



X: Inactive (missed last 3 meetings in a row)
Inactive Membership is automatically re-instated by attending a meeting

SBCCOG BOARD MEETINGS: ATTENDANCE 2021-22

City	Oct - 21	Nov - 21	Jan - 22	Feb - 22	Mar - 22 <i>(special)</i>	Apr - 22 <i>(special)</i>	Apr - 22
Carson	Hicks		Hicks	Hicks	Hicks	Hicks	
El Segundo	Boyles	Boyles	Boyles	Boyles	Boyles	Boyles	
Gardena	Tanaka	Tanaka	Tanaka	Tanaka	Tanaka	Tanaka	
Hawthorne	Monteiro	Valentine	Valentine	Valentine	Valentine	Valentine	
Hermosa Beach	Armato	Armato	Armato	Armato		Armato	
Inglewood			X	Butts			
Lawndale		Suarez	Suarez	Suarez			
Lomita	Gazeley	Gazeley	Waite Uphoff	Waite Uphoff	Waite	Waite Uphoff	
Los Angeles	X	X	X	X	X	X	
Manhattan Beach	Stern	Stern	Stern	Stern		Stern	
Palos Verdes Estates	Roos		Roos	Roos		Roos	
Rancho Palos Verdes	Cruikshank		Cruikshank	Cruikshank	Cruikshank	Cruikshank	
Redondo Beach	Horvath Obagi	Horvath		Horvath	Horvath	Horvath	
Rolling Hills	Dieringer	Dieringer	Dieringer	Dieringer			
Rolling Hills Estates	Zuckerman Huff	Huff	Huff	Huff	Huff	Zuckerman Stegura	
Torrance	Chen	Chen	Chen	Chen	Chen	Chen	
County of Los Angeles-2nd District	Lopez	Lopez	Ruiz-Delgado	Ruiz-Delgado	Ruiz-Delgado	Ruiz-Delgado	
County of Los Angeles- 4th District			LaMarque	LaMarque	LaMarque		
Number of Active Agencies	16	16	15	16	16	16	16
Quorum Required (50% +1)	9	9	9	9	9	9	9
Number of Agencies Attending	14	12	16	16	11	12	

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
THURSDAY, FEBRUARY 24, 2022
HELD VIRTUALLY VIA ZOOM
(RECORDING AVAILABLE ONLINE: <https://youtu.be/NhhWltXbzgM>)**

I. CALL TO ORDER

Chair Drew Boyles called the SBCCOG Board of Directors meeting to order at 6:00 pm.

II. VERIFY QUORUM

In attendance were the following voting elected officials:

Cedric Hicks, Carson	Jim Roos, Palos Verdes Estates
Drew Boyles, El Segundo	John Cruikshank, Rancho Palos Verdes
Rodney Tanaka, Gardena	Christian Horvath, Redondo Beach
Olivia Valentine, Hawthorne	Bea Dieringer, Rolling Hills
Stacey Armato, Hermosa Beach	Britt Huff, Rolling Hills Estates
James Butts, Inglewood	George Chen, Torrance
Bernadette Suarez, Lawndale	Alfonso Ruiz-Delgado, LA County D-2
Bill Uphoff, Lomita	Jennifer LaMarque, LA County D-4
Hildy Stern, Manhattan Beach	

Also in attendance were the following non-voting elected officials:

Barry Waite, Lomita

Also, in attendance were the following persons:

Nancy Shrodes, Heal the Bay Senior Watershed Specialist	Jacki Bacharach, SBCCOG
Greg Farr, Caltrans	Kim Fuentes, SBCCOG
Stephen Sawyer, Charter Communications	Steve Lantz, SBCCOG
Jeff Kiernan, League of California Cities	Wally Siembab, SBCCOG
Sarah Patterson, SCAG	David Leger, SBCCOG
Ara An, Los Angeles County	Natalie Champion, SBCCOG
Lindsey Lastra, Los Angeles County Department of Public Health	Chandler Sheilds, SBCCOG
Nancy Rodriguez, Los Angeles County Department of Public Health	Ronson Chu, SBCCOG
	Jonathan Pacheco Bell, SBCCOG
	Laurie Jacobs, SBCCOG
	Aaron Baum, SBCCOG

III. CONFIRM POSTING OF THE AGENDA BY THE CITY OF TORRANCE

Ms. Bacharach confirmed that the agenda was properly posted in the City of Torrance.

