

Bay Watch

Fall 2020

A quarterly bulletin to inform local leaders of subregional progress and alert them to emerging issues

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BUILDING "SMART CITIES"

SOUTH BAY FIBER NETWORK TO HELP CITIES THROUGH COVID-19 CHALLENGES; IMPROVE TRANSPORTATION

With the completion of a dedicated fiber-optic network in the South Bay region of Los Angeles County, city halls, along with other local and regional public agencies, will now benefit from high-speed, low-cost broadband connectivity that provides the critical infrastructure for South Bay Cities to boldly step into the world of "smart city" applications.

The new network, called the South Bay Fiber Network (SBFN), was made possible through a 15-city municipal partnership forged by the South Bay Cities Council of Governments (SBCCOG). The new broadband infrastructure provides an essential public resource to city governments as they manage economic viability during the COVID-19 pandemic and beyond and creates opportunities to bridge the "digital divide" in communities underserved with broadband.

SBCCOG City Halls to be Connected to the South Bay Fiber Network by end of 2020

Carson	Inglewood	Rancho Palos Verdes
El Segundo	Lawndale	Redondo Beach
Gardena	Lomita	Rolling Hills
Hawthorne	Manhattan Beach	Rolling Hills Estates
Hermosa Beach	Palos Verdes Estates	Torrance

Initial Public Agencies to Benefit From the Fiber Network

Beach Cities Health District	Lundquist Institute for Biomedical Innovation
LA Metro Transportation Authority	South Bay Workforce Investment Board (SBWIB)
Los Angeles County Department of Public Works	West Basin Municipal Water District



Olivia Valentine, SBCCOG chair and City of Hawthorne councilmember, on November 17, flips the switch to connect the South Bay with the South Bay Fiber Network. Behind sign: Mark Hines, operations manager, American Dark Fiber (ADF); at right, Dave Daigle, CEO, ADF

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• SAVE THE DATE •

Thursday, March 18, 2021
for our upcoming virtual

2021 General Assembly

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HOME SWEET HOME SHARE

HOMESHARING INITIATIVE AIMS TO PREVENT HOMELESSNESS

In the wake of a pandemic altering lifestyles and economic realities for millions of Americans, a new partnership between the South Bay Cities Council of Governments (SBCCOG) and Silvernest, an online service that matches homeowners who have rooms for rent with tenants seeking housing, aspires to reduce homelessness by providing a new housing resource in the South Bay.

The program was created through Measure H Innovation Funds, which take aim at homelessness in Los Angeles County. The new pilot program called Home Share South Bay will facilitate homeowner-tenant matches and cover the cost of a six-month membership to Silvernest services for a limited number of homeowners deemed at risk of being homeless. It will also cover fees for a limited number of background checks for potential tenants.

How Home Share South Bay Works:

Home Share South Bay, through the Silvernest online platform, updates the age-old concept of homesharing. Through this program, compatible homeowners and renters find each other. Once a homeowner and home seeker list their profiles with Silvernest, the site provides support throughout the homesharing journey. It does this by screening their compatibility based on personal preferences. It also offers insurance coverage to the homeowner and the home seeker, a customizable, state-specific lease builder, along with a platform that automates rent payments. Rent is negotiated and can be reduced in exchange for household services. COVID-19 protocol is included in the matching process.



Find SBESC at www.sbecs.com
Find SBCCOG at
www.southbaycities.org

It's free to sign up, match and message on the Silvernest site. Membership only starts after rent is collected. The homeowner's monthly membership fee is 5% of monthly rent.

For more information on the Home Share South Bay program visit:
<https://silvernesthome.com/SouthBay>

Homelessness on the Rise

According to The Point in Time 2020 Homeless Count that occurred on January 22, 2020

- The South Bay's unsheltered population is currently 65% larger than skid row.
- Overall homelessness went up by 12% in Los Angeles County and rose by 3% in the South Bay from the previous year.
- 13% of people experiencing homelessness are 62 years of age and older.

