

June 10, 2026

Assembly Member Juan Carrillo
Chair, Assembly Committee on Local Government
1020 N Street, Room 157
Sacramento, CA 95814

RE: SB 799 (Allen): Joint powers authorities: South Bay Regional Housing Trust. -
SUPPORT

Dear Chair Carrillo:

The City of Redondo Beach, strongly supports SB 799 (Allen), which would make important revisions to the South Bay Regional Housing Trust (SBRHT) enabling the Trust to serve a broader range of income levels—including moderate-income (workforce) households—and to fund the preservation of existing affordable housing in addition to new construction, while also expanding the governance structure to allow more flexible and qualified Board representation.

The South Bay Cities Council of Governments (SBCCOG) and its member cities explored methods to increase affordable housing development in the South Bay over the last couple of years, one of which was the concept of a regional housing trust. Over the last year, the SBCCOG studied SBRHT formation in greater detail through a REAP 2.0 grant from HCD & SCAG. In November 2025, the SBCCOG Board of Directors formally recommended that its member cities form and join the SBRHT. To date, 11 cities have voted to join the SBRHT which held its inaugural Board meeting on April 30th and made its first funding award at its May 21st meeting.

As the formation of the SBRHT was being explored, certain administrative revisions to its formation legislation have been identified that would allow the SBRHT Board to operate more effectively and be more responsive to its own governance needs and to the communities it serves.

One of the modifications in SB 799 would allow for member cities to consider appointment of non-elected officials to serve as their alternate member to the SBRHT Board of Directors. Affordable housing financing is a complicated subject that will require a significant time commitment as well as some level of experience or expertise to make informed decisions. The appointment of the alternate – elected or non-elected – would remain the city's decision and that individual will still be accountable to that city, but this proposed revision allows the city the discretion which is especially important with council term limits and in smaller cities where councilmembers have other full-time jobs. The SBRHT would benefit from having the consistency, experience and expertise on its Board that this modification would allow.

An example of this is the Clean Power Alliance Joint Powers Authority where one of the SBCCOG's member cities is a member and their alternate to that Board was a former elected official who developed a depth of knowledge in the subject matter while they were a delegate, and the city and Clean Power Alliance have benefited from having the stability of a knowledgeable representative assisting with Board decisions.

SB 799 also expands the scope of housing activities the SBRHT may fund in two meaningful ways. First, the bill now expressly adds the SBRHT to fund the preservation of existing housing—not just planning and new construction—for extremely low, very low, and low income households. Preserving existing affordable units is often more cost-effective than building new ones, and this change gives the SBRHT a critical additional tool to protect at-risk housing stock in the South Bay, particularly naturally occurring affordable housing.

Second, the bill adds authority for the SBRHT to fund the planning and construction of housing for persons and families of moderate income using private resources. This amendment creates a distinct, private-funds-only pathway to serve moderate-income households—a population that is increasingly cost-burdened in the South Bay but often falls above the threshold for traditional affordable housing programs. Together, these provisions significantly strengthen the SBRHT's ability to address the full spectrum of housing need in the region.

City of Redondo Beach supports the requested changes as they will meaningfully advance the production and preservation of affordable housing throughout the South Bay region. For these reasons, the City of Redondo Beach supports SB 799. If you have any questions, please feel free to contact Council Member Paige Kaluderovic at Paige.Kaluderovic@redondo.org

Sincerely,



Jim Light
Mayor