



Administrative Report

H.16., File # 26-0841

Meeting Date: 7/21/2026

To: MAYOR AND CITY COUNCIL
From: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

TITLE

RECEIVE AND FILE A LETTER OF SUPPORT TO SENATE BILL 799, WHICH, IF APPROVED BY THE STATE, WOULD BROADEN THE SOUTH BAY REGIONAL HOUSING TRUST'S POWERS AND UPDATE ITS BOARD STRUCTURE

EXECUTIVE SUMMARY

On March 10, 2026, the City Council approved the Joint Powers Agreement (JPA) to formally join the South Bay Regional Housing Trust (SBRHT). The South Bay Cities Council of Government (SBCCOG) worked with Senator Ben Allen's office to enact an amendment to the enabling legislation for the SBRHT (Senate Bill 1444) to address issues identified during the feasibility process. Senate Bill 799 serves as the amending legislation

The Legislative Action Platform authorizes the submission of position letters prior to City Council review when an immediate response is required, provided the letter is reviewed and approved by the City Manager. The report presents one submitted letter to the City Council to receive and file.

BACKGROUND

Senate Bill (SB) 799 (Allen) would revise the joint powers authority structure of the SBRHT by expanding its scope to include preservation of existing affordable housing, and planning and constructing moderate income housing using private resources. The bill also designates alternate board members, which includes non-elected individuals, while limiting non-elected alternates to voting in no more than 75% of meetings. The bill shifts board composition, appointment, and vacancy procedures to be governed by the JPA rather than the SBCCOG. Lastly, the bill requires all directors and alternates to comply with board adopted conflict of interest code and adds flexibility in scheduling annual elections for chair and vice chair. Overall, these changes seek to strengthen the SBRHT by broadening its ability to deliver affordable and moderate-income housing while modernizing its governance structure to allow for flexibility and accountability.

COORDINATION

The City Manager's Office prepared this report and worked with the Mayor to draft the position letter.

FISCAL IMPACT

There is not fiscal impact associated with this item.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- SB 799 (Allen) Position Letter