BUILDING "SMART CITIES"

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The SBCCOG funded the capital costs of the SBFN through use of \$6.9 million in Los Angeles Metro Measure M subregional transportation improvement funds.

SBFN enables local municipalities and other public agencies to access a secure, high-speed, 1 gigabyte (GB) network at a rate of \$1,000 per month, roughly half the cost of what commercial rates might be for similar service in the South Bay. The new network is also scalable to accommodate future expansion.

Examples of "smart city" applications using the SBFN:

- **Applications for telehealth and telemedicine** – Applications include remote diagnostics, video appointments, transmission of large files, such as MRIs and other scans.
- **Autonomous Vehicle Communication** – High speed and resilient broadband capacity will be necessary for vehicle-to-network and vehicle-to-vehicle communications for a safe and reliable AV transportation system.
- **Improved Traffic Management** – Cities will be able to aggregate and share transportation data as a resource for congestion management, improved transit services, and support of transportation demand management (TDM) programs.
- **Work-from-Home Governments** – Internet will support cities' accelerated transition to telework through COVID-19 and beyond, and the evolution to "smart city halls" that can provide virtual municipal services and interactive distance learning to residents with outcomes of reduced traffic and greenhouse gas emissions.
- **Enhanced on-line constituent services**

For more information on the South Bay Fiber Network program visit:
<https://southbaycities.org/programs/south-bay-fiber-network>

RESETTING THE SOUTH BAY ECONOMY AFTER COVID-19

A LAND USE REVOLUTION IS IN PROCESS

Written By: Larry J. Kosmont, CRE – Chairman & CEO of Kosmont Companies

Kosmont Companies is a real estate, financial advisory and economic development services firm offering a full range of services for the public, non-profit and private sectors.

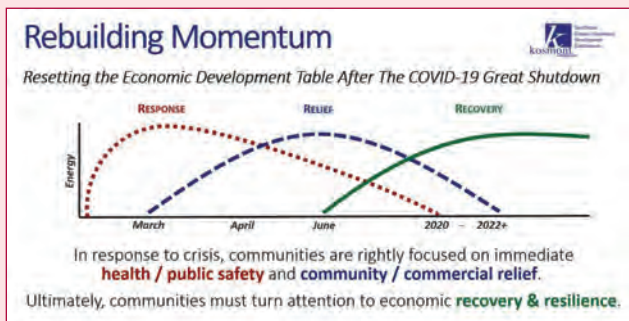
South Bay cities are grappling with the fallout from the COVID-19 pandemic. Local government revenues are highly dependent on retail sales, hotel stays from business and tourism activity—sectors that have been hit hardest by the pandemic.

As leaders plan for the future, it is vital for cities to understand the current trends and likely timing of improved conditions in the retail, hospitality, and industrial sectors, in order to evaluate their economic development approaches in a post-COVID economy.

Retail Reimagined

COVID-19 only accelerated trends that have been disrupting brick-and-mortar retail for a decade. The door-step economy has become the new normal. E-commerce growth has exploded, mall vacancy is at a 20-year high, store closures are surging, and more than a quarter of malls are expected to close in the next decade, many in the next couple of years.

Over the long-term, communities must recognize that many shopping center locations and downtown districts need to be reimagined for a resilient future. Mall/store closures will challenge local economies, but they also offer a once-in-a-generation chance to reimagine retail centers into sustainable blended use developments that include retail, residential, outdoor space, office, fulfillment, and other uses.



And cities will need to face the music on residential tax implications. Recently, the City of Placentia's rating level was recently upgraded by S & P, which made the observation (among others) that the city's retail sales levels had done relatively well during COVID, because shelter in place constituents were purchasing their goods on line at home not at stores. It is a new world of work and shop at home and this trend, if it proliferates, may shift the fiscal impact of residential units to a positive.