IV. BROWN ACT DECLARATION

Pursuant to AB 361, the Board of Directors finds that a statewide state of emergency remains in force and State and local officials continue to recommend measures to promote social distancing. Therefore, this meeting is being held virtually as meeting in person would present imminent risks to the health or safety of attendees. (*attachment*)

MOTION by Board Member Cruikshank, seconded by Board Member Horvath, to **APPROVE** the Brown Act Declaration. No objection. So ordered.

V. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

Ms. Bacharach noted that an important contract was inadvertently left off the agenda. The contract must be approved tonight because it is connected to the SCAG REAP funding for the ADU Acceleration Project.

MOTION by Board Member Tanaka, seconded by Board Member Stern, to **ADD TO THE AGENDA** the Black and Veetch contract. No objection. So ordered.

VI. PUBLIC COMMENT

None.

VII. CONSENT CALENDAR

- A. January Board Meeting Minutes (attachments) – Approved**
- B. Dues and Assessment for 2022-2023 (attachment) – Approved**
- C. FY22-23 Measure R and Measure M Metro Budget Request (attachment) – Approved**
- D. PATH contract with SBCCOG (attachment) – Approved**
- E. Hawthorne Green Business Contract Extension (attachment) – Approved**
- F. Temporary Staffing Services (attachment) – Approved**
- G. Legislative Matrix – (attachment) – Approved**
 - 1. AB 2074 – support
 - 2. HR 6662 – support
 - 3. Ballot Measure – California Sports Wagering Regulation & Unlawful Gambling Enforcement Act - #19-0029A1 – oppose
- H. 2020-2021 Audit – Received and filed**
- I. Time Critical Letters Sent with Steering Committee Approval (attachments) – Received and filed**
 - 1. Water Replenishment District's Draft Local Hazard Mitigation Plan (LHMP) Letter of Support
 - 2. Electrification of SilverLine Buses
- J. Monthly Reports – Received and filed**
 - 1. South Bay Environmental Services Center Report (attachment)
 - 2. Transportation Report (attachment)
 - 3. City Attendance at SBCCOG meetings (attachment)
 - 4. Media Report (attachment)
 - 5. Reports from Outside Agencies (attachments for each at end of the agenda)
 - a. League of California Cities & LA Division Legislative Committee (Bea Dieringer & Jeff Kiernan)
 - b. SCAG Regional Council (Drew Boyles, Mark Henderson, James Gazeley)
 - c. SCAG Committee Energy and Environment (Britt Huff)
 - d. South Bay Association of Chamber of Commerce (Olivia Valentine)
 - e. South Bay Workforce Investment Board

MOTION by Board Member Tanaka, seconded by Board Member Cruikshank, to **APPROVE** the Consent Calendar. No objection. So ordered.

VIII. PRESENTATIONS

A. LA County Safe, Clean Water Program

Ms. Shrodes presented information on the County of Los Angeles' Safe Clean Water Program. Watersheds connect communities and stakeholders across the county, requiring protective measures and pollution regulations. The South Bay falls within region 4 of the state water board system in California, covering the Dominguez Channel, which is a polluted body of water. Specifically, the South Bay region falls within the Safe Clean Water Program's Santa Monica Bay Watershed Management Plan.

Measure W was passed by voters in 2018 to provide resources for regional watersheds and created the Safe, Clean Water Program. Ms. Shrodes serves as the coordinator for the South Santa Monica Bay Watershed (SSMBW) area. 7 South Bay projects have received regional funding so far including one project in Carson, one project in Manhattan Beach, two projects in Torrance, two projects in Wilmington, and one in Alondra Park (LA County). The Watershed Coordinator for SSMBW area wants to engage public agencies to support program participation, identify community member needs, and educational opportunities. The Watershed Area Steering Committee decides where funding for the program gets allocated.

