One Gateway Plaza, Los Angeles, CA 90012,
3rd Floor, Metro Board Room

Agenda - Final

Thursday, July 16, 2026

11:00 AM

Watch online: https://boardagendas.metro.net
Listen by phone: Dial 888-978-8818 and enter Access Code:
5647249# (English) or 7292892# (Español)

To give written or live public comment, please see the top of page 4

Executive Management Committee

METROPOLITAN TRANSPORTATION AUTHORITY BOARD AGENDA RULES
(ALSO APPLIES TO BOARD COMMITTEES)

PUBLIC INPUT

A member of the public may address the Board on agenda items, before or during the Board or Committee's consideration of the item for one (1) minute per item, or at the discretion of the Chair. A request to address the Board must be submitted electronically using the tablets available in the Board Room lobby. Individuals requesting to speak will be allowed to speak for a total of three (3) minutes per meeting on agenda items in one minute increments per item. For individuals requiring translation service, time allowed will be doubled. The Board shall reserve the right to limit redundant or repetitive comment.

The public may also address the Board on non-agenda items within the subject matter jurisdiction of the Board during the general public comment period, which will be held at the beginning and/or end of each meeting. Each person will be allowed to speak for one (1) minute during this General Public Comment period or at the discretion of the Chair. Speakers will be called according to the order in which their requests are submitted. Elected officials, not their staff or deputies, may be called out of order and prior to the Board's consideration of the relevant item.

Notwithstanding the foregoing, and in accordance with the Brown Act, this agenda does not provide an opportunity for members of the public to address the Board on any Consent Calendar agenda item that has already been considered by a Committee, composed exclusively of members of the Board, at a public meeting wherein all interested members of the public were afforded the opportunity to address the Committee on the item, before or during the Committee's consideration of the item, and which has not been substantially changed since the Committee heard the item.

In accordance with State Law (Brown Act), all matters to be acted on by the MTA Board must be posted at least 72 hours prior to the Board meeting. In case of emergency, or when a subject matter arises subsequent to the posting of the agenda, upon making certain findings, the Board may act on an item that is not on the posted agenda.

TECHNOLOGY DISRUPTIONS - Although staff will do their due diligence to restore service, if joining the meeting virtually, please be aware that the Committee or Board may continue its meeting not withstanding a technical disruption that prevents members of the public from attending or observing the meeting via the two-way telephonic service or two-way audio visual platform.

CONDUCT IN THE BOARD ROOM - The following rules pertain to conduct at Metropolitan Transportation Authority meetings:

REMOVAL FROM THE BOARD ROOM - The Chair shall order removed from the Board Room any person who commits the following acts with respect to any meeting of the MTA Board:

a. Disorderly behavior toward the Board or any member of the staff thereof, tending to interrupt the due and orderly course of said meeting.
b. A breach of the peace, boisterous conduct or violent disturbance, tending to interrupt the due and orderly course of said meeting.
c. Disobedience of any lawful order of the Chair, which shall include an order to be seated or to refrain from addressing the Board; and
d. Any other unlawful interference with the due and orderly course of said meeting.

INFORMATION RELATING TO AGENDAS AND ACTIONS OF THE BOARD

Agendas for the Regular MTA Board meetings are prepared by the Board Clerk and are available prior to the meeting in the MTA Records Management Department and on the Internet. Every meeting of the MTA Board of Directors is recorded and is available at https://www.metro.net or on CD's and as

DISCLOSURE OF CONTRIBUTIONS

The State Political Reform Act (Government Code Section 84308) requires that a party to a proceeding coming before an agency involving a license, permit, or other entitlement for use including all contracts (other than competitively bid contracts that are required by law, agency policy, or agency rule to be awarded pursuant to a competitive process , labor contracts, personal employment contracts, contracts valued under $50,000, contracts where no party receives financial compensation, contracts between two or more agencies, the periodic review or renewal of development agreements unless there is a material modification or amendment proposed to the agreement, the periodic review or renewal of competitively bid contracts unless there are material modifications or amendments proposed to the agreement that are valued at more than 10 percent of the value of the contract or fifty thousand dollars ($50,000), whichever is less, and modifications of or amendments to any of the foregoing contracts, other than competitively bid contracts), shall disclose on the record of the proceeding any contributions in an amount of more than $500 made within the preceding 12 months by the party, or the party's agent, to any officer of the agency. When a closed corporation is party to, or participant in, such a proceeding, the majority shareholder must make the same disclosure. Failure to comply with this requirement may result in the assessment of civil or criminal penalties.

ADA REQUIREMENTS

Upon request, sign language interpretation, materials in alternative formats and other accommodations are available to the public for MTA-sponsored meetings and events. All requests for reasonable accommodations must be made at least three working days (72 working hours) in advance of the scheduled meeting date. Please telephone (213) 364-2837 or (213) 922-4600 between 8 a.m. and 5 p.m., Monday through Friday. Our TDD line is (800) 252-9040.
Requests can also be sent to boardclerk@metro.net.

LIMITED ENGLISH PROFICIENCY

A Spanish language interpreter is available at all Committee and Board Meetings. All other languages must be requested 72 hours in advance of the meeting by calling (213) 364-2837 or (213) 922-4600. Live Public Comment Instructions can also be translated if requested 72 hours in advance.
Requests can also be sent to boardclerk@metro.net.

323.466.3876
x2 *Español (Spanish)*
x3 中文 *(Chinese)*
x4 한국어 *(Korean)*
x5 Tiếng Việt *(Vietnamese)*
x6 日本語 *(Japanese)*
x7 русский *(Russian)*
x8 Հայերէն *(Armenian)*

HELPFUL PHONE NUMBERS AND EMAIL

Copies of Agendas/Record of Board Action/Recordings of Meetings - (213) 922-4880 (Records Management Department) - https://records.metro.net
General Information/Rules of the Board - (213) 922-4600
Internet Access to Agendas - https://www.metro.net
TDD line (800) 252-9040
Board Clerk Email - boardclerk@metro.net

NOTE: ACTION MAY BE TAKEN ON ANY ITEM IDENTIFIED ON THE AGENDA

Live Public Comment Instructions:

Live public comment can be given by telephone or in-person.

The Meeting begins at 11:00 AM Pacific Time on July 16, 2026; you may join the call 5 minutes prior to the start of the meeting.

Dial-in: 888-978-8818 and enter
English Access Code: 5647249#
Spanish Access Code: 7292892#

Public comment will be taken as the Board takes up each item. To give public comment on an item, enter #2 (pound-two) when prompted. Please note that the live video feed lags about 30 seconds behind the actual meeting. There is no lag on the public comment dial-in line.

Instrucciones para comentarios publicos en vivo:

Los comentarios publicos en vivo se pueden dar por telefono o en persona.

La Reunion de la Junta comienza a las 11:00 AM, hora del Pacifico, el 16 de Julio de 2026. Puedes unirte a la llamada 5 minutos antes del comienso de la junta.

Marque: 888-978-8818 y ingrese el codigo
Codigo de acceso en ingles: 5647249#
Codigo de acceso en espanol: 7292892#

Los comentarios del público se tomaran cuando se toma cada tema. Para dar un comentario público sobre una tema ingrese # 2 (Tecla de numero y dos) cuando se le solicite. Tenga en cuenta que la transmisión de video en vivo se retrasa unos 30 segundos con respecto a la reunión real. No hay retraso en la línea de acceso telefónico para comentarios públicos.

Written Public Comment Instruction:

Written public comments must be received by 5PM the day before the meeting.
Please include the Item # in your comment and your position of “FOR,” “AGAINST,” "GENERAL COMMENT," or "ITEM NEEDS MORE CONSIDERATION."
Email: BoardClerk@metro.net
Post Office Mail:
Board Administration
One Gateway Plaza
MS: 99-3-1
Los Angeles, CA 90012

CALL TO ORDER

ROLL CALL

APPROVE Consent Calendar Items: 31, 32, and 33.

Consent Calendar items are approved by one motion unless held by a Director for discussion and/or separate action.

CONSENT CALENDAR

31. SUBJECT: TRANSPORTATION BUSINESS ADVISORY COUNCIL MEMBER APPOINTMENT [2026-0462]

RECOMMENDATION

APPROVE the new appointment of the Latin Business Association (LBA) to the Transportation Business Advisory Council (TBAC) membership.

32. SUBJECT: TALENT DEVELOPMENT BENCH [2026-0482]

RECOMMENDATION

AUTHORIZE the Chief Executive Officer (CEO) to:

A. AWARD seven task order based bench Contracts, Nos. PS133086000 through PS133086006 for talent development services for the agency's workforce for a total Not-To-Exceed (NTE) amount of $3,626,800 for the initial two-year base term, plus $1,902,320 for the first, one-year option, and $1,995,686 for the second, one-year option, for a total NTE cumulative amount of $7,524,806, effective August 10, 2026, subject to the resolution of any properly submitted protest(s):

1. Discipline 1: Soft Skills Training
    1. Conscious Leadership Partners LLC (Contract No. PS133086001)
    2. Insight Strategies Inc. (Contract No. PS133086002)
    3. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
    4. Redwood Resources (Contract No. PS133086004)

2. Discipline 2: Technical Skills Training
    1. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
    2. Redwood Resources (Contract No. PS133086004)

3. Discipline 3: Employee and Leadership Development
    1. Conscious Leadership Partners LLC (Contract No. PS133086001)

   2. Insight Strategies Inc. (Contract No. PS133086002)
   3. McKinsey & Company, Inc. Washington D.C. (Contract No. PS133086003)
   4. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
   5. Redwood Resources (Contract No. PS133086004)

4. Discipline 4: Employee and Executive Coaching
   1. Conscious Leadership Partners LLC (Contract No. PS133086001)
   2. Insight Strategies Inc.(Contract No. PS133086002)
   3. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
   4. Redwood Resources (Contract No. PS133086004)

5. Discipline 5: eLearning Design/Development/Implementation Support
   1. Advanced Problem Solving, LLC (Contract No. PS133086000)
   2. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
   3. Redwood Resources (Contract No. PS133086004)
   4. The Canton Group, LLC (Contract No. PS133086005)

6. Discipline 6: Project Management Support
   1. Insight Strategies Inc. (Contract No. PS133086002)
   2. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
   3. Redwood Resources (Contract No. PS133086004)
   4. The Canton Group, LLC (Contract No. PS133086005)

B. EXECUTE Task Orders within the approved NTE value.

Attachments: Attachment A - Procurement Summary

Attachment B - DEOD Summary

33. SUBJECT: COMPLIANCE FOR ELIGIBLE SUBSIDIARY BODIES TO MEET VIA TELECONFERENCE 2026-0457

RECOMMENDATION

CONSIDER:

A. ADOPTING, pursuant to Senate Bill 707 (SB 707), the following findings on behalf of eligible subsidiary bodies as defined by SB 707:

(i) The Board of Directors has considered the circumstances of the eligible subsidiary body.

(ii) Teleconference meetings of the eligible subsidiary body would enhance public access to meetings of the eligible subsidiary body,

and the public has been made aware of the type of remote participation, including audio-visual or telephonic, that will be made available at a regularly scheduled meeting and has been provided the opportunity to comment at an in-person meeting of the legislative body authorizing the subsidiary body to meet entirely remotely.

(iii) Teleconference meetings of the eligible subsidiary body would promote the attraction, retention, and diversity of eligible subsidiary body members.

B. AUTHORIZING eligible subsidiary bodies to meet via teleconference, by either audio-visual or telephonic means, if they choose, subject to the requirements of SB 707.

Attachments: Attachment A - SB 707 Durazo
Presentation

NON-CONSENT

34. SUBJECT: FEDERAL AND STATE REPORT 2026-0473

RECOMMENDATION

RECEIVE AND FILE July 2026 Federal and State Legislative Report.

Attachments: Presentation

35. SUBJECT: HOMELESS OUTREACH MANAGEMENT & ENGAGEMENT (HOME) QUARTERLY REPORT 2026-0409

RECOMMENDATION

RECEIVE AND FILE the HOME Quarterly Report.

Attachments: Attachment A - Additional Data
Presentation

36. SUBJECT: METRO WORKFORCE HOUSING 2026-0470

RECOMMENDATION

CONSIDER:

A. AUTHORIZING the Chief Executive Officer (CEO), or designee, to negotiate and enter into a loan agreement and other related documents (“Loan Documents”) with Treehouse Leimert or affiliated entity, a joint venture between Leimert PropCo LLC (Treehouse) and The Apex Collaborative LLC (collectively, “Developer”), to provide up to $25,000,000 in development financing in support of the construction of The Nathaniel, a 97-unit workforce housing development located at 4421-4437 Crenshaw Boulevard, Los Angeles, CA 90043 (the “Project”);

B. AUTHORIZING the CEO, or designee, to negotiate and execute a recorded regulatory agreement establishing a Metro employee housing preference for 100% of the Project units, to be acknowledged by the senior lender; and

C. FIND that the Project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (Class 32 - Infill Development) pursuant to the findings in Attachment A.