Hospitality Reset

Hotel demand has been hit hard. While some hotels are starting to see a rebound, overall demand is likely to lag until 2023. New hotel development is very hesitant—likely delayed for at least 2-3 years. Some properties may look to convert to residential uses; others may look to incorporate office / co-working as demand drivers. Cities now get their highest dollar for dollar impact from hotel taxes, but until a broad base of customers believe it is safe to stay, this sector will be impacted.

Industrial Redistribution

Industrial real estate has been a strong sector during the pandemic, with booming demand for distribution, warehousing, cold storage and data centers linked to accelerating e-commerce growth. This is a new world of industrial - blended retail/fulfillment centers, clean manufacturing, data infrastructure, and developments located near their distribution network. Cities will need to get focused on this 'new industrial' as one of the replacements for retail store fronts.

“Over the long-term, communities must recognize that many shopping centers and downtown districts need to be reimagined for a resilient future.”

Land Use Innovation & Integration

These economic trends will have a significant impact on land use in our communities. Retail centers will never be the same—cities need to shift land uses to include activities that will drive trips and demand, such as residential, office and hotel. The secret for cities is to recognize the shift in private sector investment priorities (i.e. residential over retail, suburban office over urban office, lower density versus higher density) and use their zoning as 'currency' to entice the best projects for their community.

To view a detailed presentation made in August, 2020 by Larry Kosmont to the SBCCOG Board, go to:

<https://bit.ly./3kV3Acp>

Through meeting with community members, the Redondo Beach Police Department and City Attorney's Office team found that people experiencing homelessness who also have mental illness, problems with addiction and/or are involved in committing crimes of opportunity often refuse help. To help them get back on track, the team developed and introduced an incentive program to operate out of the Torrance Courthouse.

The Enhanced Response Pilot Program, which includes a Homeless Court component, employs a measured "carrot and stick approach," according to Redondo Beach Deputy City Prosecutor Anastasia Papadakis, who coordinates Homeless Court. After a homeless person is arrested or issued a citation, if he or she is willing to accept help through services, the case will be diverted and ultimately dismissed. If services are refused, the individual will face a punitive sentence as a deterrent.

At the program's outset, Anastasia Papadakis approached service providers including Harbor Interfaith Services and eventually People Assisting the Homeless (PATH) to serve as cornerstones to the program. Representatives from the programs intercept homeless individuals during their court appearances. They also assist in tailoring court orders based on individuals' needs and progress, so they will eventually attain housing and their cases will be dismissed.

The COVID-19 pandemic has disrupted Homeless Court and the progress of defendants. In September, thanks to the South Bay Cities Council of Governments' Innovative Program grantfunding, Redondo Beach began bringing Homeless Court to the people at an outdoor location in Redondo Beach. Proceedings take place once a month next to the meal program

at St. James Church. There, service providers, including mental health/substance abuse counseling, are available to help get individuals "housing ready."

The Redondo Beach Mayor and City Council created the program in July 2019 in response to a growing homelessness crisis. They tasked Police Chief Keith Kauffman and City Attorney Mike Webb to design a program with the purpose of helping people experiencing homelessness and the residents whose quality of life is also affected.

"This program stands out in the South Bay as an innovative approach towards homeless issues and we hope to continue developing it in order to become even more effective," Papadakis says.

For more information, please contact Quality of Life Prosecutor Joy Abaquin, at joy.abaquin@redondo.org. Abaquin will be running the Homeless Court program while Papadakis is on maternity leave.



A graduate of Homeless Court celebrates "being housed" after experiencing homelessness for more than 20 years. From left: 1) Devin Arp, deputy public defender; 2) Lila Omura, housing navigator, Harbor Interfaith Services; 3) Homeless Court graduate; 4) Anastasia Papadakis, deputy city prosecutor, Redondo Beach. Photo courtesy of City of Redondo Beach

SBCCOG THANKS VOLUNTEERS AND FORMER BOARD MEMBERS

November is the month in which one gives thanks. On November 19, 2020, Olivia Valentine, South Bay Cities Council of Governments Chair and Hawthorne Councilmember, led the SBCCOG in its annual recognition of its dedicated corps of volunteers. This year, due to Covid-19, the event was made possible through a virtual ("Zoomed") format.

