

SBCCOG Board of Directors' Meeting

Thursday, May 28, 2026 @ 6:00 pm

SBCCOG Office

357 Van Ness Way #90, Torrance, California 90501

& virtually via Zoom

PUBLIC COMMENTS:

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

SBCCOG Board Members:

Pursuant to the end of the State's COVID-19 emergency declaration, your attendance is required to be in-person or follow the provisions of SB 707 available [here](#)

If unable to attend in person but want to vote virtually, let SBCCOG staff know using the form:

<https://forms.office.com/r/47wQggsvf9?origin=IprLink>

ACCESSING THE MEETING:

VIRTUAL: For the public and guests, receive Zoom meeting credentials in advance by using the below link to RSVP: https://us06web.zoom.us/meeting/register/tZlqdemtgD4rGtbjByVXITR_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. **RECESS TO CLOSED SESSION PURSUANT TO GOV. CODE § 54957: EXECUTIVE DIRECTOR PERFORMANCE EVALUATION – 6:05 pm**
- VI. **COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA – 6:20 pm**
- VII. **CONSENT CALENDAR – 6:30 pm**
Matters listed under Consent Calendar are considered routine and will be enacted by one motion and one vote. No separate discussion on these items. If discussion desired, that item will be removed from the Consent Calendar and considered separately.
 - A. **April 23, 2026 minutes (attachment) – Approve (Pages 7-17)**
 - B. **Dominguez Channel Contract Extensions (attachment) – Approve (Pages 19-24)**

- C. **First Amendment to Time Limited Subsidy Contract with Torrance** (*attachment*) – **Approve (Pages 25-26)**
- D. **MOU with LA Public Defender’s Office Regarding the Criminal Record Project Program** (*attachment*) – **Approve (Pages 27-33)**
- E. **Funding Agreement with South Bay Regional Housing Trust** (*attachment*) – **Approve (Pages 35-37)**
- F. **Providing Interim Management Services for the South Bay Regional Housing Trust** (*attachment*) – **Approve (Pages 39-47)**
- G. **Updated Salary Ranges for SBCCOG staff** (*attachment*) – **Approve (Pages 49-51)**
- H. **Legislative Matrix** (*attachment*) – **Receive and file (Pages 53-61)**
- I. **SBCCOG Monthly Reports – Receive and File**
 - 1. City Attendance at SBCCOG Meetings (*attachment*) (**Page 63**)
 - 2. Client Aid Report (*attachment*) (**Pages 65-66**)
 - 3. TLS (Time Limited Subsidy) Report (*attachment*) (**Pages 67-72**)
 - 4. Media Report (*attachment*) (**Pages 73-77**)
 - 5. Transportation Report (*attachment*) (**Pages 79-82**)

VIII. PRESENTATIONS

- 1. Commercial Redevelopment REAP Study Findings with BETA tool – **6:35 pm**
- 2. SBCCOG FY 26-27 Budget Presentation and Discussion (*attachment*) – **6:50 pm (Pages 83-94)**

IX. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE – (7:10 pm)

- 1. Appointment LCC LA Regional Director (*attachment*) – **Approve (Pages 95-99)**
- 2. Transportation Reports
 - a. Metro Report – Board member James Butts/Mike Bohlke
 - b. Transportation Committee recommendations
- 3. SBESC Projects and Programs (*attachment*) (**Pages 101-107**)
 - a. Biodiversity Grant
- 4. Homeless Services and Housing Issues
 - a. Meet the Team video
 - b. Homeless Services
 - 1. Governance Issues
 - c. Housing Issues
 - 1. LACAHSAs Update
 - d. Governance Issues
 - e. SB 799 update concerning modifications to the South Bay Regional Housing Trust
- 5. Senior Services
- 6. Land Use and Transportation Programs and Projects
 - a. RHNA Replacement update
 - b. REAP 2.0 Updates
 - 1. Commercial Redevelopment to Housing
 - 2. Micromobility Hubs
- 7. Micromobility Programs and Projects
- 8. South Bay Fiber Network
- 9. Open Nominations for 26-27 Officers

X. UPCOMING EVENTS & ANNOUNCEMENTS – 7:55 pm

June 11 Orientation to the SBCCOG for City Staff (*attachment*) **(Page 109)**

XI. AGENCY REPORTS

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

A. SCAG update (Erik Rodriguez) (*attachment*) **(Pages 111-115)**

1. Regional Council (Mark Henderson, Mark Waronek, Jim Light) (*attachment*) **(Pages 117-120)**
2. Community, Economic, and Human Development (Mark Henderson, Jim Light, Mark Waronek)
3. Transportation (Bill Uphoff, Asam Sheikh)
4. Energy and Environment (Britt Huff)

B. Metro Service Council (Don Szerlip) (*attachment*) **(Pages 121-122)**

C. League of California Cities & LA Division Legislative Committee (Britt Huff, Jeff Kiernan, Barry Waite) (*attachment*) **(Pages 123-124)**

D. South Bay Association of Chambers of Commerce (Barry Waite) (*attachment*) **(Pages 125-144)**

E. Area G Emergency Management (Brandy Villanueva)

F. County Department of Public Health (Alicia Chang)

G. California Association of Councils of Governments – CALCOG (Britt Huff)

H. South Bay Workforce Investment Board (Chris Cagle)

I. South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)

J. Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)

K. Santa Monica Bay Restoration Commission (Dean Francois/ Zein Obagi)

L. AQMD update (Aisha Reyes, Debra Ashby)

XII. ADJOURNMENT

Next Board meeting – Thursday, June 25, 2026

THIS PAGE LEFT INTENTIONALLY BLANK

SBCCOG BOARD MEETINGS: ATTENDANCE 2025

City	November - 25	January - 26	February - 26	April - 26	May - 26
Carson		Hicks		Hicks	
El Segundo	Giroux	Giroux	Giroux		
Gardena	Tanaka	Tanaka	Tanaka		
Hawthorne	Monteiro	Monteiro	Monteiro	Monteiro	
Hermosa Beach	Jackson	Saemann	Saemann (AB 2449)		
Inglewood				Butts	
Lawndale	Suarez	Suarez	Suarez	Suarez	
Lomita			Uphoff		
Los Angeles	X	X	Palacios	Palacios	
Manhattan Beach			Tarnay	Tarnay	
Palos Verdes Estates	Quinn	Quinn	Quinn	Quinn	
Rancho Palos Verdes		Seo			
Redondo Beach	Obagi	Obagi	Obagi (alt) Waller	Waller	
Rolling Hills	Dieringer	Dieringer	Dieringer		
Rolling Hills Estates	Stegura	Stegura	Huff	Stegura	
Torrance	Kaji	Kaji	Kaji		
County of Los Angeles-2 nd District	Galicia	Galicia (AB 2449)	Galicia	Galicia	
County of Los Angeles- 4 th District	LaMarque		LaMarque		
Number of Active Members	17	17	18	18	
Quorum Required (50% +1)	10	10	10	10	
Number of Members Attending	12	13	15	10	

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.

THIS PAGE LEFT INTENTIONALLY BLANK

South Bay Cities Council of Governments

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
BOARD OF DIRECTORS' MEETING MINUTES
THURSDAY, APRIL 23, 2026
HELD VIRTUALLY VIA ZOOM & IN-PERSON AT THE SBCCOG OFFICE
357 Van Ness Way, #90, Torrance, California 90501
RECORDING AVAILABLE ONLINE:
https://youtu.be/RCllyne_AD5k?si=Tij1WOO3F40eO14K**

I. CALL TO ORDER

The meeting presentations began at 6:06 pm due to lack of quorum. Chair Suarez of Lawndale called the meeting to order at 6:31 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:

Cedric Hicks, Carson	Nina Tarnay Manhattan Beach
Alex Monteiro, Hawthorne	Craig Quinn, Palos Verdes Estates
Jim Butts, Inglewood	Brad Waller, Redondo Beach
Bernadette Suarez, Lawndale	Debby Stegura, Rolling Hills Estates
Aksel Palacios, LA City	
Irma Galicia, LA County D2	

Also, in attendance were the following persons:

Andy Sywak, Metro	David Leger, SBCCOG
Karen Swift, Metro	Anne Tsai, SBCCOG
Derek Mims, CSUDH	Shannon Fujioka, SBCCOG
E. W., Inglewood	Christina Martinez, SBCCOG
Col. Andrew Dermanoski, LAAFB	Ronson Chu, SBCCOG
Erik Rodriguez, SCAG	Jacki Bacharach, SBCCOG
McKenzie Neely-Wright, AT&T, Inc.	Jake Romoff, SBCCOG
Holly Osborne, South Bay resident	Kevin Umaña, SBCCOG
Marolly Vasquez, SBCCOG	Kim Fuentes, SBCCOG
Wally Siembab, SBCCOG	Moana Franco, SBCCOG
Colleen Farrell, SBCCOG	Natalie Champion, SBCCOG
Addie Aubley, SBCCOG	Addy Ajjolaiya, SBCCOG
Karen Kanda, SBCCOG volunteer	

IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

There were no changes to the agenda.

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

There were no public comments.

VI. CONSENT CALENDAR

- A. February 26, 2026 minutes (attachment) – Approved**
- B. Appointments to Outside Agencies (attachment) – Approved**
- C. Legislative Matrix (attachment) – Approved**

1. Support – AB 2741, SB 417, AB 1708, AB 2279, AB 1569, AB 2346
2. Oppose – AB 1621, SB 1014, SB 1117, AB 1953, AB 1198, AB 1976, SB 866, AB 2508
(Note: AB 2508 was not considered by the Steering Committee)

- D. Revised Classification Specifications for SBCCOG positions (attachment) – Approved**
Job Descriptions are available here: <https://cdn.southbaycities.org/wp-content/uploads/2026/04/16082507/2026-Job-Descriptions.pdf>
- E. Amendment to the Eide Bailly Contract for Additional as needed Accounting Services (attachment) – Approved**
- F. Actions Taken by the Steering Committee (attachment) – Received and filed**
- 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)

Ms. Bacharach provided updates regarding recent legislative actions related to AB 2741 and AB 569. She reported that AB 2741, authored by Assemblymember Al Muratsuchi, had an expedited hearing schedule and that SBCCOG submitted a letter of support on April 16 based on recommendations from the Steering Committee. Ms. Bacharach also discussed AB 569, noting that the bill's scope had significantly changed. She explained that the revised legislation removed the requirement that school districts implement an e-bike safety program as a condition for allowing e-bike parking on campuses and instead requires the California Department of Education to develop a standardized e-bike safety and training program for students in grades 7 through 12 in consultation with the California Highway Patrol. She stated that the bill also authorizes collaboration with local law enforcement agencies and local governments that have already implemented safety programs to ensure incorporation of proven best practices. Ms. Bacharach stated that staff continued to recommend support for the legislation despite the revised scope. Board Member Waller reported that he attended the AB 2741 hearing in Sacramento and stated that the bill passed out of committee on a 9-0 vote. He noted that substantial discussion occurred regarding proposed amendments that Assemblymember Muratsuchi declined to accept, particularly amendments related to retroactivity provisions impacting Redondo Beach. Board Member Waller stated that committee members expressed interest in rewarding cities actively working to build housing rather than creating barriers that would make housing production more difficult. Ms. Bacharach added that Marc Wiener, Redondo Beach Community Development Director, had previously presented information regarding the legislation to the City Managers Committee and Community Development Directors Committee.

MOTION by Board Member Butts, seconded by Board Member Monteiro, to **APPROVE** the Consent Calendar. No Abstentions, No Objections. **MOTION Passes.**

VII. PRESENTATIONS

A. Update on Issues and Happenings at LA Air Force Base

Colonel Andrew Dermanoski, Commander of Space Base Delta 3 at Los Angeles Air Force Base, presented an overview of Space Systems Command (SSC), including its mission, organizational structure, workforce growth, and regional economic impact. Colonel Dermanoski explained that SSC oversees space acquisition, satellite communications, launch systems, intelligence, and combat support operations and noted that Space Force currently includes nearly 10,000 personnel nationally, with approximately 1,000 uniformed personnel and 1,500 civilian employees located locally in the South Bay region. He shared that the proposed federal budget for Space Force operations continues to increase significantly due to the growing importance of space capabilities in

military operations and national defense. Colonel Dermanoski stated that SSC anticipates approximately 100 new hires per month in the near future, including 40 to 50 hires locally, ranging from engineers and program managers to support staff and security personnel. He also discussed continued facility expansion, infrastructure improvements, and housing challenges associated with projected workforce growth. SBCCOG staff Ronson Chu asked about heightened security concerns related to international conflict and potential threats to California assets. Colonel Dermanoski explained that federal, regional, and local agencies coordinated closely regarding threat assessments and stated that the greater concern would be strategic regional infrastructure, including the ports and defense industry, rather than the Air Force Base itself. SBCCOG staff Colleen Farrell asked about the role of Space Force in recent international conflicts, and Colonel Dermanoski stated that Space Force and cyber operations help establish communications, intelligence, and operational conditions before military operations occur. Board Member Tarnay asked whether SSC's growth would rely on local hiring or recruitment from outside the region. Colonel Dermanoski stated that SSC recruits talent nationally and offers relocation incentives, tuition repayment assistance, and other incentives to attract workers to California. Board Member Tarnay also asked how SSC plans to address housing demand, and Colonel Dermanoski explained that he has encouraged exploration of workforce housing partnerships involving multiple employers and local jurisdictions rather than relying solely on traditional military housing. Board Member Monteiro asked Colonel Dermanoski to discuss SSC's educational outreach initiatives. Colonel Dermanoski reviewed ongoing STEM education programs involving elementary schools, middle schools, high schools, and universities, including a recent event where approximately 140 high school students participated in project management and engineering competitions before visiting Griffith Observatory. He stated that SSC prioritizes long-term educational partnerships to encourage student interest in science, technology, engineering, and mathematics careers and discussed outreach efforts involving USC, UCLA, and LMU. Colonel Dermanoski also announced that he will transition to a new assignment at Vandenberg Space Force Base later in the year and discussed ongoing efforts to establish a California State Space Commission to coordinate aerospace, education, workforce, and industry initiatives statewide, noting that Assemblymember Al Muratsuchi has expressed support for the effort.

B. South Bay Energy and Climate Recognition Program – Q1 Report

Addie Aubley, SBCCOG CivicSpark fellow, presented the Quarter 1 update for the Fourth Annual South Bay Energy and Climate Recognition Program. Ms. Aubley explained that the program is a partnership between the SBCCOG and the SoCalREN program and is intended to recognize South Bay cities for sustainability, climate action, and energy efficiency initiatives. She stated that activities are organized into three primary categories: climate action and adaptation, education and engagement, and implementation and technical assistance. Ms. Aubley explained that cities must earn at least one point in each category to qualify for recognition and noted that the point thresholds for each award level increased this year, including an increase from three points to five points for Bronze recognition and from 30 points to 35 points for Platinum recognition. Ms. Aubley reviewed each city's progress and recognition status to date. She reported that Manhattan Beach currently leads the program with 23 points and Silver status, followed by Gardena with 16 points and Silver status. Hawthorne, El Segundo, and Rolling Hills Estates had earned Bronze status, while Rolling Hills was one point away from qualifying for Bronze recognition. She stated that SBCCOG staff had contacted participating cities regarding their current status and recommended additional activities that could help cities earn more points, including energy efficiency upgrades, implementation of Climate Action Plan strategies, promotion of residential and commercial energy programs, sustainability-related community events, and enrollment in the Institute for Local Government's Beacon Program. Ms. Aubley also reviewed the newly established 2026 Partner Award, which is being coordinated in partnership with the Water Replenishment District and West Basin Municipal Water District. She explained that the award is separate from the Energy and Climate Recognition

Program and requires cities to earn points through outreach and programming activities conducted with both partner agencies, including public education efforts, event coordination, promotion of available rebates, landscaping classes, and facility tours. Ms. Aubley noted that Rolling Hills and El Segundo were the only cities currently making progress toward earning the Partner Award.

C. Metro Board Composition Listening Session

Karen Swift, Metro Deputy Executive Officer for Local Government Relations, and Andy Sywak, Metro South Bay Area Manager for Local Government Relations, presented an overview of Metro Board composition, governance structure, and ongoing outreach efforts related to potential future Board composition changes. Ms. Swift reviewed the history of Metro's governance structure, including the creation of Metro through AB 152 and the merger of predecessor transit agencies, and explained that Metro currently serves as the third-largest transit agency in the nation with approximately 13,000 employees serving Los Angeles County. She discussed the current 13-member Metro Board structure, the duties and responsibilities of the Board, including oversight of agency policy, budgets, major capital projects, labor agreements, and regional transportation planning, and reviewed peer governance models from transit agencies across the country. Ms. Swift explained that Measure G, approved by Los Angeles County voters in 2024, triggered the current review process because it expands the Los Angeles County Board of Supervisors from five to nine members beginning in 2032. She stated that Metro Board Chair Fernando Dutra established the Metro Ad Hoc Board Composition Committee earlier in 2026 to review potential implications of Measure G and evaluate whether future governance changes should be recommended to the State Legislature. Ms. Swift clarified that AB 152 does not require automatic expansion of the Metro Board but instead requires Metro to reconsider Board composition when the County Board of Supervisors expands. Board Member Stegura asked what specifically triggered the current process and whether Metro's governing documents required the Metro Board to expand. Ms. Swift responded that the trigger was the planned expansion of the County Board of Supervisors under Measure G and clarified that the law only requires Metro to review and reconsider Board composition rather than automatically increase the size of the Board. Mr. Sywak reviewed Metro's public outreach and listening efforts, including surveys, service council meetings, virtual listening sessions, and stakeholder engagement opportunities occurring throughout Los Angeles County. Mr. Sywak explained that Metro had been soliciting feedback regarding priorities for future Board composition, including representation of transit riders, regional equity, diversity, accountability, and technical expertise. He stated that Metro staff planned to compile feedback received from councils of governments, service councils, and public listening sessions and present the findings to the Metro Board in June.

VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE

A. Transportation Reports

1. Metro Board composition position (*attachment*) – Approved

Ms. Bacharach reviewed the recommendation and background information related to Metro Board composition and Measure G and explained that several councils of governments had taken similar positions regarding the issue. She stated that the expansion of the Los Angeles County Board of Supervisors does not increase the County's overall population and therefore does not justify expanding or modifying the current Metro Board structure. Staff requested authorization from the Board to transmit a letter communicating the South Bay Cities Council of Governments' position supporting retention of the current Metro Board composition structure.

MOTION by Board Member Butts, seconded by Board Member Hicks, to **APPROVE** submission of the Opposition to Changes to the Metro Board Governance Letter. Abstention by Board Member Galicia. No Objection. **MOTION Passes.**

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

Board Member Butts reported that Metro is preparing to launch a full-time ambassador program as part of the agency's reestablished public safety department. He stated that Metro is currently negotiating salaries for the program and informed the Board that Metro recently experienced a data breach involving approximately 600 gigabytes of compromised data. Board Member Butts noted that no critical operational systems were affected by the breach. He further reported that former San Francisco Police Chief Bill Scott had officially began serving in his new role as Metro's Chief of Public Safety. Andy Sywak provided an update regarding the Metro Purple Line Extension project and announced that Section 1 of the extension would open for revenue service on May 8. He stated that the first phase extends service approximately 3.9 miles from the current Wilshire/Western terminus to the new Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega stations. Mr. Sywak noted that travel time from Wilshire/La Cienega to Union Station would be approximately 21 minutes and approximately 15 minutes to the 7th Street/Metro Center Station. He also reviewed the projected timelines for future sections of the project, stating that Section 2, extending service to Beverly Hills and Century City, is anticipated to open in Spring 2027, while the final extension to Westwood/UCLA and the Westwood/VA station is expected to open in early 2028 in advance of the Olympic Games.

3. Transportation Committee recommendations

a. FY 26-27 Measure R Transit Annual Program (*attachments*) – Approved

b. FY 26-27 Measure M Multi-Year Subregional Plan Annual Program (*attachments*) – Approved

c. Measure R & M MSP Potential Policy Changes (*attachment*) – Approved

SBCCOG staff Anne Tsai presented the funding recommendations previously reviewed by the Transportation Committee. Ms. Tsai explained that the South Bay subregional programs are funded through voter-approved Measure R and Measure M sales taxes dedicated to transportation, mobility, transit, and highway improvement projects throughout Los Angeles County. She reviewed proposed annual funding allocations, program updates, and policy recommendations associated with projects throughout the South Bay region. Ms. Tsai reported that staff received one additional funding request from the City of Carson for the Victoria Transit Center project, which would be developed in coordination with the CSU Dominguez Hills Mobility Hub, requesting approximately \$4 million in funding. She also reviewed proposed changes involving the Los Angeles Alameda Corridor project and the City of Rolling Hills Estates, along with eight requests associated with existing projects. Ms. Tsai explained that many of the requests reflected increased construction costs, revised project scopes, updated project descriptions, and additional funding needs resulting from advancing project design and engineering work. She noted that the annual program update also included revised project funding schedules, future phase allocations, and adjustments intended to address escalating construction and implementation costs affecting transportation infrastructure projects regionwide.