Questions

Chair Boyles: Is she familiar with Hyperion Measure W funding projects?

Answer: Mayor Garcetti announced 100% wastewater recycling initiative via Hyperion.

Chair Boyles: Process for applying for funding?

A: 3 ways – scientific studies, technical resources program (for municipalities that lack technical resources to conduct feasibility studies for a project), infrastructure program funding (feasibility study required)

Presentation is linked here: https://southbaycities.org/wp-content/uploads/2021/11/PRESENTATION_Heal-the-Bay-for-SBCCOG-Board-Meeting.pdf

B. Update on BRCH - Blue Ribbon Commission on Homelessness

Board Member Horvath provided an update on the commission, exploring issues with LAHSA over the previous 5 months. Issues included funding, accountability, and administration. Governance structure is one of the main issues being examined, particularly its complicated nature. The commission is examining ways to include a department that includes regional committees (i.e. including COGs) that have more input/influence in decision making. Additionally, the commission is exploring ways to streamline LAHSA and the roles stakeholders play while maintaining interest in the continuation of funding after the existing agreement sunsets in 5 years.

Cities (elected officials, city staff, etc.) have been invited to a roundtable discussion. Those interested in providing feedback at the roundtable can reach out to Board member and BRCH Chair Christian Horvath to be placed on the agenda.

Ms. Bacharach added that SBCCOG worked hard to get innovation funding for member cities (\$1.9 million), which still has not been accessed because contracts with the County of Los Angeles have not been signed due to bureaucratic challenges.

Mr. Chu stated that bureaucracy at the highest level is an issue. Setting a tangible goal with forecasting should be more attainable than what currently exists. Creating a “shot-caller” group or executive committee group is a potential solution.

Presentation is linked here: <https://youtu.be/NhhWltXbzM?t=1469>

C. Service Planning Area 8 Update

Ms. Lastra discussed the County of Los Angeles’ post-pandemic plans. Dr. Alicia Chang has recently joined the County’s team as the regional health officer addressing targeted public health efforts. The Center for Community Wellness has proven nimble to accommodate pandemic needs in virtual environments. The online calendar has important upcoming events. Community outreach continues to promote vaccine efforts and provide important information and resources while several South Bay community-based facilities and groups are available for public access.

Questions

Board Member Chen: Can Health Neighborhood groups collaborate with LAHSA regarding homelessness issues?

Answer: The group does reach out to service providers for collaboration. The County is exploring how to better work with existing partners to provide needed services as the County emerges from post-pandemic conditions.

Presentation is linked here: https://southbaycities.org/wp-content/uploads/2021/11/PRESENTATION_SPA-8-SBCCOG-Update.pdf

Ms. Bacharach: Is the latest COVID-19 variant a concern for the County?

A: The County is tracking the outcomes of the latest variant and related impacts such as its infectious nature. Case numbers have lessened, planning for case spikes in late winter and early summer seasons is based on previous experience.

Board Member Valentine: How can cities get youth involved with the County’s youth advisory programs?

Answer: The County sends applications out to the public at the beginning of the school year, which are followed by interviews. Students partner with various County offices and work on various projects that the County needs help with (e.g. environmental justice). Ms. Lastra will share more information when the next application window opens with SBCCOG and interested member cities (specifically the SPA 8 Working Group).

D. Mid-Year Budget (*attachments*)

Ms. Bacharach shared that the mid-year budget is balanced and no money was taken from the general fund to balance the budget as had been anticipated. This is a positive indicator that the fiscal year budget is on track. Revenues increased slightly and office expenditures decreased while some contracts were not renewed.

For more information, view presentation here: https://southbaycities.org/wp-content/uploads/2021/11/17_Mid-year-Overview-Budget-2021-22.pdf

Questions

Board Member Chen: To confirm, general funds were used for the deficit?

Answer: No. No general funds were needed to balance the budget. New grants came in to fill the deficit.

MOTION by Board Member Tanaka, seconded by Board Member Horvath, to **APPROVE** mid-year budget. No objection. So ordered.

