

# Bay Watch

Summer 2019

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

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## SBCCOG PROUDLY ANNOUNCES THE CREATION OF THE SOUTH BAY FIBER NETWORK

For the last three years and with the help of funding from the South Bay Workforce Investment Board and Supervisor Mark Ridley-Thomas' office, the SBCCOG has led an initiative to bring a fiber network to the South Bay that would allow cities to get faster internet access at lower prices. With the technical assistance of Magellan Advisors, a feasibility study was conducted and a request for proposals (RFP) was issued in June 2018.

Four (4) firms responded to the RFP. With the involvement of the city Information Technology Directors, the American Dark Fiber team (ADF) was unanimously selected. They proposed providing a ring passing all of the South Bay City Halls as well as laterals connecting each site to the ring. ADF surveyed 52 sites based on city interest in order to develop a cost for the ring and laterals.

Two costs were identified, including a monthly recurring cost for internet service, and a capital cost to assemble the fiber-optic ring from wholesale providers, close fiber-optic gaps with new construction, and build laterals for cities/agencies.

The SBCCOG did not believe that, as interested as the cities were in this project, they would have the funding to cover the capital cost. Since a fiber network will be required for real-time traffic

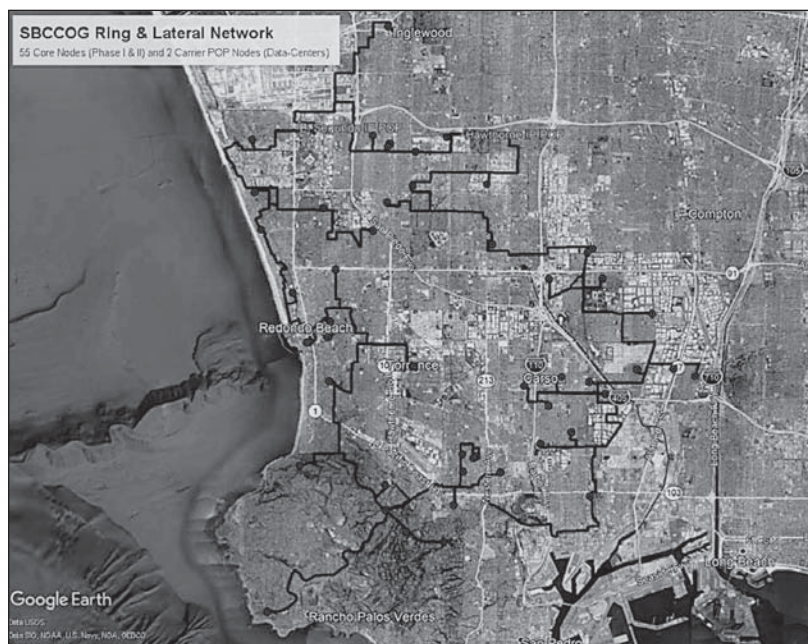
management, a range of road sensors, connected vehicles and many other important transportation applications, SBCCOG applied to Metro for Measure M Sub-regional funds to cover all of the capital costs for agencies participating in the initial "Phase 1" part of the project. SBCCOG has been allocated approximately \$250 million in Measure M Sub-regional funds for the next 5 years and after the cities made their requests for projects, there was still approximately \$125 million available

for the network. The SBCCOG request for the capital construction of the fiber network was for \$4.4 million, which included additional funding for legal services and program management. After several months of negotiating with Metro, SBCCOG's request was approved at the April Metro Board meeting. Additionally, Metro has asked that our fiber ring network be connected to the regional traffic network so that agencies on the ring will be able to have real-time traffic data as soon as the project is implemented – an additional bonus!

The monthly cost for the SBCCOG network is the same or lower than cities are currently paying for less service. A minimum of 1 gigabit of service will cost \$1000/month but this price will go down if more than 55 sites participate. Service is also available for 2, 5 and 10 gigabits. A minimum of 35 sites are required for the project to move forward.

SBCCOG is now confirming the final sites and addresses with each city and several outside agencies – the South Bay Workforce Investment Board, Beach Cities Health District, LA BioMed, West Basin Municipal Water District, LA Metro and the County Department of Public Works.