Ms. Tsai further reviewed several policy recommendations connected to the funding program, including requirements that funded projects install additional conduit and/or fiber infrastructure in coordination with the South Bay Fiber Network (SBFN) communications system where feasible and provide right-of-access accommodations to support future communications infrastructure needs for the SBFN. She also discussed proposed policy recommendations regarding revenue-sharing opportunities to be discussed and possibly developed by the Infrastructure Working Group (IWG) and development of a formal cost overrun policy intended to establish caps on funding allocations per project phase. Mr. Leger discussed projected obligations associated with the remaining Measure M balances and explained that future allocations would need to account for financial commitments extending into subsequent fiscal years and future project phases. Board Member Monteiro asked whether the City of Hawthorne's project design elements were included within the recommended funding allocations, and staff confirmed that they were.

MOTION by Board Member Monteiro, seconded by Board Member Palacios, to **APPROVE** the FY 2026-27 Measure R and Measure M MSP funding recommendations and Measure R & M MSP Potential Policy Changes. No Abstentions, No Objections. **MOTION Passes**.

B.SBESC Projects and Programs (*attachment*)

1. Biodiversity Grant

SBCCOG Deputy Executive Director Kim Fuentes reported that SBCCOG had been recommended for full funding – approximately \$1.6 million over 3 years - for the regional biodiversity grant through the Rivers and Mountains Conservancy. Ms. Fuentes explained that the grant includes three demonstration projects located in the cities of Inglewood, Carson, and Lomita, including median improvement work in Inglewood, tree planting efforts in Carson, and bikeway enhancement improvements in Lomita that will serve as a corridor model for the broader South Bay region. She stated that SBCCOG was able to package the individual city projects into a larger regional application, allowing smaller jurisdictions to remain competitive by partnering with projects located in disadvantaged communities. Ms. Fuentes also noted that the grant will support development of a regional biodiversity plan intended to provide recommendations and guidance to all member cities regarding future turf replacement requirements and biodiversity-related policies. Ms. Fuentes further reported that SBCCOG is partnering with Los Angeles County on the California Energy Commission’s Equitable Building Decarbonization Residential Direct Install Program serving residents in Carson, Hawthorne, Lawndale, and Wilmington. She explained that the program will provide no-cost residential electrification upgrades for income- and location-qualified residents, including replacement of gas appliances with electric appliances and related electrical panel upgrades where necessary. Ms. Fuentes stated that SBCCOG staff are currently meeting with participating cities to discuss permitting requirements, implementation logistics, and outreach strategies before formally launching the program within the participating communities.

2. Accreditation Pilot: LEED certification for city staff (*attachments*) – Approve

SBCCOG staff Jake Romoff presented a proposed LEED certification and accreditation pilot program funded through a \$30,000 grant from SoCalREN to support training and exam fees for up to 30 South Bay city staff members (ca. 2/city) seeking LEED Green Associate and Accredited Professional credentials. Mr. Romoff explained that the program would provide participants with four live two-hour training sessions, one year of unlimited access to an online training portal, and reimbursement for certification exam fees. He noted that the training would cover sustainable building design, construction, operations, maintenance, and neighborhood development topics, with rollout anticipated in Summer 2026. He recommended utilizing Green Building Education Services (GBES) Option 3 as the preferred training provider due to its combination of live instruction and flexible online access for multiple accreditation specializations.

MOTION by Board Member Monteiro, seconded by Board Member Butts, to **APPROVE** the LEED certification accreditation pilot program. No Abstentions, No Objections. **MOTION Passes**.

C. Homeless Services and Housing Issues

1. LACAHSa Update

a. Support for Paige Kaluderovic to fill upcoming vacant seat on LACAHSa Board - Approved

Ms. Bacharach stated that, prior to consideration of the Housing Trust membership item, staff was requesting Board endorsement of a candidate for the LACAHSa representative seat shared between the South Bay and Westside cities. Ms. Bacharach explained that current representative Beverly Hills Councilmember John Mirisch, had been advised by his City Attorney that he would be unable to seek reelection due to local term limit restrictions and would be leaving office at the end of June. Ms. Bacharach noted that Redondo Beach Councilmember Paige Kaluderovic, who has represented the South Bay region on ECHRA which deals with homelessness services, had expressed interest

in serving in the role. Ms. Bacharach stated that the SBCCOG Steering Committee reviewed the matter and recommended endorsement of Councilmember Kaluderovic due to her experience and familiarity with the issues and the regional governance structure. She further noted that the endorsement would be forwarded to the Westside Cities Council of Governments for consideration in the joint appointment process.

MOTION by Board Member Tarnay, seconded by Board Member Hicks, to **APPROVE** endorsement of Paige Kaluderovic for the LACAHS representative seat. No Abstentions, No Objections. **MOTION Passes.**

2. South Bay Regional Housing Trust (SBRHT) Update

a. Membership is 11 cities – ratify Trust Board of Directors’ members (attachment) – Approved

Ms. Bacharach explained that, pursuant to the Joint Powers Agreement (JPA), the SBCCOG Board is currently required to ratify the membership of the South Bay Regional Housing Trust Board. She noted that legislation is being pursued to modify this requirement in the future; however, until such changes occur, formal approval of the SBRHT Board by the SBCCOG Board remains necessary. Ms. Bacharach stated that the SBRHT Board would convene the following week and reviewed the proposed Board membership list, which included representatives and alternates from the 11 participating member cities, along with two housing experts nominated to serve on the Board by the City Managers. She further noted that the City of Lomita had recently designated Board Member Waite as its alternate representative, which was added to the final membership roster.

MOTION by Board Member Butts, seconded by Board Member Suarez, to **APPROVE** the South Bay Regional Housing Trust Board membership roster. No Abstentions, No Objections. **MOTION Passes.**

E. Land Use and Transportation Programs and Projects

1. RHNA Replacement memo to gubernatorial and legislative candidates (attachment) – Approved

Ms. Bacharach presented a proposed letter regarding RHNA reform and local control housing policy intended for gubernatorial and legislative candidates. Ms. Bacharach explained that a similar letter had previously been provided to gubernatorial candidate Katie Porter following a question posed to her regarding RHNA issues and local housing mandates at a forum. She stated that the SBCCOG Steering Committee discussed the importance of engaging state candidates regarding concerns that current RHNA policies and housing mandates are not effectively addressing local and regional housing realities. Ms. Bacharach referenced recent gubernatorial candidate discussions regarding housing production and noted the desire for local governments to provide additional perspective regarding implementation challenges faced by cities. Ms. Bacharach further explained that the Steering Committee reviewed both an original draft letter and an alternative revised version prepared with input from Cal Cities Executive Director Bill Higgins and his staff. She stated that the revised letter framed the issue as support for an “alternative RHNA” approach while maintaining support for housing production goals. Discussion occurred regarding potentially utilizing the more broadly framed version for public distribution and media outreach while providing candidates with a more detailed policy-focused version directly. Board Member Stegura suggested consideration of submitting the revised version as an op-ed or public commentary piece. Ms. Bacharach noted that the correspondence should reflect the position of the Board collectively and therefore should be signed by the chair.

MOTION by Board Member Quinn, seconded by Board Member Butts, to **APPROVE** the RHNA replacement letters for distribution to gubernatorial and legislative candidates. No Abstentions, No

Objections. **MOTION Passes.**

2.South Bay Regional Housing Trust (SBRHT) Update

b. SB 799 update (attachments)

Ms. Bacharach reported that Measure A funding administered through LACAHSAs would support both renter protection and homelessness services programs through the SBCCOG, while affordable housing production and preservation funding would be administered through the South Bay Regional Housing Trust. Ms. Bacharach introduced Kevin Umaña as the SBCCOG Sector Liaison to LACAHSAs and noted that his role would include providing updates regarding funding opportunities, program requirements, timelines, policy implementation support, and coordination between eligible jurisdictions and LACAHSAs. Mr. Umaña reported that the LACAHSAs Board met on April 15, 2026 and approved fiscal year program guidelines and advanced the agency's Social Bond financing process, which is intended to increase available affordable housing funding from approximately \$50 million to approximately \$240 million. He also reported that LACAHSAs approved more than \$100 million for 10 affordable housing projects countywide, including projects located within Harbor Gateway, and noted that additional projects would be considered at the next Board meeting. SBCCOG staff Ronson Chu provided updates regarding the upcoming May 6 quarterly city staff homelessness coordination meeting, which would include discussions regarding the FY 2026-2027 Measure A spending plan, emergency housing vouchers, permanent supportive housing updates, Department of Mental Health coordination efforts, and regional homelessness initiatives. Board Member Hicks asked whether the proposed Weingart Center project in Carson would prioritize homeless students from California State University Dominguez Hills. Mr. Chu explained that Project Homekey funding requirements prioritize individuals with high-acuity needs, including mental health or physical health conditions, which may limit student eligibility. He further noted that efforts were underway to prioritize homeless residents from Carson and ensure the project supports regional homelessness solutions rather than concentrating homelessness impacts within one community.

Ms. Bacharach shared information regarding SB 799 and ongoing efforts to amend the legislation to allow the Housing Trust to support workforce and moderate-income housing programs. She stated that Senator Allen's office continued discussions with legislative committee staff regarding the proposed amendments and emphasized the importance of regional support for workforce housing flexibility. Katrina Manning requested additional written background information regarding the legislation for presentation to the Hawthorne City Council due to concerns raised regarding misconceptions about eliminating low-income housing requirements. Discussion also occurred regarding the need for workforce housing options for teachers and other middle-income workers in the South Bay. Ms. Bacharach additionally reported that, due to short application timelines, SBCCOG submitted letters of support on behalf of the future Housing Trust for three LACAHSAs technical assistance proposals related to leveraging tax credits, naturally occurring affordable housing preservation, and workforce housing development planning, representing approximately \$700,000 in potential technical assistance resources for the region.

D.Senior Services

Mr. Chu reported that they are working on the agenda for the next meeting.

E. Land Use and Transportation Programs and Projects

2. REAP 2.0 Updates

a. Commercial Redevelopment to Housing

SBCCOG staff Jake Romoff reported on the Commercial Redevelopment Study, noting that the project is scheduled for completion at the end of June 2026. Mr. Romoff stated that the consultant team would present the final study findings at the May 28, 2026 SBCCOG Board meeting. He highlighted development of a GIS-based beta mapping tool that will allow South Bay jurisdictions to customize property search filters and identify underutilized or redevelopment opportunity sites based on selected criteria. Mr. Romoff further reported that staff are coordinating refinement meetings with participating cities and their Community Development Directors to review city-specific findings and redevelopment opportunities. He explained that the meetings are intended to evaluate local challenges and compare them against the study's fit and feasibility analysis so that future recommendations presented to City Councils can be tailored to each jurisdiction's unique development conditions and policy considerations.

b. Micromobility Hubs

3. Micromobility Programs and Projects

Mr. Romoff discussed the Mobility Hubs project and thanked elected officials for participating in recent discussions to analyze block groups within their respective cities. Mr. Romoff stated that local insight provided by city representatives contributed valuable context that was not available through data analysis alone and helped staff narrow the study focus to potential mobility hub locations within each jurisdiction. He noted that continued collaboration with cities remains important to ensure that local conditions and priorities are reflected in the project analysis. Mr. Romoff reported that the next phase of the project will include community engagement efforts with businesses, residents, and other users of the identified sites to better understand local mobility and service needs. He explained that the project team is working to ensure that mobility hub amenities and services are tailored to each community rather than applying a uniform regional model. Mr. Romoff further stated that Studio One Eleven will develop conceptual site designs as part of the planning effort. He emphasized that, because the project is a planning grant rather than an implementation program, the conceptual designs are being developed with flexible typologies that may be adapted and replicated at similar locations throughout the South Bay region. He noted that the project will continue through the summer and is anticipated to conclude later in the year, at which time staff will return to the Board with an additional presentation regarding project outcomes and recommendations.

4. South Bay Fiber Network

Mr. Romoff outlined the ongoing due diligence activities associated with the potential new ownership transition of the South Bay Fiber Network. Mr. Romoff stated that staff have conducted multiple site visits in cities including Gardena, Redondo Beach, and Palos Verdes Estates to evaluate existing network equipment, infrastructure conditions, and long-term broadband needs. He noted that staff are also reviewing emerging technology demands, including impacts related to artificial intelligence and regional data center activity, including a recently closed data center facility in Hawthorne. Mr. Romoff explained that staff continues to coordinate closely with city Information Technology Directors to better understand each city's broadband master plans, operational needs, and technical priorities. He stated that additional meetings with city IT staff were scheduled to gather further technical input and ensure that local concerns are incorporated into the evaluation process. Mr. Romoff further noted that the due diligence process is anticipated to lead to a proposed consent item before the Board in June 2026. He emphasized that staff intends to continue briefing city managers and IT personnel throughout the process to ensure member agencies remain informed and that city-specific operational and infrastructure needs are addressed prior to any transition approval.

F. General Assembly evaluation

1. Direction for next year

Ms. Bacharach invited Board comments regarding the recent SBCCOG General Assembly. Board Member Monteiro stated that he appreciated the new venue and felt the event successfully brought the South Bay cities together around a common theme. Board Member Suarez also complimented the venue, while Board Member Quinn praised the engaging panel-based discussion format and noted that the conversational style was more impactful than traditional presentations. Board members thanked staff for organizing the event and noted positive feedback regarding the networking opportunities and overall event quality. Mr. Leger presented a post-event overview, including photographs, attendance statistics, survey results, and attendee composition data. He reported that the event received 526 registrations and 376 attendees, with a 14.6% walk-in participation rate. He noted that survey feedback showed strong satisfaction ratings, with more than 90% of respondents rating the event four or five stars. Mr. Leger stated that the Mayor's Panel was identified as the most popular session, followed by the Kosmont panel, and that attendees generally preferred interactive panel discussions over lecture-style presentations. Additional feedback included requests for increased audience participation opportunities and improved parking communication at the venue. Mr. Leger also reviewed future topic suggestions received from attendees, including sustainability and climate, housing and homelessness, emergency management, resident engagement, and youth involvement. Ms. Bacharach noted that the Economic Development Directors would be meeting with Larry Kosmont to discuss South Bay branding concepts introduced during the General Assembly. Board Member Monteiro suggested including involvement of colleges and universities; Board Member Waller mentioned aerospace and airspace initiatives; Board Member Stegura recommended the startup ecosystem; and Board Member Palacios noted the Blue Economy development opportunities.

IX. UPCOMING EVENTS & ANNOUNCEMENTS

April 28 San Pedro Arts District Tour

Ms. Bacharach announced that the planned West Harbor Entertainment Complex Tour would be moved to May. She also noted that the SBCCOG would host a San Pedro Arts District tour led by executive directors from the local arts organizations, followed by an optional lunch discussion for attendees.

April 30 Inaugural Meeting of the South Bay Regional Housing Trust

Ms. Bacharach reminded Board members that all members were invited to attend the inaugural meeting of the South Bay Regional Housing Trust, regardless of whether they formally serve on the Trust Board.

May 5 Meeting with Assemblymember Tina McKinnor

Ms. Bacharach highlighted a meeting scheduled with Assemblymember Tina McKinnor regarding housing and RHNA-related concerns raised during the recent legislative briefing. Ms. Bacharach stated that Assemblymember McKinnor's staff had expressed her opposition to some of the SBCCOG's positions regarding RHNA and moderate-income housing issues, and she explained that the meeting was intended to further discuss and clarify the organization's concerns and seek the Assemblymembers' understanding and support. Ms. Bacharach encouraged elected officials to attend the meeting in support of the discussion.

May 21 SBCCOG Orientation for City Staff (*attachment*)

Ms. Bacharach reminded the Board of the upcoming SBCCOG Orientation for City Staff scheduled for May 21 at 3:00 p.m.

X. AGENCY REPORTS

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

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

XI. RECESS TO CLOSED SESSION: EXECUTIVE DIRECTOR PERFORMANCE EVALUATION – PURSUANT TO GOV. CODE § 54957

There was no quorum for closed session.

XII. ADJOURNMENT

Chair Suarez ended the meeting at 7:41 pm until the next Board meeting on Thursday, May 28, 2026.
There was no quorum for Closed session.

Respectfully Submitted:

Natalie Champion
SBCCOG Staff

THIS PAGE LEFT INTENTIONALLY BLANK

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

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

RECITALS

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

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

- The Agreement is hereby amended by extending the Term to June 30, 2027 unless earlier terminated pursuant to the provisions of the Agreement. Except as modified above, all other provisions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective June 30, 2026.

“SBCCOG”
South Bay Cities Council of Governments

By: _____
SBCCOG Chair

Date: _____

“Permit Holder”
City of Compton

By: _____
(NAME and TITLE)

(SIGNATURE)

Date: _____

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

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

RECITALS

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

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

- The Agreement is hereby amended by extending the Term to June 30, 2027 unless earlier terminated pursuant to the provisions of the Agreement. Except as modified above, all other provisions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective June 30, 2026.

“SBCCOG”

South Bay Cities Council of Governments

By: _____
SBCCOG Chair

Date: _____

“Permit Holder”

City of Long Beach

By: _____
(NAME and TITLE)

(SIGNATURE)

Date: _____

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

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

RECITALS

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

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

- The Agreement is hereby amended by extending the Term to June 30, 2027 unless earlier terminated pursuant to the provisions of the Agreement. Except as modified above, all other provisions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective June 30, 2026.

“SBCCOG”
South Bay Cities Council of Governments

By: _____
SBCCOG Chair

Date: _____

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

By: _____
(NAME and TITLE)

(SIGNATURE)

Date: _____

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

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

RECITALS

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

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

- The Agreement is hereby amended by extending the Term to June 30, 2027 unless earlier terminated pursuant to the provisions of the Agreement. Except as modified above, all other provisions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective June 30, 2026.

“SBCCOG”
South Bay Cities Council of Governments

By: _____
SBCCOG Chair

Date: _____

“Permit Holder”
Torrance Refining Company LLC

By: _____
(NAME and TITLE)

(SIGNATURE)

Date: _____

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

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

RECITALS

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

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

- The Agreement is hereby amended by extending the Term to June 30, 2027 unless earlier terminated pursuant to the provisions of the Agreement. Except as modified above, all other provisions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective June 30, 2026.

“SBCCOG”

South Bay Cities Council of Governments

By: _____
SBCCOG Chair

Date: _____

“Permit Holder”

Vopak Terminal Los Angeles Inc.

By: _____
(NAME and TITLE)

(SIGNATURE)

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT

Date: _____

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

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

RECITALS

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

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

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

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

///

“III. SBCCOG RESPONSIBILITIES:

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

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

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

SOUTH BAY COUNCIL OF GOVERNMENTS

<signatures on following page>

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

By: _____
Bernadette Suarez, Board Chair

CITY OF TORRANCE

By: _____
Aram Chaparyan, City Manager

APPROVED AS TO FORM
PATRICK Q. SULLIVAN
City Attorney

By: _____
Jennifer Guerrero
Deputy City Attorney

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

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

RECITALS

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

AGREEMENT

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

I. TERM:

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

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

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

II. PUBLIC DEFENDER’S RESPONSIBILITIES:

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

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

III. SBCCOG RESPONSIBILITIES:

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

IV. FUTURE PROGRAMS:

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

V. THIRD PARTY LIABILITY AND INDEMNIFICATION:

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

VI. MISCELLANEOUS:

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

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

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

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

(Signatures on Following Page)

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

By: _____
Bernadette Suarez, SBCCOG Chair

Date: _____

ATTEST:

By: _____
Jacki Bacharach, Executive Director/Board Secretary

Date: _____

APPROVED AS TO FORM:

By: _____
Michael Jenkins, Legal Counsel

COUNTY OF LOS ANGELES, OFFICE OF THE PUBLIC DEFENDER

By: _____
Ricardo D. Garcia
Public Defender

Date: _____

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

By: _____
ADAM SEXTON
Deputy County Counsel

Date: _____

EXHIBIT 1: LACAHS CONTRACT

See attached.

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

I. BUDGET AND START DATE

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

II. SCOPE OF WORK

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

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

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

Table 1. Detailed Scope of Work

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

Jurisdiction: The South Bay territories include:

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

Map of the South Bay area can be found here:

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

III. INVOICES AND REPORTING

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

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

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

A. Key Performance Indicators (KPIs)

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

Table 1. Key Performance Indicators

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

B. Supplemental Monthly Reporting Metrics

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

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

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

THIS PAGE LEFT INTENTIONALLY BLANK

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

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

RECITALS

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

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

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

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

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

AGREEMENT

1. MEASURE A FUND TRANSFER.

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

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

2. THIRD PARTY BENEFICIARIES

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

3. REMEDIES.

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

4. POWER AND AUTHORITY.

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

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

<signatures on following page>

SOUTH BAY CITIES COUNCIL
OF GOVERNMENTS

SOUTH BAY REGIONAL
HOUSING TRUST

THIS PAGE LEFT INTENTIONALLY BLANK

South Bay Regional Housing Trust

AGENDA ITEM: VI-H

April 30, 2026

TO: SBRHT Board of Directors

FROM: Jacki Bacharach, Interim Trust Executive Director

SUBJECT: Interim Trust Management Services

RECOMMENDED ACTION:

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

BACKGROUND:

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

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

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

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

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

SCOPE OF SERVICES

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

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

**AGREEMENT BETWEEN THE SOUTH BAY CITIES COUNCIL OF
GOVERNMENTS AND THE SOUTH BAY REGIONAL HOUSING
TRUST FOR INTERIM TRUST MANAGEMENT SERVICES**

This Agreement for Interim Trust Management Services ("Agreement") by and between the South Bay Cities Council of Governments, a joint powers agency ("SBCCOG"), and the South Bay Regional Housing Trust, a joint powers agency ("SBRHT" or "Trust") is entered in to be effective this June 1, 2026 ("Effective Date"). The SBCCOG and the Trust are sometimes referred to in this Agreement, each individually, as a "Party," or collectively, as the "Parties."

