comments and Public Comments on Non-agenda Items.

Respectfully submitted on January 11, 2026

Donald Szerlip

Chair - Metro South Bay Service Council

Systemwide Average Weekly Ridership Update



October Total Ridership Percentage Change 2025 over 2024:

- Bus: -5.0% Rail: +0.3%
- Monitoring ridership for impacts from workers returning to full time office attendance.

Oct Average Daily Ridership Percentage of Pre-Pandemic:

2025	2019	%Pre-Covid
• DX: 977,505	1,222,507	80%
• SA: 710,855	751,546	95%
• SU: 591,888	588,849	101%

Average Weekday Rail Ridership By Line - Oct 2025

Line	Oct 2025	% Recovery	Oct 2024	% Recovery	Oct 2019
A/E/L	125,192	78.9%	123,118	77.6%	158,755
B/D	63,504	42.8%	70,637	53.6%	131,696
C/K	28,100	92.9%	26,544	87.8%	30,236

Note: Recovery compares 2025 and 2024 against 2019 with A/E/L compared as a group due to Regional Connector using 2018 data for A Line due to New Blue Impacts.

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

- **Bus** – Percent of all weekday bus activity within Equity Focus Communities increased from 73% in Oct 2019 to 79.2% in October 2025 (bus stop data available month to month)
- **Rail** – Percent of all weekday rail activity within Equity Focus Communities increased from 51.7% in FY19 to 76.7% in October 2025 (rail station data available month to month)

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South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
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SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

LEGISLATIVE, PUBLIC AFFAIRS & MEDIA

MEMORANDUM

DATE: January 14, 2026

TO: South Bay Cities Council of Governments

FROM: South Coast AQMD

SUBJECT: South Coast Air Quality Management District (South Coast AQMD)
Agency Updates

South Coast AQMD Updates

Ports Cooperative Agreement

South Coast AQMD finalized a Cooperative Agreement with the Ports of Long Beach and Los Angeles in December 2025 to advance zero-emission infrastructure for port operations. The agreement sets three phases of infrastructure planning with targets, milestones, and annual progress reporting, and includes enforcement provisions if deadlines or milestones are missed. Public input will guide this work throughout all phases.

Community Engagement Opportunities

Residents and stakeholders are invited to participate in upcoming events:

- **In-Person Community Meeting:** Wednesday, January 28, 2026, 5:30 p.m., Wilmington Senior Center, 1371 Eubank Ave., Wilmington. (Spanish translation available; meeting materials forthcoming)
- **Virtual Office Hours:** Thursday, February 5, 2026, 6:00–7:00 p.m., Zoom ID 161 574 0201 ([Zoom Link](#)), dial-in +1 (669) 254-5252

These sessions provide an opportunity to learn about near-term actions, interim emission reductions, and long-term strategies to improve air quality in the port area.

Next Steps

South Coast AQMD will continue working with the Ports to identify additional emission reduction measures and present updates to the Governing Board in 2026.

Compliance Training Courses Available Through South Coast AQMD

Compliance assistance training is provided by South Coast AQMD to enhance understanding of applicable air quality regulations, introduce new control technologies and assist industry with achieving and maintaining compliance with federal, state, and local clean air requirements.

Classroom Instruction

South Coast AQMD offers a variety of courses that provide participants with the opportunity to interact with South Coast AQMD compliance staff, learn more about existing and upcoming air quality regulations applicable to their industry and resources to assist industry in achieving their clean air goals. Each course is taught by experienced inspectors or other specialists with extensive knowledge of the equipment, processes and regulatory requirements associated with each topic.

Courses currently being offered by South Coast AQMD include:

- [Asbestos Demolition & Renovation](#) (Rule 1403)
- [Certified Person](#) (Rules 463 & 1178)
- [Certified Inspector --Sumps and Wastewater Separators](#) (Rule 1176)
- [Controlling Fugitive Dust](#) (Rule 403 & 403.1)
- [Gasoline Transfer & Dispensing](#) (Rule 461)
- [Hexavalent Chromium](#) (Rule 1469)
- [Combustion Gas Portable Analyzer Training & Certification](#) (Rules 1146, 1146.1 & 1110.2)
- [Employee Transportation Coordinator \(ETC\) Training](#) (Rule 2202)

Due to the popularity of this training, all classes require pre-registration; no walk-in registration is available.