IX. TRANSPORTATION REPORTS

A. Metro Report

Mr. Lantz reported that the Metro Board discussed a turnback facility in downtown Los Angeles that has already experienced a \$90M cost overrun despite being only 30% completed. Metro will be using ARPA funds to reimburse their contingency funds. This reduces the amount of ARPA funding available for other projects. Construction costs for almost all projects have ballooned so the Metro Board wants to take a more aggressive approach to containing costs. A construction market analysis will be done to assess what projects can reasonably continue without facing additional funding shortfalls. This will likely mean Metro will finish what they started and true up estimates. Costs of operations and maintenance is also increasing faster than sales tax revenues, so Metro staff will be preparing an analysis of the impacts of new line openings on those costs. This is the first time Metro has considered both the cost of building as well as the costs of operations/maintenance. Ms. Bacharach added that at a recent meeting with the Metro CEO, it was reported that costs/hour to operate rail is 5 times as much as operating buses. To be responsible, Metro has to realistically understand that they can't continue building without also factoring in the costs to operate.

The Metro Board also discussed re-envisioning safety and security on the rail/bus system and if more law enforcement or additional Metro Ambassadors were needed. They seemed to reach consensus on expanding the ambassadors, while maintaining the law enforcement as well. The ambassador would be the front line representative and could access law enforcement help if needed. Issues with homeless individuals were also discussed, including Metro's efforts to get those experiencing mental health/drug/sanitation issues off the system and linked to some sort of assistance. The primary obstacle to attracting riders back post-Covid is the perception or reality of safety on the Metro system.

The Metro Board approved a change order on the J line and ordered 100 electric battery buses with larger batteries to maintain the one seat ride from San Pedro to El Monte.

B. Transportation Committee Report

Mr. Lantz announced that the Committee approved the Measure R and M budget requests. There was also a discussion on Olympic venue services for Carson and Inglewood and the transportation improvements that might be needed to support the 2028 Olympic games. There was also a discussion on the Crenshaw-LAX line operating plan. Metro staff is proposing a new operating plan, different than the one previously agreed to. Metro staff has not yet met with the Gateway Cities COG and will be briefing them in March. The item will come back to the SBCCOG's Transportation Committee in April.

Ms. Bacharach added that two letters will be sent out consistent with existing SBCCOG positions: 1) a support letter for Metro's grant application to request for J Line electric buses and 2) a support letter for Metro's grant application to extend Green Line platforms to 3-car platforms.

X. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATES

A. Alert South Bay

Ms. Bacharach reported that City Managers and City Attorneys have proposed a regional contract with the SBCCOG to administer the Alert South Bay program. The SBCCOG would contract with the person currently doing the day-to-day work. The cities have to agree to the SBCCOG taking on this role. Prior to that, however,

the SBCCOG Board should express their commitment to taking on this new role should the cities all agree to it.

Board Member Dieringer: It appears that the cities are being asked to approve moving forward with the regional contract without knowing exactly what the costs are, which would be a concern for her city council. It was originally suggested that regionalization would lead to cost savings. How does the cost compare to existing costs that member cities are currently paying to Everbridge?

Answer: Ms. Bacharach explained that it was also the SBCCOG's understanding that costs would go down under a regional contract, but what we didn't realize is that the cities have already been receiving a discount as if it was regional, and that this year, costs would go up if they did not move forward with a regional contract. Secondly, cities do not currently have resident connection data which Everbridge is adding to their new city contracts. Lastly, Everbridge will not sign anything less than a 1-year contract, which would then be prorated when the regional contract becomes active on May 1. It appears that costs will go up anyway, along with more services being added, so it doesn't look to be caused by administration.

MOTION by Board Member Tanaka, seconded by Board Member Cruikshank, to **APPROVE** intent to assume administration of Alert South Bay. Board Member Dieringer opposed only because what that exactly entails at this point is not clear to her. Motion passes. So ordered.

B. REAP ADU Acceleration Project – ADDED TO THE AGENDA

Ms. Bacharach asked the Chair to take this time to discuss the REAP ADU Acceleration project contract that was added to the agenda.