RECITALS

A. The Trust was established in April 2026 to maximize and leverage public and private funding sources to support the development, preservation, and financing of housing for extremely low-, very low-, low-, and moderate-income households, as defined in Section 50093 of the California Health and Safety Code, within the South Bay subregion, and to serve as a regional mechanism for addressing the shortage of affordable housing; and

B. The Trust is in need of management services, including finance/accounting and other administrative services, to carry out its powers; and

C. The Joint Exercise of Powers Agreement of the Trust (the "JPA") provides that the Trust may contract for services determined necessary or convenient to carry out the Trust's powers; and

D. The Trust desires to contract with the SBCCOG to provide interim management services along with other administrative services utilizing existing staff to ensure continuity and cost efficiency; and

E. The SBCCOG has the existing staff, expertise, and regional experience to provide such services; and

F. The Trust and the SBCCOG desire to set forth the terms of the contract staffing by way of this Agreement.

NOW, THEREFORE, the Parties agree to the following:

I. SBCCOG SERVICES.

Subject to the terms and conditions set forth in this Agreement, SBCCOG shall provide interim management and administrative services to the Trust, including but not limited to the services described in Exhibit "A", which is incorporated herein by this reference. All services shall be performed in accordance with applicable laws, regulations, and policies, and in a manner consistent with the Trust's JPA and Bylaws, to the reasonable satisfaction of the Trust Board.

II. TERM.

This Agreement shall commence on the Effective Date and shall continue until December 31, 2026, unless extended or terminated earlier. The Parties shall evaluate the arrangement no later than December 2026 and may, upon such evaluation, extend this Agreement, modify the management structure, or transition to an alternative management model.

III. COMPENSATION & PAYMENT.

Compensation shall be based on actual costs incurred by SBCCOG in providing services under this Agreement, as tracked through a timekeeping system that records staff time. Such time shall be billed to the Trust on an quarter hour] basis. The total budget shall not exceed \$390,000 for the term of the Agreement. Costs not associated with staff time, such as office space, equipment, and other program implementation costs shall also be included in the amount billed to the Trust.

At the end of each quarter of the fiscal year, the SBCCOG shall furnish to the Trust an invoice for all time spent providing services rendered during the invoice period. The Trust shall pay the invoice within 60 days of receipt thereof. Payment shall constitute payment in full for all services, costs, and work of whatever nature performed by SBCCOG under this Agreement.

IV. NOTICES

Any notices required to be given under this Agreement by either party to the other may be affected by any of the following means: by electronic correspondence (email), by personal deliver in writing by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices must be addressed to the parties at the addresses appearing in this section, but each party may change the address by giving written or electronic notice in accordance with this paragraph. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of the day of receipt or the fifth day after mailing, whichever occurs first. Electronic notices are deemed communicated as of actual time and date of receipt. Any electronic notices must specify an automated reply function that the email was received.

All notices required or permitted under this Agreement shall be sent by first-class mail, postage pre-paid, and addressed as follows:

To Trust: Chairperson of the Board of Directors
 South Bay Regional Housing Trust
 357 Van Ness Way, Suite 110
 Torrance, California 90501
 Info@sbrht.org

To SBCCOG: Jacki Bacharach, Executive Director
 South Bay Council of Governments
 357 Van Ness Way, Suite 110
 Torrance, California 90501
 Jacki@southbaycities.org

Either Party may change from time to time the person and address for written notices by delivery of a change thereto by written notice to the other Party. All notices shall be deemed delivered following deposit in the United States mail in accordance herewith

V. INDEPENDENT CONTRACTOR.

A. SBCCOG is and shall at all times under this Agreement, remain as to the Trust and its members, a wholly independent contractor. SBCCOG shall have no power to incur any debt, obligation, or liability on behalf of the Trust or otherwise act on behalf of the Trust as an agent, except as specifically provided herein.

B. SBCCOG agrees to withhold and pay all required taxes of any of its employees performing work under this Agreement, and to indemnify and hold the Trust Indemnitees (as defined below) harmless from any and all taxes, assessments, penalties, and interest asserted against the Trust Indemnitees by reason of the independent contractor relationship created by this Agreement.

C. SBCCOG shall fully comply with Workers' Compensation laws regarding SBCCOG and SBCCOG's employees. SBCCOG further agrees to indemnify and hold the Trust Indemnitees harmless from any failure of SBCCOG to comply with applicable Worker's Compensation laws.

D. Any retirement liabilities of SBCCOG under the Public Employee Retirement System or any other system, shall not constitute a liability of the Trust Indemnitees.

VI. INSURANCE.

SBCCOG shall ensure that all insurance it carries as required by its Board of Directors applies with equal force to the performance of its duties under this Agreement. Evidence of such coverage shall be provided to the Chairperson of the Board of Directors within 30 days of execution of this Agreement.

VII. INDEMNITY.

A. SBCCOG shall indemnify, defend and hold the Trust, the Trust member agencies, and their respective legislative bodies, officers, agents and employees ("Trust Indemnitees") harmless from and against any liability, claims, losses, actions, and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of use of property, any legal fees and any claims for damages of any nature whatsoever arising out of or resulting from the SBCCOG's obligations under this Agreement, unless caused by the acts or omissions of the Trust Indemnitees.

B. The Trust shall indemnify, defend and hold SBCCOG, its Board of Directors, member agencies, officers, agents and employees ("SBCCOG Indemnitees") harmless from and against any liability, claims, losses, actions, and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or

for damage to or loss of use of property, any legal fees and any claims for damages of any nature whatsoever arising out of or resulting from the Trust's obligations under this Agreement or performance of the JPA, unless caused by the acts or omissions of the SBCCOG Indemnitees.

C. The duty of SBCCOG to indemnify, defend, and hold the Trust Indemnitees harmless shall include, but not be limited to, any and all claims under the Workers' Compensation Act and the California Public Employees Retirement System and other employee benefit acts arising out SBCCOG's performance of this Agreement.

D. SBCCOG's and the Trust's obligation under this Section VII shall survive termination of this Agreement.

VIII. GENERAL TERMS AND CONDITIONS.

A. This Agreement constitutes the entire understanding between the Parties, with respect to the subject matter herein, and shall not be amended except in writing signed by the Parties.

B. Neither Party hereto shall be considered in default in the performance of its obligations hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes, including acts of God, floods, earthquakes, fires, acts of a public enemy, pandemic, and government acts beyond the control and without fault or negligence of the affected Party. Each Party hereto shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this Agreement.

C. Neither Party shall assign this Agreement, or any part thereof, without the prior written consent of the other Party. Any such attempted assignment without such written consent shall be void and unenforceable.

D. This Agreement is made in the State of California and shall be governed by California law and any applicable federal law. The venue for any action brought under this Agreement shall be in Los Angeles County.

E. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

F. The terms of this Agreement shall inure to the benefit of, and shall be binding upon, each of the Parties and their respective approved successors and assigns.

G. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all together shall constitute but one and the same Agreement.

In witness whereof, the Parties enter into this Agreement on the date of last execution by the Parties.

SOUTH BAY CITIES COUNCIL
OF GOVERNMENTS

SOUTH BAY REGIONAL
HOUSING TRUST

By: _____
Chair, SBCCOG Board of Directors

By: _____
Chair, SBRHT Board of Directors

Date: _____

Date: _____

**Exhibit “A” –
Scope of Trust Management Services**

- **Trust Management Support**
 - Coordinate Board meetings and prepare agenda materials
 - Support Board governance and administrative functions
 - Monitor and facilitate coordination with LACAHS
- **Accounting and Financial Administration**
 - Track expenditures, receipt of funding, and prepare checks
 - Support basic financial reporting and controls
- **Program and Policy Development**
 - Develop foundational policies and procedures
 - Facilitate Board discussions on the Trust Strategic Plan
 - Finalize funding program guidelines
 - Coordinate preparation of a Notice of Funding Availability (NOFA)
- **Oversight of Outside Contractors**
 - **Legal Services**
 - **Financial Analysis**
 - Transfer contractors from the SBCCOG doing financial analysis to the Trust
 - Review and evaluate potential development proposals
 - Provide underwriting support and funding recommendations
 - Any others?
- Any other task directed by the Trust Board of Directors that is necessary for the successful operation of the Trust and implementation of the Trust Purpose

Budget

Total budget: \$390,000

Staff time: hourly rates will vary by individual but shall be calculated based on annual salary plus benefits divided by 2080 (hours/year).

Other Administrative costs: costs 100% associated with the management services, such as specific information technology (IT) systems/software shall be billed completely to the Trust. Costs shared by the SBCCOG, such as general IT support, office supplies, or office space shall be billed proportionally to the Trust.

THIS PAGE LEFT INTENTIONALLY BLANK

South Bay Cities Council of Governments

May 28, 2026

TO: SBCCOG Board of Directors
FROM: SBCCOG Steering Committee
SUBJECT: Proposed Salary Ranges

BACKGROUND

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

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

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

ANALYSIS

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

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

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

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

CONSULTANT RECOMMENDATION

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

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

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

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

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

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

POTENTIAL BUDGET IMPACT

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

RECOMMENDATION

That the Board approve the revised Salary Ranges.

THIS PAGE LEFT INTENTIONALLY BLANK

South Bay Cities Council of Governments

May 28, 2026

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

RE: Bills to Monitor – Status as of May 20, 2026

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

		Position	Bill status
ENVIRONMENT			
SB 868 (Wiener)	Electricity: portable solar generation devices. This bill would exempt a portable solar generation device from all interconnection requirements and prohibit an electrical company/local publicly owned utility from requiring a customer using a portable solar generation device to take specified actions, including among other things, paying any fee related to the device or the electricity the device feeds into a building's electrical system. The bill would provide that the electrical company/local utility is not liable for any damage or injury caused by the device. This bill would also define what a portable solar energy device is as well as establish mandatory safety standards for those devices.	SUPPORT (2/26/26) (letter sent 3/30/26) LCC: MONITOR	5/19/26 Passed Senate. Ordered to Assembly.
HOMELESSNESS			
AB 1708 (Solache)	Homeless Housing, Assistance, and Prevention program: round 7 (HHAP Pathways for Cities Act). This bill would create an opportunity for cities with populations under 300,000 to access state homelessness funding through their region.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SPONSOR	5/14/26 Assembly Committee on Appropriations – held under submission.
SB 866 (Blakespear)	Homeless Housing, Assistance, and Prevention program: housing element. This bill would require cities that do not receive HHAP funding to include specified data regarding their unhoused populations and a description of key actions that will be taken to reduce the number of unhoused individuals in their housing	OPPOSE (4/23/26) (letter sent 4/30/26)	5/14/26 Senate Committee on Appropriations – ordered to third reading.

	elements. This bill would include findings that apply the bill to all cities including charter cities.	LCC: OPPOSE UNLESS AMENDED	
HOUSING			
AB 1621 (Wilson)	Planning and zoning law: post-entitlement phase permits: Housing Accountability Act. This bill would prohibit local agencies from requiring more than two plan checks for a building permit unless the agency makes written findings based on substantial evidence that additional review is necessary to address a specific adverse impact on public health or safety.	OPPOSE (4/23/26) (letter sent 4/30/26) LCC: OPPOSE UNLESS AMENDED	5/6/26 Referred to Senate Committees on Local Government and Housing.
AB 2002 (Solache)	Local government assistance: Regional Early Action Planning Fund. This bill would establish the Regional Early Action Planning Fund in the State Treasury for the purpose of providing councils of governments, regional entities, and jurisdictions with one-time funding, including grants for planning activities, to enable those entities to meet the 7th and subsequent cycles of the regional housing need assessment. The bill would require the department to allocate funds, upon appropriation by the Legislature, from the Regional Early Action Planning Fund to each council of governments or regional entity responsible for allocating regional housing need that applies and qualifies for those moneys, as specified. The bill would authorize a council of governments or regional entity to expend funds awarded for certain purposes, including for activities that support the development, improvement, or implementation of the methodology for the 7th and subsequent regional housing needs assessment cycles, and for providing jurisdictions with technical assistance, planning, temporary staffing, or consultant needs associated with updating local planning and zoning documents, as provided.	SUPPORT (3/9/26) (letter sent 3/30/26) LCC: PENDING	5/18/26 Assembly Committee on Appropriations – ordered to third reading.
AB 2741 (Muratsuchi)	Housing element: inventory of land: substantial compliance. This bill would allow for zoning requirements to be met by applying a zoning classification, including but not limited to, an affordable	SUPPORT (4/23/26)	4/29/26

	housing overlay zone, that permits owner-occupied and rental multifamily residential use with the minimum density and development standards, as specified. The bill would require a program that includes application of this zoning classification to include a written explanation of the housing and affordability incentives of the zoning classification. This bill would permit this zoning classification to allow a mix of uses if it meets prescribed requirements. Additionally, this bill would require, if a court finds an adopted housing element or amendment to be out of compliance despite HCD's findings of substantial compliance, that the housing element or amendment be considered in substantial compliance until either the date HCD finds that a newly adopted housing element or amendment is in substantial compliance, or 275 days after a court order is issued requiring the local agency to bring its housing element into substantial compliance, whichever is earlier.	(letter sent 4/16/26) LCC: PENDING	Assembly Committee on Local Government – failed passage. Reconsideration granted.
SB 417 (Cabaldon)	The Affordable Housing Bond Act of 2026. This bill would authorize a \$10B bond measure to fund affordable rental housing and home ownership programs for the November 2026 ballot.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SUPPORT	4/23/26 Assembly Committee on Appropriations – ordered to third reading.
SB 677 (Wiener)	Housing development: transit-oriented development. This bill would limit a local government's ability to impose objective standards on SB 9 projects with 1,750 net habitable square feet in the floor area. It would also eliminate local agencies' ability to provide setback requirements, height limits, lot coverage limits, floor area ratios, or any other standard that would limit development capacity for these projects. Finally, this measure would prohibit local governments from collecting impact fees for projects less than 1,750 square feet.	OPPOSE (3/9/26) LCC: OPPOSE UNLESS AMENDED	1/26/26 In Assembly. Read first time. Held at Desk.
SB 799 (Allen)	Joint powers authorities: South Bay Regional Housing Trust. This bill makes minor revisions to the South Bay Regional Housing Trust formation legislation, most notably the allowance for non-elected alternate board members. Non-elected alternate board members would be limited to serving as the voting delegate from a	SUPPORT (1/12/26) (letter sent 1/12/26)	5/4/2026 Referred to Assembly Committees on Local Government & Housing and Community Development.

	city to no more than 75% of meetings in a calendar year. Additional amendments are planned that would allow the trust to fund workforce/moderate-income housing programs.	LCC: MONITOR	SBCCOG is sponsoring this bill.
SB 1014 (Grayson)	Development projects: onsite and offsite improvements. This bill would require a local agency within 30 days of receiving a preliminary application for a housing development project to provide a list of any required offsite or onsite improvements and an estimate of the cost for the improvements to the project applicant.	OPPOSE (4/23/26) (letter sent 4/30/26) LCC: OPPOSE UNLESS AMENDED	5/19/26 Passed Senate. Ordered to the Assembly.
SB 1117 (Cervantes)	Accessory dwelling units and junior accessory dwelling units. This bill would further limit local governments' ability to charge impact fees on ADUs with more than 750 sf of interior livable space. Specifically, the measure would allow local agencies to charge only the proportional cost of impact fees for ADUs with more than 750 sf.	OPPOSE (4/23/26) (letter sent 4/16/26) LCC: OPPOSE	4/24/26 Senate Committee on Appropriations.
REVENUE & TAXATION			
AB 1768 (Bryan)	Transactions and use taxes: Counties of Contra Costa of Los Angeles. This bill would authorize the County of Los Angeles, until December 31, 2031, to exceed the 2% sales tax limit for any county set by the Transactions and Use Tax Law. Language was amended in to also allow Contra Costa County to impose a sales tax as well.	OPPOSE (2/26/26) (letter sent 3/30/26) LCC: MONITOR	5/19/26 In Assembly. Read first time. Held at Desk.
AB 1953 (Lowenthal)	Short-term rentals: emergencies and special events. This bill would require the Office of Emergency Services and the Office of Tourism to establish a public registration system that authorizes a registered party to immediately commence offering an eligible residential dwelling, as defined, as a short-term rental during a declared state of emergency or a special event period. This bill would prohibit a city/county from maintaining, enforcing,	OPPOSE (4/23/26) (letter sent 4/30/26) LCC: OPPOSE	4/6/26 Assembly Committee on Arts, Entertainment, Sports, and Tourism – hearing canceled at request of author.

	prescribing, or continuing in effect any law, rule, regulation, requirement, standard, or other provision that prohibits an individual or entity that controls an eligible residential dwelling that has been registered from offering that dwelling as a short-term rental during a declared state of emergency or a special event, as applicable. This bill would include findings that apply the bill to all cities including charter cities.		
TECHNOLOGY			
AB 2279 (Gipson)	California Advanced Services Fund: Rural and Urban Regional Broadband Consortia Grant Account. This bill would require moneys in the Rural and Urban Regional Broadband Consortia Account to be available for grants to eligible consortia to promote regional economic prosperity by conducting activities that will close the digital divide, promote digital inclusion, and achieve digital equity. The bill would require the commission to allocate sufficient funds to the account to provide multi-year grants to eligible consortia to engage and regularly convene specified representatives and to implement an approved regional work plan consistent with a standardized scope of work determined by the commission, which would be required to include specified strategies and infrastructure-related activities, as provided. The bill would require the annual base funding grant per consortium to be no less than \$200,000, plus an increased amount based on the number of unserved and underserved locations, unconnected households, and the number of low-income households in the region, but not to exceed \$500,000 per consortium per year. The bill would delete the requirement for each consortium to conduct an annual audit and would revise the information required to be included in the annual report to the commission. The bill would authorize the commission to engage experienced nonprofit organizations through an open, competitive process to assist the commission and support the consortia	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: MONITOR	5/18/26 Assembly Committees on Appropriations – ordered to third reading.
TRANSPORTATION			
AB 1198 (Haney)	Public works: prevailing wages. This bill would require local municipalities to apply prevailing wage rate changes to public	OPPOSE (4/23/26)	5/6/26

	works contracts by allowing updates rates to affect projects after bid notice or award beginning July 1, 2027. Certain housing projects would be exempt from these provisions.	(letter sent 4/30/26) LCC: OPPOSE	Referred to Senate Committee on Labor, Public Employment and Retirement.
AB 1421 (Wilson)	Vehicles: Road Usage Charge Technical Advisory Committee. This bill would require the California Transportation Commission, in consultation with the State Transportation Agency, to consolidate and prepare research and recommendations related to a road user charge or a mileage-based fee system as an alternative to the gas tax system. A report to the legislature would be required by no later than January 1, 2027.	SUPPORT (3/9/26) LCC: SUPPORT	1/29/26 In Senate. Read first time. To Committee on Rules for assignment.
AB 1557 (Papan)	Vehicles: electric bicycles. This bill would clarify existing e-bike law to specifically state an electric bicycle is a bicycle equipped with fully operable pedals and an electric motor not capable of exceeding 750 watts of peak power.	SUPPORT (2/26/26) (letter sent 3/30/26) LCC: MONITOR	5/14/26 Assembly Committee on Appropriations – held under submission.
AB 1569 (Davies)	Pupil Safety: electric bicycle parking: safety program. This bill would require the California Department of Education, on or before March 1, 2028, to develop a standardized e-bike safety and training program for pupils in grades 7-12 in consultation with the CHP. They would be authorized to collaborate with local law enforcement or local governments that have implemented e-bike training programs already to ensure the program reflects proven best practices. The bill would encourage local educational agencies and parent organizations to offer training demonstrations to pupils and parents on e-bike operations in collaboration with local law enforcement agencies or local governments.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SUPPORT	5/14/26 In Senate. Read first time. To Committee on Rules for assignment.
AB 1942 (Bauer-Kahan)	Electric bicycles: registration and special license plates. This bill would require class 2 and class 3 e-bikes to be registered with the DMV and to display a special license plate to be issued by the DMV.	SUPPORT (3/9/26) (letter sent 3/30/26)	5/14/26 Assembly Committee on Appropriations – held under submission.