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## SOUTH BAY HOUSING FORUM RECAP

On May 10, 2019, SBCCOG and the South Bay Association of REALTORS® co-hosted a half-day conference digging into difficult and controversial questions about the housing crisis, housing availability, housing affordability, and what to do about it. The event sought practical, workable solutions to the housing crisis and issues of housing supply in the South Bay but applicable to Greater Los Angeles and suburban communities throughout the state.

California Senator Ben Allen (D-26) served as the keynote speaker, setting the stage for three panels that addressed critical questions on housing in the South Bay. The panels were:

- Making the Case for Housing
- Different Options for Expanding Housing Supply
- The South Bay Perspective on Housing Legislation

Speakers provided a broad perspective and included:

Larry Kosmont – Chairman and CEO, Kosmont Companies (Moderator), Greg Anderson – Senior Vice President, Shea Properties; Bill Brand – Mayor, City of Redondo Beach; Darin Chidsey – Chief Operating Officer, Southern California Association of Governments; Jeff Kiernan, Regional Public Affairs Manager, League of California Cities; Anne McIntosh – Community Development Director, City of Manhattan Beach; Wally Siembab – Research Director, SBCCOG; Kenneth Stahl – Professor, Chapman University, and Jeli Gavric – Legislative Advocate, California Association of REALTORS®.

The spirit of the Housing Forum was to bring forward important discussion of the housing issue, even among folks who do not agree on the best proposed solutions.

The Housing Forum was made possible thanks to major funding from the National Association of REALTORS®. Additional sponsorship funding was generously provided by Reylenn Properties LLC and Watson Land Company.

To view the presentations from the forum, go to: <http://www.southbaycities.org/news/south-bay-housing-forum-recap>



Panel speakers, from left: Bill Brand, Mayor, Redondo Beach and Jeff Kiernan, League of California Cities, Jeli Gavric, California Association of Realtors, and moderator Larry Kosmont, Kosmont Companies.

## SBCCOG PROUDLY ANNOUNCES THE CREATION OF THE SOUTH BAY FIBER NETWORK

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In order to hold the prices for this project, SBCCOG has paid a \$100,000 deposit which is non-refundable but credited to the first progress payment. This deposit will be reimbursed by Metro. Metro has issued a Letter of No Prejudice to the SBCCOG for this project which allows SBCCOG to pay for eligible expenses in advance of the required funding agreement which will be finalized this summer.

SBCCOG is moving forward to negotiate a contract between SBCCOG and ADF. Cities will join in on the core contract, via rider or addendum. The current schedule calls for contracts to be signed by September and a 9-month construction period. By June 2020, the South Bay Fiber Network should be operational.

For more information, at the SBCCOG contact Aaron Baum, [aaron@southbaycities.org](mailto:aaron@southbaycities.org).

# HOMELESSNESS IN THE SOUTH BAY

According to the 2019 Greater Los Angeles Homeless Count, there are 4,388 people experiencing homelessness in the South Bay on any given night. This number represents an increase of 6% from 2018. Of this count, 789 or 18% are sheltered in emergency shelters, transitional housing, or are using motel vouchers. An additional 3,599 persons or 82% are unsheltered and sleeping on the streets, in tents, makeshift shelters, or vehicles. Overall, homelessness in Los Angeles County has increased by 12% from 2018 to a total of 58,936.

Recognizing the need for a regional approach to address the growing homelessness crisis, the South Bay Cities Council of Governments (SBCCOG), funded by the County of Los Angeles, is working with the South Bay cities and other agencies in the area to address this crisis.

## South Bay Homeless Outreach Program

Since February 2016, the SBCCOG has collaborated with the homeless service provider, People Assisting the Homeless (PATH), to provide outreach to people living on the streets of the South Bay aimed at connecting them with services and permanent housing.

The PATH administered program features street outreach services, targeting areas identified as homeless “hot spots” and engagement with those living in them. Once clients are engaged, screenings and Coordinated Entry System (CES) assessments are conducted to determine eligibility for services and housing programs. Case management is available to all individuals assessed and housing location services are offered to help clients find and secure permanent housing. Ongoing supportive services, as needed, are provided after clients are housed. Furthermore, PATH staff, through the LeaseUp and Ventures programs, works with local landlords to identify available affordable units and identify resources and partners for the development of new units.