###



Hepatitis B and the Importance of Universal Vaccination at Birth

Hepatitis B is a serious viral infection that attacks the liver and can lead to lifelong chronic disease, liver cancer, and even death. Infants are particularly vulnerable.

The Hepatitis B vaccine is extremely effective at preventing infection and associated adverse health outcomes. When the full vaccine series is administered according to recommended schedules, more than 95% of infants develop strong lifelong immunity that protects them from infection. Additionally, over 40 years of data show that the adverse reactions to the vaccine are exceedingly rare in infants.

Because Hepatitis B can be spread from mother to child during childbirth or from an asymptomatic close household contact, vaccinating all infants against hepatitis B prior to them leaving the hospital is one of the most powerful tools in disease prevention available to public health practitioners, and has virtually eliminated hepatitis B infection in infants.

Despite decades of overwhelming evidence on the safety, effectiveness, and substantial population impact of a universal hepatitis b birth dose, The United States Centers for Disease Control and Prevention (CDC) Advisory Committee on Immunization Practices (ACIP) recently voted to change a decades-long recommendation for the hepatitis B birth dose from a universal approach to “individual-based decision-making” for infants born to mothers who test hepatitis B-negative. However, external infectious disease and public health experts have argued that there is no evidence to support weakening the recommendation for universal administration of the Hepatitis B vaccine at birth.

Los Angeles County Department of Public Health continues to support science-backed decision-making prioritizing the health of all Los Angeles County residents, including infants and children. For these reasons, Public Health is aligned with recommendations from the California Department of Public Health, the West Coast Health Alliance¹, the American Academy of Pediatrics (AAP)², the American College of Obstetricians and Gynecologists (ACOG)³, and the American Nurses Association⁴ to continue to strongly recommend that providers routinely offer and administer the first dose of the hepatitis B vaccine to all eligible newborns at birth. This message has been shared with the public via press releases and social media posts, as well as with all our stakeholders including clinics, hospitals and other vaccinating partners through written and oral

¹ <https://www.gov.ca.gov/2025/09/03/california-oregon-and-washington-to-launch-new-west-coast-health-alliance-to-uphold-scientific-integrity-in-public-health-as-trump-destroys-cdcs-credibility/>

² <https://www.aap.org/en/news-room/fact-checked/fact-checked-u.s.-vaccine-recommendations-are-appropriate-for-children-in-the-united-states>

³ <https://www.acog.org/>

⁴ <https://www.nursingworld.org/>

communications. Additionally, our websites have been updated to emphasize the importance of the birth dose. We continue to update and produce materials and trainings for healthcare professionals — such as provider FAQs, immunization schedules, and clinical guidance — so that providers are confident in recommending and administering the first dose of the vaccine at birth.

Food Safety During the Winter Months

Every year, the Centers for Disease Control and Prevention (the CDC) estimates that 1 in 10 people in the United States experience a foodborne illness. Usually characterized by diarrhea and vomiting, foodborne illness can lead to serious health complications including, dehydration, sepsis, meningitis and in rare cases, death. Foodborne pathogens are easily transmitted and there are safe and effective measures we can take to protect ourselves, our families and community at large.

The pathogens that most commonly cause foodborne related disease include *Norovirus*, *Salmonella*, *Clostridium Perfringens*, *Campylobacter* and *Staphylococcus Aureus*. In Los Angeles County, most reportable food illness cases are from *Salmonella* and *Campylobacter*. Noroviruses are highly contagious and the leading cause of gastroenteritis in the United States. Winter months tend to have high numbers of disease transmission for pathogens such as norovirus due to an increase in family and community gatherings where people can easily expose each other. Noroviruses are also likely to spread in settings where the risk of infectious disease transmission is high, such as in nursing homes, cruises, homeless shelters, and childcare facilities.