Ms. Bacharach explained that an RFP, funded by SCAG's REAP, was issued to evaluate how ADUs are working in the South Bay and if they're an opportunity to meet RHNA requirements and address affordable housing. 3 proposals were received and the evaluation committee unanimously selected Black and Veatch with a subconsultant of Pocket Housing. Their proposal came in under budget and also they offered to donate hours because they want to work with the SBCCOG to grow their business while working on this project. The Steering Committee recommended the contract for Board approval.

Chair Boyles asked when the report would be received by the consultant. Mr. Pacheco Bell explained that it is approximately an 11-month project.

MOTION by Board Member Horvath, seconded by Board Member Valentine, to **APPROVE** the contract. No objection. So ordered.

C. General Assembly

Chair Boyles explained that there will be two panels, one dealing on innovation in general, and one focused on aerospace and space.

Ms. Fuentes announced that so far there are 134 RSVPs. \$64,250 has been raised in cash sponsorships, exceeding the budget goal. The Steering Committee discussed AV needs that would address various scenarios and costs that include in-person, hybrid, and virtual event accommodations. The Carson Community Center is adjusting its pandemic guidelines as conditions change and SBCCOG staff will keep the Board up-to-date with latest developments. Lunch will be served this year as opposed to the normal buffet. This helps address health concerns and also reduces costs slightly.

Board Member Horvath: is the event being recorded?

Answer: Yes, it is covered with AV vendor. El Segundo cable will also be recording snippets to record roaming video and shots of the exhibit hall and other locations.

D. Homeless Services

Mr. Chu reported that the SBCCOG's previous Client Aid program served 13 people with various services. 11 of those were eventually housed. The SBCCOG would like to expand the program this year while also addressing some of the hurdles created by the existing procedures. Outreach workers have often been using their personal credit cards to front the expenses while they await Client Aid reimbursements. For the new Client Aid program, SBCCOG staff is proposing to issue a small number of pre-loaded debit cards to a

select few outreach managers so they can use those cards when needed. The County has already provided funds to the SBCCOG to seed the program. SBCCOG staff is also recommending issuing checks (up to \$5,000) when needed to pay for something like a security deposit. A new bank account, separate from the SBCCOG's bank account, would be created to facilitate this program. Mr. Chu noted that in order to do this, existing SBCCOG financial policies must be updated. Currently, the Executive Director does not have check writing authority – this new account would give the Executive Director signing authority for it but still not for the SBCCOG general bank account. SBCCOG Treasurer Joseph Lillio reviewed the proposal and agreed that it has minimal risk exposure for the SBCCOG and supports the changes to the process.

Board Member Dieringer: Is the funding source for the project Innovation Funds? And where are the Innovation Funds coming from?

Answer: That's correct, the funds are from the Measure H Innovation Funds approved for the South Bay by the LA County Board of Supervisors. Those funds were pre-paid to the SBCCOG.

Board Member Dieringer: Who is the administrative officer that Ms. Bacharach would be appointing, and wouldn't the Board be more appropriate to do that appointment? Her general concern is that the document should be reviewed by an auditor to review the procedures to ensure there are no opportunities for abuse and checks/balances are in place.

Answer: The auditor does look at these policies. The reason it says "administrative officer or designee" is because the SBCCOG is currently recruiting for an administrative officer, so this language allows for flexibility when there is no person in that position.

Chair Boyles suggested adding an overview of internal audit procedures and control mechanisms to a future agenda.

MOTION by Board Member Waite, seconded by Board Member Horvath, to **APPROVE** Client Aid Procedures and Revisions to Financial Policies. No objection. So ordered.

Mr. Chu provided an update on the following items:

- The homeless count took place last night and was very successful despite being the first one since Covid and the adverse weather conditions. Counts are expected to be a little lower due to the weather.
- Measure H draft funding recommendations were released for FY22-23 and it appears that COGs will receive an additional \$10M. In March, public comments will be solicited.
- Emergency housing vouchers from HUD are waiting to be given to homeless individuals. There appears to be a lack of housing inventory. Landlords are still expecting homeless individuals to have 650+ credit scores or large security deposits, both of which are hurdles to overcome.
- At the next Homeless Services Task Force meeting, there will be a presentation from the California Association for Non-Profit Housing which has produced thousands of affordable housing units.
- Providence Health has also approached the SBCCOG about the prospects of building a tiny home village. They currently have \$1M in funding for a project, so the SBCCOG will be working with cities to identify a potential location.

