

BOARD MEETING

Work Plan and Compliance Monitoring Updates

September 17, 2026



WORK PLAN UPDATES

WORK PLAN UPDATES

<u>Task</u>	<u>Update</u>
LACAHS A PPO New Construction	Pre-Development Loan Draft Guidelines - October Board
	Affordable Multi Family Draft Loan Guidelines - October Board
Pipeline Development	In Progress
Preservation and Workforce Housing	In Progress
Home Ownership	LACAHS A NOFO Update - Today
Impact Fund	In Progress
Compliance Monitoring	Program Approval - Today
Tax Default Properties	Tax Collector Program Updates - Today
Alternative Financing Sources	In Progress

TAX DEFAULT PROPERTIES



- The Tax Collector has relaunched the Tax Default Property Program
- Municipalities and Agencies must pay the greater of either the tax amount owed or the valuation value of the property (AB418 new)
 - So for a \$1 million property, instead of just paying the property tax debt (ie \$25,000), you have to pay the full \$1 million – lessens the value proposition of the program
- Staff is still discussing nuances of the program with Tax Collector

COMPLIANCE MONITORING

South Bay Regional Housing Trust

AGENDA ITEM: VI-C

September 17, 2026

TO: SBRHT Board of Directors

FROM: Jacki Bacharach, Interim Trust Executive Director
Ronson Chu, Interim Trust Manager
Kevin Umana, Sector Liaison

SUBJECT: Low Income Housing Compliance Monitoring Program

RECOMMENDED ACTION:

APPROVE SBRHT COMPLIANCE MONITORING PROGRAM AND INSTRUCT STAFF TO CONTRACT WITH THE CITY OF MANHATTAN BEACH TO BE FIRST OPT-IN CITY FOR THE PROGRAM

BACKGROUND:

From January to March of 2026, during the staff road show to City Councils on establishing a regional housing trust, some cities expressed interest in the Trust conducting low income housing Compliance Monitoring on their behalf. During the June SBRHT Board meeting strategy session, Compliance Monitoring was identified as one of the Board priorities. Subsequently, in the July meeting, the SBRHT Board adopted a Work Plan that included Compliance Monitoring as one of the tasks.

During the month of August, staff interviewed various city staff that had experience with Compliance Monitoring. These include staff at Manhattan Beach, Torrance, and Inglewood. Staff also discussed Compliance Monitoring with the San Gabriel Valley Regional Housing Trust. It was evident from these discussions that performing Compliance Monitoring in-house was more cost effective and not burdensome. In

- Low Income Housing Compliance Monitoring Program for SBRHT Funded Programs and as a service for cities
- Funded by LACAHS Admin/TA funds and regulatory fees cities passed on to developers
- Feedback is to do in-house vs hiring consultant (too expensive) & initial need is small
- Next Step – Board approval of the program and instruct staff to contract with City of Manhattan Beach to be first opt-in city for the program.