Attachments: Attachment A - CEQA Findings

Attachment B - Frequently Asked Questions

Presentation

SUBJECT: GENERAL PUBLIC COMMENT 2026-0494

RECEIVE General Public Comment

Consideration of items not on the posted agenda, including: items to be presented and (if requested) referred to staff; items to be placed on the agenda for action at a future meeting of the Committee or Board; and/or items requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Committee subsequent to the posting of the agenda.

COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN COMMITTEE'S SUBJECT MATTER JURISDICTION

Adjournment

Los Angeles County
Metropolitan Transportation
Authority
One Gateway Plaza
3rd Floor Board Room
Los Angeles, CA

File #: 2026-0462, **File Type:** Appointment **Agenda Number:** 31.

EXECUTIVE MANAGEMENT COMMITTEE
JULY 16, 2026

SUBJECT: TRANSPORTATION BUSINESS ADVISORY COUNCIL MEMBER APPOINTMENT

ACTION: APPROVE RECOMMENDATION

RECOMMENDATION

APPROVE the new appointment of the Latin Business Association (LBA) to the Transportation Business Advisory Council (TBAC) membership.

ISSUE

The TBAC was created in 1992 by Assembly Bill 152 and codified into law as Public Utilities Code Section 130051.19(c). The purpose of TBAC is to advise Metro on matters regarding small business enterprises.

Small business organizations interested in TBAC membership must submit applications to the TBAC membership committee. TBAC's membership committee evaluates applications to determine whether the organization's mission aligns with TBAC's purpose. Organizations recommended for TBAC membership are forwarded to Metro's Board of Directors for consideration and appointment.

BACKGROUND

Public Utilities Code section 130051.19(c), states: "The authority shall establish a Transportation Business Advisory Council to advise it on matters regarding the disadvantaged business enterprise program to enable the authority to meet or exceed small business enterprise participation goals. Members of the council shall be selected by the authority and shall include representatives of professional organizations and other groups which advocate on behalf of greater participation of women and minority business enterprises in public contracts. The chairperson of the authority or his or her designee shall meet with the council, and the authority shall provide adequate staff support for the council and shall consider all recommendations made by the council."

The TBAC meets monthly to provide recommendations on strategies, programs, and processes that enhance small business participation in Metro's procurement opportunities. TBAC also has standing committees including Construction, Professional Services, Commodities, Membership, and Legislative, which focus on issues relevant to their respective areas. Metro staff provides administrative support and attends all monthly TBAC general and committee meetings.

Public Utilities Code Section 130051.19(c) provides that "Members of the council shall be selected by the authority…" The term "authority," although not expressly defined in the statute, has been generally interpreted to mean Metro's Board of Directors. To comply with Section 130051.19(c), the Metro Board must select or appoint TBAC members.

DISCUSSION

LBA was formed in 1975 by five University of Southern California graduates first named the Latin Men's Association. In 1998 the LBA transitioned to facilitate small business startups to include all Latino business owners. Today, the LBA has over 4,000 members and continues to grow and improve businesses and strengthen communities. The LBA is committed to the success and support of its members by providing high-quality networking events, innovative programs and services, and resources that enhance business growth for Latino and non-Latino small businesses throughout California.

The LBA submitted a TBAC membership application with the required supporting documentation to TBAC for review and approval in May 2026. Staff confirmed the LBA organization's application satisfied the membership criteria established in Section 3 (Membership Criteria) of the TBAC Bylaws. The TBAC membership criteria in TBAC's bylaws include the following:

- The organization must have a membership of at least 25 small business owners.
- The organization must advocate for the development and success of small businesses.
- The organization must support TBAC's mission, purpose, and objectives.
- The organization's principal business address must be located within Los Angeles County.
- The organization must submit a complete application with all required supporting documentation listed in the requirements section of the application.

Additionally, the LBA's written mission and activities demonstrate a strong commitment to supporting the small business community through programs, networking opportunities, and educational events designed to strengthen businesses, increase capacity and promote long-term growth.

TBAC reviewed and approved LBA's membership application and forwarded it to Metro staff for review and approval per TBAC's bylaws. In accordance with the defined statute, staff are advancing the LBA organization for consideration to be appointed by Metro's Board of Directors to the TBAC membership.

If appointed by the Metro Board, LBA will be added to the current TBAC organization membership listed below:

1. American Indian Chamber of Commerce of California
2. Arab American Association of Engineers & Architects: California Chapter
3. Asian American Architects & Engineers Association
4. Black Business Association
5. Filipino American Society of Architects & Engineers

6. Los Angeles Chapter - Elite Service Disabled Veteran Owned Business Network
7. Los Angeles Chapter of National Organization of Minority Architects
8. Los Angeles Chapter of the Disabled Veteran Business Alliance
9. Los Angeles Latino Chamber of Commerce
10. National Association of Minority Contractors
11. National Association of Women Business Owners - Los Angeles
12. Regional Hispanic Chamber of Commerce
13. Society of Hispanic Professional Engineers - Los Angeles Chapter
14. US Veteran Business Alliance (USVBA)
15. Women's Business Enterprise National Council - West
16. Women's Transportation Seminar - Los Angeles Chapter

TBAC recruits member organizations through annual or semi-annual membership drives, supported by Metro staff. The most recent recruitment effort was conducted in conjunction with the Meet the Primes event on March 12, 2026. Over the past 10 years, TBAC has maintained a membership of approximately 15 to 20 organizations, providing broad representation of the small business community, including African American, Asian/Pacific Islander, Arab American, Native American, Hispanic American, women, disabled veteran, and small business organizations. TBAC is responsible for managing its membership and recruiting organizations that align with its mission. Should membership decline or representation gaps be identified, Metro staff may recommend additional organizations for TBAC's consideration.

DETERMINATION OF SAFETY IMPACT

There is no safety impact related to this action.

FINANCIAL IMPACT

There is no financial impact related to this action.

EQUITY PLATFORM

TBAC plays a vital role in connecting Metro with the small business community throughout Los Angeles County. Representing hundreds of small businesses, TBAC supports firms that contribute to local job creation and economic activity, helping to ensure that transportation-related investments continue to circulate within the region. The Council's membership includes businesses that have historically faced barriers to participation in public contracting opportunities, including small, women-owned, and minority-owned firms.

Expanding TBAC membership will strengthen the Council by broadening representation and increasing engagement from historically underrepresented businesses seeking to participate in Metro contracting opportunities. Increased membership will also enhance Metro's ability to support the small business community by expanding outreach, gathering valuable stakeholder feedback, and disseminating information regarding contracting opportunities, policies, and programs to a wider audience. Through continued relationship-building and a deeper understanding of the challenges facing small businesses, the Diversity and Economic Opportunity Department can further strengthen its support framework. A strong small business presence in Metro contracting contributes to regional economic growth, supports the long-term viability of small businesses, and promotes wealth-building opportunities in historically disadvantaged communities.

VEHICLE MILES TRAVELED OUTCOME

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro's significant investment in rail and bus transit.* Metro's Board-adopted VMT reduction targets align with California's statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. While this item does not directly encourage taking transit, sharing a ride, or using active transportation, it is a vital part of Metro operations, as it supports small, disadvantaged, minority-owned, and women-owned businesses by providing them with access to contracting opportunities and helping them grow their capacity to participate in Metro's large-scale infrastructure projects and day-to-day operations. In addition, supporting local businesses supports job creation in LA County and may increase the percentage of our workforce that is able to commute using LA Metro's transit system and reduce car dependence for these workers. Because the Metro Board has adopted an agency-wide VMT Reduction Target, and this item generally supports the overall function of the agency, this item is consistent with the goals of reducing VMT.

*Based on population estimates from the United States Census and VMT estimates from the highway performance monitoring system data between 2001-2019.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This recommendation supports the strategic plan Goal 5.5, "Expanding opportunities for businesses and external organizations to work with Metro" by increasing the number of small businesses engaged.

ALTERNATIVES CONSIDERED

The Board could elect not to approve the appointment of the LBA to TBAC for membership. This would reduce the effectiveness of TBAC as it would increase the challenge of obtaining feedback from LBA's small business membership to form recommendations to Metro on how to better support small businesses seeking contracts with Metro. It would also result in TBAC having a less diverse representation of its TBAC membership.

NEXT STEPS

Upon the approval of this appointment by the Metro Board, the LBA will be added to the TBAC membership.

Prepared by: Keith A. Compton, Director, Diversity Economic Opportunity Department, (213) 922-2406
Tashai R. Smith, Executive Officer, Diversity Economic Opportunity Department, (213) 922-2128
Elke Campbell, Senior Executive Officer, Diversity Economic Opportunity Department, (213) 418-3081

Reviewed by: Sharon Gookin, Deputy Chief Executive Officer, (213) 418-3101

Stephanie Wiggins
Chief Executive Officer

TRANSPORTATION BUSINESS ADVISORY COUNCIL MEMBER APPOINTMENT

Executive Management Committee
July 16, 2026

Metro®

TRANSPORTATION BUSINESS ADVISORY COUNCIL MEMBER APPOINTMENT
Recommendation

- APPROVE the new appointment of the Latin Business Association (LBA) to the Transportation Business Advisory Council (TBAC) membership.

Metro

TRANSPORTATION BUSINESS ADVISORY COUNCIL MEMBER APPOINTMENT
Background

- TBAC was established in 1992 by Assembly Bill 152 and codified in California Public Utilities Code §130051.19(c).
- Serves as Metro's advisory body on matters affecting small business participation in Metro contracting opportunities.
- Meets monthly and provides recommendations regarding policies, programs, outreach, and procurement processes that support small businesses.
- Membership consists of organizations representing diverse segments of the small business community, including minority-, women-, disabled veteran-, and other business advocacy organizations.
- Pursuant to Public Utilities Code §130051.19(c), Metro's Board of Directors appoints TBAC members following review and recommendation by the TBAC Membership Committee.

Metro

TRANSPORTATION BUSINESS ADVISORY COUNCIL MEMBER APPOINTMENT
Why LBA?

- LBA has supported Latino and small businesses since 1975 and has over 4,000 members.

- LBA satisfies all TBAC membership criteria established in the TBAC Bylaws.

- TBAC reviewed and approved the application before forwarding it to Metro.

Metro

Next Steps

Upon the approval of this appointment by the Metro Board, the Latin Business Association will be added to the Transportation Business Advisory Council membership.

Metro

Los Angeles County
Metropolitan Transportation
Authority
One Gateway Plaza
3rd Floor Board Room
Los Angeles, CA

File #: 2026-0482, **File Type:** Contract **Agenda Number:** 32.

EXECUTIVE MANAGEMENT COMMITTEE
JULY 16, 2026

SUBJECT: TALENT DEVELOPMENT BENCH

ACTION: AWARD BENCH CONTRACTS

RECOMMENDATION

AUTHORIZE the Chief Executive Officer (CEO) to:

A. AWARD seven task order based bench Contracts, Nos. PS133086000 through PS133086006 for talent development services for the agency's workforce for a total Not-To-Exceed (NTE) amount of $3,626,800 for the initial two-year base term, plus $1,902,320 for the first, one-year option, and $1,995,686 for the second, one-year option, for a total NTE cumulative amount of $7,524,806, effective August 10, 2026, subject to the resolution of any properly submitted protest (s):

1. Discipline 1: Soft Skills Training
   1. Conscious Leadership Partners LLC (Contract No. PS133086001)
   2. Insight Strategies Inc. (Contract No. PS133086002)
   3. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
   4. Redwood Resources (Contract No. PS133086004)

2. Discipline 2: Technical Skills Training
   1. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
   2. Redwood Resources (Contract No. PS133086004)

3. Discipline 3: Employee and Leadership Development
   1. Conscious Leadership Partners LLC (Contract No. PS133086001)
   2. Insight Strategies Inc. (Contract No. PS133086002)
   3. McKinsey & Company, Inc. Washington D.C. (Contract No. PS133086003)
   4. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
   5. Redwood Resources (Contract No. PS133086004)

4. Discipline 4: Employee and Executive Coaching
   1. Conscious Leadership Partners LLC (Contract No. PS133086001)
   2. Insight Strategies Inc.(Contract No. PS133086002)
   3. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)

4. Redwood Resources (Contract No. PS133086004)

5. Discipline 5: eLearning Design/Development/Implementation Support
   1. Advanced Problem Solving, LLC (Contract No. PS133086000)
   2. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
   3. Redwood Resources (Contract No. PS133086004)
   4. The Canton Group, LLC (Contract No. PS133086005)

6. Discipline 6: Project Management Support
   1. Insight Strategies Inc. (Contract No. PS133086002)
   2. The OMNI Group, LLC dba OGx Consulting (Contract No. PS133086006)
   3. Redwood Resources (Contract No. PS133086004)
   4. The Canton Group, LLC (Contract No. PS133086005)

B. EXECUTE Task Orders within the approved NTE value.

ISSUE

Metro seeks to establish a bench of contractors with expertise in delivering effective training programs to foster growth for its 13,000 plus diverse workforce. Specifically, the agency needs to augment its Talent Development programming to continue supporting employee development needs and strategic business goals and values. The Talent Development Bench will provide Metro with access to specialized consulting expertise and scalable resources necessary to deliver high-quality professional development programs across the agency. The contractors will support workforce development initiatives in areas such as leadership development, coaching, career growth, and technical and soft skills training. Utilizing a bench of qualified firms enables Metro to efficiently address evolving workforce needs, expand program capacity, and provide targeted expertise that supplements internal resources

BACKGROUND

The Chief People Office oversees various programs and opportunities for learning and career growth, and monitors employee and departmental needs, and requires a bench of contractors to support these services as the previous contract has expired. With new rail line openings, the implementation of the Department of Public Safety, and operations for mega events, the Talent Development Bench needs to support existing programming and build on training program offerings to achieve Metro’s strategic goal for workforce development aimed at making Metro a learning organization that attracts, develops, motivates, and retains a world-class workforce.

