

South Bay Cities Council of Governments

Legislative Committee
November 4, 2021
Meeting Minutes
(Held virtually via Zoom)

COMMITTEE CHAIR ARMATO CALLED THE MEETING TO ORDER AT 5:04 P.M.

I. Welcome / Self-Introductions

In attendance were the following voting SBCCOG Board Members:

Stacey Armato, Chair (Hermosa Beach)	Christian Horvath (Redondo Beach)
Rodney Tanaka (Gardena)	Bea Dieringer (Rolling Hills)
Olivia Valentine (Hawthorne)	

Also in attendance:

Jacki Bacharach (SBCCOG)	Ronson Chu (SBCCOG)
David Leger (SBCCOG)	Jeff Kiernan (CalCities)

II. Public Comment – no public comments received.

III. Consent Calendar

A. September 2, 2021 Meeting Minutes (*attachment*) – **APPROVED**

B. October 7, 2021 Meeting Notes (*attachment*) – **RECEIVED AND FILED**

MOTION by Committee Member Tanaka, seconded by Committee Member Valentine, to **APPROVE** the consent calendar. No objection. So ordered.

IV. 2022 Policy Platform Development (*attachment*) – **RECOMMENDED BOARD APPROVAL**

Mr. Leger and Ms. Bacharach reviewed the proposed Policy Platform, explaining that it will guide staff and the Committee in recommending positions on legislation.

Committee Member Tanaka asked if there should be a statement regarding support for domestic violence prevention and support policies due to the recent increase in reported cases.

Committee Member Dieringer shared that she would like to see a general statement such as “support legislation that enhances public safety in the community” that would allow the organization to take positions on public safety issues that might not be covered under the law enforcement statement on the platform. Committee Member Valentine agreed.

Ms. Bacharach shared her concern that adding such a statement could lead to an unmanageable legislative matrix considering hundreds of bills are proposed each year.

Committee Chair Armato noted that she is okay with adding the additional bullet point proposed by Committee Member Dieringer, but cautioned that the Committee must be mindful that staff cannot source and track all bills. She added that Committee Member Tanaka’s concern about domestic violence could be covered by the public safety statement that Committee Member Dieringer suggested.

Committee Member Dieringer also asked to clarify that the SBCCOG is able to take oppose positions on legislation that is contrary to a statement on the policy platform. She noted her concern that although it is implied, perhaps it should be made clear that the organization can take support/oppose positions on legislation based on the policy platform.

MOTION by Committee Member Valentine, seconded by Committee Member Dieringer, to **RECOMMEND BOARD APPROVAL** of the 2022 Policy Platform with the addition of a statement to “support efforts that enhance public safety” and clarify that the Committee can recommend support and oppose positions based on the Policy Platform. No objection. So ordered.

V. 2022 Legislative Session: Proposals for legislation and advocacy (attachment) – RECOMMENDED BOARD APPROVAL

Mr. Leger and Ms. Bacharach reviewed the legislative proposals that the SBCCOG might want to consider seeking authors for. Ms. Bacharach added that the LA County Delegation has a policy retreat on December 2, and the goal would be to meet with South Bay legislators prior to that.

Committee Chair Armato noted that the housing trust fund legislation is no longer needed based on information learned at a meeting with the San Gabriel Valley Housing Trust Fund. Current law provides an avenue to create one, so that proposal can be removed from the list.

Mr. Chu provided additional background on the project based vouchers proposal that would help finance the construction of affordable housing. The vouchers would be used by developers and act as an incentive since they allow the developers to receive better financing terms.

Committee Member Dieringer asked if there was a funding level determined for the voucher idea. Mr. Chu explained that he is still discussing the idea with developers and getting additional feedback, but that the program would likely be in the hundreds of millions of dollars. Mr. Chu noted that he is working on an overview of the idea and will work to get it prepared in advance of the Board meeting.

Committee Member Dieringer shared her concerns about the lack of detail in the concept at this time and the strings the state might attach to the program. Committee Chair Armato cautioned that if the idea is introduced by a legislator, their staff would work with the SBCCOG to ensure changes throughout the legislative process were still amenable to the organization. The SBCCOG could also choose to pull the bill if amendments prove to be unsupportable.

Mr. Kiernan added that a bill with such a large financial price tag would have to go through the lengthy budgetary process, so the idea should be introduced as soon as possible.