		LCC: MONITOR	
AB 1976 (Wicks)	Streets and highways: pedestrian and bicycle facilities. This bill would prohibit a city/county from holding additional community input meetings regarding a pedestrian or bicycle project after the project is included in an approved plan that will be implemented as part of the circulation element of its general plan. A city/county would be prohibited from terminating a project after construction has been approved, unless specific findings are made at a public meeting. If a city/county has a process for residents to petition installation of traffic calming measures, the city/county would be prohibited from requiring the petition to have more than a majority of persons whose residences are located within 1,000 feet of the proposed measure. Regarding pedestrian malls, this bill would: exempt them from CEQA through 2040; eliminate property owners' ability to block the project by collecting a majority of signatures representing a majority of the street frontage; eliminate the process for paying damages to affected property owners; prohibit parking facilities from being built as part of a pedestrian mall.	OPPOSE (4/23/26) (letter sent 4/30/26) LCC: OPPOSE	5/14/26 Assembly Committee on Appropriations – ordered to third reading.
AB 2059 (Wilson)	California Environmental Quality Act: transportation impacts: vehicle miles traveled: mitigation. This bill would for counties with populations less than 200,000, except as provided, specify that the total cost of mitigation measures required to address a significant transportation impact as determined by the vehicle miles traveled metric is not to exceed 5% of the estimated total project costs. The bill would specify that mitigation measures to address a significant transportation impact as determined by the vehicle miles traveled metric that exceed the 5% limit are deemed to be economically infeasible for the purposes of CEQA. Because the bill would impose additional duties on a lead agency in its analysis of mitigated measures required to address significant transportation impacts, this bill would impose a state-mandated local program.	MONITOR LCC: MONITOR	5/18/26 In Senate. Read first time. To Committee on Rules for assignment.

AB 2346 (Wilson)	Vehicles: electric bicycles and speed limits. This bill would required all class 1 and class 2 e-bikes manufactured, sold, or offered for sale on or after January 1, 2029 to be equipped with a speedometer and integrated front and rear lamps. This bill would also require manufacturers and distributors of e-bikes to include a written description of California’s e-bike laws with the bicycle’s packaging to consumers. This bill would authorize a local authority to set a speed limit on a bicycle path of 15 or 20mph or on a multi-use trail to 10, 15, or 20mph subject to signage requirements, as well as prohibit a person under 16 years old from riding an e-bike at a speed greater than 15mph on a highway or path.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SUPPORT	5/18/26 Assembly Committee on Appropriations – ordered to third reading.
SB 1087 (Cabaldon)	Transportation planning: sustainable communities strategies: Road Maintenance and Rehabilitation Program: local planning grants. Current law requires certain transportation planning agencies to prepare and adopt every 4 years, except as provided, regional transportation plans directed at achieving a coordinated and balanced regional transportation system. Current law requires a regional transportation plan to include a policy element, a sustainable communities strategy prepared by a metropolitan planning organization, an action element, and a financial element, as provided. This bill would instead require, on and after January 1, 2027, every 2nd regional transportation plan prepared and adopted by those transportation planning agencies to include a sustainable communities strategy prepared by a metropolitan planning organization.	SUPPORT (3/9/26) (letter sent 3/30/26) LCC: MONITOR	5/14/26 Senate Committee on Appropriations – ordered to third reading.

2026 State Legislative Calendar

- May 26-29 – Last day for each house to pass bills introduced in that house.
- June 1 – Committee meetings may resume.
- June 15 – Budget Bill must be passed by midnight.
- June 25 – Last day for a legislative measure to qualify for the Nov. 3 General Election ballot.
- July 2 – Last day for policy committees to meet and report bills. Summer Recess begins upon adjournment, provided Budget Bill has been passed.
- August 3 – Legislature reconvenes from Summer Recess.
- August 14 – Last day for fiscal committees to meet and report bills.
- August 17-31 – Floor Session only. No committee may meet for any purpose except Rules Committee, bills referred pursuant to Assembly Rule 77.2, and Conference Committees.

- August 21 – Last day to amend bills on the Floor.
- August 31 – Last day for each house to pass bills. Final Recess begins upon adjournment.
- September 30 – Last day for Governor to sign or veto bills passed by the Legislature on or before September 1 and in the Governor's possession after September 1.
- October 2 – Bills enacted on or before this date take effect January 1, 2027.
- November 3 – General Election.
- December 7 – 2027-2028 Regular Session convenes for Organizational Session at 12pm.

THIS PAGE LEFT INTENTIONALLY BLANK

APRIL 2026

Attendess

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

THIS PAGE LEFT INTENTIONALLY BLANK

Client Aid Recap

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

TLS Master List

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

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

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

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

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

WLCAC	Exited	C. T	Harbor Gateway	2	9/19/2025	11/1/2025	Graduated	SoLa Rentals	She was being sexually abused through, and she started getting Cal Works and unemployment. Her boyfriend is receiving about \$1,000 a month from his barber school. She has started a new job at the post office and receives \$3,200 and has a one bedroom for \$1,600. She reached her goal of increasing her income and does not want to live above her families' means, which is why she opted	New Contract		\$	1,600		\$	3,840.00	
WLCAC	Exited	A. P	Wilmington	3	9/26/2025	12/1/2025	Graduated	SoLa Rentals	prior to being referred to TLS services. She has increased her income during her time with working with Monique to qualify for TLS. She was previously receiving GR and has now obtained a job working in home supportive services. The individual is making about \$3,200 and her rent is about \$1,600. She has a car and is doing well, case is closed, month of	New Contract		\$	1,600.00		\$	5,066.67	
WLCAC	Exited	D. J	Harbor City	3	9/26/2025	12/1/2025	Graduated	SoLa Rentals	The individual reported she has been experiencing homelessness for the last two years. She stated she was previously staying with her mother but they are no longer in contact. She reported she also works and makes about \$2,500 monthly. She is staying in her car and is not interested in shelter.	New Contract		\$	1,850.00		\$	5,888.33	
WLCAC	Exited	J. S	Harbor Gateway	6	10/20/2025	4/1/2026	Graduated	SoLa Rentals	Exiting a DV situation – does have a restraining order Sleeping in her car in the Harbor Gateway Area prior was staying with her sister and her boyfriend but felt uncomfortable with boyfriend Has a 4 year old child The individual was staying at a shelter sporadically but lost her space at a shelter previously due to not abiding by the check-in rules. She reported she has been experiencing homelessness since 2024. The individual is interested in housing but is not interested in going to shelter. She is currently staying in her car and works full time with an income of \$2,700-\$3,000 monthly.	New Contract		\$	2,100.00	\$	2,100.00	\$	13,412.90
WLCAC	Exited	A. B	Wilmington	3	9/19/2025	12/1/2025	Graduated	SoLa Rentals	The individual reported she has twin boys and they are currently at school and she is trying to figure out next steps on where they are going to go for the night. The individual stated she cannot really rely on family. She stated they were previously attempting to link the cases together and her mother was able to obtain a Section 8 voucher but she unfortunately was not able to. She stated her mother does not	New Contract		\$	1,600.00		\$	5,440.00	
WLCAC	Exited	A. A	Lomita	3	10/1/2025	1/1/2026	Graduated	Pama V Properties		New Contract		\$	1,600.00		\$	7,450.00	

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



Media Report – April 1 to April 30, 2026

Summary/Highlights: General Assembly earned-media momentum continued into April with a front-page Easy Reader recap story that featured photos of several speakers. The Palos Verdes Peninsula News and The Beach Reporter also ran a GA story on the front page that had previously ran in the Daily Breeze. Social media followers continue to slowly increase across all SBCCOG and SBESC platforms, with the largest year-over-year growth on Instagram, +73.85%, followed by LinkedIn at +32.05%. Top-performing content across platforms included the 26th General Assembly photo album post, a South Bay Watch story highlight on Yas’ Market’s no-cost energy equipment upgrades through SoCalREN, and the Local Travel Network Eureka Award video. Among this month’s e-blasts, the April SBESC E-Newsletter campaign achieved the highest open rate at 38%. Additionally, the Renter Protection and Homeless Prevention Assistance Program website page generated the highest number of visits after the home page.

Platform	Followers	Published Content	Impressions	Engagements
SBCCOG				
X	556	14 Posts	311	32
Facebook	524	17 Posts	2,053 (Reach)	176
Instagram	678	14 Posts – 14 Stories	Content generated 2,674 views (impressions metric is not provided for IG posts)	101
LinkedIn	1,170	13 Posts	2,993	328
SBESC				
X	592	12 Posts	183	14
Facebook	866	10 Posts	274 (Reach)	3

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

SBCCOG	2025 Followers (as of March of 2025)	2026 Followers (as of 3/31/2026)	Month-Over-Month % Change	Year-Over-Year % Change
X	534	556 552	+0.72%	+4.12%
Facebook	461	524 518	+1.15%	+13.67%
LinkedIn	886	1,170 1,143	+2.36%	+32.05%
Instagram	390	678 660	+2.73%	+73.85%

SBESC	2025	2026		
X	591	592 590	+0.34%	+0.17%
Facebook	870	866 868	-0.23%	+0.46%

Individual Post Performance (*Indicates Boosted Content)

Top-Three Performing SBCCOG Facebook Posts		
651 Reached; 29 Engagements Graphic - SBW Story Highlight-Yas' Market	597 Reached; 8 Engagements Graphic - CivicSpark Application Notice	295 Reached; 104 Engagements Photo Album - 26th General Assembly
Bottom-Three Performing SBCCOG Facebook Posts		
21 Reached; 1 Engagement Graphic - SoCalRen Kits for Kids Program Overview	18 Reached; 1 Engagement Video - SBCCOG Year-in-Review	17 Reached; 2 Engagement Video - LTN Eureka Award

Top-Three Performing SBCCOG X Posts		
35 Impressions; 4 Engagements Graphic - Earthquake Preparedness Month	34 Impressions; 1 Engagement Graphic - Turtle Talk Newsletter	33 Impressions; 2 Engagements Graphic - Connect Day Event
Bottom-Three Performing SBCCOG X Posts		
15 Impressions; 3 Engagements Graphic - Earth Month Events	15 Impressions; 0 Engagement Video - 26 th General Assembly Recap Sessions Video	15 Impressions; 0 Engagement Video - LTN Eureka Award

Top-Three Performing SBCCOG Instagram Posts		
409 Views; 28 Engagements Video - Photo Album 26 th General Assembly	343 Views; 10 Engagements Video - Esri GIS Team Certifications	332 Views; 6 Engagements Video - 26 th General Assembly Recap Sessions Video
Bottom-Three Performing SBCCOG Instagram Posts		
80 Views; 1 Engagement Graphic - April SBESC Newsletter	57 Views; 2 Engagements Video - Rolling Hills Organic Waste Series	29 Views; 1 Engagement Graphic - SoCalRen Kits for Kids Program Overview

Top-Three Performing SBCCOG LinkedIn Posts		
465 Impressions; 12 Engagements Video - LTN Eureka Award	369 Impressions; 12 Engagements Photo Album - 26 th General Assembly	342 Impressions; 10 Engagements Video - Professional Admin Day
Bottom-Three Performing SBCCOG LinkedIn Posts		
134 Impressions; 4 Engagements Video - Esri GIS Team Certifications	128 Impressions; 3 Engagements Graphic - SoCalRen Kits for Kids Program Overview	77 Impressions; 0 Engagement Graphic - Earthquake Awareness Month

Top-Three Performing SBESC Facebook Posts		
172 Reached; 0 Engagement Video - Rolling Hills Organic Waste Video Series	20 Reached; 1 Engagement Graphic - Earth Day Events	20 Reached; 0 Engagement Graphic - Bixby Marshland Open Notice
Bottom-Three Performing SBESC Facebook Posts		
10 Reached; 0 Engagement Graphic - SoCalRen Kits for Kids Program Overview	9 Reached; 1 Engagement Graphic - CivicSpark Application Notice	6 Reached; 0 Engagement Graphic - West Basin: Free Transforming Lawns Workshop

Top-Three Performing SBESC X Posts		
44 Impressions; 2 Engagements Photo - West Basin Future Engineers in Action	23 Impressions; 1 Engagement Graphic - West Basin: Free Transforming Lawns Workshop	20 Impressions; 1 Engagement Graphic - West Basin: Free Native Plant Landscape Workshop
Bottom-Three Performing SBESC X Posts		
8 Impressions; 1 Engagement Graphic - CivicSpark Application Notice	6 Impressions; 1 Engagement Graphic - Water Replenishment District Free Turf Workshop	5 Impressions; 0 Engagement Graphic - SBW Story Highlight Yas' Market

Top-Email Marketing Campaign

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

Content	Exposure	Engagements (Clicks)
April 2026 SBESC E-Newsletter	20,571 recipients (38% open rate 7,340)	1% click-through rate (178)

Confirmed Media Coverage and Earned Placements

A front-page story about the SBCCOG's 26th General Assembly was featured on the front page of the April 15 Easy Reader.



Outlet	Link	Headline
Easy Reader	https://easyreadernews.com/post-games-report-sb-business-and-civic-leaders-plan-what-follows-the-fast-approaching-world-cup-and-olympic	Post Games Report: SB Business and Civic Leaders Plan What Follows the Fast Approaching World Cup and Olympics
Palos Verdes Peninsula News	https://enewspaper.pvnews.com/html5/reader/production/default.aspx?pubname=&edid=3637e78f-69c8-4994-af70-a54bd3125d0a	Print Leaders Prepare for Many Big Events

The Beach Reporter	https://enewspaper.tbrnews.com/html5/reader/production/default.aspx?pubname=&edid=636743a1-13f1-47a9-a2f7-eab8216432fd	Leaders Looking Ahead to Regional Events
The Daily Breeze	https://www.dailybreeze.com/2026/04/26/district-66-assembly-candidates-talk-education-housing-and-environment/	District 66 Assembly Candidates Talk Education, Housing and Environment
Hoodline	https://hoodline.com/2026/04/beverly-hills-pol-walks-away-from-la-county-housing-board/	John Mirisch Steps Down from LACAHS Board

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
N/A	N/A	N/A	N/A

Website Analytics – Overall and Top 10 Viewed Pages

Site (Overall)	Views	Users	Average Engagement Time
Site Overall TOTAL	11,302	5,623	33s
/ (Home Page)	1,871	1,016	26s
/programs/renter-protection-and-homeless-prevention-assistance-program/	879	319	1m 39s
/about/officers-staff/	300	190	1m 11s
/data-analyst-job-opening/	214	125	27s
/programs/homeless-services-in-the-south-bay/	207	104	54s
/calendar/	196	140	27s
/programs/housing/	177	104	49s
/committees/	170	152	9s
/employment-opportunities/	163	135	19s
/programs/green-business-assist-program/	163	26	33s

THIS PAGE LEFT INTENTIONALLY BLANK



MONTHLY SBCCOG TRANSPORTATION REPORT

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

COVERING APRIL 2026

Edited by Aaron Ruiz, CivicSpark Fellow

Federal

U.S. Department of Transportation Launches Initiative to Eliminate Traffic Bottlenecks

U.S. Transportation Secretary Sean Duffy announced a new federal initiative aimed at reducing traffic congestion by targeting the nation's most persistent highway bottlenecks. The effort directs the Federal Highway Administration (FHWA) to work with state departments of transportation to identify and prioritize high-impact congestion points for improvement.

Under the initiative, FHWA will coordinate with states to catalog bottleneck locations, evaluate potential solutions, and streamline project delivery. With the U.S. being home to 10 of the 25 most congested cities in the world, including Los Angeles, the focus is on segments of the highway system where recurring delays impose significant costs on commuters, freight movement, and the broader economy. Officials emphasized that addressing these chokepoints can yield measurable benefits in travel time, fuel consumption, and emissions without necessarily requiring large-scale construction.

The announcement reflects a broader federal push to maximize the efficiency of existing infrastructure. By concentrating resources on targeted improvements, such as interchange reconfigurations, auxiliary lanes, and signal optimization, the initiative seeks to deliver congestion relief more quickly than traditional capacity expansion projects.

Source: [Trump's Transportation Secretary Sean P. Duffy Launches Initiative to Eliminate Traffic Bottlenecks Across America | FHWA](#)

State

California Invests Nearly \$900 Million in Transit Technology, Freight, and Multimodal Options

The California Transportation Commission (CTC) allocated \$848 million to advance mass transit systems, expand pedestrian and bicycle infrastructure, and improve freight movement. The investments align with Governor Gavin Newsom's "Build More, Faster – For All" infrastructure agenda and draw from multiple funding sources, including \$47 million from the federal Infrastructure Investment and Jobs Act and \$405 million from Senate Bill 1, California's Road Repair and Accountability Act.

Among the largest allocations is \$273 million for rail technology upgrades in the Bay Area and Southern California. A \$100 million portion will support construction of a 5-mile tunnel for BART's Silicon Valley Phase II extension between downtown San Jose and Santa Clara, funding a tunnel launch structure and supports that mark the project's transition from planning to sustained construction.

The CTC also approved two major long-term investment plans, with the 2026 State Highway Operation and Protection Program (SHOPP) committing \$17.9 billion over four years for highway safety improvements, pavement and bridge repairs, and expanded access for bicyclists and pedestrians. The second being the 2026 State Transportation Improvement Program which allocates \$2.7 billion to priority projects statewide, with over 60 percent of new funding directed toward biking, walking, rail, and transit.

For the South Bay and Los Angeles region, the allocations include \$35 million to complete design and construction of rail power stations in Los Angeles and \$33 million to expand rail freight operations at the Port of Long Beach. Additional highway repair funding includes \$1.2 million for drainage and sinkhole repairs on the I-405 near Hawthorne, addressing damage from heavy runoff.

Source: [California Investing Nearly 900 Million for Cutting-Edge Mass Transit Technology, Freight Movement and Transportation Options | Caltrans](#)

Region

LA Metro Launches Public Safety Hub and Data Dashboard

LA Metro has launched a new Public Safety Hub, a centralized online platform that consolidates safety resources, information, and data for riders and the public. The hub is designed to improve transparency around safety conditions on the transit system and make it easier for riders to access relevant information in one location.

A centerpiece of the initiative is a real-time Public Safety Dashboard that displays up-to-date statistics on safety incidents, response times, and enforcement activity across Metro's bus and rail network. The dashboard draws data from Metro's security personnel and law enforcement partners, allowing the agency to share performance metrics publicly for the first time in this format. Riders can view trends over time and see how safety conditions vary across different lines and stations.

The launch responds to persistent rider concerns about safety, which have remained a significant barrier to ridership recovery since the pandemic. Surveys have consistently ranked safety among the top issues for current and potential Metro users. By making this data publicly accessible, Metro aims to demonstrate accountability and rebuild confidence in the system.

Metro officials emphasized that the hub is part of a broader effort to improve rider experiences, alongside increased security staffing and expanded outreach programs. The agency plans to update the dashboard regularly and refine the platform based on user feedback.

For South Bay residents who use Metro services, Silver Line, K Line, and regional bus routes, the hub offers a direct way to monitor safety conditions on the lines they travel. The initiative also aligns with regional goals to encourage transit use by addressing quality-of-life concerns that influence travel choices.

Source(s): [Metro Launches New Public Safety Hub and Dashboard | The Source](#)

[Metro Safety & Support - LA Metro](#)

[New Metro Dashboard Shares Safety Data on L.A. Buses, Trains](#)

Trends

San Francisco Speed Cameras Offer Preview for Los Angeles and California

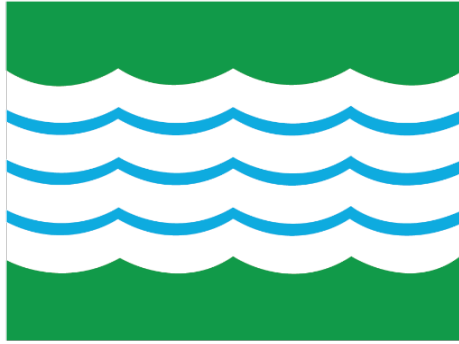
San Francisco's automated speed enforcement program has shown early signs of effectiveness in reducing dangerous driving, offering a potential preview of what Los Angeles and other California cities may see as they prepare to launch their own camera programs.

San Francisco was among the first California cities to implement speed cameras after the state authorized pilot programs in 2024. Data from the city's program indicates that speeding violations have declined at camera-equipped locations, and officials report fewer high-severity collisions on corridors where enforcement is active. The cameras operate in designated safety zones, including areas near schools and senior centers, and issue citations to vehicles exceeding the speed limit by a set threshold.

The program has not been without controversy. Critics have raised concerns about privacy, equity, and whether citations disproportionately affect lower-income drivers. San Francisco has implemented a tiered fine structure and offers payment plans to address affordability concerns, and the city directs revenue toward traffic safety improvements rather than general funds.

Los Angeles is preparing to launch its own speed camera program, with installation of 125 cameras expected by the end of July. The city has identified high-injury corridors where speeding contributes to serious and fatal crashes, and cameras will be deployed in phases starting with the most dangerous locations. City officials have pointed to San Francisco's experience as a model for implementation and public outreach, informing future discussions about automated enforcement as a tool for improving street safety.