DISCUSSION

Operating across three shifts, Metro’s 13,000 plus workforce is diverse and includes contract and non-contract personnel from five labor unions, more than 880 job classifications, and over 80 operating divisions, locations, and terminals across Los Angeles County. In addition, employees are at varying stages of their career journeys and skills, including some starting their careers as entry-level trainees, employees in management looking for career growth, and executives who are seeking to create succession plans.

The Talent Development Bench will augment internal resources and capacity to meet these needs by providing access to consulting firms with a wide range of specialized training and development services to support the agency. The bench will provide expertise and resources to support and enhance employee development opportunities, existing leadership development programs and provide a breadth of training opportunities for Metro employees.

The Talent Development Bench consists of six disciplines of work with consultants who will provide services in one or more of the disciplines through virtual and in-person programming dependent on agency needs:

1. Soft Skills Training including, but not limited to:
    - Communication Skills (Verbal and Written)
    - Collaboration
    - Problem Solving
    - Active Listening
    - Time Management
    - Stress Management
    - Change Management
    - Managing in Virtual Environments
    - Organization
    - Conflict Resolution
    - Customer Service
    - Expectation Setting

2. Technical Skills Training including but not limited to:
    - Written and Verbal English Language Development
    - Microsoft Office Suite and Tools
    - Adobe Suite, Adobe Learning Manager and Captivate
    - Basic Computer Training
    - Interpreting Data
    - Artificial Intelligence/Machine Learning Technologies
    - Project Management
    - SharePoint Web Design

3. Employee and Leadership Development including but not limited to:
    - People & Culture Programs
    - Succession Planning Programs
    - Employee Customer Experience Programs
    - Employee Engagement and Retention Programs
    - Pre-Supervisory Programs
    - First-Time Supervisor Programs
    - Department and Project -Specific Programs (e.g., Team Building, Volunteer

Training, Train-the-Trainer Program, Strategic Planning, Retreats)
- Entry, Mid, and Executive-Level Leadership Programs
- Fellowship and Mentorship Programs

4. Employee and Executive Coaching including but not limited to:
   - Development Coaching
   - Career Growth Coaching
   - Executive Coaching
   - 360 Evaluations

5. eLearning Design/Development/Implementation Support including providing eLearning design/development/implementation services for advancing Metro Online Learning Content that includes, but is not limited to:
   - Initializing, Analyzing, and Planning eLearning needs
   - Designing, Development, and Reviewing eLearning content
   - Implementing of eLearning Content
   - Evaluating effectiveness of training
   - Customizing off-the-rack e-Learning modules for Metro's workforce

6. Administrative and Project Support
   - Measurement and Evaluation Tools (i.e., Interviews, Surveys, Assessments, Focus Groups)
   - Instructional Design
   - Development and implementation of Training and Workforce Programs
   - Facilitation Services
   - Internal Evaluation of Training Programs
   - Internal Professional Development Program Enhancement

DETERMINATION OF SAFETY IMPACT

Approval of the Talent Development Bench will allow Metro to continue developing and investing in its workforce. This action has no direct impact on the safety of employees, Metro customers, and the public at large.

FINANCIAL IMPACT

Partial funding for the Talent Development Bench is included in the FY27 budget under cost center 6220 Talent Development, project 100001, task 01.01, General Overhead. Participating departments will be responsible for funding their respective task orders issued under these contracts.

Impact to Budget
The overhead cost is allocated out to all agency projects. The source of funding will be Federal, State, and local funds, some of which are eligible for Metro Bus and Rail Operations.

The cost center manager and the Chief People Officer, along with participating departments and cabinets, are accountable for budgeting costs for future fiscal years.

EQUITY PLATFORM

When the Talent Development Bench procurement was originally solicited, the Diversity and Economic Opportunity Department established an overall 20% Disadvantaged Business Enterprise (DBE) goal for federally funded task orders, and an overall 17% Small Business Enterprise (SBE) goal and an overall 3% Disabled Veteran Business Enterprise (DVBE) goal for state and locally funded task orders for this bench contract. However, the U.S. Department of Transportation issued an Interim Final Rule , effective October 3, 2025, that made changes to the DBE Program, including suspending the establishment of DBE goals, counting DBE participation, and enforcement. Each recommended bench participant committed to meet or exceed the overall 17% SBE goal and 3% DVBE goal. Although the DBE commitment is not a factor in the staff recommendation, five of the seven recommended bench participants are certified SBEs.

Investing in the development of employees across all departments, job classifications, and represented/non-represented labor groups requires sustained and intentional talent development strategies. Metro remains committed to ensuring that professional development opportunities are accessible, equitable, and aligned with the agency's workforce needs. The continued use of specialized talent development consultants will support in these efforts as well as help Metro strengthen leadership pipelines, enhance employee capabilities, support succession planning efforts, and foster a culture of continuous learning and growth throughout the organization.

VEHICLE MILES TRAVELED OUTCOME

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro's significant investment in rail and bus transit.* Metro's Board-adopted VMT reduction targets align with California's statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

While this item does not directly encourage taking transit, sharing a ride, or using active transportation, it is a vital part of training, developing and retaining Metro's human capital which is critical to delivering transit services. By ensuring Metro continues to develop and retain internal talent, this action supports Metro's ability to provide a reliable, safe, and attractive alternative to driving. Because the Metro Board has adopted an agency-wide VMT Reduction Target, and this item supports the overall function of the agency, this item is consistent with the goals of reducing VMT.

*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This Board action supports Strategic Goal 3: Enhance communities and lives through mobility and access to opportunity. The Talent Development Bench will provide specialized expertise and resources to develop Metro's workforce through leadership development, coaching, career growth, and technical and soft skills training. These efforts will strengthen employee capabilities, expand access to professional growth opportunities, and help build a skilled, engaged, and future-ready workforce that supports Metro's mission of delivering safe, reliable, and equitable transportation services to the communities it serves.

ALTERNATIVES CONSIDERED

The Board may choose not to approve the recommendation. An alternative would be to manage the development of Metro's talent entirely in-house, however, this approach is not recommended, as it would limit Metro's ability to provide specialized expertise, scalable resources, and comprehensive development programs needed to support a workforce of Metro's size and complexity. The Talent Development bench supports Metro by supplementing internal resources and leveraging industry best practices to meet evolving workforce needs.

NEXT STEPS

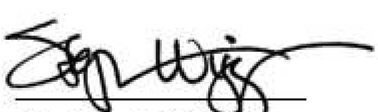
Upon Board approval, staff will execute the Talent Development Bench Contracts Nos. PS133086000 through PS133086006 for talent development services for the agency's workforce effective August 10, 2026.

ATTACHMENTS

Attachment A - Procurement Summary
Attachment B - DEOD Summary

Prepared by: Ayda Safaei, Deputy Executive Officer, Talent Development, (213) 922-5229
Nancy Saravia, Deputy Executive Officer, Administration (213) 922-1217
Miguel Cabral, Deputy Chief People Officer, (213) 922-4245
Carolina Coppolo, Deputy Chief Vendor/Contract Management Officer, (213) 922-4471

Reviewed by: Dawn Jackson-Perkins, Chief People Officer, (213) 418-3166



Stephanie Wiggins
Chief Executive Officer

PROCUREMENT SUMMARY
TALENT DEVELOPMENT BENCH
PS133086000 - PS133086006

1.	**Contract Number**: PS133086000 through PS133086006	
2.	**Recommended Vendors**: Advanced Problem Solving LLC (Discipline 5) Conscious Leadership Partners LLC (Disciplines 1, 3 and 4) Insight Strategies, Inc. (Disciplines 1, 3, 4 and 6) McKinsey & Company, Inc. Washington DC (Discipline 3) Redwood Resources (Disciplines 1, 2, 3, 4, 5 and 6) The Canton Group, LLC (Disciplines 5 and 6) The OMNI Group, LLC dba OGx Consulting (Disciplines 1, 2, 3, 4, 5 and 6)	
3.	**Type of Procurement (check one) :** ☐ **IFB** ☐ **RFIQ** ☒ **RFP** ☐ **Non-Competitive** ☐ **Modification** ☐ **Task Order**	
4.	**Procurement Dates**:	
	A. Issued: October 7, 2025	
	B. Advertised/Publicized: October 7, 2025	
	C. Pre-Proposal Conference: October 14, 2025	
	D. Proposals Due: December 19, 2025	
	E. Pre-Qualification Completed: In Process	
	F. Ethics Declaration Forms submitted to Ethics: December 23, 2025	
	G. Protest Period End Date: July 21, 2026	
5.	**Solicitations Downloaded**: 63	**Proposals Received**: 35
6.	**Contract Administrator**: Britney Shedrick	**Telephone Number**: (213) 418-3313
7.	**Project Manager**: Ayda Safaei	**Telephone Number**: (213) 922-5229

A. <u>Procurement Background</u>

This Board Action is to approve Contract Nos. PS133086000 through PS133086006 for talent development services to deliver effective training programs that enhance skills development (technical and soft), leadership development, coaching, eLearning support, administrative and project management support. Board approval of contract awards is subject to resolution of any properly submitted protest(s), if any.

On October 7, 2025, Request for Proposals (RFP) No. PS133086 was issued as a competitive procurement in accordance with Metro's Acquisition Policy, and the contract type is a firm fixed unit rate. The Diversity & Economic Opportunity Department (DEOD) established an overall 20% Disadvantaged Business Enterprise (DBE) goal, an overall 17% Small Business Enterprise (SBE) goal and an overall 3% Disabled Veteran Business Enterprise (DVBE) goal for this bench contract. However, the U.S. Department of Transportation (USDOT) issued an Interim Final Rule (IFR), effective October 3, 2025, that made changes to the DBE Program, including suspending the establishment of DBE goals, counting DBE participation, and enforcement.

Work under each contract will be authorized through the issuance of separate task orders. Each future task order will contain a specific scope of services and will be issued on a rotational basis.

Six amendments were issued during the solicitation phase of this RFP:

- Amendment No. 1, issued on October 10, 2025, clarified the DBE participation goal set forth in the solicitation is not a factor or requirement for this procurement due to the review of the Interim Final Rule (IFR).
- Amendment No. 2, issued on November 14, 2025, extended the proposal due date from November 18, 2025 to December 2, 2025.
- Amendment No. 3, issued on November 25, 2025, extended the proposal due date from December 2, 2025, to December 9, 2025.
- Amendment No. 4, issued on December 4, 2025, extended the proposal due date from December 9, 2025, to December 19, 2025, and revised Exhibit 3B (Submittal Requirements) to clarify that proposals shall be submitted electronically via email.
- Amendment No. 5, issued on December 16, 2025, amended the LOI-15 (DBE Program), other relevant sections of the RFP document, including the exhibits, to reflect changes to the DBE Program in accordance with the IFR.
- Amendment No. 6, issued on December 17, 2025, showed the changes to the RFP solicitation document and all associated exhibits related to the DBE Program per Amendment No. 5.

A total of 63 downloads of the RFP were included in the planholders' list. A virtual pre-proposal conference was held on October 14, 2025, and was attended by 28 participants representing 10 firms. There were 12 questions received for this RFP and responses were provided prior to the proposal due date.