## Regional Homelessness Coordination Services

Since October 2017, the SBCCOG, funded by the County, has been engaged in facilitating better coordination between the County, SBCCOG, South Bay cities, regional homeless service providers, and community stakeholders. The regional coordination also supports the implementation of the County’s Homeless Initiative strategies and programs to combat homelessness in the South Bay.

The SBCCOG serves as a resource for the South Bay cities that have received homelessness planning grants and implementation grants from the County. Seven of

the South Bay cities have developed homelessness plans, with four of the cities receiving implementation grant funding. The Beach Cities of Hermosa Beach, Manhattan Beach, and Redondo Beach combined their efforts and received funding to subcontract with a homeless service provider for a Homeless Coordinator/City Liaison and 2 Case Workers to provide outreach and refer participants into CES within the 3 beach cities. The City of Inglewood has also received funding to hire a Homeless Services Coordinator to provide coordination services in Inglewood.

If you see someone who is experiencing homelessness and needs help, please use the Los Angeles County Homeless Outreach Portal (LA-HOP) on your smartphone, tablet, or computer.

When should you fill out an outreach request? Have you noticed a homeless neighbor who seems to be struggling with their physical and/or mental health? You can help them by filling out an outreach request and include any specific concerns you may have regarding the person’s well-being. Please be as detailed as possible. To learn more about this tool, please visit [www.la-hop.org](http://www.la-hop.org).

When should you NOT fill out an outreach request?

If you come across a family with minor children experiencing homelessness, have them call 211 and ask to be connected to the CES for Families. If you are concerned about illegal activity, contact local law enforcement. For medical and mental health emergencies, call 911.

For more information and resources, please visit the SBCCOG’s webpage on Homeless Services in the South Bay: <http://southbaycities.org/programs/homeless-services-south-bay>.

This article is the first of a series on homelessness in the South Bay.



Find SBCCOG at [www.sbesc.com](http://www.sbesc.com)

Find SBESC at  
[www.southbaycities.org](http://www.southbaycities.org)



The City of Rancho Palos Verdes' Community Development Department was presented with a SolSmart Award in April at the 2019 National Planning Conference in San Francisco. The City is the recipient of a "Gold Level" designation from the national SolSmart program for implementing programs that make it faster, easier and more affordable for homes and businesses to go solar in Rancho Palos Verdes.

The SolSmart program is led by the Solar Foundation and the International City/County Management Association and is funded by the U.S. Department of Energy. In June, four South Bay cities which have achieved "Gold Level" SolSmart status, including Manhattan Beach, Carson, Rancho Palos Verdes and Torrance, began working with SBCCOG and the consulting firm EcoMotion, to develop value-added SolSmart programs such as community solar education programs and municipal solar and electric vehicle charging infrastructure planning. SBCCOG staff is continuing to work with EcoMotion in encouraging and assisting El Segundo, Hawthorne, Palos Verdes Estates and Gardena in completing and submitting their cities' respective SolSmart applications. SBCCOG also

has begun work on its own SolSmart application to be recognized as a "Regional SolSmart Designated" government agency. Towards that end, SBCCOG is revising its "Renewable Energy" webpage and documenting its efforts in advocacy towards the development of clean renewable energy in the South Bay. For more information on the SolSmart Program, go to: <https://www.solsmart.org>; and at the SBCCOG, contact Aaron Baum, [aaron@southbaycities.org](mailto:aaron@southbaycities.org).



Left to right: Scott Annis, SolSmart, and, for Rancho Palos Verdes: Octavio Silva, Senior Planner, Ara Mihranian, Director of Community Development, So Kim, Deputy Director/Planning Manager, and John Alvarez, Senior Planner

## FACES OF THE SBCCOG – WALTER SIEMBAB



Walter Siembab is the Research Director for the SBCCOG. He is responsible for developing and demonstrating land use and mobility strategies that will reduce congestion, criteria pollutants and greenhouse gas emissions while preserving the suburban lifestyle.

He is currently directing the Local Travel Network implementation plan, municipal applications to run on the South Bay Fiber Network, studying arterial strips that could be developed into townhouses, analyzing places where neighborhood centers could be developed and drafting a framework for state housing policy that would not require the large increases in housing density, as has been proposed in the most recent legislative session.