Source: [Speed cameras worked in San Francisco. Now they are coming to L.A. -- with hefty fines - Los Angeles Times](#)



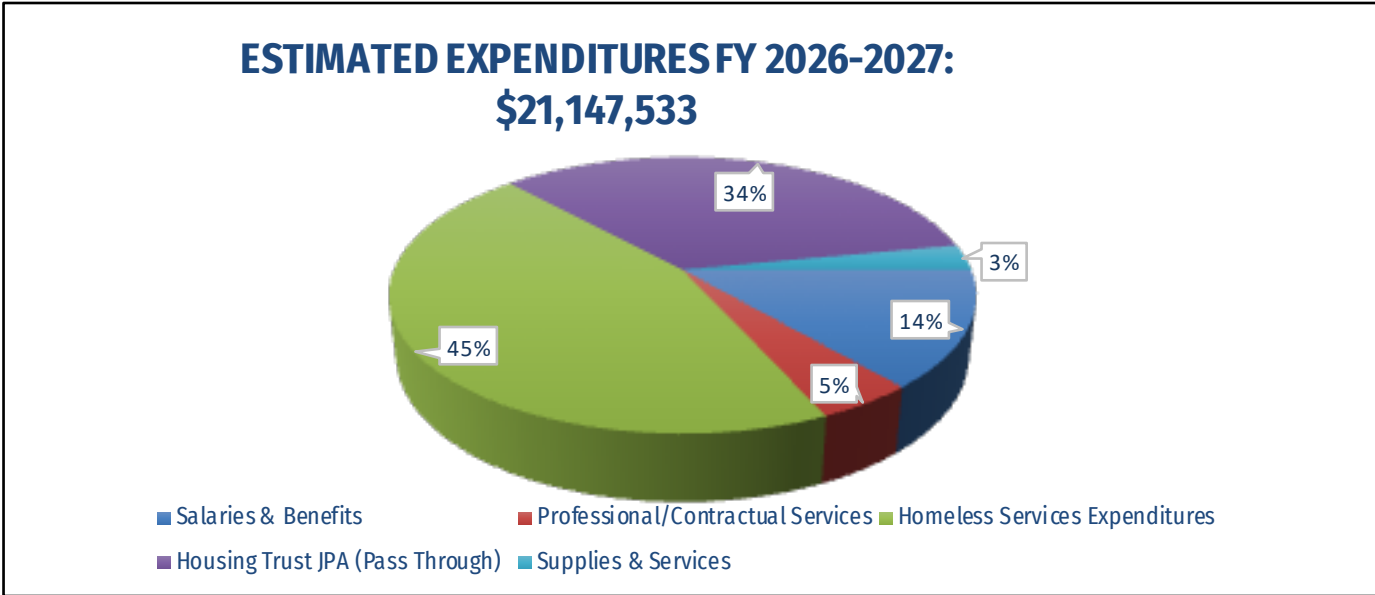
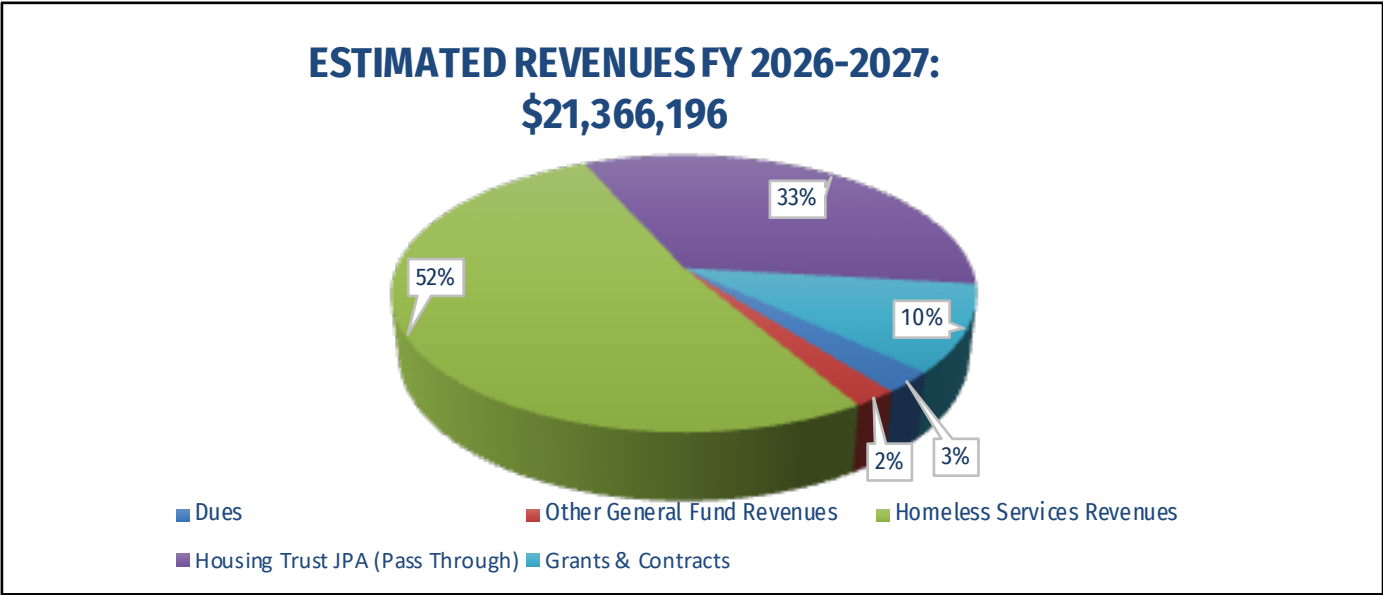
SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

PROPOSED BUDGET
FISCAL YEAR 2026-2027
May 11, 2026

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

	ACTUAL FY 24-25	ADOPTED BUDGET FY 25-26	YTD AS OF 12/31/25	MID-YEAR BUDGET FY 25-26	YTD AS OF 03/31/26	PROPOSED BUDGET FY 26-27	INCREASE (DECREASE) PROPOSED BUDGET FY 26-27 / MID-YEAR BUDGET FY 25-26 AMOUNT PERCENT	
ESTIMATED REVENUES:								
Membership Dues	\$ 502,300	\$ 518,876	\$ 518,875	\$ 518,875	\$ 518,875	\$ 535,479	\$ 16,604	3.2%
Other General Fund Revenues	451,098	350,064	312,769	423,255	312,769	439,604	16,349	4.7%
Homeless Services Revenues	2,537,740	4,248,158	2,072,294	6,662,470	2,072,294	11,077,236	4,414,767	103.9%
Housing Trust JPA (Pass Through)	-	-	-	-	-	7,154,798	7,154,798	-
Grants & Contracts Revenues	2,054,863	2,721,023	1,477,387	2,679,970	1,477,387	2,159,079	(520,891)	-19.1%
Total Revenues	\$ 5,546,001	\$ 7,838,121	\$ 4,381,325	\$ 10,284,571	\$ 4,381,325	\$ 21,366,196	\$ 11,081,625	141.4%
ESTIMATED EXPENDITURES:								
Salaries & Benefits	\$ 1,806,686	\$ 2,188,106	\$ 1,568,914	\$ 2,260,496	\$ 1,568,914	\$ 2,888,662	\$ 628,166	28.7%
Professional/Contractual Services	621,399	1,208,010	1,034,258	1,331,677	1,034,258	965,782	(365,895)	-30.3%
Homeless Services Expenditures	2,047,122	3,848,204	1,457,145	6,087,928	1,457,145	9,498,829	3,410,901	88.6%
Housing Trust JPA (Pass Through)	-	-	-	-	-	7,154,798	7,154,798	-
Supplies & Services	351,052	548,062	424,138	559,477	424,138	639,462	79,985	14.6%
Non-Operating Expenses	104,958	35,400	111,466	111,466	111,466	-	(111,466)	-314.9%
Total Expenditures	\$ 4,931,218	\$ 7,827,782	\$ 4,595,920	\$ 10,351,044	\$ 4,595,920	\$ 21,147,533	\$ 10,796,490	137.9%
Revenues less Expenditures	\$ 614,783	\$ 10,339	\$ (214,595)	\$ (66,473)	\$ (214,595)	\$ 218,663	\$ 285,136	2758.0%
Board Authorized Use of Reserves	-	-	-	117,235	117,235 *	-	(117,235)	N/A
Budget Surplus (Deficit)	\$ 614,783	\$ 10,339	\$ (214,595)	\$ 50,761	\$ (97,360)	\$ 218,663	\$ 167,901	1624.0%
RESTRICTED RESERVE COMMITMENT:	\$ 651,001							
<i>Reserve to be evaluated and revised FY 2028-29</i>								
						FY 26-27 PENDING GRANTS/CONTRACTS APPLIED FOR:		
						Caltrans Sustainability Planning	399,575	
*FY 25-26 BOARD AUTHORIZED USE OF DEFICIT-								
AV Board Room	75,095							
Classification & Compensation Study	42,140							
	\$ 117,235							

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



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

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

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

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

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

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

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

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

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

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

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

Budget Summary

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

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

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

Revenue

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

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

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

Expenditure

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Restricted Reserve Commitment

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

LEAGUE OF CITIES LA DIVISION REGIONAL DIRECTOR

STATEMENT FROM BARRY WAITE (incumbent since August 2024)

For those who don't know my background, I started working in local government in 1985 for LA County and then began at the City of Carson in 1987, where I worked for 29 years. I served on the Lomita City Council from 2005 to 2009 and then again starting in 2020. I have been an adjunct professor at USC teaching geographic information systems for the last 20 years. You may have seen me around the region singing with the South Bay Coastliners, your local barbershop chorus.

I began working with the League of California Cities in 1987 when I was the legislative analyst for Carson. As an elected official and as a city staff member over these many years, I have found the League to be a tremendous partner for local government. The League and the South Bay COG have maintained a healthy and cooperative relationship, and I have worked to maintain that relationship. I am always happy to hear from our members who have specific issues they would like addressed.

STATEMENT FROM BEA DIERINGER (Served in this position from July 2015 to August 2022)

I am writing to express my interest in serving as the SBCCOG Regional Director on the LA County Division Board of the League of California Cities. As reflected in my attached resume, I have been very active with Cal Cities, and with the LA Division in particular, since my election as a council member in March 2013. I am a previous recent President of the LA Division and am currently serving on the statewide Cal Cities Board. I believe that my current and previous experience with Cal Cities will enable me to represent the SBCCOG effectively and help me in influencing decisions favorable to our interests.

Most of the LA Division Board decisions relate to state legislation and proposed rulings by the County Board of Supervisors. I have had extensive legislation-related experience, including legislative drafting, analysis, and revision. As a council member, I have been an active member of various city-related legislative committees since 2014.

As an attorney, I participated for over 25 years in the Conference of California Bar Associations (CCBA). This organization was like a “mini legislature” of attorneys from all areas of California who drafted numerous proposed state legislative proposals, which were then reviewed by the members of this large group before they gathered together at a location to negotiate the language in these proposals, debate them and vote on those

proposals that the CCBA lobbyist should advocate for passage within the California legislature. This CCBA experience was extremely valuable to me as a council member in evaluating proposed city-related legislation, drafting revisions that would mitigate potential negative impacts and assisting our lobbyist in negotiating the issues raised during the legislative process regarding two of my CCBA legislative proposals, which were passed by the California legislature and enacted into law.

I am requesting that the SBCCOG Steering Committee and Board allow me the opportunity to contribute and serve as the SBCCOG Regional Director on the LA County Division Board. Thank you for your consideration.

BEATRIZ (BEA) DIERINGER

Office: (310) 377-1521

Email: bdieringer@cityofrh.net

ELECTED OFFICE:

Council Member, Rolling Hills City Council, 3/5/2013- present

-Appointed City Council Representative to: California Contract Cities Assn, League of California Cities, South Bay Cities Council of Governments (SBCCOG) & Joint Powers Insurance Authority (May, 2013- present)

- League of California Cities Board member (2025-2027)
- Advancing Equity Committee (2024-present)

- League of California Cities, Public Safety Committee (2015-present)
- Appointed member League Drone Task Force, 2018
- Appointed member Cal Cities Public Safety Task Force, 2021

- League of California Cities, Latino Caucus (2015-present)

- League of California Cities, Women's Caucus (2015-present)
- Women's Caucus Board member (2017-present)
- Women's Caucus Board President (2020-2021)
- Women's Caucus Board Immediate Past President (2021-2022)

-League of California Cities, Los Angeles County Division:
Division President: (8/2023-8/2024)
Division Vice President: (2022-2023)
Division Board: (2015-2025)
Legislative Committee: (2014-2025)
LA Co. Countywide Criminal Justice Coordinating Committee (CCJCC)
(Division appointed rep) (2015-present)

-California Contract Cities Assn, Legislative Committee (2016-present)
- South Bay Cities Council of Governments (SBCCOG), Legislative Committee (2021-2023)

LEGAL EXPERIENCE:

Member, Maryland State Bar, since 1978 (inactive)

Member, California State Bar, since 1980

Deputy District Attorney

Office of the District Attorney
Los Angeles County
December 1980 to March 2025
Deputy District Attorney of the Month Award, January 2007

Special Assistant United States Attorney
United States Attorney's Office
Chicago, Illinois
January - May 1979

Trial Attorney
United States Department of Justice
Antitrust Division
Los Angeles Field Office: May - December 1980
Chicago Field Office: December 1978 - May 1980

PROFESSIONAL MEMBERSHIPS/ASSOCIATIONS:

Los Angeles County
Judicial Procedures Commission
-Assistant to the Chair (2003 - 2004)
- Chair, Child Custody Exchange Program Committee (2004 - 2010)
-Ex-Officio Representative for LA Co. Bar Assn (2008)
-Ex-Officio Representative for LA Co. District Attorney's Office
(2009 - 2010)

Conference of California Bar Associations (CCBA) (1983-2009)
- Member, CCBA Board (2005 - 2008)
- Legislative Committee (2005 - 2007)
- Conference Operations Committee
- Chair (2006 - 2009)
- Member (2005 - 2008)
- Calendar Coordinating Committee
- Chair (2005)
- Vice - Chair (2004)
- Secretary (2003)
- Member (2000 - 2005)
-Author/Co-Author CCBA-Sponsored Enacted Bills:
-AB 16 (Perez) 2013
-AB 1850 (Waldron) 2014

Association of Deputy District Attorneys
- Director, Board of Directors (1988 - 1990)

Los Angeles County Bar Association (LACBA)

- LACBA Board of Trustees
 - Trustee (2008 – 2011 & 1988 - 1990)
 - Outstanding Trustee Award (6/17/2009)

- LACBA Delegation to the Conference of California Bar Associations (CCBA) (1983 - 2010)
 - Chair (1990 - 1991)
 - Vice Chair (1989 - 1990)
 - Secretary (1988 - 1989)
 - Executive Committee (1985 - 1988)

- LACBA Criminal Justice Section
 - Executive Committee (1986 - 1988) (1991 - present)
 - Chair (2010 - 2011)
 - First Vice Chair (2009 - 2010)
 - Second Vice-Chair (2008 - 2009)
 - Secretary (2007 - 2008)
 - Chair (1990 - 1991)
 - First Vice-Chair (1989 - 1990)
 - Second Vice-Chair (1988 - 1989)
 - Chair, Annual Awards Dinner (2006 - 2009)
 - Co-Chair, Annual Awards Dinner (2010 - 2012)

- LACBA Barristers Section
 - Barristers' Trustee, LACBA Board Of Trustees (1988 - 1990)
 - Victim's Rights Committee (1988 - 1990)
 - Executive Committee (1985 - 1988)
 - Child Abuse Committee
 - Co-Chair (1985 - 1987)
 - Chair, Barristers' Conference on Child Abuse (May 1986)

- LACBA Committees
 - Mentor, Wilson/Garfield High School Mentor Program (2008 - 2018)
 - Ad Hoc Committee on Trial Court Unification (1991 - 1992)
 - Ad Hoc Committee to Study the Federal Crime Package (1991 - 1992)
 - Drug Coordinating Committee (1990 - 1991)
 - Law Enforcement & Justice Committee (1989 - 1994)
 - Continuing Legal Education Planning Committee (1988 - 1992)
 - Youth Rights & Dependency Committee (1986 - 1988)
 - Sexual Assault Committee (1986 - 1987)

Constitutional Rights Foundation Mock Trial Program

- Volunteer Coach for CAMS High School, Carson, CA (2007 - 2008)
- Volunteer Presider and/or Scoring attorney (2009 - 2013)

THIS PAGE LEFT INTENTIONALLY BLANK

South Bay Cities Council of Governments

May 28, 2026

TO: SBCCOG Board of Directors

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

SUBJECT: Environmental Activities Report – April 2026

I. PROGRAMS - TECHNOLOGY, PLANNING, & RESEARCH

Energy Efficiency & Sustainability

Regional Energy Network (SoCalREN) AGENCY SUPPORT

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

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

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

- City of Carson – An upgrade opportunity for a Heat Pump Water Heater at the Community Center was presented to staff. SoCalREN staff are waiting on City staff to sign the participation agreement for installation to proceed.
- City of Hawthorne – The Police Department lighting project and Memorial Center HVAC project have completed construction, and final invoices were approved by council.
 - The projected final annual energy savings estimates for the Police Department interior lighting upgrades are **241,811kWh**, and **29,334 kWh** for lighting controls with annual electricity savings of **14.72%** and **\$51,532**. The total measure costs were **\$394,133**, with an estimated incentive of **\$35,682** and a payback period of 7 years.
 - The Memorial Center HVAC controls upgrade projected annual energy savings are **73,342 kWh** and **4,157 therms**, representing approximately **37%** annual electricity savings. Estimated annual utility cost savings are **\$24,548**.
- City of Inglewood – The City Hall lighting and pump project is under construction, to be completed by December 2026. There have been significant changes in project scope which SoCalREN is following including 370 lights retrofitted compared to the original 70.
- City of Rancho Palos Verdes – The city is enrolled in the new Energy Resilience Action Plan program cohort. The city has started collecting data to be shared with the SoCalREN.
- Lennox Elementary School District – Lighting upgrades and Heat Pump Water Heater replacements are in the data collection stage under the Metered Savings Program. The agency is also enrolled in the Schools Strategic Energy Management Cohort which provides additional support for projects. SBCCOG Staff conducted a FEI site visit to identify potential lighting projects.

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

ENERGY STAR Portfolio Manager (ESPM)

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

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

Institute for Local Government Beacon Awards

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

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

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

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

Design) certification for **2 staff per member city**. This program will support training, studying, and cover test registration fees for agency staff to earn a LEED Green Associate and/or Accredited Professional credential. SBCCOG staff recently presented this opportunity to Community Development Directors and will soon present it to the Energy Managers Working Group. An e-mail notification was sent to city staff including energy managers and community development directors. An announcement was also made at the last city managers' meeting. Interested city staff should contact Jake Romoff (jake@southbaycities.org) to learn more.

Regional Energy Network (SoCalREN) Residential

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

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

Multifamily and Hard-to-Reach-Direct-Install Energy Efficiency – The SBCCOG continues to identify multifamily property owner customers for the SoCalREN Multifamily program which enrolls eligible properties in opportunities for energy- and cost-saving upgrades. Contacts are being identified through Chambers of Commerce, city business lists, senior living centers and housing focused community-based organizations. SBCCOG continues to share co-branded materials at community outreach events and coordinate with other agencies to help identify opportunities. Promotion to property owners has been conducted with help from chambers and the Niles Foundation as well as potential opportunities through the Equitable Building Decarbonization Residential Direct Install Program which has just kicked off. SBCCOG, in partnership with ICF, is developing an informational webinar to assist city staff in communicating energy efficiency incentives to residents.

SoCalREN Kits for Kids – The LA County Kits for Kids program provides free energy efficiency kits (LEDs, faucet aerators, and games) to third- and fourth-grade students to implement at home and \$1,000 to teachers who implement it in their classrooms. Palos Verdes Unified School District has 9 classrooms in the Kits for Kids program enrolled this Spring semester. SBCCOG staff are working to celebrate and recognize the success of these classrooms. Recently, SBCCOG staff attended a Silver Spur Earth Week event, filming the school's waste-free lunch, green-team presentations, and kit implementation to highlight student sustainability initiatives and how Kits for Kids ties in.

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

Equitable Building Decarbonization: Residential Direct Install

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

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

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

Southern California Gas Company Energy Pathways

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

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

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

Water Conservation

West Basin Municipal Water District Programs (West Basin)

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

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

Educational Outreach Support - Exhibit Events

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

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

Support for Workshops & Webinars Educational Classes

Contract goal: Up to 17 physical classes or virtual webinars

Status of goal: 11

Completed Workshops:

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

Rain Barrel Giveaway

Contract goal: 6 Rain barrel distribution events.