A total of 35 proposals were received by the proposal due date of December 19, 2025, and are listed below in alphabetical order:

Discipline 1: Soft Skills Training
1. Conscious Leadership Partners LLC
2. Insight Strategies, Inc.
3. Profoundly Pristine
4. Purpose Fulfilled Inc.
5. Redwood Resources
6. RKKPS, Inc.
7. The OMNI Group, LLC dba OGx Consulting

Discipline 2: Technical Skills Training
1. Redwood Resources
2. RKKPS, Inc.
3. The OMNI Group, LLC dba OGx Consulting

Discipline 3: Employee and Leadership Development

1. Conscious Leadership Partners LLC
2. Insight Strategies, Inc.
3. McKinsey & Company, Inc. Washington DC
4. Profoundly Pristine
5. Redwood Resources
6. RKKPS, Inc.
7. The OMNI Group, LLC dba OGx Consulting

Discipline 4: Employee and Executive Coaching

1. Conscious Leadership Partners LLC
2. Insight Strategies, Inc.
3. Profoundly Pristine
4. Purpose Fulfilled Inc.
5. Redwood Resources
6. RKKPS, Inc.
7. The OMNI Group, LLC dba OGx Consulting

Discipline 5: eLearning Design/Development/Implementation Support

1. Advanced Problem Solving LLC
2. Redwood Resources
3. Risk Raters LLC
4. RKKPS, Inc.
5. The Canton Group, LLC
6. The OMNI Group, LLC dba OGx Consulting

Discipline 6: Project Management Support

1. Insight Strategies, Inc.
2. Redwood Resources
3. RKKPS, Inc.
4. The Canton Group, LLC
5. The OMNI Group, LLC dba OGx Consulting

B. Evaluation of Proposals

A Proposal Evaluation Team (PET) consisting of Metro staff from Metro's Talent Development Department, Corporate Safety, and Transit Service Delivery was convened and conducted a comprehensive technical evaluation of all proposals received for each of the disciplines.

From January 14, 2026, through April 28, 2026, the PET independently evaluated the proposals based on the following evaluation criteria:

Phase I: Minimum Qualifications Requirements (Pass/Fail): At the time of proposal submittal, Proposers must meet the minimum qualification requirements for each discipline for which a proposal is submitted, as listed below:

- Proposer must have at least 5 years of experience in the discipline(s) that they are proposing.

Risk Raters LLC's proposal for Discipline 5 was deemed non-responsive for failure to demonstrate the required years of experience. Hence, Risk Raters LLC was excluded from further evaluation.

On February 12, 2026, the PET continued to evaluate the remaining 34 proposals based on the following Phase II weighted technical evaluation criteria:

• Prime Contractor/Team's Skill and Experience	25%
• Proposer's Key Personnel and Availability	30%
• Resource Allocation Plan/Approach	25%
• Price	20%

Several factors were considered when developing these weights, giving the greatest importance to the proposer's key personnel and availability.

At the conclusion of the evaluation process, the PET determined the following firms were outside of the competitive range and were excluded from further consideration:

- Profoundly Pristine – Disciplines 1, 3, and 4
- Purpose Fulfilled Inc. – Disciplines 1 and 4
- RKKPS, Inc. – Disciplines 1, 2, 3, 4, 5, and 6

The firms within the competitive range are listed below in alphabetical order by discipline:

Discipline 1 - Soft Skills Training

1. Conscious Leadership Partners LLC
2. Insight Strategies, Inc.
3. Redwood Resources
4. The OMNI Group, LLC dba OGx Consulting

Discipline 2 - Technical Skills Training

1. Redwood Resources
2. The OMNI Group, LLC dba OGx Consulting

Discipline 3 - Employee and Leadership Development

1. Conscious Leadership Partners LLC
2. Insight Strategies, Inc.
3. McKinsey & Company, Inc. Washington DC
4. Redwood Resources
5. The OMNI Group, LLC dba OGx Consulting

Discipline 4 - Employee and Executive Coaching

1. Conscious Leadership Partners LLC
2. Insight Strategies, Inc.
3. Redwood Resources
4. The OMNI Group, LLC dba OGx Consulting

Discipline 5 - eLearning Design/Development/Implementation Support

1. Advanced Problem Solving LLC
2. Redwood Resources
3. The Canton Group, LLC
4. The OMNI Group, LLC dba OGx Consulting

Discipline 6 - Project Management Support

1. Insight Strategies, Inc.
2. Redwood Resources
3. The Canton Group, LLC
4. The OMNI Group, LLC dba OGx Consulting

C. Price Analysis

Each proposer submitted fully burdened firm fixed unit rates for labor classifications necessary to perform services under the talent development bench per discipline. The rates have been determined to be fair and reasonable based on price analysis, technical analysis, and fact-finding.

Work will be assigned through the issuance of separate task orders, containing a specific scope of services, on a rotational basis in accordance with the established rates.

D. Background on Recommended Contractors

Advanced Problem Solving, LLC

Advanced Problem Solving, LLC (APS), established in 2013, is headquartered in Claremont, CA. It is an educational technology and eLearning company specializing in interactive online training portals and customized learning management systems. APS's clients include the Los Angeles Area Regional Training Group, Los Angeles County Emergency Medical Services Agency, California Debt and Investment Advisory Commission, and Toyota Motor North America.

<u>Conscious Leadership Partners LLC</u>

Conscious Leadership Partners LLC (CLP), established in 2024, is headquartered in Pasadena, CA. It designs and delivers leadership development, soft skills training, and executive coaching programs for public agencies and municipal utility agencies. CLP utilizes standardized methodologies, tools, and quality controls. Public sector clients include the Water Replenishment District, City of Pasadena, Los Angeles Superior Court, City of Burbank, and Port of San Diego.

<u>Insight Strategies, Inc.</u>

Insight Strategies, Inc. (Insight), established in 1994, is headquartered in Los Angeles, CA. It is a management consulting, coaching, and training firm that provides services for organizational alignment, process improvement, and executive development. Transportation agency clients include Anaheim Transportation Network, California Department of Transportation, Long Beach Transit, OCTA, Omnitrans, Riverside Transit Agency, Metro, and SunLine Transit.

Insight has provided training, consulting, and coaching services to Metro and performance has been satisfactory.

<u>McKinsey & Company, Inc. Washington DC</u>

McKinsey & Company, Inc. Washington DC (McKinsey), registered in California since 2010, is headquartered in Washington, DC. It provides management consulting services for various public transit agencies through designing and delivering employee and leadership development programs to address challenges clients face around strong leadership teams and performance improvement in functional topics including digital, agile, sales and operations. Public sector clients include Los Angeles World Airports, Southeastern Pennsylvania Transportation Authority and Georgia State Road and Tollway Authority and Metro.

McKinsey has provided talent development and various management consulting services to Metro and performance has been satisfactory.

<u>Redwood Resources</u>

Redwood Resources, established in 2010, is headquartered in Culver City, CA. It is a full-service professional outreach and marketing consulting firm that provides services to public agencies, construction firms and professional services firms as well as the small business community. Redwood Resources focuses on design, implementation and management of business and community programs. Clients include NAWBO- California, I Work 4 U, Caterpillar Inc., COLAS USA, and Glumac.

Redwood Resources has provided consulting services to Metro and performance has been satisfactory.

<u>The Canton Group, LLC</u>

The Canton Group, LLC (TCG), established in 1998, is headquartered in Baltimore, MD. It has experience designing and delivering e-learning and workforce training solutions for state and federal agencies, including transportation, education and public health sectors. TCG provides services to talent and training departments to design and deliver blended learning programs. Public sector clients include Los Angeles County, Maryland State Department of Education, Montana Department of Public Health & Human Services, and Etech Global Services.

<u>The OMNI Group, LLC dba OGx Consulting</u>

The OMNI Group, LLC dba OGx Consulting, established in 2008, is headquartered in Centennial, CO. It is a public sector focused management and training firm with experience supporting organizations through workforce development, organizational change, and technology enabled transformation. Public-sector clients include the New Orleans Regional Transit Authority, Regional Transportation District of Denver, the Metropolitan Atlanta Rapid Transit Authority, San Mateo County Transit District, the Washington Metropolitan Area Transit Authority, and Metro.

The OMNI Group, LLC dba OGx Consulting has provided various consulting services to Metro and performance has been satisfactory.

DEOD SUMMARY

TALENT DEVELOPMENT BENCH
PS133086000 - PS133086006

A. Small Business Participation

When this procurement was originally solicited, the Diversity and Economic Opportunity Department (DEOD) established an overall 20% Disadvantaged Business Enterprise (DBE) goal, and an overall 17% Small Business Enterprise (SBE) goal and overall 3% Disabled Veteran Business Enterprise (DVBE) goal for this bench contract. However, the U.S. Department of Transportation (USDOT) has issued an Interim Final Rule (IFR), effective October 3, 2025, that made changes to the DBE Program, including suspending the establishment of DBE goals, counting DBE participation, and enforcement.

The overall 17% SBE and 3% DVBE goal will apply to Task Orders funded with state, local, and/or Measure M funds. Recommended bench participants committed to meet or exceed the overall 17% SBE goal and 3% DVBE goal. Five (5) of the seven (7) recommended bench participants are certified SBEs.

Proposers were encouraged to form teams that included SBE and DVBE firms without specific work schedules or dollar-value commitments. In response to a specific Task Order request with a defined scope of work, bench participants will be required to identify the SBE and DVBE firms proposed for that Task Order, together with the associated dollar-value commitments. Achievement of the overall SBE and DVBE commitments will be evaluated based on the cumulative participation across all non-federally funded Task Orders awarded to each bench participant.

1. Prime: Conscious Leadership Partners (Disciplines 1, 3, and 4)

Small Business Goal	**17% SBE 3% DVBE**	**Small Business Commitment**	**25% SBE 3% DVBE**

	SBE/DVBE Subcontractors	**SBE Commitment**	**DVBE Commitment**
1.	Conscious Leadership Partners (SBE Prime)	25%	-
	Total Commitment	**25%**	**3%**

2. Prime: Insight Strategies, Inc. (Disciplines 1, 3, 4, and 6)

Small Business Goal	**17% SBE 3% DVBE**	**Small Business Commitment**	**97% SBE 3% DVBE**

	SBE/DVBE Subcontractors	**SBE Commitment**	**DVBE Commitment**
1.	Insight Strategies, Inc. (SBE Prime)	97%	-
	Total Commitment	**97%**	**3%**

3. Prime: McKinsey & Company, Inc. Washington DC. (Discipline 3)

Small Business Goal	**17% SBE 3% DVBE**	**Small Business Commitment**	**17% SBE 3% DVBE**

	SBE/DVBE Subcontractors	**SBE Commitment**	**DVBE Commitment**
1.	Estolano Advisors	17%	-
2.	Patricio Systems		3%
	Total Commitment	**17%**	**3%**

4. Prime: Redwood Resources (Disciplines 1, 2, 3, 4, 5, and 6)

Small Business Goal	**17% SBE 3% DVBE**	**Small Business Commitment**	**80% SBE 3% DVBE**

	SBE/DVBE Subcontractors	**SBE Commitment**	**DVBE Commitment**
1.	Redwood Resources(SBE Prime)	80%	-
	Total Commitment	**80%**	**3%**

5. Prime: Advanced Problem Solving (Discipline 5)

Small Business Goal	**17% SBE 3% DVBE**	**Small Business Commitment**	**97% SBE 3% DVBE**

	SBE/DVBE Subcontractors	**SBE Commitment**	**DVBE Commitment**
1.	Advanced Problem Solving (SBE Prime)	TBD	-
2.	GNNR, LLC	TBD	TBD
3.	Sessions Catering		TBD
	Total Commitment	**97%**	**3%**

6. Prime: The Canton Group, LLC (Disciplines 5 and 6)

Small Business Goal	**17% SBE 3% DVBE**	**Small Business Commitment**	**17% SBE 3% DVBE**

	SBE/DVBE Subcontractors	SBE Commitment	DVBE Commitment
1.	Code Red Business Solutions	TBD	
2.	Emfor Group		TBD
3.	Sam Scully Indigo Staffing	TBD	TBD
4.	Navigating Preparedness Assoc NPA		TBD
	Total Commitment	**17%**	**3%**

7. Prime: The OMNI Group, LLC dba OGx Consulting (Disciplines 1, 2, 3, 4, 5, & 6)

Small Business Goal	**17% SBE 3% DVBE**	**Small Business Commitment**	**80% SBE 20% DVBE**

	SBE/DVBE Subcontractors	SBE Commitment	DVBE Commitment
1.	The OMNI Group, LLC dba OGx Consulting (SBE Prime)	80%	-
	Total Commitment	**80%**	**3%**

B. Living Wage and Service Contract Worker Retention Policy Applicability

The Living Wage and Service Contract Worker Retention Policy is not applicable to this contract.

C. Prevailing Wage Applicability

Prevailing Wage is not applicable to this contract.

D. Project Labor Agreement/Construction Careers Policy (PLA/CCP)

Project Labor Agreement/Construction Careers Policy is not applicable to this Contract. PLA/CCP is applicable only to construction contracts that have a construction related value in excess of $2.5 million.

E. Manufacturing Careers Policy

The Manufacturing Careers Policy (MCP) does not apply to this contract. The MCP is required on Metro's Rolling Stock RFPs, with an Independent Cost Estimate of at least $50 million.

Talent Development Bench

Metro

Executive Management Committee
July 16, 2026

Background

Talent Development (TD) Department Overview & Current Needs

- Oversees various programs and opportunities for learning and career growth, and monitors employee and departmental needs.
- Requires a bench of contractors to support these services as the previous contract has expired.
- Talent Development Bench will support existing programming and build on training program offerings to achieve Metro's strategic goal for workforce development.
- This will ensure that Metro continues to be a learning organization that attracts, develops, motivates, and retains a world-class workforce.