E. Legislative Committee

Ms. Bacharach provided an update on the Regional Housing Trust Fund Subcommittee, which is awaiting an options sheet from SBCCOG legal counsel. This issue will return to the Board when information is available. The Committee will now meet on the 2nd Wednesday of the month at 5 pm.

F. SBESC Update

Ms. Fuentes announced that at the end of the SoCal Gas partnership, the SBCCOG exceeded its 10,000 therm savings goal by achieving over 90,000 therm savings. That was accomplished through work with cities and school districts throughout the South Bay.

G. South Bay Fiber Network

Ms. Bacharach reported that the SBCCOG is meeting with 3rd party providers to evaluate expansion of the network. She also asked that cities include the SBCCOG in any conversations they might be having with providers so that better prices can be achieved by taking a regional approach.

H. Local Travel Network

Ms. Bacharach announced that an RFP for signage will be released soon.

I. Senior Services

Mr. Chu reported that the new Director of the California Department of Aging will be speaking at the March 22nd meeting. She'll be addressing the California Masterplan for Aging.

J. SPA 8 Working Group

Ms. Bacharach announced that at the last meeting, it was stated that accidental opioid deaths increased by 46% in the South Bay. Board Member Stern encouraged anyone to join these meetings as they are incredibly insightful. The next meeting will be addressing domestic violence. The group meets the third Thursday of the month at 9 am over zoom and is hosted by Beach Cities Health District.

K. Photo Contest

Mr. Bacharach announced that over 100 photos have been submitted. A selection committee will be formed to determine a winner.

L. Virtual / Hybrid / In-Person Meetings

Ms. Bacharach shared that Steering Committee meeting will be hybrid.

M. Other

None.

XI. AGENCY REPORTS

NOTE: Oral reports are only made to clarify or amplify written attachments. All reports that were submitted or handed out are available online here: <https://southbaycities.org/event/board-of-directors-meeting-77/>.

A. SCAG Committees

1. Community, Economic, & Human Development (Mark Henderson, Drew Boyles, Frank Zerunyan & Mark Waronek) – no oral report
2. Transportation (James Gazeley) – no oral report

B. Sanitation Districts of Los Angeles County – no oral report

C. Air Quality Management District (Joe Buscaino & Stephano Padilla) – no oral report

D. Santa Monica Bay Restoration Commission (Bill Brand/Eric Alegria) – no oral report

E. South Bay Aerospace Alliance (Olivia Valentine/Rodney Tanaka) – no oral report

F. KHR (Hawthorne Airport) Committee re: Community Impacts (Olivia Valentine) – no oral report

G. California Association of Councils of Governments (Britt Huff) – no oral report

XII. UPCOMING EVENTS & ANNOUNCEMENTS

XIII. ADJOURNMENT

Chair Drew Boyles adjourned the meeting at 8:01 pm to Thursday, April 28, 2022, at 6:00 pm.

Chandler Shields, Transcriber

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
MONDAY, MARCH 14, 2022
2355 CRENSHAW BLVD, SUITE 125, TORRANCE CA 90501
AND VIRTUALLY VIA ZOOM**

SPECIAL BOARD OF DIRECTORS MEETING

I. CALL TO ORDER

Chair Drew Boyles called the Special SBCCOG Board of Directors meeting to order at 2:00 pm.