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

Water Replenishment District of Southern California (WRD)

The contract period is January 1-December 31, 2026

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

Status of goal: ongoing

SBCCOG staff have scheduled a tour of the WRD’s Albert Robles Center for Water Recycling and Environmental Learning (ARC). This tour is scheduled for June 4, 2026, and attendees will include SBCCOG staff and volunteers. Ongoing promotion of WRD programs continues through SBCCOG’s e-newsletters and social media channels. SBCCOG also posts WRD events on its website and sends e-blasts to help boost attendance. The SBCCOG staff attended events and distributed marketing materials to city halls, libraries, senior centers, and other community locations. In addition, WRD Eco-Gardening classes and workshops were promoted.

Los Angeles County Sanitation Districts (LACSD)

The contract period is January 1-December 31, 2026

Educational Outreach Support - Exhibit Events

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

Status of goal: 96 exhibit events, presentations, workshops, networking opportunities, etc.

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

Task - Speakers Bureau

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

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

- Carson Gardena Dominguez Rotary Club – January 14, 2026 – Completed
- City of Gardena’s Planning and Environmental Quality Commission – February 17, 2026 – Completed
- City of Torrance Environmental Quality and Energy Conservation Commission – March 5, 2026 – Completed
- City of Gardena’s Beautification Committee – May 21, 2026 – Scheduled

Waste Reduction

Rolling Hills Organic Waste

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

The SBCCOG continues to work with the City of Rolling Hills to educate residents on organic waste recycling and food waste prevention. Funded by a CalRecycle SB 1383 grant, the technical consultant, EcoNomics, Inc., completed three educational videos and conducted two workshops for Rolling Hills residents. As part of this program, interested residents also received a compost bin and kitchen pail for organic waste. Staff are working with the city to coordinate another in-person training this summer and will continue promoting the free equipment giveaway to ensure residents take full advantage of this opportunity.

Green Business

South Bay Green Business Assist Program (GBAP): Ongoing

The SBCCOG continues to provide information to local businesses on opportunities to implement sustainability actions and West Basin programs. In addition, businesses also receive updates on resources from SBCCOG's utility partners.

California Green Business Network -

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

In April, SBCCOG staff certified three **Peninsula library buildings**, along with **City Halls in Rolling Hills and Rolling Hills Estates**. Building on the successful certification of an Inglewood business in March, staff are currently preparing two additional Inglewood businesses for certification. To ensure all requirements are met, SBCCOG staff are conducting bi-weekly audits and providing hands-on support to business owners throughout the process.

Additionally, staff conducted outreach walks in the cities of Hawthorne, Lawndale, and Torrance.

GBAP by city: Carson (18), El Segundo (55), Gardena (55), Hermosa Beach (12), Hawthorne (83), Inglewood (20), Lawndale (30), Lennox (10), Lomita (9), Manhattan Beach (10), Palos Verdes Estates (9), Rancho Palos Verdes (11), Redondo Beach (6), Rolling Hills Estates (6) Torrance (92), Los Angeles County – Community of Westmont (1) and District 15 (8) for a total of 435 businesses participating as of April 2026.

SBWIB Expanding Flexible Apprenticeship in California (EFAC)

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

Under the Expanding Flexible Apprenticeship in California (EFAC) project, SBCCOG is conducting business engagement and outreach services to connect businesses to apprenticeship opportunities across the South Bay. Activities included consulting with SBWIB staff on the project framework, goals, and timelines; conducting outreach to employers, school districts, educational providers, and other entities interested in apprenticeship programs; and establishing connections with at least 15 employers, including public sector organizations. SBCCOG staff have been conducting business walks and engaging employers regarding the program.

Climate Action

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

Transportation

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

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

II. VOLUNTEERS

Status of Program: 53 hours for April 2026

Volunteers supported several recurring projects, including office assistance, database research, and outreach events. An added benefit to volunteering - volunteers that are interested can also work on a Career Preparedness Project at no cost to them or any extra cost for the SBCCOG, where individuals can complete trainings to earn certifications that enhance their professional skills. Two training courses were completed this month with a focus on administration and data analysis. Lastly, staff scheduled a field trip for volunteers and staff to WRD's Albert Robles Center for Water Recycling and Environmental Learning (ARC) set to occur on June 4, 2026.

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

III. MARKETING, OUTREACH, & IMPLEMENTATION

Outreach Events

In April 2026:

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

THIS PAGE LEFT INTENTIONALLY BLANK



You're Invited!

SBCCOG Orientation for City Staff

Thursday, June 11, 2026 – NEW DATE

3:00 PM – 5:00 PM

In Person at the SBCCOG Office

357 Van Ness Way, Suite 90

Torrance, CA 90501

Come learn about the South Bay Cities Council of Governments (SBCCOG) – who we are, what we do, and how your city can benefit from our programs, initiatives, and partnerships.

Whether you work in public works, planning, city management, sustainability, transportation, housing, or finance, this orientation is designed to give you a better understanding of how the SBCCOG supports your work and promotes collaboration across the South Bay region.

Topics will include:

- Overview of SBCCOG structure
- Key initiatives in transportation, energy, land use/housing, homeless services, and technology
- Funding programs and how the SBCCOG supports cities
- Networking opportunities

All South Bay city staff are welcome!

To RSVP, please complete the registration form available by scanning the QR code or by visiting this link:

<https://forms.cloud.microsoft/r/VeHv6Ps2yD>

If you have any questions, please contact David Leger at DavidL@southbaycities.org



THIS PAGE LEFT INTENTIONALLY BLANK

Subject: SCAG Update May 2026

To: South Bay Cities Council of Governments Board Directors

From: Erik Rodriguez, SCAG Sr. Government Affairs Officer

INFORMATION

YEAR IN REVIEW AND 2025-26 PRESIDENT'S REPORT NOW AVAILABLE

SCAG Regional Council President Cindy Allen closed out her term by sharing the "[2025-26 Presidents Report](#)," which summarizes SCAG's accomplishments for fiscal year 2025-26, at the 2026 Regional Conference and General Assembly. The report is organized by the Presidential Priorities established by Allen at the beginning of her term: Olympics preparation, clean transportation technology, and housing production. The report also chronicles SCAG's advocacy accomplishments and awards since May 2025.

At the 2026 Regional Conference and General Assembly, SCAG screened two videos looking at the agency's accomplishments over the past year. To read more about the report and watch the videos, visit [SCAG News](#).

ACTION

GENERAL ASSEMBLY ELECTS 2026-27 BOARD OFFICERS



The SCAG General Assembly [voted to approve](#) 2026-27 Regional Council officers: Hon. Ray Marquez (Chino Hills) will serve as 2026-27 Regional Council president; Hon. Jenny Crosswhite (Santa Paula) will serve as Regional Council first vice president; and Hon. Patricia Lock Dawson (city of Riverside) will serve as Regional Council second vice president. Leadership also recognized Hon. Cindy Allen (Long Beach), who finished her term as Regional Council president for 2025-26 and will continue as a board officer in the role of immediate past president.

REGIONAL COUNCIL APPROVES SCAG GENERAL FUND BUDGET FOR FISCAL YEAR 2026-27

The SCAG General Assembly [adopted the General Fund Budget and Membership Assessment Schedule](#) during its annual meeting on May 7. The General Fund is the operating budget of the Regional Council and supports SCAG activities not funded by, or non-allowable charges to, federal or state grant funds. The fiscal year 2026-27 General Fund budget is \$3,347,614, compared to the fiscal year 2025-26 Budget Amendment 2 of \$2,872,278.

SCAG ADVANCES REGIONAL TDM PLANNING FOR THE 2028 SUMMER OLYMPIC AND PARALYMPIC GAMES

At its May meeting, the [Regional Council approved](#) the 2028 Games Regional Transportation Demand Management (TDM) Approach, intended to guide development and delivery of passenger and freight TDM strategies for the LA28 Games. The Regional TDM Approach outlines SCAG's role as the Games Mobility Executives TDM lead agency and establishes a shared vision, goals and objectives, high-impact strategies, and next steps for implementation. It also identifies strategies that SCAG will lead, support, partner, or amplify across four key areas: Regional Communications and Outreach; Regional Wayfinding; Mobility and Access Programs; and Regulatory and Operational Policies. The final 2028 Games Regional TDM Strategy is planned to go before the Transportation Committee and Regional Council in July.

NEW CONNECT SOCAL 2050, RHNA SUBCOMMITTEES TO GUIDE REGIONAL POLICY DEVELOPMENT

This summer, at the Executive/Administrative Committee (EAC) retreat, the Regional Council president will appoint subcommittee members for two new committees—the Connect SoCal 2050 Subcommittee and the RHNA Subcommittee.

The Regional Council [voted to establish](#) the Connect SoCal 2050 Subcommittee at the May meeting. According to the Regional Council decision, the Connect SoCal 2050 Subcommittee will include two members from each of the three policy committees, with representation from across the region, and may include up to three ex-officio members to provide additional policy perspectives.

The Connect SoCal 2050 Subcommittee will provide overarching policy leadership for development of the Connect SoCal 2050 Regional Transportation Plan/Sustainable Communities Strategy. A Draft Policy Development Framework outlining the process for updating policies and strategies for Connect SoCal 2050 will guide the effort.

The structure and composition of the RHNA Subcommittee will be discussed and recommended for approval at the next EAC and Regional Council meetings in June.

NEWS FROM THE PRESIDENT

SCAG AWARDS 11 SCHOLARSHIPS TO SOUTHERN CALIFORNIA STUDENTS



SCAG announced awardees of the 2026 SCAG Scholarship Program at the 2026 Regional Conference and General Assembly on May 7 in Palm Desert. This 15th annual SCAG Scholarship Program supports the next generation of public servants. SCAG received a record 183 applications from students throughout the SCAG region.

The Scholarship Committee of eight Regional Council members and two representatives from academia recommended award of the 2026 SCAG Scholarship Awards to 11 students, which the Regional Council approved at its May meeting. For the entire list of scholarship awardees, visit [SCAG News](#).

SCAG congratulates these future Southern California leaders. More on the scholarship award program can be found in the Scholarship Committee report in the [May Regional Council agenda](#).

RECOGNITION OF OUTGOING MEMBERS



Several Regional Council members concluded their service with SCAG over the course of the past year and at the 2026 Regional Conference and General Assembly. The entire SCAG team thanks all outgoing members for their hard work and contributions to the future of Southern California.

NEWS FROM THE EXECUTIVE DIRECTOR

SCAG PRESENTS '2026 SUSTAINABILITY AWARDS' TO HONOR REGIONAL EXCELLENCE



The [SCAG Sustainability Awards](#) recognize projects for outstanding contributions to the local implementation of the [Connect SoCal](#) Regional Transportation Plan/Sustainable Communities Strategy for a more mobile, sustainable, and prosperous region.

At the 2026 Regional Conference and General Assembly, SCAG awarded its top award, the “Outstanding Achievement in Sustainability,” to the city of Riverside’s Vehicle Miles Traveled (VMT) Mitigation Bank Pilot Program.

To learn more about the VMT Mitigation Bank Pilot Program, and for the complete list of nine projects recognized with 2026 Sustainability Awards, visit [SCAG News](#).

PUBLIC INPUT NOTICE FOR SCAG FEDERAL CERTIFICATION REVIEW

The Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) will conduct the 2026 SCAG federal certification review to evaluate the regional transportation planning process carried out by SCAG and its partners.

Every four years the FHWA and the FTA jointly complete a certification review, inviting the public to comment on SCAG’s transportation planning process. Members of the public may provide the FHWA and the FTA with written comments by email or regular mail. The FHWA and the FTA will accept written comments through Monday, June 15, by email sent to cert.review@dot.gov. Comments can be sent by mail to Mr. Mervin Acebo, FTA Region IX LA Metro Office, 888 S. Figueroa, Suite 440, Los Angeles, CA 90017.

The full Executive Director's Report for May 2026 is available on the [SCAG website](#).

UPCOMING MEETINGS

MAY

- 6th** Executive/Administration Committee
- 7th** Regional Council
- 7th** General Assembly
- 21st** Technical Working Group
- 26th** Legislative/Communications and Membership Committee

JUNE

- 3rd** Executive/Administration Committee
- 4th** Community, Economic, and Human Development Committee
- 4th** Energy and Environment Committee
- 4th** Transportation Committee
- 4th** Regional Council
- 9th** Regional Planning Working Group
- 11th-12th** Executive/Administration Committee Retreat
- 16th** Legislative/Communications and Membership Committee

THIS PAGE LEFT INTENTIONALLY BLANK

Event Recap: 2026 Regional Conference and General Assembly

From SCAG <update@scag.ca.gov>


Date Mon 05/11/2026 4:38 PM

To Mark Henderson <MHenderson@cityofgardena.org>

This sender is trusted.



Event Recap



The 2026 Regional Conference and General Assembly, the region's largest gathering of elected and industry leaders, took place in Palm Desert on May 7-8. Highlights from the event included:

Keynote Speaker: Suneel Gupta

International bestselling author and visionary entrepreneur Suneel Gupta's keynote address explored one of the most urgent questions facing leaders today: How do we stay energized and effective when the world around us feels increasingly heavy? Suneel shared practical strategies for sustaining energy, protecting purpose, and leading with clarity in turbulent times.

Aligning Land, Capital, and Infrastructure for Sustainable Communities

Southern California's housing crisis requires holistically addressing systems of housing production by effectively aligning land availability, financing, and utility capacity to turn housing goals into reality. Panelists from municipal leadership, finance, and technical consulting demonstrated how integrated regional resources help communities bridge the gap between planning and implementation.

Harnessing Southern California's Mega-Events to Accelerate Southern California's Mobility

Mega-events like the 2028 Summer Olympic and Paralympic Games present a unique opportunity for Southern California to accelerate mobility improvements, strengthen regional coordination, and highlight local communities globally. Panelists discussed the scale of games-related travel demand and the governance structures guiding regional planning efforts, highlighted resources and coordination that support cities and local partners, and shared how communities are leveraging the LA28 Games to advance mobility projects and improve experiences for residents and visitors.

Strategies for Planning, Building, and Funding Resilient Infrastructure

As Southern California faces intensifying shocks and stressors, jurisdictions are undertaking the critical work of planning and implementing resilient infrastructure that can support daily needs and withstand future disruptions. This panel explored how to assess infrastructure vulnerabilities, identify priority projects, and strengthen community resilience.

Forecasting the Future of an AI-Fueled Economy

AI technologies are generating high valuations and economic output while reducing the need for positions that have been pathways to stable, well-paying white-collar careers. However, AI will also create more high-demand positions over the next two years that can help to offset job losses. How can AI and AI tools be leveraged in the public sector to promote data-driven decision making, capacity building, and increased efficiency and cost savings?

The Future of Regions: Innovating Institutions for a New Era

The forces reshaping communities demand adaptive, forward-thinking public institutions, yet many agencies remain constrained by structures designed for a different time. This plenary session brought together innovative leaders to explore how regional leadership, bold collaboration, and renewed institutional vision can unlock new pathways to progress.

Sustainability Awards

During the event, **SCAG honored nine innovative projects** across the six-county region during the 2026 Sustainability Awards ceremony at the 2026 Regional Conference and General Assembly.

SCAG presented its top award, the “**Outstanding Achievement in Sustainability**,” to the city of Riverside's Vehicle Miles Traveled Mitigation Bank Pilot Program, an innovative, first-in-county initiative that provides developers with a streamlined, low-cost option to fully mitigate vehicle miles traveled impacts under the California Environmental Quality Act.

Student Showcase

SCAG also **awarded three Southern California students** with cash prizes for the 2026 Student Showcase. The SCAG Student Showcase challenges students to create posters and StoryMaps that illustrate the possibilities of open data to tell compelling stories, provide insights, and showcase plans and projects.





President's Report

2025-26 SCAG Regional Council President Cindy Allen shared the “2025-26 President’s Report” while closing out her term at the 2026 Regional Conference and General Assembly. The “2025-26 President’s Report” provides **a detailed account of SCAG’s accomplishments** since Allen stepped into the role of Regional Council president in May 2025. SCAG also screened a video highlighting President Allen’s leadership of the SCAG Regional Council at the event.

Save the Date

We look forward to seeing you at next year’s event. Save the date for May 6-7 at the JW Marriott Desert Springs Resort & Spa in Palm Desert, California, and stay tuned to **SCAG News** for event updates.



 SCAG Facebook link	 SCAG Instagram link	 SCAG LinkedIn link	 SCAG Twitter link
--	--	--	---

900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
(213) 236-1800 | scag.ca.gov

Metro South Bay Service Council Monthly Meeting Review for May 4, 2026

Overview Compiled by Donald Szerlip, Chairman

May the fourth be with you!

Minutes from the March 2, 2026 and April 6, 2026 meetings were approved.

Chris Reyes, Operations Support Senior Director, gave an update about plans for the World Cup. SoFi Stadium will be renamed to Los Angeles Stadium (or LA Stadium) for the duration of the games. Using 300 buses, Metro will bring passengers to the Stadium from 14 hubs throughout the county. Buses will include 100 from LA Metro, 100 from SoCal Regional Transit Operators plus 100 buses supplied by charter services. Regular Metro service will not be affected. Extensive new wayfinding signage will be used throughout the County. Tap payments from your phone, including direct cash purchases, will be fully operational by gametime.

An update of the Reconnecting Neighborhoods (RCN) Mobility Concept Plan was given by Nolan Borgman, Senior Director, Special Projects. The program, which spans 11 cities and 4 unincorporated areas, is funded by a \$139M USDOT Grant and will make 30 miles of bus improvements, mobility hubs and 3 first/last mile locations. In the South Bay, Avalon and Del Amo Boulevards will have bike lanes installed plus crosswalk and landscaping improvements with construction anticipated during 2027. Broadway will have dedicated bus lanes installed along with new bus shelters at 20 locations. All improvements will be completed before the Olympics.

The Council approved revisions to the Service Council Bylaws.

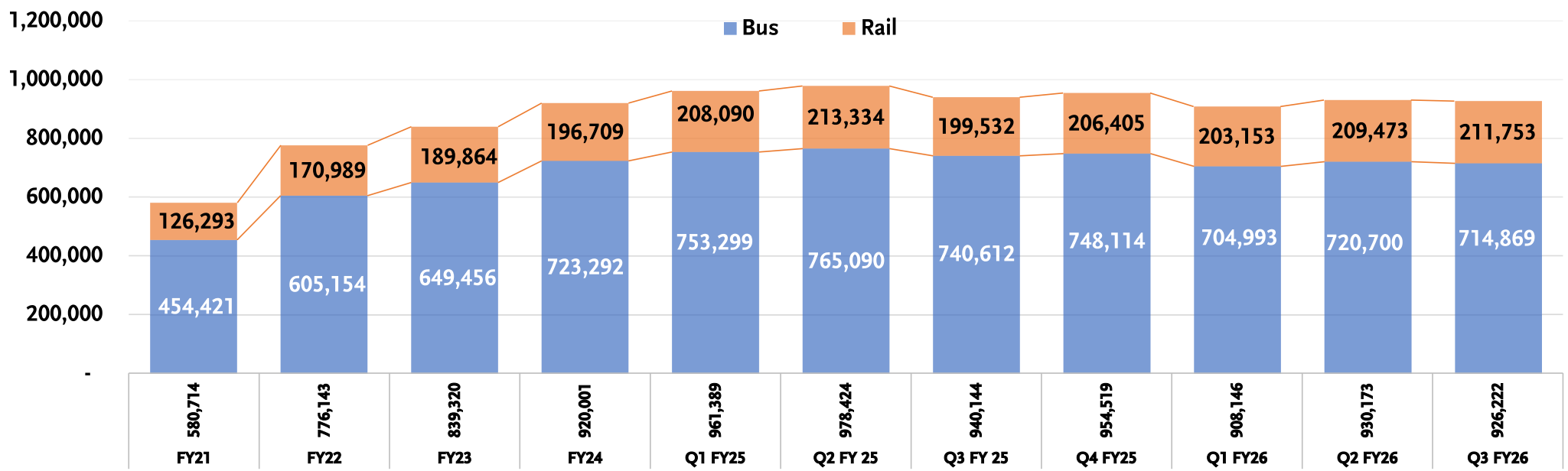
Regional updates were presented by Wayne Wassell, Service Planning Director and Matt Lazo, Transportation Planning Manager. Ridership recovery remains robust with Metro bus service carrying 98% and rail carrying 108% of the riders served prior to Covid. Andy Sywak, Community Relations Manager, spoke about how to submit suggestions to the Ad-Hoc Board Composition Advisory Body, Bike Month celebration during May and of the upcoming Meet & Confer.

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

Respectfully submitted on May 15, 2026

Donald Szerlip
Chair - Metro South Bay Service Council

System Average Weekday Ridership



March Total Ridership % Change 2026 over 2025:

- Bus: -2% Rail: +8%

Average Weekday Rail Ridership by Line March 2026			
Line	Mar-26	Mar-25	% Recovery
A/E/L	127,496	114,198	111.6%
B/D	63,541	66,033	96.1%
C/K	30,497	24,112	126.5%

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 November 2019 to 79.4% in March 2026 (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 77.2% in March 2026 (rail station data available month to month)



TO: SOUTH BAY CITIES COG BOARD OF DIRECTORS
FR: JEFF KIERNAN, LEAGUE OF CALIFORNIA CITIES
RE: CAL CITIES UPDATE FOR 5/28/2026 MEETING (PREPARED ON 5/19/2026)

JOIN THE DIVISION FOR A GENERAL MEMBERSHIP MEETING ON JUNE 4

The Los Angeles County Division will meet on Thursday, June 4, from 6:00 to 8:30 PM at Luminarias Restaurant in Monterey Park. Attendees will hear from Shivaji Deshmukh, general manager of the Metropolitan Water District of Southern California and will receive and vote on the Division's Nominating Committee report to select our 2026–27 Division Board of Directors. [Register Now](#) and save the date for the LA County Division's Annual Installation Ceremony and Dinner on August 6.