Discussion

Bench Overview & Workforce Needs

- Metro's 13,000+ employees span multiple shifts, multiple labor unions, more than 880 job classifications, and over 80 divisions/facilities across LA County.
- Employees are at varying career stages and skills, from entry-level trainees to managers seeking growth and leaders planning for future workforce needs.
- As Metro's workforce continues to grow, Talent Development requires contractor support to augment internal resources and capacity to provide specialized services across the agency. Contractors may support one or more of six disciplines:

Soft Skills Training	Employee & Leadership Development	eLearning Design, Development & Implementation Support
Technical Skills Training	Employee & Executive Coaching	Administrative & Project Support

Metro | CHIEF PEOPLE OFFICE

Next Steps

- Upon Board approval, staff will execute the Talent Development Bench Contracts Nos. PS133086000 through PS133086006 for talent development services for the agency’s workforce effective August 10, 2026.

File #: 2026-0457, **File Type:** Resolution **Agenda Number:** 33.

EXECUTIVE MANAGEMENT COMMITTEE
JULY 16, 2026

SUBJECT: COMPLIANCE FOR ELIGIBLE SUBSIDIARY BODIES TO MEET VIA TELECONFERENCE

ACTION: APPROVE RECOMMENDATION

RECOMMENDATION

CONSIDER:

A. ADOPTING, pursuant to Senate Bill 707 (SB 707), the following findings on behalf of eligible subsidiary bodies as defined by SB 707:

(i) The Board of Directors has considered the circumstances of the eligible subsidiary body.
(ii) Teleconference meetings of the eligible subsidiary body would enhance public access to meetings of the eligible subsidiary body, and the public has been made aware of the type of remote participation, including audio-visual or telephonic, that will be made available at a regularly scheduled meeting and has been provided the opportunity to comment at an in-person meeting of the legislative body authorizing the subsidiary body to meet entirely remotely.
(iii) Teleconference meetings of the eligible subsidiary body would promote the attraction, retention, and diversity of eligible subsidiary body members.

B. AUTHORIZING eligible subsidiary bodies to meet via teleconference, by either audio-visual or telephonic means, if they choose, subject to the requirements of SB 707.

ISSUE

SB 707 (Attachment A), signed into law in October 2025, allows eligible subsidiary bodies the ability to participate in a teleconference meeting from a remote location that is not accessible to the public, if certain requirements are met. Under these expanded rules, an eligible subsidiary body may elect to meet remotely using the relaxed teleconferencing standards if the Board adopts required statutory findings and renews such findings every six months. The purpose of this report is to authorize the renewal.

BACKGROUND

SB 707 (Durazo), signed into law on October 3, 2025, modernizes the Ralph M. Brown Act by extending the relaxed modifications set forth by AB 2449 (Rubio) in September 2022 and updating teleconferencing rules for public meetings. It continues (with some modifications) the relaxed participation framework originally authorized under AB 2449, which expired January 1, 2026. SB 707 extends the relaxed teleconferencing rules under specified circumstances until January 1, 2030.

SB 707 further establishes specific rules to qualify for the relaxed teleconferencing requirements applicable to eligible subsidiary bodies, defined as advisory bodies that serve exclusively in an advisory capacity; are not authorized to take final action on legislation, regulations, contracts, licenses, permits, or any other entitlements, grants, or allocations of funds; and do not have primary subject matter jurisdiction that focuses on elections, budgets, police oversight, among other specified topics under the statute. In addition to “just cause” reasons, these bodies may also conduct meetings via teleconference using relaxed standards if they meet certain requirements, including providing for public participation either by way of (i) a two-way audio visual platform, or (ii) a two-way telephonic service and a live webcasting of the meeting; compliance with specified processes in the event there is telephonic or internet service disruption preventing the body from broadcasting the meeting; agenda posting at a single physical location, and staff presence at that location. Except for “just cause” reasons, before eligible subsidiary bodies may use the relaxed teleconferencing provisions, the Metro Board must adopt statutory findings by majority vote and renew those findings every six months.

The Board first adopted these findings for subsidiary bodies in January 2026 and reaffirmed the findings in February 2026.

DISCUSSION

SB 707 requires the Board to adopt specific findings every six months in order for eligible subsidiary bodies to continue meeting virtually under relaxed teleconferencing standards (outside of the statutorily permitted “just cause” reasons). These advisory bodies play a key role in shaping Metro programs and priorities by elevating lived experience, operational insights, and community feedback from across the region.

Metro’s subsidiary bodies include groups focused on accessibility, public safety, community representation, and service planning such as the Public Safety Advisory Committee (PSAC), the Accessibility Advisory Committee, and the Service Councils. Members often volunteer their time, travel from multiple regions of Los Angeles County, and represent communities with varying access, work schedules, health needs, and caregiving responsibilities. Teleconferencing flexibility directly supports participation, quorum reliability, and diverse representation, enabling these bodies to remain active and reflective of the communities they serve.

Since making the findings, South Bay Service Council and PSAC did not elect to allow their members the opportunity to join their meetings virtually under SB 707. While the subsidiary bodies that have elected to utilize the ability to meet virtually, it is mixed among members of each body whether they take advantage of this opportunity or still meet in-person.

Without Board action, eligible subsidiary bodies must revert to traditional Brown Act teleconferencing rules (other than in the event of “just cause” consistent with the statute), which require members participating remotely to publicly disclose and make accessible their teleconference location. These requirements would significantly limit participation and could reduce consistency and retention, impacting Metro’s ability to gather community input and operational feedback through its advisory structure.

Adopting the required findings under SB 707:
- preserves virtual participation options that support member engagement and continuity,
- ensures advisory bodies remain operational and accessible, and
- aligns Metro’s advisory meetings with existing public engagement practices at the Board level.

The findings must be renewed every six months to maintain this flexibility. This action does not change how the Board or its Committees meet; rather, it maintains functional and equitable access for Metro’s subsidiary bodies, consistent with how they have operated in recent years.

DETERMINATION OF SAFETY IMPACT

This action does not have an impact on safety.

FINANCIAL IMPACT

This action does not have a financial impact.

EQUITY PLATFORM

This action supports equitable access to Metro’s advisory body processes by allowing flexible participation options for eligible subsidiary bodies. Teleconference flexibility reduces participation barriers for advisory body members who, travel from different parts of LA County, and may face challenges related to work schedules or other responsibilities. This item supports inclusive participation and ongoing operations of Metro’s advisory process.

VEHICLE MILES TRAVELED OUTCOME

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro’s significant investment in rail and bus transit.* Metro’s Board-adopted VMT reduction targets align with California’s statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

While this item does not directly encourage taking transit, sharing a ride, or using active transportation, it is a vital part of Metro operations, as it will allow Metro’s eligible advisory bodies to meet virtually, increasing membership and participation without increasing VMT. Because the Metro Board has adopted an agency-wide VMT Reduction Target, and this item supports the overall function of the agency, this item is consistent with the goals of reducing VMT.

*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Recommendation supports strategic plan goal #5 to provide responsive, accountable, and trustworthy governance within the Metro organization by allowing Metro's eligible subsidiary bodies to meet virtually.

ALTERNATIVES CONSIDERED

The Board can consider not allowing eligible subsidiary bodies the opportunities to continuing meeting virtually outside of "just cause" reasons but membership has expressed concerns with meeting quorum due to the need for virtual attendance options. This option is not recommended.

NEXT STEPS

Upon approval, staff will notify the eligible subsidiary bodies of their continued ability to utilize the teleconferencing framework.

ATTACHMENT

Attachment A - SB 707 (Durazo)

Prepared by: Collette Langston, Board Clerk, (213) 922-2837

Reviewed by: Collette Langston, Board Clerk, (213) 922-2837

Collette Langston, Board Clerk

Senate Bill No. 707

CHAPTER 327

An act to amend Sections 54952.7, 54953, 54953.5, 54953.7, 54954.2, 54954.3, 54956, 54956.5, 54957.6, 54957.9, and 54957.95 of, to amend and repeal Section 54952.2 of, to add Sections 54953.8, 54953.8.1, 54953.8.2, and 54957.96 to, and to add and repeal Sections 54953.4, 54953.8.3, 54953.8.4, 54953.8.5, 54953.8.6, and 54953.8.7 of, the Government Code, relating to local government.

[Approved by Governor October 03, 2025. Filed with Secretary of State October 03, 2025.]

LEGISLATIVE COUNSEL'S DIGEST

SB 707, Durazo. Open meetings: meeting and teleconference requirements.

(1) Existing law, the Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate.

This bill would, beginning July 1, 2026, and until January 1, 2030, require an eligible legislative body, as defined, to comply with additional meeting requirements, including that, except as specified, all open and public meetings include an opportunity for members of the public to attend via a 2-way telephonic service or a 2-way audiovisual platform, as defined, and that the eligible legislative body take specified actions to encourage residents to participate in public meetings, as specified. The bill would require an eligible legislative body, on or before July 1, 2026, to approve at a noticed public meeting in open session a policy regarding disruption of telephonic or internet services occurring during meetings subject to these provisions, as specified, and would require the eligible legislative body to comply with certain requirements relating to disruption, including for certain disruptions, recessing the open session for at least one hour and making a good faith attempt to restore the service, as specified.

(2) Existing law prohibits a majority of the members of a legislative body, outside a meeting authorized by the act, from using a series of communications of any kind to discuss, deliberate, or take action on any item of business that is within the subject matter jurisdiction of the legislative body. Existing law defines "meetings" for these purposes to mean any congregation of a majority of the members of a legislative body at the same time and location, as specified, to hear, discuss, deliberate, or take action on any item that is within the subject matter jurisdiction of the legislative body. Until January 1, 2026, existing law excepts from the prohibition a member engaging in separate conversations or communications outside of a meeting with any other person using an internet-based social media platform for specified purposes, provided, among other things, that a majority of the members do not use the internet-based social media platform to discuss among themselves business of a specific nature that is within the subject matter jurisdiction of the legislative body.

This bill would make the above-described exception related to communications on an internet-based social media platform applicable indefinitely.

(3) Existing law requires a legislative body, prior to taking final action, to orally report a summary of a recommendation for a final action on specified forms of compensation for a local agency executive, as defined, during the open meeting in which the final action is to be taken.

This bill would also require the legislative body to make that oral report, as provided above, prior to taking final action on those specified forms of compensation for a department head or other similar administrative officer of the local agency.

(4) Existing law requires a legislative body of a local agency or its designee, at least 72 hours before a regular meeting, to post an agenda that meets specified requirements, including that the agenda contain a brief general description of each item of business to be transacted or discussed at the meeting, as specified.

This bill would, beginning July 1, 2026, and until July 1, 2030, require the agenda for each meeting of an eligible legislative body, as defined, to be translated into all applicable languages. The bill would define "applicable languages" to mean languages, according to data from the most recent American Community Survey, spoken jointly by 20% or more of the applicable population, as specified, provided that 20% or more of the population that speaks that language that in that city or county speaks English less than "very well," as specified, and except as provided.

Existing law requires every agenda for regular meetings to provide an opportunity for members of the public to directly address the legislative body on any item of interest of the public, as specified. Existing law specifies that the agenda is not required to provide an opportunity for members of the public to address the legislative body on any item that has already been considered by a committee, as specified, except if the item has been substantially changed since the committee heard the item, as determined by the legislative body.

This bill would add certain exceptions to the provision related to an item that has already been considered by a committee, including excepting committees whose primary subject matter jurisdiction focuses on elections, budgets, police oversight, privacy, removing from, or restricting access to, materials available in public libraries, or taxes or related spending proposals, except as specified.

(5) Existing law authorizes a legislative body of a local agency to require a copy of the act to be given to each member of the legislative body and specified persons elected to serve as a member of the legislative body, and authorizes an elected legislative body member to require a copy to be given to each member of each legislative body all or a majority of whose members are appointed by or under the authority of the elected legislative body.

This bill would instead require a local agency to provide a copy of the act to any person elected or appointed to serve as a member of a legislative body of the local agency.

Existing law authorizes legislative bodies of local agencies to impose requirements upon themselves which allow greater access to their meetings than prescribed by the minimal standards set forth in the act, and authorizes an elected legislative body of a local agency to also impose those requirements on those appointed legislative bodies of the local agency of which all or a majority of the members are appointed by or under the authority of the elected legislative body.

This bill would remove the above-described requirement that members of an appointed legislative body of a local agency must be appointed by or under the authority of the elected legislative body of a local agency in order for the elected legislative body to impose the above-described requirements on the appointed legislative body.

(6) Existing law provides any person attending an open and public meeting of a legislative body of a local agency with the right to record the proceedings with an audio or visual recorder or a still or motion picture camera, as specified.

This bill would remove the reference to an audio or visual recorder or a still or motion picture camera for purposes of recording the proceedings, as described above.