Before joining the SBCCOG in 2003, Siembab led his own consulting firm specializing in the intersection of land use, transportation and technology. His projects include designing and demonstrating the Blue Line Televillage and the Telework Facilities Exchange; and designing the Hudson County Cyber District and the Riverdale Village. He has presented his projects at numerous domestic and international conferences and was the keynote speaker at the Cities in the Global Information Society Conference in Newcastle England in 1999. He has numerous publications and won first place in the Orange County competition to design the Millennium City.

Siembab has lived in Los Angeles County since 1956 and is fan of the Lakers and Dodgers.

## NEIGHBORHOOD BLOCK CAPTAIN PROGRAM KEEPS CITY PREPARED

**L**ocated in a high fire hazard severity zone as designated by the State Department of Forestry and Fire Protection, the City of Rolling Hills takes emergency preparedness very seriously. With a very small staff at City Hall, the City has been relying on a citywide volunteer-based neighborhood program called the Block Captains. The program was started by a resident of Rolling Hills, Marcia Gold, nearly 10 years ago. Ms. Gold divided the City into 24 zones. Each zone is led by a Block Captain who resides in the zone. When the program started, the Block Captains met at least twice a year and were educated on emergency preparedness. The Block Captains would then hold zone meetings to disseminate the information and serve as a resource to residents. Through the zone meetings, Block Captains would identify residents with specialties, such as surgeons and/or contractors to serve during emergencies. Additionally, each Block Captain would have good knowledge of the community (i.e., elderly residents, residents with large animals) to be able to articulate needs to City Hall during emergencies.

Ms. Gold passed away in 2018 but her legacy lives on. In early 2019, the City took over the program and solicited resident Arlene Honbo to serve as the Lead Block Captain. Block Captains now meet every two months and hold zone meetings as often as possible. In addition to the on-going preparedness education, and exercises, the City and the Block Captains are striving to achieve three goals for Fiscal Year 2019-2020:

- (1) Determine a viable communication method between zones and City Hall which would operate in hilly terrain in the

event of power outages. The method should include the ability to provide situational reports; (2) Investigate the feasibility of establishing pre-determined evacuation routes coordinated with first responders that operates with the limited access of the gated community; and (3) Complete a Community Wildfire Protection Plan (CWPP).

The City Council recognizes the critical role that the Block Captain Program plays in educating and preparing the community especially responding to wildfire events. The City Council is committed to supporting the Block Captains and is confident in the positive impacts of the program, as stated by Mayor Leah Mirsch: "Our community is excited to see this valuable program revived and improved. It's wonderful to see the residents working together and with the city to develop and implement plans to help us be better prepared for emergencies".

For further information, contact  
Rolling Hills City Hall:  
(310) 377-1521



Mayor Leah Mirsch (left) and Lead Block Captain Arlene Honbo

## THANK YOU SBCCOG CHAIR BRITT HUFF



**E**xpressing their appreciation for outgoing Chair Britt Huff (front, fourth from left) at the June 27 SBCCOG Board meeting are, left to right: Ralph Franklin, Councilmember, Inglewood; Kenneth Kao, Mayor, Palos Verdes Estates; Suzanne Hadley, Councilmember, Manhattan Beach; John Cruikshank, Mayor Pro Tem, Rancho Palos Verdes; Eric Alegria, Councilmember, Rancho Palos Verdes; Olivia Valentine, Councilmember, Hawthorne and incoming 1st Vice Chair; Patrick Wilson, Councilmember, Rolling Hills; Britt Huff, Rolling Hills Estates Councilmember and outgoing Chair, SBCCOG; Dan Medina, Councilmember, Gardena; Drew Boyles, Mayor, El Segundo and incoming 2nd Vice Chair; Bernadette Suarez, Councilmember, Lawndale; Christian Horvath, Councilmember, Redondo Beach and incoming SBCCOG Chair; James Gazeley, Mayor Pro Tem, Lomita; Geoff Rizzo, Councilmember, Torrance; Jennifer LaMarque, South Bay Field Deputy, LA County Supervisor Janice Hahn; Milton Herring, Councilmember, Torrance; Robert Pullen-Miles, Mayor, Lawndale; and James Osborne, Councilmember, Lawndale.