KEEPING UP WITH THE LEGISLATURE: BILL BRIEFING FROM CAL CITIES LOBBYISTS ON JUNE 3

Legislative deadlines in the appropriations committees have now passed, shirking the number of active bills significantly, but the legislature is now working on the 2026-27 State Budget and will soon be in the home stretch as they rush to finish up their work before they adjourn on August 31.

Join Cal Cities lobbying team for a virtual briefing on June 3 at 9:30 AM to hear what to expect as bills move into their second house and find out what we need your help to support or to stop before bills reach the Governor's desk.

Register [HERE](#) by June 2, note that all registrants will receive a copy of the slide presentation and the recording when it becomes available.

CAL CITIES OFFERS FISCAL TRAINING REQUIRED FOR LOCAL OFFICIALS (SB 827 GONZALEZ, 2025)

In addition to ethics and harassment training already required by State law, city officials are now also required to complete a fiscal and financial training every two years. Under SB 827 (Gonzalez, 2025), elected and appointed officials, department heads, and other administrative officers must now take a minimum of two hours of fiscal and financial training.

Cal Cities will offer this fiscal training multiple times this year, beginning with a virtual training on **May 29 from 10 AM – 12 PM.**

City officials who began their service before Jan. 1, 2026, must complete their training by Jan. 1, 2028, unless their term ends before Jan. 9, 2028. Officials who began service on or after Jan. 1, 2026, must complete the training within six months of their start date. Priority registration for this webinar will be given to officials who began service on or after Jan. 1, 2026.

[Registration](#) is \$50 for Cal Cities members. Registration must be completed by Thursday, May 28, 2026. Registration is limited.

LA COUNTY DIVISION LEGISLATIVE ADVOCACY

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

As amended, AB 470 provides procedures for telephone corporations to relinquish their 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 impacted communities are notified.

[LA County Division oppose letter](#)

Status: Failed, last location was Senate Appropriations

Support [AB 1708 \(Solache\)](#) Homeless Housing, Assistance, and Prevention Program

This bill measure would create a new pathway for cities with populations under 300,000 to access existing state homelessness funding while requiring clear accountability metrics aligned with the state's goals. Specifically, this measure would require CoCs, prior to allocating funding to other subrecipients, to accept applications for a period of 30 days only from cities in their region with populations under 300,000.

[LA County Division support letter](#)

Status: Failed, last location was Assembly Appropriations

Oppose [AB 1768 \(Bryan\)](#) Transactions and use taxes: County of Los Angeles.

This bill would, until December 31, 2031, authorize the County of Los Angeles to levy a sales and use tax that is exempted from the 2% local sales tax limit.

[LA County Division oppose letter](#)

Status: Senate Floor

Monitor [AB 2443 \(McKinnor\)](#) Carriers of Last Resort (Spot Bill)

Status: Failed, last location Assembly Communications and Conveyance

***NEW* Support [AB 2492 \(Gabriel\)](#) Public Safety: Mega Sporting Events**

This bill mandates the Office of Emergency Services (CalOES) to work with host counties, and others to prepare for the resourcing, management, and delivery of safety and security at and around venues and official watch parties. This bill also allows for the reimbursement of local agencies for certain costs mandated by the state.

[LA County Division support letter](#)

Status: Failed, last location was Assembly Appropriations

Oppose LA County Measure ER – The Essential Services Restoration Act Sales Tax Measure

The LA County Division is opposed to the 0.5% general sales tax measure the County Board of Supervisors voted to place on the June Ballot and the legislation that would exempt this measure from the 2% sales tax cap, AB 1768 (Bryan).

[LA County Division oppose letter](#)

ADDITIONAL UPCOMING CAL CITIES EVENTS

- [May 29 from 10 AM – 12 PM SB 827 Fiscal Training for City Officials \(see above\)](#)
- [June 3 from 9:30 – 11 AM: Bill Briefing with Cal Cities Lobbyists](#)
- [June 4 from 6 – 8 PM: LA County Division General Membership Meeting \(Monterey Park\)](#)
- [September 23 – 25: 2026 Annual Conference \(Anaheim Convention Center\) Save the Date](#)

Scan this code to view this document electronically



SOUTH BAY ASSOCIATION OF CHAMBERS OF COMMERCE

Board of Directors Meeting — Minutes

Date: Tuesday, May 5, 2026 **Format:** Hybrid (in-person at WSPA offices, West 190th Street; virtual via Zoom)

Call to Order: 8:30 a.m. **Duration:** Approximately 88 minutes

Presiding: Heidi Butzine, Vice Chair / Chair-Elect (Lomita Chamber of Commerce), on behalf of Chair Jeremy Harris (absent)

I. Call to Order, Roll Call & Welcome

Vice Chair Heidi Butzine called the May 5, 2026 regular meeting of the SBACC Board of Directors to order at 8:30 a.m. on behalf of Chair Jeremy Harris, who was unable to attend. Henry Rogers, Chief of Staff, conducted roll call.

Attendance

Officers Present

- Heidi Butzine, Vice Chair / Chair-Elect — Lomita Chamber of Commerce (presiding)
- Julia Parton, Treasurer — Malaga Bank
- J. Vincent, Secretary (noted absent / left early; minutes received on her behalf)

Officers Absent

- Jeremy Harris, Chair — Long Beach Area Chamber of Commerce

Board Members & Chamber Representatives Present

- Mike Stewart, Vice Chair of Economic Development, Carson Chamber of Commerce (in person at WSPA)
- Donna Duperron, Torrance Chamber of Commerce
- Marilyn, Palos Verdes Peninsula Chamber of Commerce
- Karen, Palos Verdes Peninsula Chamber of Commerce
- Mark Warneck, Lomita
- George Kivett
- William
- Barry Waite
- Mike

- Steve¹
- Chad Maen LAX Coastal Chamber of Commerce¹

SBACC Staff

- Henry Rogers, SBACC (in person at WSPA)

Guest Speakers — El Camino College

- Andrea Sala, Executive Director, El Camino College Foundation
- Dr. Brenda Thames, Superintendent/President, El Camino College
- Anne O'Brien, Executive Director of Marketing and Communications, El Camino College
- Jocelyn O'Brien

Office Holders, Agency Representatives & Community Partners Present

- Jeff Kiernan, League of California Cities (Cal Cities)
- Charles Gale, Metropolitan Water District (MWD)
- David Leger, South Bay Cities Council of Governments (SBCCOG)
- Rohan Abraham, Congressional staff
- Cody Bridges, Office of Assemblymember Al Muratsuchi
- Moises Aglipay, Office of Assemblymember Mike Gipson
- Ara An, Office of LA County Supervisor Holly J. Mitchell³
- Ryan Ferguson, Kaiser Permanente
- Gabriela (“Gabby”) Medina, Southern California Gas Company (SoCalGas)
- Jessica Vincent, Chevron
- Kimberly Caballero, California Water Service Company (Cal Water)
- Tracy Maestro, California Water Service Company (Cal Water)
- Kimberly Caceres, PBF Energy
- Victor Ibarra, Marathon Petroleum

II. Guest Speaker — El Camino College

Vice Chair Butzine introduced Andrea Sala, Executive Director of the El Camino College Foundation, accompanied by Dr. Brenda Thames (Superintendent/President) and Anne O’Brien (Executive Director of Marketing and Communications).

Andrea Sala presented the College’s “Join the Conversation” community engagement campaign:

- El Camino has served the South Bay since 1947 and will mark its 80th anniversary next year. The College serves approximately 33,000 students annually across more than 200 degree and certificate programs.
- A fall community survey identified five priorities: upgrading job training and vocational programs (nursing, firefighting, police, skilled trades, welders, construction); preserving safe drinking water; preventing cuts to higher education funding; and maintaining affordable higher education.

- The new Public Safety Center under construction at Crenshaw and Redondo Beach Boulevard will house a fire academy, paramedic and EMT training, and a regional burn tower — eliminating the need for South Bay agencies to travel to Rio Hondo. A regional consortium of fire and police chiefs supports the project.
- The South Bay Intern Program is a paid summer internship in which the College funds student wages so member businesses can host interns at no cost. Pilot launched with South Bay Web; expanding with new funding.
- Other partnership channels: Career Technical Advisory Committees (industry partners advising faculty), the Small Business Development Center (top-rated in the LA region), and emerging AI program partnerships with South Bay aerospace employers.

Dr. Thames and Anne O’Brien answered Board questions on workforce alignment and adult learner programs.

Action: Andrea Sala to send the “Join the Conversation” feedback flyer with QR code to Henry Rogers for distribution to member chambers.

III. Reports from Office Holders, Administrative Agencies, and Community Partners

A. League of California Cities — Jeff Kiernan

- AB 1708 would expand the Homelessness Aid and Prevention (HAP) program to small and medium cities (currently limited to the 14 largest).
- SB 79 — Cal Cities opposed the original transit-oriented development bill in six counties and is requesting that Senator Wiener and the Governor delay implementation until the seventh RHNA cycle.
- New e-bike policy approved by Cal Cities (speed limits, licensing, license plates).
- AB 1768 (Sen. Bryant) — sales tax cap bill; passed Local Government, now in Appropriations with a two-thirds urgency clause. Cal Cities LA County Division opposes the LA County sales tax measure exemption effort.

B. Metropolitan Water District — Charles Gale

- AB 2215 and SB 872 (both supported by MWD) passed policy committees and are in appropriations / suspense; budget timing late May–June.
- Colorado River drought negotiations with seven western states continue; MWD relies on the Colorado for ~20% of supply (~1 million acre-feet annually). The current contingency plan expires year-end. Latest proposal: ~25% supply reduction. Risk of federal Bureau of Reclamation takeover if no agreement.

- MWD board adopted a two-year budget with a 6.2% rate increase for the current and next fiscal year, balancing affordability with rehabilitation of infrastructure that is 80–100 years old in some areas.
- Charles offered to brief member chambers directly on water issues.

C. South Bay Cities Council of Governments — David Leger

- April SBCCOG board approved approximately \$150 million in Measure M transportation funding for South Bay sub-regional projects; Metro approval expected in September.
- Firescaping workshop May 14 at Rolling Hills City Hall — wildfire barrier landscaping and California-friendly low-water vegetation.
- The South Bay Regional Housing Trust held its first board meeting; Debbie Stagura (Rolling Hills Estates) elected Chair and John Kaji (Torrance) elected Vice Chair. Monthly meetings: third Thursday at 3:00 p.m. at the COG office. Trust expects to award its first Measure A / La Casa dollars to an affordable housing project this summer.
- South Bay Economic Roundtable is developing a shared marketing program for the World Cup, Super Bowl, and 2028 Olympics. Inglewood and Carson face a unique challenge as Olympic venues — attendees cannot drive in, breaking traditional venue-revenue assumptions. Larry Cosmont is leading the regional economic strategy.
- Mike and William (both 1984 Olympic veterans) raised concerns that small businesses around 1984 venues “got slaughtered” and asked whether vetted, secured pop-up vendor zones could be permitted near 2028 venues. Vice Chair Butzine and Henry Rogers agreed to schedule a dedicated future agenda item on Olympic business impact.

D. Congressional Staff — Rohan Abraham

- The DHS spending bill was signed by the President, ending the federal shutdown. The bill does not include further ICE/CBP funding.
- FY26 Community Project Funding (CPF) requests approved — 15 projects across the Peninsula and El Segundo, totaling millions of dollars.
- DHS employees are now being paid; office available for questions.
- Senator Ben Allen’s and Senator Laura Richardson’s offices also joined the Zoom session for portions of the meeting.

E. Office of Assemblymember Al Muratsuchi — Cody Bridges

- Staff transitions: Chloe Tachibana has departed; Eric Ponce Furlos now handles Lomita; Cody Bridges handles Redondo Beach; Melissa Ramoso handles Hermosa Beach and Manhattan Beach.
- AB 2148 (AI in Education) — passed Assembly floor; ensures AI cannot replace classroom teachers.
- AB 2741 (Redondo Beach housing element) — currently stuck in Local Government Committee; clarifies land inventory evaluation.
- Dual enrollment town hall Saturday 2:00–4:00 p.m. at El Camino College.

F. Office of Assemblymember Mike Gipson — Moises Aglipay

- Office concluded a March vigil event in Compton; future legislative briefings to follow.

G. Office of LA County Supervisor Holly J. Mitchell — Ara An

- 2nd District is recruiting sponsors, food vendors, and merchandise sellers for the FIFA World Cup Fan Zone at Magic Johnson Park, July 4–5, 2026. Application deadline: May 15, 2026 at 5:00 p.m.
- The Pacific Coast Regional (PCR) Business Finance Office opened in unincorporated View Park / Windsor Hills; provides lending and technical assistance to South LA entrepreneurs.
- PCR distributed \$180,000 through the District’s Business Interruption Fund to over 20 local businesses during the pandemic.

IV. Government Affairs Report — Henry Rogers

Henry Rogers presented seven bills (plus one informational item) for Board action. The full Government Affairs Committee analyses were distributed in the May packet.

A. AB 1979 (Bonta) — Healthcare AI: Clinical Decision Support Systems

SBACC Position: OPPOSE

Discussion: Henry summarized that AB 1979 would treat healthcare chatbots as providers, ban clinical decisions made “solely” on AI output, extend CMIA criminal liability to software developers, and apply to health plans using AI-assisted prior authorization. Concerns: dual liability with HIPAA/FDA; California disadvantage in health-tech investment; slower prior-authorization approvals raising premiums. Ryan Ferguson (Kaiser Permanente) confirmed Kaiser’s opposition. Donna Duperron (Torrance Chamber) added that Torrance Memorial and the California Hospital Association also oppose.

MOTION: Motion to OPPOSE AB 1979 — moved by George Kivett; seconded by Donna Duperron.

VOTE: Motion carried; all chambers voted aye, no opposition or abstentions recorded.

ACTION: SBACC to issue an opposition letter and join the AB 1979 coalition letter; coalition letter to be emailed to Henry Rogers.

B. AB 2064 (Sharp-Collins) — Discrimination: Criminal History as FEHA / Unruh Protected Class

SBACC Position: OPPOSE

Discussion: The bill would make “criminal history” a FEHA and Unruh-protected class, including arrests without conviction. Concerns: federal ITAR background-check conflicts for South Bay defense and aerospace employers (Northrop Grumman, Raytheon, Boeing, L3Harris); state-licensing conflicts for childcare, finance, and security firms; redundancy with the existing AB 1008 individualized assessment framework. Members noted preference for Assemblymember Tri Ta’s \$5,000 tax credit bill for hiring individuals with criminal convictions as a more constructive alternative.

MOTION: Motion to OPPOSE AB 2064 — moved by Barry; seconded by Mike. (The presiding Vice Chair confirmed “Barry Waite and Mike Stewart” as maker and seconder; Secretary to verify last names against the sign-in sheet.)

VOTE: Motion carried.

ACTION: SBACC to issue an opposition letter to the Assembly Appropriations Committee.

C. AB 2575 (Ortega) — Healthcare Workers: AI Protections

SBACC Position: OPPOSE

Discussion: Companion bill to AB 1979. Provisions include retaliation protection for workers overriding any CDSS recommendation, elimination of the superseding-cause defense for AI developers, and a new patient cause of action bypassing MICRA. Concerns: hospitals unable to enforce consistent clinical protocols; flight of health-tech investment; dual liability with AB 1979; risk to South Bay’s growing digital healthcare corridor. Ryan Ferguson (Kaiser Permanente) explained current AI applications — appointment summarization, sepsis detection, stroke triage, medication safety, cancer screening, readmission risk — emphasizing that physicians retain sole authority for care decisions. Ryan offered to bring a Kaiser physician to a future SBACC AI panel discussion. George noted LA Biomed’s role as a regional AI medical R&D incubator.

MOTION: Motion to OPPOSE AB 2575 — moved by Marilyn Lyon; seconded by Donna Duperron (the second was contested; Vice Chair credited Marilyn as maker and Donna as seconder).

VOTE: Motion carried; Ryan Ferguson opposed the SBACC OPPOSE position on behalf of Kaiser Permanente (Kaiser had separately signed a coalition letter opposing AB 2575).

ACTION: SBACC to issue an opposition letter and join the AB 2575 coalition letter; coalition letter to be emailed to Henry Rogers.

D. AB 2752 (Ávila Farías) — Refinery Policies: Socioeconomic Impact Analysis

SBACC Position: SUPPORT

Discussion: AB 2752 requires BAAQMD and SCAQMD to conduct comprehensive socioeconomic analyses (compliance costs, consumer fuel prices, tax revenue, employment, gasoline supply) before adopting refinery rules; does not weaken environmental authority. Kimberly Caceres (PBF Energy) flagged the bill during the Sacramento trip. Members noted California has gone from 30+ refineries in the 1980s to roughly six; compliance costs of \$4.5–6.5B over six years; the Torrance Refinery is one of the region’s largest employers and a major property-tax contributor.

MOTION: Motion to SUPPORT AB 2752 — moved by Mark Warneck; seconded by Kimberly Caceres.

VOTE: Motion carried; Barry opposed (recorded in chat).

ACTION: SBACC to issue a support letter to the Assembly Natural Resources Committee.

Dissent: Barry argued the bill creates CEQA-like bureaucratic delays that interest groups could weaponize through litigation. Barry referenced the Phillips 66 closure (~600 professional jobs and 300 additional jobs lost; ~10-year redevelopment timeline) as context.

E. SB 1241 (Smallwood-Cuevas) — Skilled & Trained Workforce: Expanded Scope & Enforcement

SBACC Position (per Government Affairs analysis): OPPOSE

Status note: The transcript does not contain explicit discussion or a recorded vote on SB 1241. The Government Affairs Committee analysis distributed in the board packet recommended OPPOSE on grounds of expanded STW scope to development agreements and permits, mandatory maximum penalties, replacement of the “intent to defraud” debarment standard with “material misrepresentation,” and a union-directed complaint pipeline. Secretary to confirm whether action was taken or whether the item was deferred to the June meeting.

ACTION: Henry Rogers to confirm the status of SB 1241 (action taken vs. deferred) before the June 2, 2026 meeting and report back to the Board.

F. SB 1359 (Stern) — Gas Transition Responsibility & Electrification Act

SBACC Position: OPPOSE

Discussion: Henry framed SB 1359 as the most consequential energy bill of the session, scheduled for Senate Appropriations hearing on May 4, 2026 — one day before this Board meeting. The bill conditions the PUC’s universal service obligation on GHG consistency, authorizes retirement of gas distribution infrastructure, imposes a \$10M capital investment screen conflicting with federal PHMSA pipeline safety mandates, prohibits hydrogen blending cost recovery, and imposes full decommissioning surcharges on new gas service connections beginning 2030. Gabriela Medina (SoCalGas) addressed the Board: 21 million customers rely on natural gas, including power plants needed for peak summer grid demand; expedited decommissioning without proper process and customer protection would be irresponsible. George observed that gas appliances remain his lowest household utility cost.

MOTION: Motion to OPPOSE SB 1359 and authorize an opposition letter (dated May 4, 2026) for transmittal to the Senate Appropriations Committee on the day of the hearing — moved by Marilyn Lyon (seconder Donna Duperron; Secretary to confirm).

VOTE: Motion carried unanimously.

ACTION: Henry Rogers to transmit the SBACC opposition letter to Senate Appropriations Committee. (Note: hearing date preceded board authorization; see Bylaw Compliance Notes.)

G. SB 799 (Allen) — South Bay Regional Housing Trust: Governance Modernization

SBACC Position: SUPPORT

Discussion: Authored by Senator Ben Allen; passed Senate 39–0 on January 26, 2026; now in the Assembly. Modernizes the South Bay Regional Housing Trust (SBHRT) JPA — board-size flexibility, alternate seats with conflict-of-interest codes, two expert seats for housing/homelessness professionals, fiscal-year officer election timing. Mark Warneck flagged the bill in Sacramento. David Leger (SBCCOG) added that the Trust seeks separate authority to fund moderate-income / “missing middle” workforce housing — currently outside its low/very-low/extremely-low-income mandate per SB 1444. The Trust requests authority only, not new funding; private partners (e.g., tech companies) fund moderate-income housing in other regional trusts. SBACC’s afternoon meeting with Senator Allen’s staff was noted. William asked whether SBACC would support or table for further discussion.

MOTION: Motion to SUPPORT SB 799 — moved by William; seconded by Mark Warneck.

VOTE: Motion carried unanimously.

ACTION: SBACC to issue a support letter to the Assembly Local Government Committee. SBCCOG to request additional letters of support for the moderate-income housing authority expansion.