(7) Existing law authorizes a legislative body of a local agency to use teleconferencing, as specified, and requires a legislative body of a local agency that elects to use teleconferencing to comply with specified general requirements, including that the local agency post agendas at all teleconference locations, identify each teleconference location in the notice and agenda of the meeting or proceeding, and have each teleconference location be accessible to the public. Existing law also requires that, during the teleconference, at least a quorum

of the members of the legislative body participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as specified.

Existing law authorizes members who are outside the jurisdiction of a health authority, as defined, that conducts a teleconferencing meeting to, notwithstanding the above-described general teleconference provisions, count towards the establishment of a quorum when participating in the teleconference if, among other things, at least 50% of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction.

Existing law authorizes, in certain circumstances, the legislative body of a local agency to use specified alternative teleconferencing which include provisions related to, among others, notice of the means by which members of the public may access the meeting and offer public comment and identifying and including an opportunity for all persons to attend via a call-in option or an internet-based service option. Those circumstances in which the legislative body of a local agency is authorized to use the alternative teleconferencing provisions include specified circumstances relating to a state of emergency, as defined, and, until January 1, 2026, subject to specified limitations, a member's need to participate remotely due to just cause, defined to include, among other things, a need related to a physical or mental disability, or emergency circumstances, as defined, if certain quorum and disclosure requirements are met.

Existing law also authorizes certain eligible legislative bodies, including neighborhood councils and student body associations and student-run community college organizations to, until January 1, 2026, use alternate teleconferencing if, among other requirements, the city council or board of trustees, as applicable, has adopted an authorizing resolution and $^{2}/_{3}$ of the neighborhood city council or specified student organization, as applicable, votes to use alternate teleconference provisions, as specified.

This bill would revise and recast the above-specified teleconferencing and alternative teleconferencing provisions to uniformly apply certain noticing, disclosure, accessibility, and public commenting provisions. The bill would require a legislative body of a local agency that elects to use teleconferencing pursuant to these alternative teleconferencing provisions to comply with, in addition to any other applicable requirements under the act, specified requirements, including that the legislative body provides at least either 2-way audiovisual platform or 2-way telephonic service and a live webcasting of the meeting as a means by which the public may, among other things, remotely hear and visually observe the meeting, and that a member of the legislative body who participates in a teleconference meeting from a remote location pursuant to these alternative teleconferencing provisions and the specific provision of law that the member relied upon to permit their participation by teleconferencing are listed in the minutes of the meeting. The bill would require a local agency to identify and make available to legislative bodies a list of one or more meeting locations that may be available for use by the legislative bodies to conduct their meetings.

The bill would specify that nothing in the bill's provisions is to be construed to prohibit a member of a legislative body with a disability, as defined, from participating in any meeting of the legislative body by remote participation as a reasonable accommodation pursuant to any applicable law. The bill would apply certain provisions relative to, among other things, quorum establishment to that circumstance.

The bill would instead authorize a health authority, as defined, to conduct a teleconference meeting pursuant to the above-described alternative teleconferencing provisions.

The bill would revise and recast the alternative teleconferencing provisions applicable in a state of emergency, as defined. The bill would also include a local emergency, as defined, as a circumstance in which a legislative body of a local agency is authorized to use the alternative teleconferencing provisions.

The bill would revise and recast the alternative teleconferencing provisions applicable in cases of a member's need to participate remotely due to just cause or emergency circumstances, as defined, to remove the provision applicable to emergency circumstances, to revise related definitions, including broadening the definition of just cause to include, among other things, a physical or family medical emergency that prevents a member from attending in person, and to require the minutes for a meeting to identify the specific provision of law that each member relied upon to participate remotely, as specified. The bill would extend the authorization to use the alternative teleconferencing provision until January 1, 2030.

The bill would revise and recast the alternative teleconferencing provisions applicable to neighborhood councils and student body associations and student-run community college organizations. In regards to the alternative teleconferencing provisions applicable to student body associations and student-run community college organizations, the bill would exempt the California Online Community College from specified requirements for an in-person quorum, a physical location for public participation, and certain accommodations under the authorization, and remove the ability for a person with a disability that requires certain accommodations to count towards the in-person quorum requirement. The bill would specify that the student body associations and student-run community college organizations described above are those in any community college recognized within the California Community Colleges system, and would extend the authorization to the Student Senate for California Community Colleges. The bill would extend the authorization to use the alternative teleconferencing provisions applicable to neighborhood councils and student body associations and student-run community college organizations until January 1, 2030.

The bill would, until January 1, 2030, also authorize a specified subsidiary body of local agencies to conduct a teleconference meeting pursuant to the above-described alternative teleconferencing provisions, provided that it complies with the requirements for alternative teleconferencing described above and additional requirements, including that the subsidiary body designates one physical meeting location within the boundaries of the legislative body that created the subsidiary body where members of the subsidiary body who are not participating remotely shall be present and members of the public may physically attend, observe, hear, and participate in the meeting, as specified.

The bill would, until January 1, 2030, also authorize specified multijurisdictional bodies of local agencies to conduct a teleconference meeting pursuant to the above-described alternative teleconferencing provisions, provided that it complies with the requirements for alternative teleconferencing described above and additional requirements, including that the eligible multijurisdictional body has adopted a resolution that authorizes the multijurisdictional body to use teleconferencing at a regular meeting in open session.

The bill would specify that these teleconferencing provisions are cumulative, and would authorize a legislative body to elect to use any teleconferencing provisions that are applicable to a meeting, regardless of whether any other teleconferencing provisions would also be applicable to that meeting.

Existing law defines “teleconference” for purposes of the authorization for a legislative body of a local agency to use teleconferencing to mean a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both.

This bill would specify that “teleconference” does not include the attendance of one or more members of a legislative body in a meeting of the body solely by watching or listening via webcasting or any other similar electronic medium that does not permit members to interactively speak, discuss, or deliberate on matters.

(8) Existing law authorizes a special meeting to be called any time by, among other persons, the presiding officer of the legislative body of a local agency, by delivering specified written notices and posting a notice on the local agency’s internet website, if the local agency has one. Existing law requires specified legislative bodies to comply with the internet website posting requirement.

The bill would remove the requirement that only specified legislative bodies comply with the internet website posting requirement, thereby imposing that requirement on all legislative bodies.

(9) Existing law authorizes a legislative body of a local agency to hold an emergency meeting without complying with specified notice and posting requirements in the case of emergency circumstances, as specified, and imposes various requirements under these provisions applicable to either legislative bodies generally or legislative bodies which are a school board.

This bill would remove the school board distinction from the above-described provisions, thereby imposing the same requirements to hold an emergency meeting on all legislative bodies of local agencies.

By imposing additional duties on legislative bodies of local agencies, the bill would impose a state-mandated local program.

(10) Existing law authorizes, in addition to other related specified authorizations, the presiding member of the legislative body conducting a meeting or their designee to remove, or cause the removal of, an individual for disrupting the meeting. Existing law defines "disrupting" for these purposes to mean engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting, as specified.

This bill would specify that a meeting for purposes of that provision includes any teleconferenced meeting. The bill would specify that the existing authority of a legislative body or its presiding officer to remove or limit participation by persons who engage in behavior that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting, as specified, applies to members of the public participating in a meeting via a 2-way telephonic service or a 2-way audiovisual platform, as those terms are defined.

(11) The bill would make other updates to references in the act.

(12) Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

This bill would make legislative findings to that effect.

(13) The California Constitution requires local agencies, for the purpose of ensuring public access to the meetings of public bodies and the writings of public officials and agencies, to comply with a statutory enactment that amends or enacts laws relating to public records or open meetings and contains findings demonstrating that the enactment furthers the constitutional requirements relating to this purpose.

This bill would make legislative findings to that effect.

(14) The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

(15) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Digest Key

Vote: majority   Appropriation: no   Fiscal Committee: yes   Local Program: yes

---

Bill Text

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 54952.2 of the Government Code, as amended by Section 1 of Chapter 89 of the Statutes of 2020, is amended to read:

54952.2. (a) As used in this chapter, “meeting” means any congregation of a majority of the members of a legislative body at the same time and location, including teleconference location as permitted by Section 54953, to hear, discuss, deliberate, or take action on any item that is within the subject matter jurisdiction of the legislative body.

(b) (1) A majority of the members of a legislative body shall not, outside a meeting authorized by this chapter, use a series of communications of any kind, directly or through intermediaries, to discuss, deliberate, or take action on any item of business that is within the subject matter jurisdiction of the legislative body.

(2) Paragraph (1) shall not be construed as preventing an employee or official of a local agency, from engaging in separate conversations or communications outside of a meeting authorized by this chapter with members of a legislative body in order to answer questions or provide information regarding a matter that is within the subject matter jurisdiction of the local agency, if that person does not communicate to members of the legislative body the comments or position of any other member or members of the legislative body.

(3) (A) Paragraph (1) shall not be construed as preventing a member of the legislative body from engaging in separate conversations or communications on an internet-based social media platform to answer questions, provide information to the public, or to solicit information from the public regarding a matter that is within the subject matter jurisdiction of the legislative body provided that a majority of the members of the legislative body do not use the internet-based social media platform to discuss among themselves business of a specific nature that is within the subject matter jurisdiction of the legislative body. A member of the legislative body shall not respond directly to any communication on an internet-based social media platform regarding a matter that is within the subject matter jurisdiction of the legislative body that is made, posted, or shared by any other member of the legislative body.

(B) For purposes of this paragraph, all of the following definitions shall apply:

(i) “Discuss among themselves” means communications made, posted, or shared on an internet-based social media platform between members of a legislative body, including comments or use of digital icons that express reactions to communications made by other members of the legislative body.

(ii) “Internet-based social media platform” means an online service that is open and accessible to the public.

(iii) “Open and accessible to the public” means that members of the general public have the ability to access and participate, free of charge, in the social media platform without the approval by the social media platform or a person or entity other than the social media platform, including any forum and chatroom, and cannot be blocked from doing so, except when the internet-based social media platform determines that an individual violated its protocols or rules.

(c) Nothing in this section shall impose the requirements of this chapter upon any of the following:

(1) Individual contacts or conversations between a member of a legislative body and any other person that do not violate subdivision (b).

(2) The attendance of a majority of the members of a legislative body at a conference or similar gathering open to the public that involves a discussion of issues of general interest to the public or to public agencies of the type represented by the legislative body, provided that a majority of the members do not discuss among themselves, other than as part of the scheduled program, business of a specified nature that is within the subject matter jurisdiction of the local agency. Nothing in this paragraph is intended to allow members of the public free admission to a conference or similar gathering at which the organizers have required other participants or registrants to pay fees or charges as a condition of attendance.

(3) The attendance of a majority of the members of a legislative body at an open and publicized meeting organized to address a topic of local community concern by a person or organization other than the local agency, provided that a majority of the members do not discuss among themselves, other than as part of the scheduled program, business of a specific nature that is within the subject matter jurisdiction of the legislative body of the local agency.

(4) The attendance of a majority of the members of a legislative body at an open and noticed meeting of another body of the local agency, or at an open and noticed meeting of a legislative body of another local agency, provided that a majority of the members do not discuss among themselves, other than as part of the scheduled meeting, business of a specific nature that is within the subject matter jurisdiction of the legislative body of the local agency.

(5) The attendance of a majority of the members of a legislative body at a purely social or ceremonial occasion, provided that a majority of the members do not discuss among themselves business of a specific nature that is within the subject matter jurisdiction of the legislative body of the local agency.

(6) The attendance of a majority of the members of a legislative body at an open and noticed meeting of a standing committee of that body, provided that the members of the legislative body who are not members of the standing committee attend only as observers.

SEC. 2. Section 54952.2 of the Government Code, as added by Section 2 of Chapter 89 of the Statutes of 2020, is repealed.

SEC. 3. Section 54952.7 of the Government Code is amended to read:

54952.7. A local agency shall provide a copy of this chapter to any person elected or appointed to serve as a member of a legislative body of the local agency.

SEC. 4. Section 54953 of the Government Code, as amended by Section 2 of Chapter 534 of the Statutes of 2023, is amended to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all otherwise applicable requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. If the legislative body of a local agency elects to use teleconferencing, the legislative body of a local agency shall comply with all of the following:

(A) All votes taken during a teleconferenced meeting shall be by rollcall.

(B) The teleconferenced meetings shall be conducted in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency.

(C) The legislative body shall give notice of the meeting and post agendas as otherwise required by this chapter.

(D) The legislative body shall allow members of the public to access the meeting and the agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as expressly provided in this chapter.

(4) The teleconferencing requirements of this subdivision shall not apply to remote participation described in subdivision (c).

(c) (1) Nothing in this chapter shall be construed to prohibit a member of a legislative body with a disability from participating in any meeting of the legislative body by remote participation as a reasonable accommodation pursuant to any applicable law.