MOTION by Committee Member Tanaka, seconded by Committee Member Dieringer, to **RECOMMEND BOARD APPROVAL** to seek authors for the slow-speed vehicle rebate and Neighborhood Electric Vehicle proposals, and consider seeking an author for the affordable housing voucher idea based on further information gathered by staff. No objection. So ordered.

VI. SBCCOG Legislative Matrix (attachment)

- A. **Resolution 2021-02: Resolution to Support the “Brand-Huang-Mendoza Tripartisan Land Use Initiative” to Amend Article XI of the Constitution of the State of California to Make Zoning and Land Use Community Affairs, and Not of State Interest (attachment) – RECOMMENDED BOARD APPROVAL**

Ms. Bacharach reported that the 2-year bills included in the matrix could be coming back with the new legislative session and asked the Committee to review any that might require the Board to take a position. Committee Member Dieringer shared that AB 1372, a right to shelter bill by Assemblymember Muratsuchi, is being monitored by the SBCCOG. The bill would guarantee a right to shelter and could be a huge financial issue for cities. Committee Chair Armato shared that she has had previous conversations with Assemblymember Muratsuchi who understands the city concerns. Mr. Kiernan added that the bill did not even receive a hearing during the last session and none of the 2-year bills are likely to move quickly, so action today may not be required.

The Committee went on to discuss Resolution 2021-02 and strongly supported the effort. Committee Chair Armato asked if the SBCCOG could send a press release if the Board ultimately votes to approve the resolution and support the initiative. Ms. Bacharach explained that Colleen Farrell is ready to go with a press release upon Board action.

MOTION by Committee Member Valentine, seconded by Committee Member Tanaka, to **RECOMMEND BOARD APPROVAL** of Resolution 2021-02 to support the “Brand-Huang-Mendoza Tripartisan Land Use Initiative”. No objection. So ordered.

VII. Announcements / Adjournment

Chair Armato asked the Committee if there was any objection to discussing the California Attorney General’s press conference announcing his housing strike force. Committee Members had no objection. Chair Armato went on to explain that the Attorney General announced the creation of a housing strike force that will enforce state housing law by targeting cities. It is unclear at this time if the group’s focus will be on responding to complaints about violations or if they will be proactively going after cities. Either way it could bear huge costs on cities and is a serious attack on local control. Committee Chair asked if the Committee should vote to support the CalCities statement by writing a letter or making a statement.

MOTION by Committee Member Horvath, seconded by Committee Member Tanaka, to **ISSUE A STATEMENT IN SUPPORT OF THE CALCITIES STATEMENT**. No objection. So ordered. Due to the time sensitive nature of the issue, the action will be reported to the Board of Directors.

Chair Armato went on to announce that she and Ms. Bacharach met with the San Gabriel Valley Regional Housing Trust (SGVRHT) to learn more about the program and operations. The SGVRHT was created through legislation, but that is not required. SGVRHT contracts with the SGVCOG to operate and staff the trust. Currently, administration requires approximately 1.5 full-time employees as well as about 1/10 of the Executive Director’s time. The SGVRHT is governed by a Board of Directors consisting of seven city elected officials and two housing experts who meet quarterly (or as needed). SGVRHT administration is funded by participating cities via a fee based on population size, starting around \$5,000 and going up from there. The SGVRHT has received tens of millions in funding from state and federal funding which has helped it fund two projects so far that have created over 70 housing units. Two more projects which will build 175 more units are in the pipeline nearing approval, with another 800 units in projects further down the pipe. The majority of units are affordable units. The SGVRHT uses a scorecard to prioritize projects. Committee Chair Armato concluded by sharing her thoughts that the South Bay is losing out on millions in funding by not having a regional housing trust and if a bill like SB 809 passes, the regional housing trust would provide a forum to share in RHNA exchanges.

Mr. Chu shared that LA County Homeless Initiative staff is very supportive of the idea.

Mr. Kiernan asked what the benefit of a subregional housing trust is if RHNA exchanges are not allowed at this time. Ms. Bacharach explained that majority of the cities do not likely have the capacity to do their own housing trust, so this would provide an avenue to provide that capacity.

Committee Chair Armato had to leave the meeting at 6:03 p.m. Ms. Bacharach adjourned the meeting at 6:07 p.m. to December 2, 2021 at 5:00 p. m.