In attendance were the following voting elected officials:

Cedric Hicks, Carson (virtual)	Christian Horvath, Redondo Beach (virtual)
Drew Boyles, El Segundo (virtual)	Britt Huff, Rolling Hills Estates (virtual)
Rodney Tanaka, Gardena	George Chen, Torrance
Olivia Valentine, Hawthorne	Alfonso Ruiz-Delgado, LA County D2
Barry Waite, Lomita	Jennifer LaMarque, LA County D4 (virtual)
John Cruikshank, Rancho Palos Verdes	

Also, in attendance were the following persons:

Jacki Bacharach, SBCCOG

II. CONFIRM POSTING OF THE AGENDA BY THE CITY OF TORRANCE

Ms. Bacharach confirmed that the agenda was properly posted in the City of Torrance.

III. PUBLIC COMMENT

None.

IV. RECESS TO CLOSED SESSION TO DISCUSS PERSONNEL PURSUANT TO GOVERNMENT CODE §54957.6

Chair Boyles recessed to Closed Session to discuss personnel matters related to the Executive Director contract. No action was taken.

V. ADJOURNMENT

Chair Drew Boyles adjourned the meeting at 3:13 pm to Thursday, April 28, 2022, at 6:00 pm.

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
MONDAY, APRIL 11, 2022
2355 CRENSHAW BLVD, SUITE 125, TORRANCE CA 90501
AND VIRTUALLY VIA ZOOM**

SPECIAL BOARD OF DIRECTORS MEETING

I. CALL TO ORDER

Chair Drew Boyles called the Special SBCCOG Board of Directors meeting to order at 2:03 pm.

II. VERIFY QUORUM

In attendance were the following voting elected officials:

Cedric Hicks, Carson (virtual)	Jim Roos, Palos Verdes Estates (virtual)
Drew Boyles, El Segundo (virtual)	John Cruikshank, Rancho Palos Verdes
Rodney Tanaka, Gardena	Christian Horvath, Redondo Beach (virtual)
Olivia Valentine, Hawthorne	Steve Zuckerman, Rolling Hills Estates (virtual)
Stacey Armato, Hermosa Beach (virtual)	George Chen, Torrance
Barry Waite, Lomita	Alfonso Ruiz-Delgado, LA County D2
Hildy Stern, Manhattan Beach (virtual)	

The following non-voting elected officials were also in attendance:

Bill Uphoff, Lomita (virtual)
Debby Stegura, Rolling Hills Estates (virtual)

Also, in attendance were the following persons:

Suja Lowenthal, Hermosa Beach (virtual)	Jacki Bacharach, SBCCOG
Ara Mhuranian, Rancho Palos Verdes (virtual)	Wally Siembab, SBCCOG (virtual)
Gregg Lodan, Torrance (virtual)	Laurie Jacobs, SBCCOG (virtual)
Michael Jenkins, Best, Best & Krieger (virtual)	David Leger, SBCCOG

III. CONFIRM POSTING OF THE AGENDA BY THE CITY OF TORRANCE

Ms. Bacharach confirmed that the agenda was properly posted in the City of Torrance.

IV. BROWN ACT DECLARATION – Pursuant to AB 361, the Board of Directors finds that a statewide state of emergency remains in force and State and local officials continue to recommend measures to promote social distancing.

V. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

None.

VI. PUBLIC COMMENT

None.

VII. SOUTH BAY REGIONAL HOUSING TRUST FORMATION & STATE FUNDING REQUEST – APPROVED

Board Member Armato provided an overview of the research and work completed so far regarding a potential South Bay Regional Housing Trust (SBRHT). She explained that she and SBCCOG staff have met with several regional housing trusts throughout the state, including San Gabriel Valley Regional Housing Trust (SGVRHT), Housing Trust Fund Ventura County, and Housing Trust Silicon Valley. After exploring the various trust fund models, including granting vs. lending models and non-profit vs. joint-powers-authority (JPA) models, the SGVRHT appeared to be the most suitable for the South Bay area. The SGVRHT is JPA formed by legislation, is affiliated with the San Gabriel Valley Council of Governments, and follows a lending model to facilitate the production of affordable housing units.