(2) A member of a legislative body participating in a meeting by remote participation pursuant to this subdivision shall do both of the following:

(A) The member shall participate through both audio and visual technology, except that any member with a disability, as defined in Section 12102 of Title 42 of the United States Code, may participate only through audio technology if a physical condition related to their disability results in a need to participate off camera.

(B) The member shall disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member's relationship with any of those individuals.

(3) Remote participation under this subdivision shall be treated as in-person attendance at the physical meeting location for all purposes, including any requirement that a quorum of the legislative body participate from any particular location. The provisions of subdivision (b) and Sections 54953.8 to 54953.8.7, inclusive, shall not apply to remote participation under this subdivision.

(d) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) (A) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of either of the following during the open meeting in which the final action is to be taken:

(i) A local agency executive, as defined in subdivision (d) of Section 3511.1.

(ii) A department head or other similar administrative officer of the local agency.

(B) This paragraph shall not affect the public's right under the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(e) For purposes of this section, both of the following definitions apply:

(1) "Disability" means a physical disability or a mental disability as those terms are defined in Section 12926 and used in Section 12926.1, or a disability as defined in Section 12102 of Title 42 of the United States Code.

(2) (A) "Teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both.

(B) Notwithstanding subparagraph (A), "teleconference" does not include one or more members watching or listening to a meeting via webcasting or any other similar electronic medium that does not permit members to interactively speak, discuss, or deliberate on matters.

(3) "Remote participation" means participation in a meeting by teleconference at a location other than any physical meeting location designated in the notice of the meeting.

SEC. 5. Section 54953.4 is added to the Government Code, to read:

54953.4. (a) The Legislature finds and declares that public access, including through translation of agendas as required by this section, is necessary for an informed populace. The Legislature encourages local agencies to adopt public access requirements that exceed the requirements of this chapter by translating additional languages, employing human translators, and conducting additional outreach.

(b) (1) In addition to any other applicable requirements of this chapter, a meeting held by a eligible legislative body pursuant to this chapter shall comply with both of the following requirements:

(A) (i) (I) (ia) All open and public meetings shall include an opportunity for members of the public to attend via a two-way telephonic service or a two-way audiovisual platform, except if adequate telephonic or internet service is not operational at the meeting location. If adequate telephonic or internet service is operational at the meeting location during only a portion of the meeting, the legislative body shall include an opportunity for members of the public to attend via a two-way telephonic service or a two-way audiovisual platform during that portion of the meeting.

(ib) (Ia) On or before July 1, 2026, an eligible legislative body shall approve at a noticed public meeting in open session, not on the consent calendar, a policy regarding disruption of telephonic or internet service occurring during meetings subject to this sub-subclause. The policy shall address the procedures for recessing and reconvening a meeting in the event of disruption and the efforts that the eligible legislative body shall make to attempt to restore the service.

(Ib) If a disruption of telephonic or internet service that prevents members of the public from attending or observing the meeting via the two-way telephonic service or two-way audiovisual platform occurs during the meeting, the eligible legislative body shall recess the open session of the meeting for at least one hour and make a good faith attempt to restore the service. The eligible legislative body may meet in closed session during this period. The eligible legislative body shall not reconvene the open session of the meeting until at least one hour following the disruption, or until telephonic or internet service is restored, whichever is earlier.

(Ic) Upon reconvening the open session, if telephonic or internet service has not been restored, the eligible legislative body shall adopt a finding by rollcall vote that good faith efforts to restore the telephonic or internet service have been made in accordance with the policy adopted pursuant to sub-sub-subclause (Ia) and that the public interest in continuing the meeting outweighs the public interest in remote public access.

(II) Subclause (I) does not apply to a meeting that is held to do any of the following:

(ia) Attend a judicial or administrative proceeding to which the local agency is a party.

(ib) Inspect real or personal property provided that the topic of the meeting is limited to items directly related to the real or personal property.

(ic) Meet with elected or appointed officials of the United States or the State of California, solely to discuss a legislative or regulatory issue affecting the local agency and over which the federal or state officials have jurisdiction.

(id) Meet in or nearby a facility owned by the agency, provided that the topic of the meeting is limited to items directly related to the facility.

(ie) Meet in an emergency situation pursuant to Section 54956.5.

(ii) If an eligible legislative body elects to provide a two-way audiovisual platform, the eligible legislative body shall publicly post and provide a call-in option, and activate any automatic captioning function during the meeting if an automatic captioning function is included with the two-way audiovisual platform. If an eligible legislative body does not elect to provide a two-way audiovisual platform, the eligible legislative body shall provide a two-way telephonic service for the public to participate in the meeting, pursuant to subclause (I).

(B) (i) All open and public meetings for which attendance via a two-way telephonic service or a two-way audiovisual platform is provided in accordance with paragraph (1) shall provide the public with an opportunity to provide public comment in accordance with Section 54954.3 via the two-way telephonic or two-way audiovisual platform, and ensure the opportunity for the members of the public participating via a two-way telephonic or two-way audiovisual platform to provide public comment with the same time allotment as a person attending a meeting in person.

(2) (A) An eligible legislative body shall reasonably assist members of the public who wish to translate a public meeting into any language or wish to receive interpretation provided by another member of the public, so long as the interpretation is not disrupting to the meeting, as defined in Section 54957.95. The eligible legislative body shall publicize instructions on how to request assistance under this subdivision. Assistance may include any of the following, as determined by the eligible legislative body:

(i) Arranging space for one or more interpreters at the meeting location.

(ii) Allowing extra time during the meeting for interpretation to occur.

(iii) Ensuring participants may utilize their personal equipment or reasonably access facilities for participants to access commercially available interpretation services.

(B) This section does not require an eligible legislative body to provide interpretation of any public meeting, however, an eligible legislative body may elect to provide interpretation of any public meeting.

(C) The eligible legislative body is not responsible for the content or accuracy of any interpretation facilitated, assisted with, or provided under this subdivision. An action shall not be commenced or maintained against the eligible legislative body arising from the content or accuracy of any interpretation facilitated, assisted with, or provided under this subdivision.

(3) An eligible legislative body shall take the following actions to encourage residents, including those in underrepresented communities and non-English-speaking communities, to participate in public meetings:

(A) Have in place a system for electronically accepting and fulfilling requests for meeting agendas and documents pursuant to Section 54954.1 through email or through an integrated agenda management platform. Information about how to make a request using this system shall be accessible through a prominent direct link posted on the primary internet website home page of the eligible legislative body.

(B) (i) Create and maintain an accessible internet webpage dedicated to public meetings that includes, or provides a link to, all of the following information:

(I) A general explanation of the public meeting process for the eligible legislative body.

(II) An explanation of the procedures for a member of the public to provide in-person or remote oral public comment during a public meeting or to submit written public comment.

(III) A calendar of all public meeting dates with calendar listings that include the date, time, and location of each public meeting.

(IV) The agenda posted online pursuant to paragraph (2) of subdivision (a) of Section 54954.2.

(ii) The eligible legislative body shall include a link to the webpage required by subparagraph (A) on the home page of the eligible legislative body's internet website.

(C) (i) Make reasonable efforts, as determined by the legislative body, to invite groups that do not traditionally participate in public meetings to attend those meetings, which may include, but are not limited to, all the following:

(I) Media organizations that provide news coverage in the jurisdiction of the eligible legislative body, including media organizations that serve non-English-speaking communities.

(II) Good government, civil rights, civic engagement, neighborhood, and community group organizations, or similar organizations that are active in the jurisdiction of the eligible legislative body, including organizations active in non-English-speaking communities.

(ii) Legislative bodies shall have broad discretion in the choice of reasonable efforts they make under this subparagraph. No action shall be commenced or maintained against an eligible legislative body arising from failing to provide public meeting information to any specific group pursuant to this subparagraph.

(c) (1) (A) The agenda for each meeting of an eligible legislative body shall be translated into all applicable languages, and each translation shall be posted in accordance with Section 54954.2. Each translation shall include instructions in the applicable language describing how to join the meeting by the telephonic or internet-based service option, including any requirements for registration for public comment.

(B) The accessible internet webpage provided under subparagraph (B) of paragraph (3) of subdivision (b) shall be translated into all applicable languages, and each translation shall be accessible through a prominent direct link posted on the primary internet website home page of the eligible legislative body.

(2) A translation made using a digital translation service shall satisfy the requirements of paragraph (1).

(3) The eligible legislative body shall make available a physical location that is freely accessible to the public in reasonable proximity to the physical location in which the agenda and translations are posted as described in paragraph (1), and shall allow members of the public to post additional translations of the agenda in that location.

(4) The eligible legislative body is not responsible for the content or accuracy of any translation provided pursuant to this subdivision. No action shall be commenced or maintained against an eligible legislative body arising from the content, accuracy, posting, or removal of any translation provided by the eligible legislative body or posted by any person pursuant to this subdivision.

(5) For the purposes of this section, the agenda does not include the entire agenda packet.

(d) This section shall not be construed to affect or supersede any other applicable civil rights, nondiscrimination, or public access laws.

(e) For purposes of this section, all of the following definitions apply:

(1) (A) "Applicable languages" means languages, according to data from the most recent American Community Survey, spoken jointly by 20 percent or more of the applicable population, provided that 20 percent or more of the population that speaks that language in that city or county speaks English less than "very well."

(B) For the purposes of subparagraph (A), the applicable population shall be determined as follows:

(i) For an eligible legislative body that is a city council or county board of supervisors, the applicable population shall be the population of the city or county.

(ii) For an eligible legislative body of a special district, the applicable population shall be either of the following, at the discretion of the board of directors of the special district:

(I) The population of the county with the greatest population within the boundaries of the special district.

(II) The population of the service area of the special district, if the special district has the data to determine what languages spoken by the population within its service area meet the requirements of paragraph (A).

(C) If more than three languages meet the criteria set forth in subparagraph (A), "applicable languages" shall mean the three languages described in subparagraph (A) that are spoken by the largest percentage of the population.

(D) An eligible legislative body may elect to determine the applicable languages based upon a source other than the most recent American Community Survey if it makes a finding, based upon substantial evidence, that the other source provides equally or more reliable data for the territory over which the eligible legislative body exercises jurisdiction.

(2) "Eligible legislative body" means any of the following:

(A) A city council of a city with a population of 30,000 or more.

(B) A county board of supervisors of a county, or city and county, with a population of 30,000 or more.

(C) A city council of a city located in a county with a population of 600,000 or more.

(D) The board of directors of a special district that has an internet website and meets any of the following conditions:

(i) The boundaries of the special district include the entirety of a county with a population of 600,000 or more, and the special district has over 200 full-time equivalent employees.

(ii) The special district has over 1,000 full-time equivalent employees.

(iii) The special district has annual revenues, based on the most recent Financial Transaction Report data published by the California State Controller, that exceed four hundred million dollars ($400,000,000), adjusted annually for inflation commencing January 1, 2027, as measured by the percentage change in the California Consumer Price Index from January 1 of the prior year to January 1 of the current year, and the special district employs over 200 full-time equivalent employees.

(3) "Two-way audiovisual platform" means an online platform that provides participants with the ability to participate in a meeting via both an interactive video conference and a two-way telephonic service.

(4) "Two-way telephonic service" means a telephone service that does not require internet access and allows participants to dial a telephone number to listen and verbally participate.

(f) This section shall become operative on July 1, 2026.

(g) This section shall remain in effect only until January 1, 2030, and as of that date is repealed.

SEC. 6. Section 54953.5 of the Government Code is amended to read:

54953.5. (a) Any person attending an open and public meeting of a legislative body of a local agency shall have the right to record the proceedings in the absence of a reasonable finding by the legislative body of the local agency that the recording cannot continue without noise, illumination, or obstruction of view that constitutes, or would constitute, a persistent disruption of the proceedings.

(b) Any recording of an open and public meeting made for whatever purpose by or at the direction of the local agency shall be subject to inspection pursuant to the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1), but, notwithstanding Section 34090, may be erased or destroyed 30 days after the recording. Any inspection of an audio or video recording shall be provided without charge on equipment made available by the local agency.

SEC. 7. Section 54953.7 of the Government Code is amended to read:

54953.7. Notwithstanding any other provision of law, legislative bodies of local agencies may impose requirements upon themselves which allow greater access to their meetings than prescribed by the minimal standards set forth in this chapter. In addition thereto, an elected legislative body of a local agency may impose those requirements on appointed legislative bodies of the local agency.

SEC. 8. Section 54953.8 is added to the Government Code, to read:

54953.8. (a) The legislative body of a local agency may use teleconferencing as authorized by subdivision (b) of Section 54953 without complying with the requirements of paragraph (3) of subdivision (b) of Section 54953 in any of the circumstances described in Sections 54953.8.1 to 54953.8.7, inclusive.

(b) A legislative body that holds a teleconference meeting pursuant to this section shall, in addition to any other applicable requirements of this chapter, comply with all of the following:

(1) The legislative body shall provide at least one of the following as a means by which the public may remotely hear and visually observe the meeting, and remotely address the legislative body:

(A) A two-way audiovisual platform.