# Food for Thought

## THE IMPACTS OF BLOCKCHAIN ON THE SOUTH BAY ECONOMY

By Chris Cagle – Regional Affairs Manager, South Bay Workforce Investment Board

**M**ost people have heard of Bitcoin and maybe even own some cryptocurrency themselves. Few, however, know much about the underlying technology called Blockchain.

Not only is Blockchain the underlying technology behind cryptocurrencies, it also provides solutions for many other applications that are having global impacts. Blockchain is basically software that keeps track of things. Keeping track of information is a primary function of business and because Blockchain can accomplish this in a way that can be transparent, immutable and secure, the technology offers many powerful solutions for business and society.

Recently the South Bay Workforce Investment Board (SBWIB) with Cal State University - Dominguez Hills, did a study of Blockchain and potential impacts on the South Bay Economy. The report outlined many uses of the technology and highlighted several areas that governments could potentially use it, from managing voting records, to accepting tax payments with cryptocurrencies, to emergency management. Blockchain technology has the potential to reduce the cost and increase the accuracy, speed, and safety of recordkeeping at all levels of government, while providing transparency to the public. South Bay governments have the opportunity to be early adopters of this technology and hence benefit, while other regions lag behind.

Some interesting use cases are emerging now that may offer additional advantages to the South Bay region and are worth considering. In Europe for example at Jaguar Land Rover, they are working on a solution that would offer crypto tokens as rewards to drivers who participate in a transportation traffic calming program. Drivers earn cryptocurrency tokens while they drive. Cars are outfitted with a device that monitors their driving habits, it also detects road hazards and provides information about traffic jams, potholes and other details. The data is transmitted to a location where it can be analyzed to provide statistics for transportation planning or used in real time to synchronize signals to improve traffic flow. Drivers earn rewards for participation in the form of crypto tokens that can be redeemed to pay for various things such as toll road expenses, parking fees, car pool lane costs or possibly a train ticket or a bus pass or even to pay for charging fees for their electric vehicle.

It is usually a challenge to get the public at large to cooperate with new traffic calming initiatives and various other things such as telecommuting and ride sharing, but a system providing incentives to participate may produce positive results. Earning tokens and paying for tolls happens automatically and consumers can track their reward earnings and debits with an app on their phone. Using Blockchain to create a crypto token to transfer value in the form of a reward may be one of the more interesting and practical uses of the technology that could be used by local governments and regional agencies.

A system like the above is possible because Blockchain and token technology allow transfers in small micro payments at little to no cost. Cryptocurrencies make this possible. The system above also ties into the idea of Smart Cities and includes the vehicle itself playing a role in the gathering of traffic data. The South Bay Fiber Network (SBFN) project the SBCCOG is developing could provide the infrastructure the system would run on. SBFN aims to ensure the South Bay region has the Broadband infrastructure needed to stay globally competitive and to facilitate Smart-City services.

To ensure the South Bay region remains at the forefront of innovation, it is important that we understand the dynamics of Blockchain and prepare for the future happening now.

To view the SBWIB Blockchain report and find links to information referenced above please visit [www.sbwib.org/blockchain](http://www.sbwib.org/blockchain)

## CALENDAR

All meetings are open to the public

### August

- 6 GIS Working Group
- 12 Transportation Committee Steering Committee
- 14 Infrastructure Working Group
- 22 **Board of Directors\***

### September

- 3 GIS Working Group
- 4 Homeless Services Task Force
- 9 Transportation Committee Steering Committee
- 11 Infrastructure Working Group
- 24 Seniors Services Working Group
- 26 **Board of Directors\***  
Energy Management Working Group

### October

- 1 GIS Working Group
- 9 Infrastructure Working Group
- 10 Legislative Briefing
- 14 Transportation Committee Steering Committee
- 24 **Board of Directors\***  
Energy Management Working Group

Contact [Jacki@southbaycities.org](mailto:Jacki@southbaycities.org) for further information.

\*For Board meeting location see SBCCOG website:  
<http://southbaycities.org/committees>  
(Board of Directors)

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