H. SB 1361 (Durazo) — Transit-Oriented Housing: Enforceable Development Standards

SBACC Position (per Government Affairs analysis): SUPPORT

Status note: The transcript does not contain explicit discussion or a recorded vote on SB 1361. The Government Affairs Committee analysis distributed in the board packet recommended SUPPORT on grounds of enforceable density and height standards near qualifying transit stops, transit provider protection language closing a documented loophole, mandatory affordability tiers, and direct workforce housing benefits along the Metro C, K, and A lines. Secretary to confirm whether action was taken or whether the item was deferred to the June meeting.

ACTION: Henry Rogers to confirm the status of SB 1361 (action taken vs. deferred) before the June 2, 2026 meeting and report back to the Board.

I. Long Beach Micro Enterprise Home Kitchen Operations (MEHKO / “MICO”) — Informational

Henry presented an informational update on the City of Long Beach’s MEHKO ordinance, approved April 15 on a 5–3 vote. The ordinance permits commercial food service operations in residential zones (≤90 meals/week, <\$100,000 gross revenue) with health-department oversight and business licensing. Celeste Wilson (Long Beach Area Chamber) explained that the Chamber and the Apartment Association proposed self-attestation with post-permit landlord notification, but the Council removed all landlord notification language. George asked about health-department oversight; Henry confirmed home kitchens are regulated similarly to other food businesses. The MEHKO model has been on Long Beach’s docket since 2021. Cooking activity in homes raises fire-liability concerns for landlords; mitigation requires lease language, ideally vetted with legal counsel and the California Apartment Association.

Celeste noted that no South Bay cities are presently considering similar ordinances; several LA cities have adopted them, and Orange County cities (Costa Mesa, Anaheim, Orange) typically follow Long Beach’s lead.

ACTION: Board took no formal position; flagged for ongoing monitoring. Celeste Wilson to email Henry Rogers a list of LA cities with operable MEHKO ordinances. Henry Rogers to monitor whether the ordinance is “shopped” to South Bay cities.

V. Chair’s Report — 2026 Days of Advocacy (Sacramento)

Vice Chair Heidi Butzine presented the Chair’s Report on behalf of Chair Jeremy Harris, covering the SBACC Days of Advocacy trip, April 13–14, 2026:

- 11 participants conducted 6 meetings with state legislators and senior staff. Member chambers represented: Long Beach Area, Redondo Beach, and Lomita; Cal Water also participated. Mark Warneck attended representing his city.
- The delegation discussed SBACC’s adopted policy positions and gathered legislative briefings from the California Chamber of Commerce and the Western States Petroleum Association (WSPA). The Cal Chamber morning session was particularly valuable for context on multiple bills.
- The delegation met with Assemblymember Tina McKinnor and Senator Laura Richardson and obtained group photos.
- At the networking dinner, Assemblymember Mike Gibson announced his candidacy for the State Board of Equalization.
- Hosting: Chevron / WSPA sponsored breakfast; Cal Chamber sponsored lunch.
- Vice Chair Butzine credited Henry Rogers for organizing the meetings and logistics, recommended that next year’s delegation spend additional time at Cal Chamber, and encouraged broader board participation to strengthen SBACC’s Sacramento profile.

VI. Financial Report — April 2026

Treasurer Julia Parton (Malaga Bank) presented the April 2026 financial report. Headline figures:

- Cash on hand: approximately \$21,625 (up from \$18,810 at end of March)
- Total equity: approximately \$58,285 (including outstanding receivables)
- Total accounts receivable: \$37,660 (down from \$40,660)

Treasurer Parton emphasized that accounts receivable aging remains a significant concern, with approximately \$24,230 in invoices past 90 days outstanding — an unsustainable level. She asked Board members with outstanding balances to remit promptly and offered Henry Rogers, Chair Harris, and Vice Chair Butzine as resources for chambers uncertain about their payment status.

Vice Chair Butzine committed to having Henry Rogers transmit the current AR aging report to the Executive Committee, which will help drive collection follow-up. Reducing the 90-day aging is a stated priority.

MOTION: Motion to receive and file the April 2026 financial report — (maker and seconder not identified in the recording; Secretary to confirm).

VOTE: Motion carried.

VII. Approval of Minutes — April 2026

Vice Chair Butzine noted that Secretary J. Vincent had to depart early and presented the April 2026 minutes on her behalf, with a request to correct spelling of guest names. AI-assisted transcription was acknowledged as helpful but requiring manual review.

MOTION: Motion to approve the April 2026 minutes as corrected — moved by Mark Warneck; seconded by Heidi Butzine.

VOTE: Motion carried unanimously; no opposition or abstentions.

ACTION: Henry Rogers / Secretary's office to circulate the corrected April 2026 minutes for the official record.

VIII. New Business / Announcements

No additional new business was raised. The Olympic-business-impact discussion (raised earlier by William and Mike) was deferred to a future agenda.

IX. Adjournment

Vice Chair Butzine adjourned the meeting at approximately 9:58 a.m. (88 minutes from call to order), thanked all attendees, and noted that members were being returned five minutes ahead of schedule.

Next regular meeting: Tuesday, June 2, 2026.

Minutes Prepared By: Henry Rogers, Chief of Staff, SBACC

Submitted for Approval: June 2, 2026 Board Meeting

Executive Summary — May 2026 SBACC Board Meeting

The South Bay Association of Chambers of Commerce Board of Directors convened on Tuesday, May 5, 2026 in hybrid format for approximately 88 minutes. With Chair Jeremy Harris absent, Vice Chair / Chair-Elect Heidi Butzine presided from the Lomita Chamber, supported by Treasurer Julia Parton, Chief of Staff Henry Rogers, and roughly 17–20 board members, agency liaisons, and partner attendees in person at WSPA and via Zoom.

El Camino College opened the meeting. Andrea Sala, Dr. Brenda Thames, and Anne O’Brien presented the College’s “Join the Conversation” community-input campaign, the new Public Safety Center under construction at Crenshaw and Redondo Beach Boulevard, and the South Bay Intern Program — a no-cost summer internship opportunity in which the College funds student wages.

The Board took action on six legislative matters from the Government Affairs Report. SBACC voted to OPPOSE AB 1979 (George/Donna Duperron), AB 2064 (Barry/Mike), AB 2575 (Marilyn/Donna Duperron; Ryan Ferguson opposed on behalf of Kaiser), and SB 1359 (Marilyn; unanimous), authorizing a same-day letter to the May 4 Senate Appropriations hearing on SB 1359. The Board voted to SUPPORT AB 2752 (Mark Warneck/Kimberly Caceres; Barry opposed) and SB 799 (William/Mark Warneck; unanimous). The agenda items on SB 1241 and SB 1361 were not discussed in the recorded portion of the meeting; the Secretary will confirm whether action was taken or the items were deferred to June. The Board also received an informational MEHKO update from the Long Beach Chamber and took no position.

Vice Chair Butzine reported on the April 13–14 Days of Advocacy Sacramento trip — 11 participants, 6 legislative meetings, productive sessions with Cal Chamber and WSPA. The April 2026 minutes were approved as corrected (Mark Warneck moved; Heidi Butzine seconded). Treasurer Parton presented April financials showing \$21,625 in cash, a \$185 monthly net loss, and a continuing AR concern with approximately \$24,230 past 90 days — flagged as a Board priority.

The next regular meeting is Tuesday, June 2, 2026.

Action Items — May 2026 SBACC Board Meeting

#	Task	Responsible Party	Deadline
1	Transmit SBACC opposition letter on SB 1359 to Senate Appropriations Committee (letter dated May 4, 2026)	Henry Rogers, Chief of Staff, SBACC	Immediate
2	Issue SBACC opposition letter on AB 1979 to Assembly Privacy and Consumer Protection Committee	Henry Rogers, Chief of Staff, SBACC	Before June 2, 2026
3	Issue SBACC opposition letter on AB 2064 to Assembly Appropriations Committee	Henry Rogers, Chief of Staff, SBACC	Before June 2, 2026
4	Issue SBACC opposition letter on AB 2575 to Assembly Health Committee	Henry Rogers, Chief of Staff, SBACC	Before June 2, 2026
5	Issue SBACC support letter on AB 2752 to Assembly Natural Resources Committee	Henry Rogers, Chief of Staff, SBACC	Before June 2, 2026
6	Issue SBACC support letter on SB 799 to Assembly Local Government Committee	Henry Rogers, Chief of Staff, SBACC	Before June 2, 2026
7	Confirm status of SB 1241 (action taken vs. deferred) and report back to Board	Henry Rogers, Chief of Staff, SBACC	June 2, 2026
8	Confirm status of SB 1361 (action taken vs. deferred) and report back to Board	Henry Rogers, Chief of Staff, SBACC	June 2, 2026
9	Email AB 1979 coalition letter to Henry Rogers	Coalition partner	As soon as available
10	Email AB 2575 coalition letter to Henry Rogers	Ryan Ferguson, Kaiser / coalition partner	As soon as available
11	Email ECC “Join the Conversation” feedback flyer with QR code	Andrea Sala, ECC Foundation	Before June 2, 2026
12	Connect SBACC with a Kaiser physician for AI-in-healthcare panel	Ryan Ferguson, Kaiser Permanente	Before fall AI programming
13	Email list of LA cities with operable MEHKO / MICO ordinances	Celeste Wilson, Long Beach Area Chamber	Before June 2, 2026
14	Transmit current AR aging report to Executive Committee	Henry Rogers, Chief of Staff, SBACC	Within 1 week
15	Lead collection follow-up on 90+ day balances (Chevron, SCE, Air Products)	Executive Committee with Henry Rogers	Ongoing — June status

16	Reconcile sign-in sheet with attendee roster; verify last names; verify Ara An; confirm SB 1359 seconder; confirm financials motion makers	J. Vincent, Secretary	Before June 2, 2026
17	Circulate corrected April 2026 minutes for official record	Henry Rogers / Secretary's office	Before June 2, 2026
18	Promote dual enrollment town hall, FIFA Fan Zone, firescaping workshop	Member chamber comms	May 14–15, 2026
19	Schedule Olympic / mega-event business impact agenda item	Henry Rogers / Heidi Butzine	Q3 2026 agenda
20	Coordinate SBCCOG support letters for SB 799 moderate-income expansion	Henry Rogers / David Leger (SBCCOG)	Before SB 799 Assembly floor

Board Financial Report — April 2026

Reporting Period: April 1 – April 30, 2026

Prepared By: Henry Rogers, Chief of Staff, SBACC

Presented By: Julia Parton, Treasurer (Malaga Bank)

Financial Overview

April was a month of consolidation rather than growth — modest revenue, controlled expenses, and a small net loss of \$185 against meaningful progress on cash collections. Cash on hand climbed to \$21,625 (up from \$18,810 in March), driven by a \$3,000 collection from WSPA and continued receivables work, even as accounts receivable aging remains the Association’s most important financial pressure point.

Key Metrics

Metric	April 2026	March 2026	Variance
Total Revenue	\$3,501.43	\$11,681.20	-70.0% (timing)
Total Expenses	\$3,686.28	\$3,958.00	-6.9%
Net Income / (Loss)	\$(184.85)	\$7,723.20	n/a
Cash on Hand (total)	\$21,624.67	\$18,809.52	+15.0%
Accounts Receivable	\$37,660.00	\$40,660.00	-7.4%
Accounts Payable	\$1,000.00	\$1,000.00	0.0%
Total Equity	\$58,284.67	\$58,469.52	-0.3%

YTD Net Income / (Loss): \$(3,470.35) — driven primarily by Q1 luncheon and event costs not yet offset by sponsorship collections.

Significant Transactions (April 2026)

- Income: \$1,750 continuing membership; \$1,750 new membership; \$3,000 AffiniPay payout (WSPA collection); \$1.43 interest.
- Expenses: \$3,000 professional consulting; \$542.50 accounting (Belmont Shore); \$115 QuickBooks Online subscription; \$100 meeting expenses; \$43.78 AffiniPay merchant fees.
- Cash anomaly: \$800 chargeback from Long Beach Area Chamber on 4/6 was redeposited 4/20; net effect on cash neutral but \$800 remains in the 1–30 day AR bucket.

Accounts Receivable Aging — A Key Concern

Aging Bucket	April Balance	% of Total
Current (not yet due)	\$2,700	7.3%

1–30 days past due	\$6,550	17.8%
31–60 days past due	\$3,380	9.2%
91+ days past due	\$24,230	65.7%
Total A/R Aging	\$36,860	100%

Note: Aging total (\$36,860) differs from balance sheet AR (\$37,660) by \$800 due to the Long Beach Chamber chargeback timing.

Largest 91+ day balances:

- Chevron — \$7,500 (April 2024 and December 2025)
- Southern California Edison — \$5,000 (December 2025) plus \$1,500 in 31–60 day bucket
- Air Products and Chemicals — \$2,500 (February 2025)
- Victor Ibarra — \$2,000 (September 2025)
- Watson Land — \$1,500 (November 2025)
- Smaller chamber balances (Gardena Valley, Hermosa Beach, Wilmington) — combined \$1,700

Four invoices from April 2024 are now over two years old. Per Article III, Section 7(b) of the bylaws, member chamber dues outstanding more than 90 days may trigger expulsion proceedings by 2/3 Board vote — a compliance concern flagged in the Bylaw Compliance Notes section.

Cash Flow Summary

Item	April 2026
Beginning Cash	\$18,809.52
Net Income	\$(184.85)
Decrease in Accounts Receivable	\$3,000.00
Net Cash from Operations	\$2,815.15
Ending Cash	\$21,624.67

At April’s expense run-rate, the Association is holding approximately six months of operating cash — a healthy cushion that will tighten in months with events, insurance renewals, or program costs.

Recommendations

1. Accelerate 91+ day collections. The Executive Committee should personally engage on the largest balances (Chevron \$7,500, SCE \$6,500 total, Air Products \$2,500). Henry Rogers will transmit the current AR report to the Executive Committee within one week.
2. Resolve the oldest invoices. Four invoices over 24 months old should be evaluated for escalation, partial settlement, or write-off; the Board should authorize a course of action at the June 2 meeting.

3. Monitor member chamber balances against Article III, Section 7(b). Chamber receivables in the 91+ day bucket approaching the bylaw expulsion threshold should be brought to the Executive Committee with a recommended response.
4. Diversify revenue streams. April demonstrated what a no-events month looks like (near-break-even). Continued sponsorship cultivation and fall programming planning should begin now.
5. Document the resolution of the Long Beach Chamber chargeback so the \$800 timing item is reconciled out of the aging report by the next reporting cycle.

Bylaw Compliance Notes — May 2026

Compliant Practices

- Hybrid meeting format — held per Article VIII, Section 1(b); electronic participants counted toward quorum per Article VIII, Section 2(b).
- Treasurer’s report — financial condition reported to the Board per Article VI, Section 1(c). Receive-and-file action taken per standard practice.
- Approval of prior month’s minutes — April minutes approved (with corrections); maker (Mark Warneck) and seconder (Heidi Butzine) recorded.
- Government Affairs deliberation — Board took recorded positions on six bills with discussion and motion-vote-action sequencing on each. Maker and seconder identified for five of six action items (significant improvement over historical practice).
- Notice and agenda — meeting was noticed in advance with a published agenda containing action items, consistent with Article VIII, Section 2(a).

Areas Requiring Attention

Issue 1: Last Names Missing for Several Active Board Members

Bylaw Reference: Article V, Section 1; Article VIII, Section 2(b)

Description: The recording captures several active participants by first name only — Marilyn (PVP Chamber), Karen (PVP Chamber), George, William, Barry, Mike, Steve, Chad (LAX Coastal), and Jocelyn O’Brien. Several of these individuals made or seconded motions and recorded dissents, so attribution accuracy matters for the official record.

Recommendation: Secretary should reconcile the formal sign-in sheet against the names captured in these minutes and add last names and chamber affiliations. Going forward, the standing introduction at the start of each meeting should ask each participant to give their full name and chamber.

Follow-up Action: J. Vincent, Secretary — before June 2, 2026 meeting.

Issue 2: “Ara An” — Verify Affiliation

Bylaw Reference: Article VIII, Section 2(b)

Description: The SBACC liaison roster lists Jessalyn Waldron for Supervisor Mitchell’s office, but the May 5 transcript identifies “Ara An” delivering the Mitchell office report. This is likely a new staff assignment but may also reflect a transcription error.

Recommendation: Henry Rogers and the Secretary to verify spelling and current role with the Supervisor’s office and update the SBACC liaison roster accordingly.

Follow-up Action: Henry Rogers / J. Vincent — before June 2, 2026 meeting.

Issue 3: Two Agenda Action Items Without Transcript Record (SB 1241 and SB 1361)

Bylaw Reference: Article VIII, Section 2(a)

Description: Both SB 1241 and SB 1361 appear on the noticed May 2026 agenda with full Government Affairs Committee analyses (recommending OPPOSE and SUPPORT respectively), but the transcript contains no discussion or recorded vote on either bill. Henry’s report flagged eight bills total (“two healthcare/AI, two employment, two energy, two housing”), but only six were brought to motion in the recorded portion.

Recommendation: Determine whether action was taken (and not captured by the transcript) or whether the items were deferred. If deferred, place both bills on the June 2, 2026 agenda.

Follow-up Action: Henry Rogers, Chief of Staff, SBACC — confirm status and report to Board at the June 2, 2026 meeting.

Issue 4: SB 1359 Letter Dated Before Board Authorization

Bylaw Reference: Article VIII, Section 3(b) (email voting between meetings)

Description: The Senate Appropriations hearing on SB 1359 was scheduled May 4, 2026 — one day before the May 5 Board meeting that authorized the opposition letter. The seconder for the SB 1359 motion was also not identified in the recording.

Recommendation: For time-sensitive legislative matters where the hearing precedes the next regular Board meeting, use the email-voting procedure under Article VIII, Section 3(b). Establish a standing legislative-calendar tracking practice.

Follow-up Action: Henry Rogers / Vice Chair Butzine — establish standing legislative-calendar tracking practice for the 2026–27 session.

Issue 5: Accounts Receivable 91+ Day Aging — Member Chamber Balances Approaching Expulsion Threshold

Bylaw Reference: Article III, Section 7(b) (90-day expulsion provision)

Description: Smaller chamber invoices for Gardena Valley (\$200), Hermosa Beach (\$300), and Wilmington (~\$1,200 combined) are within the 91+ day bucket. The bylaws permit Board expulsion by 2/3 vote for member chambers more than 90 days delinquent; this is rarely the right business response for small balances and instead points to a need for an outreach and resolution protocol.

Recommendation: The Executive Committee should set a written threshold for Article III, Section 7(b) escalation, pursue direct chamber-CEO outreach for current 91+ day chamber balances, and bring any unresolved balances to the Board with a recommended action.

Follow-up Action: Executive Committee (Harris / Butzine / Parton) with Henry Rogers — initial outreach within 30 days; status report at June 2, 2026 meeting.

Issue 6: Secretary Departed Before Adjournment

Bylaw Reference: Article VI, Section 1 (Secretary preserves records, maintains proceedings)

Description: Secretary J. Vincent left the meeting early; minutes were received on her behalf by Vice Chair Butzine. No designated note-taker was named at the time of departure.

Recommendation: When the Secretary must depart early, the Chair should designate a substitute note-taker for the remainder of the meeting and record that designation in the minutes. SBACC’s Chief of Staff is a natural designee.

Follow-up Action: Standing practice — Chair Harris and Secretary J. Vincent, effective June 2, 2026.

Issue 7: Financial Report Motion Maker / Secunder Not Identified

Bylaw Reference: Article VIII, Section 3

Description: The motion to receive and file the April 2026 financial report carried, but neither the maker nor the seconder was identified in the recording. Compared to the legislative motions where attribution was strong, this gap is administrative.

Recommendation: All “receive and file” and minutes-approval motions should follow the same maker/seconder identification protocol as policy motions.

Follow-up Action: Standing practice — Chair / Vice Chair, effective June 2, 2026.

Summary of Recommended Follow-Ups

#	Issue	Owner	Deadline
1	Reconcile attendee roster; add last names for first-name-only participants	J. Vincent, Secretary	Before June 2
2	Verify “Ara An” affiliation with Supervisor Mitchell’s office and update liaison roster	Henry Rogers / Secretary	Before June 2
3	Confirm SB 1241 and SB 1361 status; agenda for June if deferred	Henry Rogers	June 2
4	Establish legislative-calendar email-voting protocol per Article VIII §3(b)	Henry Rogers / Vice Chair	Before next time-sensitive bill
5	Establish AR escalation threshold; outreach on 91+ day chamber balances	Executive Committee + Henry Rogers	June 2 status report
6	Designate substitute note-taker when Secretary departs early	Chair / Secretary	Effective June 2
7	Apply maker/seconder identification protocol to all motions (financial + minutes)	Chair / Vice Chair	Effective June 2

End of May 2026 SBACC Board of Directors Meeting Minutes Package.

Prepared by Henry Rogers, Chief of Staff, SBACC — for approval at the regular meeting on Tuesday, June 2, 2026.