Chair Valentine noted "Having volunteers allows us to have more hands and bodies to reach farther into the community and spread information to individuals, businesses, and public agencies on how we can all be more energy efficient, conserve water, and even form vanpools. Since 2008, there have been a total of 250 volunteers who have contributed over 20,000 service hours, making important contributions such as assisting in developing grant programs, working on senior services, climate action implementation, providing information on transportation options, and supporting our many environmental programs at community outreach events.

Currently there are 17 active volunteers. Although the pandemic cut short many activities starting in March, still those individuals gave 225 hours over the last year. The volunteers include: Kayla Asemanfar, Daniel Bianca, Caroline Bustillos, Hikora Fujimoto, Bill Guernsey, Jacob Hall, Vibha Joshi, Karen Kanda, Jamie Leonard, Patricia Macias, Bichson Nguyen, Grace Peng, Christine Portela, Tania Rasmussen, Mujeeb Rehman, Jon Rodman, Stu Woodward and Kathy Young.



Chair Valentine also recognized three former SBCCOG chairs who are retiring from public service, including Hon. Judy Mitchell, councilmember, City of Rolling Hills Estates and SBCCOG chair, July 2010 to June 2011; Hon. Ralph Franklin, councilmember, City of Inglewood and SBCCOG chair, July 2012 to June 2013; and Hon. Jim Osborne, councilmember, City of Lawndale and SBCCOG chair from July 2016 to June 2017.

Congratulations and thank you, volunteers and councilmembers Mitchell, Franklin, and Osborne.

For more information regarding the SBCCOG's volunteer program, please call 310-371-7222

or check our website for more information www.sbesc.com/volunteer.

Upper Layers Skin Care is a clinic in Hawthorne that has specialized in skin care for 24 years. The business recently joined the South Bay Environmental Services Green Business program. Since joining, owner Oscar Mendez says he's become more mindful of ways the business can help the planet, such as buying recycled paper towels and discontinuing use of Styrofoam containers. "I feel good that I am doing something good and I am not contaminating the planet," he says.



Olivia Valentine, SBCCOG chair and Hawthorne councilmember, and Common Space Brewery employee

The City of Hawthorne received a grant from the California Green Business Network (CAGBN), which provides a certification program to help businesses become more environmentally sustainable and responsible. The program emphasizes reducing greenhouse gas emissions, reducing waste, conserving water and reducing pollution.

Certification is provided free of charge to all Hawthorne businesses, and the program connects businesses with any resources and incentive programs available to help them go green. Businesses that achieve certification are recognized on the city website and social media channels, listed on the CAGBN database of green businesses, and provided with a green kit. The kit consists of green cleaning products, sample green paper products and a recycling trash can.

Some of the most successful promotion activities have been the recognition of the local businesses through City

Council meetings and local cable network program promotion. Businesses also have been recognized through the local newspaper.

The City of Hawthorne has partnered with the Environmental Services Center of the South Bay Cities Council of Governments to help administer the grant.

In addition to Hawthorne, other South Bay cities are implementing green business certification programs. These include Hermosa Beach, Manhattan Beach and Torrance. Information can be found on those cities' websites.

To learn more about the Hawthorne program, please visit GreenBusinessCA.org or contact the SBCCOG Environmental Services Center at martha@southbaycities.org, or 310-371-7222.



Valentine and Oscar Mendez, owner, Upper Layer Skin Care and Martha Segovia, SBCCOG

Congratulations to our newest Hawthorne certified Green Businesses!

