



SBCCOG Board Meeting Highlights

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May 28, 2026

PRESENTATIONS:

- **Commercial Redevelopment REAP Study Findings with BETA Tool** – The SBCCOG and consulting partners Studio One Eleven and Kosmont Companies presented a report, “South Bay Cities Restock: Sustainable Pathways to Housing,” that recapped a study done through the state’s Regional Early Action Planning (REAP) 2.0 funding provided by the Southern California Association of Governments (SCAG). REAP was established with the goal of advancing regional sustainability, housing production, and affordability goals across the region. The study focused on identifying two underutilized and underperforming commercial sites per city for potential housing redevelopment in Carson, Hawthorne and Torrance. It identified seven additional sites across the broader South Bay. Examined properties included commercial corridors and shopping centers that are underperforming, over-parked, or no longer functioning at their highest value. Through the study, a customizable BETA GIS tool was developed to review sites from a developers’ perspective and identify where redevelopment is realistically—not just theoretically—feasible. Various housing typologies were tested and evaluated for financial feasibility and reality checked against current market conditions. Takeaways include: 1) **Housing redevelopment follows market strength.** Upzoning the site alone will not guarantee housing. Projects still need rents or sales value high enough to support construction costs and make the project feasible; 2) **Some commercial site types are more viable than others for conversion.** Large sites with consolidated ownership and excess parking performed better than smaller, fragmented strip retail sites or big box centers that still have economic utility; 3) **Feasibility depends on housing type and parking, not just density.** Lower to mid-density housing, like townhomes, outperformed higher density projects financially in South Bay markets; 4) **Quality of place and design can expand suitability and feasibility.** Sites with walkable amenities, near neighborhood businesses, close to existing mobility infrastructure, are seen as more attractive for housing and more likely to gain community support for housing; 5) **Affordable housing requires public intervention and subsidy.** Projects that have layered public financing and subsidies are more likely to produce affordable housing production due to the South Bay’s high construction costs; 6) **Regulatory certainty and process shape outcomes.** Unpredictable timelines and discretionary approvals can kill projects that would otherwise be viable. The **BETA Tool**, once finalized, will be made available to SBCCOG member cities to utilize for future analysis of additional sites.

ACTIONS:

- **Funding Agreement and Interim Management Services for the South Bay Regional Housing Trust (SBRHT)** – The board approved an agreement to fund the South Bay Regional Housing Trust using \$7.9 million in voter-approved Measure A funding provided by the Los Angeles County Affordable Housing Solutions Agency (LACAHS) to the SBCCOG designated for the Production Preservation and Ownership program for fiscal year 26-27. It also approved interim management services, including finance, accounting and other administrative services, to be provided by the SBCCOG to the SBRHT. Costs will be reimbursed by the trust. The arrangement will be reevaluated by December 2026.
- **Appointment League of California Cities Los Angeles County Division Board Member** – The board selected SBCCOG Board Member and City of Rolling Hills Council Member Bea Dieringer to serve as the SBCCOG regional director on the Los Angeles County Division Board of the League of California Cities.

UPDATES:

- **Biodiversity Grant** – The SBCCOG will receive \$1.6 million in Proposition 68 State of California funding through the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy to develop a regional biodiversity plan and implement pilot landscape restoration projects across the South Bay through 2029.
- **Senate Bill 799** – Amendments were drafted by Senator Ben Allen’s staff and reviewed by housing advocates and staff from the Senate and Assembly Housing and Local Government committees that would allow the South Bay Regional Housing Trust to spend non-public dollars on moderate income housing development programs. The SBCCOG has requested that the amendments be modified to also allow for the use of public sources if those sources are identified as allowing for workforce housing.
- **SBCCOG Treasurer** – As a joint powers authority, the SBCCOG and the SB Housing Trust are required to have a city treasurer, finance officer or CPA as their treasurer. Please let us know if your city can volunteer your staff person as it is mostly a title with little required. Please contact Jacki Bacharach at Jacki@southbaycities.org for more details.
- **Housing Homeless Services Renter Protection and Homeless Prevention Program** – To date, the SBCCOG has worked with its contracted providers to assist 45 households, distributing more than \$245,000 in emergency financial assistance—an average of \$5,500 per household. The program aims to promote housing stability, prevent evictions and displacement, and reduce the risk of homelessness among South Bay residents. For more information and eligibility requirements, visit sbrenterprotect.com. View [slides](#) for more details.

OPPORTUNITIES AND EVENTS:

- **SBCCOG Orientation with City Staff – June 11 at 3 p.m.** – The SBCCOG will host an overview to give city staff the opportunity to learn more about how the SBCCOG works, its key programs and projects and to network with the SBCCOG staff and other attendees. To RSVP, please complete the registration [form](#).
- **City Selection Committee Vote on Westside and South Bay Cities LACAHS Board Member Replacement** – The vote to replace John Mirisch will take place on June 11 at the city selection committee meeting at the SBCCOG’s offices located at 357 Van Ness Way in Torrance at 11:45 a.m. Mayors are encouraged to attend and vote or transfer their vote to someone else on their council.
- **Meeting of the South Bay Regional Housing Trust – June 18 at 3:30 p.m.** – The South Bay Regional Housing Trust Board of Directors will convene for its monthly meeting at the SBCCOG offices located at 357 Van Ness Way, #90, Torrance, 90501 and via Zoom. The public is welcome to participate. Visit SBRHT.org for more information.

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