There are five principles⁵ to protect against foodborne illness:

1. Keep clean hands, utensils, eating and cooking surfaces
2. Separate raw and cooked foods
3. Cook foods thoroughly
4. Keep food at safe temperatures
5. Use safe water and raw materials

Other prevention methods include:

- Washing hands thoroughly with soap and warm water for at least 20 seconds, especially after using the toilet and before handling food. **Hand sanitizer does not kill noroviruses.**

⁵ <https://www.who.int/publications/i/item/9789241594639>

- Washing fruits and vegetables and cooking shellfish thoroughly. Follow [CDC Food Safety Guidance](#)⁶
- Clean and disinfect contaminated surfaces with **bleach-based cleaners** or [EPA certified solutions](#) that can kill noroviruses. Refer to our [Norovirus Disinfection Guide](#)⁷.
- Review proper storage and use of cleaning solutions. Refer to [CDC How to Read Disinfectant Label](#)⁸
- Immediately wash contaminated clothing and linens in hot water and soap.
- Quickly flush or discard any vomit or stool and disinfect the area. Follow [ACDC's Safe Diaper Changing Guide](#)⁹.
- Dispose of contaminated food and maintain a clean environment.
- Infected individuals should avoid preparing food and attending school while symptomatic and for at least 48-72 hours after recovery.

Beyond following and sharing the best practices outlined above, it's important to emphasize that the rotavirus vaccine is a [safe and effective](#)¹⁰ way to protect infants against gastrointestinal illness.

Individuals who believe they became sick from eating or drinking something should file a report using the [Foodborne Illness Report Form](#)¹¹. In addition, anyone who is feeling sick should not be cooking for others and consider staying home until they are feeling better, especially if they are having symptoms of diarrhea or vomiting.

For more information, visit:

- [Foodborne and Waterborne Diseases](#)
<http://publichealth.lacounty.gov/acd/foodwaterdiseases/home.htm>
- [Food Recalls](#)
<http://publichealth.lacounty.gov/eh/safety/food-recalls.htm>
- [Report a Foodborne Illness](#)
<https://acdcredcap.ph.lacounty.gov/surveys/?s=J7XW9393YKC4JC4D>

⁶ https://www.cdc.gov/food-safety/prevention/?CDC_AAref_Val=https://www.cdc.gov/foodsafety/keep-food-safe.html

⁷ <http://publichealth.lacounty.gov/acd/docs/COT-Norovirus-Disinfecting.pdf>

⁸ https://www.cdc.gov/project-firstline/media/pdfs/howtoreadlabel-infographic-508.pdf?CDC_AAref_Val=https://www.cdc.gov/hai/pdfs/howtoreadlabel-infographic-508.pdf

⁹

<http://publichealth.lacounty.gov/acd/communitysettings/docs/DiaperChangingBestPractices/DiaperChangingBestPracticesEnglish.pdf>

¹⁰ <https://www.cdc.gov/rotavirus/vaccines/index.html>

¹¹ <https://acdcredcap.ph.lacounty.gov/surveys/?s=J7XW9393YKC4JC4D>

The Curtis Tucker Center for Community Wellness

The Curtis Tucker Center for Community Wellness introduced two new community engagement programs designed to promote social connection and physical wellness. The Friday Social: Chess and Board Games event encourages community interaction through cognitive activities, while the Wednesday Wellness Walk supports physical activity and mental well-being. Both programs are open to the public and held at the Curtis Tucker Center.

Friday Social: Chess and Board Games

- Date: January 30, 2026
- Time: 3:00 PM – 4:00 PM
- Location: 123 W. Manchester Blvd., Inglewood, CA 90301

Wednesday Wellness Walk

- Dates: February 4 and February 18, 2026
- Time: 10:00 AM – 11:00 AM
- Location: 123 W. Manchester Blvd., Inglewood, CA 90301