Board Member Armato went on to explain that in the past several months, she has had conversations with Senator Ben Allen and Assemblymember Al Muratsuchi about carrying legislation for the SBCCOG to create the trust fund as well as a request from the state budget of \$50M to seed the SBRHT. Both legislators expressed general support for the idea and asked for further information. The cities of Burbank, Glendale, and Pasadena are currently forming

a housing trust via legislation, and the Gateway Cities COG is also considering doing the same. In the last state budget, SGVRHT received \$20M in funding, and may be requesting upwards of \$100M this year.

Board Member Armato then opened discussion up for questions and answers.

Board Members proceeded to ask Board Member Armato a variety of questions:

- What the minimum number of cities needed to participate? Answer: There is not a specific number, but the more participating cities means a lower cost per city for administrative needs of a potential SBRHT.
- What is the opt-in process, are dues flat or based on size? Answer: The SGVRHT based their annual dues on size of the member city.
- Have City Managers been involved? Answer: Yes, Suja Lowenthal has been discussing it with them at their monthly City Managers meetings.
- What is the deadline to submit a letter of commitment/participation? Answer: If the Board approves moving forward with a request for formation legislation, the sooner cities decide to participate the better.
- What is being asked of the Board today, and what to be brought before each city's council. Answer: Board members will not be asked today if they want to be a member of the SBRHT, but only whether or not they support moving forward with requesting formation legislation and a budget request. If approved, city councils would then subsequently be asked if they would like to become a member of the SBRHT.
- Being able to share RHNA credits would be appealing, how would the SBRHT facilitate that? Answer: Currently, state law only allows a city to get credit for housing units within its jurisdiction, so a change in state law would be required.
- What criteria would be used to select projects? Answer: That would be determined in the coming months if the Board approves moving forward. JPA documents, by-laws, project selection criteria, and other administrative items would still be needed in addition to the legislation.
- Who would operate the SBRHT? Answer: SGVRHT contracts with the SGVCOG, so a similar model would be followed. SBCCOG staff added that specialized staff would be needed, particular somebody with a background in lending.
- Would there be any issues for member cities if a developer were to default on a SBRHT loan? Answer: In conversations with other trusts, there is almost a 0% default rate. SBCCOG Legal Counsel added that similar to the SBCCOG's JPA, the SBRHT's would be written to state that the JPA's liabilities are not liabilities of its members.
- What are the costs? Answer: There would be initial setup costs which may require "dues" from member cities. However, ongoing administrative costs may be able to be covered through state earmarks, grants, and fees charged on the loans given out.

Other comments from the Board included:

- City staff has some concerns about potential fees
- Consider changing the composition of the SBRHT board of directors in the draft legislation. If all 16 cities were to participate, a board of 5 elected officials and 2 experts may be too small. If it's not required, do not specify the board composition within the bill.
- With the end of state redevelopment, this appears to be more about offering financing for projects. When it comes to determining selection criteria, they need to be explicit and intentional.

MOTION by Board Member Horvath, seconded by Board Member Tanaka, to **APPROVE** the following actions:

- SUPPORT requesting legislation to form a South Bay Regional Housing Trust
- SUPPORT requesting seed funding from the state budget
- Board Members will return to their respective city councils to find out if they are interested in being charter members of a regional housing trust should it be created
- SUPPORT forming a subcommittee of the Board to work on bylaws and JPA documents
- Cities will submit letters to the SBCCOG informing of their intention to participate as soon as possible
- Board Member Armato will present to city councils as requested on the idea

Vote breakdown:

- Carson (Hicks): Yes
- El Segundo (Boyles): Yes
- Gardena (Tanaka): Yes

- Hawthorne (Valentine): Yes
- Hermosa Beach (Armato): Yes
- Lomita (Waite): Yes
- LA County D-2 (Ruiz-Delgado): Yes
- Manhattan Beach (Stern): Yes
- Palos Verdes Estates (Roos): Abstain
- Rancho Palos Verdes (Cruikshank): Yes
- Redondo Beach (Horvath): Yes
- Rolling Hills Estates (Zuckerman): Yes
- Torrance (Chen): No

Motion passes. So ordered

VIII. ADJOURNMENT

None.

IX. ADJOURNMENT

Chair Drew Boyles adjourned the meeting at 3:02 pm to Thursday, April 28, 2022, at 6:00 pm.