City Laundry • Mona's Auto Insurance Services - Prairie Ave
Mona's Auto Insurance Services - Rosecrans • Orbit Cleaners

**Thank You to our 2020 General Assembly Sponsors for their continued support
of the SBCCOG even though the event was canceled due to Covid-19:**

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VIEWpoint 360°

LA vs HATE SEEKS TO END HATE; BUILD RESPECT AND INCLUSION

Written by Terri Villa-McDowell, LA vs Hate Program Coordinator, L.A. County Commission on Human Relations

Led by the Los Angeles County Commission on Human Relations, the LA vs Hate program represents a diverse coalition of business and community partners united in addressing the normalization of hate in society today. The campaign aims to inspire people to stand up to hate and to build understanding among county residents about what constitutes hate acts and how to report them. Together, LA vs Hate promises that LA County cities can build respectful and resilient communities.



Key strategies under the LA vs Hate program for preventing and responding to acts of hate include:

- **Expanded Community Capacity to Respond to and Prevent Hate:** Through a Response Network, community-based organizations provide culturally-specific advocacy for residents who have experienced hate acts.
- **Social Media and Arts-Driven Digital “LA vs Hate” campaign:** The program’s website, www.LAvsHate.org features local artists who produced geographic or lifestyle-centric animated GIFs that reflect L.A.’s rich cultural diversity that went viral. Within the first five months, LA vs Hate GIF content was viewed more than 250 million times. All content is open source, (designed to be modified and shared).
- **Partnerships with Business and Cities, such as South Bay Cities Council of Governments (SBCCOG) and LA County Departments:** The SBCCOG endorsed LA vs Hate and South Bay cities will work with the program to promote LA vs Hate United Against Hate Week, November 30 – December 6, 2020. In partnership with L.A. Care Health Plan, Blue Shield of California Promise Health Plan and other organizations, posters, bookmarks and stickers with LA vs Hate United Against Hate Week artwork will be produced for downloading or distribution at key LA County locations to promote respect and inclusion during this week.
- **Presence in Communities and Social Media via Art Interventions:** One innovative strategy is to engage with community by conducting art interventions. For example, during LA vs Hate United Against Hate Week Nov. 30 – Dec. 6, Blue Shield Promise will fund an art installation to highlight the week’s messages of solidarity and unity.
- **A Robust Hate Reporting System:** 211-LA phone and online reporting is easily available. From January through October 1, 2020, 626 calls and website reports of bias-motivated hostility were reported to 211-LA and case managers provided needed resources to address any trauma.
- **LA vs Hate Influencers:** Talent such as Xolo Mariduena of Netflix’s “Cobra Kai”; Richard Cabral of FX’s “Mayans” and singer Leland have provided public service announcements for distribution through local radio stations.

For more information on LA vs Hate program, contact Terri Villa-McDowell, LA vs Hate Program Coordinator at 323-719-8891 or tvillamcdowell@wdacs.lacounty.gov.



(Left) Robin Toma, executive director, LA County Commission on Human Relations with crochet artist London Kay



Photos interpreting “Love” by teens in East LA youth program, Las Fotos

CALENDAR

All meetings are open to the public

December

- 9 Seniors Services Working Group
- 14 Infrastructure Working Group Steering Committee
- HAPPY HOLIDAYS!!**

January 2021

- 5 GIS Working Group
- 11 Transportation Committee Steering Committee
- 13 Infrastructure Working Group
- 14 Legislative Briefing
- 28 **Board of Directors**

February

- 1 GIS Working Group
- 8 Transportation Committee Steering Committee
- 10 Infrastructure Working Group
- 24 **Board of Directors**

Save the Date for the
Thursday, March 18, 2021
Virtual General Assembly

Contact Jacki@southbaycities.org for further information.

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The quarterly South Bay Watch is available electronically by email or at www.southbaycities.org. To receive by email, please send your email address to sbccog@southbaycities.org