BOARD MEETING

Work Plan Updates

October 15, 2026

SOUTH BAY
REGIONAL HOUSING TRUST

WORK PLAN UPDATES

Task	Update
LACAHSA PPO New Construction	Pre-Development Loan Draft Guidelines - November Board
	Affordable Multi Family Draft Loan Guidelines - October Board
Pipeline Development	Program Updates - Today
Preservation and Workforce Housing	LACAHSA Technical Assistance Studies Update - Today
Home Ownership	Program Updates - Today
Impact Fund	In Progress
Compliance Monitoring	MB Contract Agreement - November Board
Tax Default Properties	Tax Collector Program Updates - Today
Alternative Financing Sources	In Progress

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Pipeline Development

- Scheduling Community Development Directors Interviews with El Segundo and Torrance near term and other cities to be scheduled
- Discussion with Silicon Valley Housing Trust and potential CDFI partnership for Pre-Development
- Attended SCANPH Conference
  - Attended panel on Modular Housing Model
    - Can reduce cost from $800k to below $500k,
  - Attended panel on how to leverage businesses to increase Workforce Housing and the intersection of homeownership and workforce housing.

Preservation

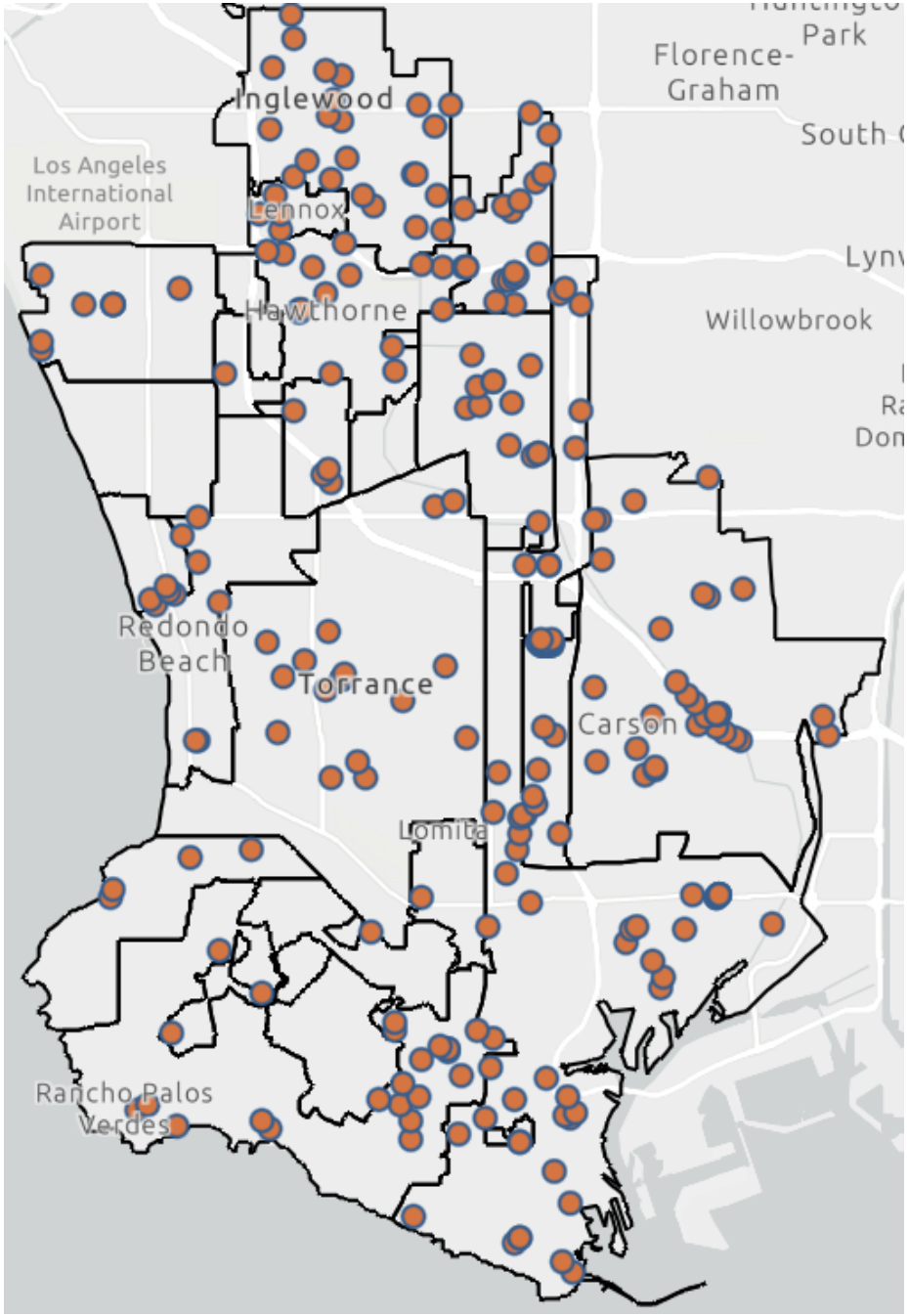
Title of Proposal	Co-Applicant(s)	Status
Naturally Occurring Affordable Housing (NOAH) Preservation Strategy	HR&A Advisors, Inc. Gateway Cities Council of Governments	Kick-off meeting held today *Year-long study

- LACAHSA Technical Assistance Study
  - Tailored needs assessments for linking rent burden, covenant expiration, housing typology, and fiscal data into a unified framework
  - NOAH preservation mapping, prioritization framework, and feasibility analysis of deals under LACAHSA guidelines
  - Direct TA to help cities conduct feasibility analysis, structure developer solicitations, and negotiate partnership agreements with nonprofits, CDFIs, and housing partners
- Staff meeting with preservation developers

Homeownership – LACAHSA TA Study

Title of Proposal	Co-Applicant(s)	Status
Build-to-Own: Leveraging LIHTC for Wealth-Building Homeownership Pathways	The Apex Collaborative	Kick-off meetings underway *Year-long study

- LACAHSA Technical Assistance Study
  - Investigate an underutilized federal tax code that could create a pathway for eventual tenant homeownership
  - Deliverables include:
    - Legislative & Regulatory Analysis White paper on federal, state, and local
    - National Case Studies
    - Prototype Financial Model
    - Implementation Roadmap & Toolkit
    - Pilot Program Design



TAX DEFAULT PROPERTIES

- SBRHT staff met with County Treasurer and Tax Collector
- 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 developing a GIS map to illustrate tax defaulted properties in the South Bay

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