(B) A two-way telephonic service and a live webcasting of the meeting.

(2) In each instance in which notice of the time of the teleconference meeting held pursuant to this section is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment. The agenda shall identify and include an opportunity for all persons to attend via a call-in option or an internet-based service option.

(3) In the event of a disruption that prevents the legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(4) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for the public to address the legislative body and offer comment in real time.

(5) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(6) (A) A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to paragraph (5), to provide public comment until that timed public comment period has elapsed.

(B) A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to paragraph (5), or otherwise be recognized for the purpose of providing public comment.

(C) A legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to paragraph (5), until the timed general public comment period has elapsed.

(7) Any member of the legislative body who participates in a teleconference meeting from a remote location pursuant to this section and the specific provision of law that the member relied upon to permit their participation by teleconferencing shall be listed in the minutes of the meeting.

(8) The legislative body shall have and implement a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, consistent with the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and resolving any doubt in favor of accessibility. In each instance in which notice of the time of the meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the procedure for receiving and resolving requests for accommodation.

(9) The legislative body shall conduct meetings subject to this chapter consistent with applicable civil rights and nondiscrimination laws.

(c) A local agency shall identify and make available to legislative bodies a list of one or more meeting locations that may be available for use by the legislative bodies to conduct their meetings.

(d) (1) Nothing in this section shall prohibit a legislative body from providing the public with additional teleconference locations.

(2) Nothing in this section shall prohibit a legislative body from providing the public with additional physical locations in which the public may observe and address the legislative body by electronic means.

(e) A member of a legislative body who participates in a teleconference meeting from a remote location pursuant to this section shall publicly disclose at the meeting before any action is taken whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member’s relationship with those individuals.

(f) The teleconferencing provisions described in Section 54953 and Sections 54953.8.1 to 54953.8.7, inclusive, are cumulative. A legislative body may elect to use any teleconferencing provisions that are applicable to a meeting, regardless of whether any other teleconferencing provisions would also be applicable to that meeting.

(g) For purposes of this section, the following definitions apply:

(1) “Remote location” means a location from which a member of a legislative body participates in a meeting pursuant to paragraph (7) of subdivision (b), other than any physical meeting location designated in the notice of the meeting. Remote locations need not be accessible to the public.

(2) “Teleconference” means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both.

(3) “Two-way audiovisual platform” means an online platform that provides participants with the ability to participate in a meeting via both an interactive video conference and a two-way telephonic service. A two-way

audiovisual platform may be structured to disable the use of video for the public participants.

(4) "Two-way telephonic service" means a telephone service that does not require internet access and allows participants to dial a telephone number to listen and verbally participate.

(5) "Webcasting" means a streaming video broadcast online or on television, using streaming media technology to distribute a single content source to many simultaneous listeners and viewers.

SEC. 9. Section 54953.8.1 is added to the Government Code, to read:

54953.8.1. (a) A health authority may conduct a teleconference meeting pursuant to Section 54953.8, provided that it complies with the requirements of that section.

(b) Nothing in this section or Section 54953.8 shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority.

(c) For purposes of this section, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

SEC. 10. Section 54953.8.2 is added to the Government Code, to read:

54953.8.2. (a) A legislative body of a local agency may conduct a teleconference meeting pursuant to Section 54953.8 during a proclaimed state of emergency or local emergency, provided that it complies with the requirements of that section and the teleconferencing is used in either of the following circumstances:

(1) For the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(2) After a determination described in paragraph (1) is made that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(b) If the state of emergency or local emergency remains active, in order to continue to teleconference pursuant to this section, the legislative body shall, no later than 45 days after teleconferencing for the first time pursuant to this section, and every 45 days thereafter, make the following findings by majority vote:

(1) The legislative body has reconsidered the circumstances of the state of emergency or local emergency.

(2) The state of emergency or local emergency continues to directly impact the ability of the members to meet safely in person.

(c) This section shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(d) Notwithstanding paragraph (1) of subdivision (b) of Section 54953.8, a legislative body conducting a teleconference meeting pursuant to this section may elect to use a two-way telephonic service without a live webcasting of the meeting.

(e) For purposes of this section, the following definitions apply:

(1) "Local emergency" means a condition of extreme peril to persons or property proclaimed by the governing body of the local agency affected, in accordance with Section 8630 of the California Emergency Services Act

(Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), as defined in Section 8680.9, or a local health emergency declared pursuant to Section 101080 of the Health and Safety Code. Local emergency, as used in this section, refers only to local emergencies in the boundaries of the territory over which the local agency exercises jurisdiction.

(2) "State of emergency" means state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2).

SEC. 11. Section 54953.8.3 is added to the Government Code, to read:

54953.8.3. (a) A legislative body of a local agency may conduct a teleconference meeting pursuant to Section 54953.8 if, during the teleconference meeting, at least a quorum of the members of the legislative body participates in person from a singular physical location clearly identified on the agenda, which location shall be open to the public and situated within the boundaries of the territory over which the local agency exercises jurisdiction, provided that the legislative body complies with the requirements of Section 54953.8 and all of the following additional requirements:

(1) A member of the legislative body notifies the legislative body at the earliest opportunity possible, including at the start of a regular meeting, of their need to participate remotely for just cause, including a general description of the circumstances relating to their need to appear remotely at the given meeting.

(2) The member shall participate through both audio and visual technology.

(3) (A) The provisions of this subdivision shall not serve as a means for any member of a legislative body to participate in meetings of the legislative body solely by teleconference from a remote location for just cause for more than the following number of meetings, as applicable:

(i) Two meetings per year, if the legislative body regularly meets once per month or less.

(ii) Five meetings per year, if the legislative body regularly meets twice per month.

(iii) Seven meetings per year, if the legislative body regularly meets three or more times per month.

(B) For the purpose of counting meetings attended by teleconference under this paragraph, a "meeting" shall be defined as any number of meetings of the legislative body of a local agency that begin on the same calendar day.

(b) The minutes for the meeting shall identify the specific provision in subdivision (c) that each member relied upon to participate remotely. This subdivision shall not be construed to require the member to disclose any medical diagnosis or disability, or any personal medical information that is otherwise exempt under existing law, including, but not limited to, the Confidentiality of Medical Information Act (Chapter 1 (commencing with Section 56) of Part 2.6 of Division 1 of the Civil Code).

(c) For purposes of this section, "just cause" means any of the following:

(1) Childcare or caregiving need of a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner that requires them to participate remotely. "Child," "parent," "grandparent," "grandchild," and "sibling" have the same meaning as those terms do in Section 12945.2.

(2) A contagious illness that prevents a member from attending in person.

(3) A need related to a physical or mental condition that is not subject to subdivision (c) of Section 54953.

(4) Travel while on official business of the legislative body or another state or local agency.

(5) An immunocompromised child, parent, grandparent, grandchild, sibling, spouse, or domestic partner of the member that requires the member to participate remotely.

(6) A physical or family medical emergency that prevents a member from attending in person.

(7) Military service obligations that result in a member being unable to attend in person because they are serving under official written orders for active duty, drill, annual training, or any other duty required as a member of the California National Guard or a United States Military Reserve organization that requires the member to be at least 50 miles outside the boundaries of the local agency.

(d) This section shall remain in effect only until January 1, 2030, and as of that date is repealed.

SEC. 12. Section 54953.8.4 is added to the Government Code, to read:

54953.8.4. (a) An eligible neighborhood council may conduct a teleconference meeting pursuant to Section 54953.8, provided that it complies with the requirements of that section and all of the following have occurred:

(1) (A) The city council for a city described in paragraph (2) of subdivision (b) considers whether to adopt a resolution to authorize eligible neighborhood councils to use teleconferencing as described in this section at an open and regular meeting.

(B) If the city council adopts a resolution described in subparagraph (A), an eligible neighborhood council may elect to use teleconferencing pursuant to this section if a majority of the eligible neighborhood council votes to do so. The eligible neighborhood council shall notify the city council if it elects to use teleconferencing pursuant to this section and its justification for doing so.

(C) Upon receiving notification from an eligible neighborhood council described in subparagraph (B), the city council may adopt a resolution to prohibit the eligible neighborhood council from using teleconferencing pursuant to this section.

(2) After completing the requirements of subparagraph (A) of paragraph (1), an eligible neighborhood council that holds a meeting pursuant to this subdivision shall do all of the following:

(A) At least a quorum of the members of the eligible neighborhood council shall participate from locations within the boundaries of the city in which the eligible neighborhood council is established.

(B) At least once per year, at least a quorum of the members of the eligible neighborhood council shall participate in person from a singular physical location that is open to the public and within the boundaries of the eligible neighborhood council.

(3) If the meeting is during regular business hours of the offices of the city council member that represents the area that includes the eligible neighborhood council, the eligible neighborhood council shall provide a publicly accessible physical location from which the public may attend or comment, which shall be the offices of the city council member who represents the area where the eligible neighborhood council is located, unless the eligible neighborhood council identifies an alternative location.

(4) If the meeting is outside regular business hours, the eligible neighborhood council shall make reasonable efforts to accommodate any member of the public that requests an accommodation to participate in the meeting.

(b) For purposes of this section, the following definitions apply:

(1) “Accommodation” means providing a publicly accessible physical location for the member of the public to participate from, providing access to technology necessary to participate in the meeting, or identifying locations or resources available that could provide the member of the public with an opportunity to participate in the meeting.

(2) “Eligible neighborhood council” means a neighborhood council that is an advisory body with the purpose to promote more citizen participation in government and make government more responsive to local needs

that is established pursuant to the charter of a city with a population of more than 3,000,000 people that is subject to this chapter.

(c) This section shall remain in effect only until January 1, 2030, and as of that date is repealed.

SEC. 13. Section 54953.8.5 is added to the Government Code, to read:

54953.8.5. (a) An eligible community college student organization may conduct a teleconference meeting pursuant to Section 54953.8, provided that it complies with the requirements of that section and all of the following additional requirements:

(1) An eligible community college student organization may only use teleconferencing as described in Section 54953.8 after all the following have occurred:

(A) The board of trustees for a community college district considers whether to adopt a resolution to authorize eligible community college student organizations to use teleconferencing as described in this section at an open and regular meeting.

(B) If the board of trustees for a community college district adopts a resolution described in subparagraph (A), an eligible community college student organization may elect to use teleconferencing pursuant to this section if a majority of the eligible community college student organization votes to do so. The eligible community college student organization shall notify the board of trustees if it elects to use teleconferencing pursuant to this section and its justification for doing so.

(C) Upon receiving notification from an eligible community college student organization as described in subparagraph (B), the board of trustees may adopt a resolution to prohibit the eligible community college student organization from using teleconferencing pursuant to this section.

(D) (i) Except as specified in clause (ii), at least a quorum of the members of the eligible community college student organization shall participate from a singular physical location that is accessible to the public and is within the community college district in which the eligible community college student organization is established.

(ii) The requirements described in clause (i) shall not apply to the California Online Community College.

(iii) Notwithstanding the requirements of clause (i), a person may count toward the establishment of a quorum pursuant to clause (i) regardless of whether the person is participating at the in-person location of the meeting or remotely if the person meets any of the following criteria:

(I) The person is under 18 years of age.

(II) The person is incarcerated.

(III) The person is unable to disclose the location that they are participating from because of either of the following circumstances:

(ia) The person has been issued a protective court order, including, but not limited to, a domestic violence restraining order.

(ib) The person is participating in a program that has to remain confidential, including, but not limited to, an independent living program.

(IV) The person provides childcare or caregiving to a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner that requires them to participate remotely. For purposes of this subclause, “child,” “parent,” “grandparent,” “grandchild,” and “sibling” have the same meaning as those terms are defined in Section 12945.2.

(2) An eligible community college student organization that holds a meeting by teleconference as described in Section 54953.8 shall do the following, as applicable:

(A) (i) Except as specified in subparagraph (B), if the meeting is during regular business hours of the offices of the board of trustees of the community college district, the eligible community college student organization shall provide a publicly accessible physical location from which the public may attend or comment, which shall be the offices of the board of trustees of the community college district, unless the eligible community college student organization identifies an alternative location.

(ii) Except as specified in subparagraph (B), if the meeting is outside regular business hours, the eligible community college student organization shall make reasonable efforts to accommodate any member of the public that requests an accommodation to participate in the meeting. For the purposes of this subparagraph, “accommodation” means providing a publicly accessible physical location for the member of the public to participate from, providing access to technology necessary to participate in the meeting, or identifying locations or resources available that could provide the member of the public with an opportunity to participate in the meeting.

(B) The requirements described in subparagraph (A) shall not apply to the California Online Community College.

(b) For purposes of this section, “eligible community college student organization” means a student body association organized pursuant to Section 76060 of the Education Code, or any other student-run community college organization that is required to comply with the meeting requirements of this chapter, that is in any community college recognized within the California Community Colleges system and includes the Student Senate for California Community Colleges.

(c) This section shall remain in effect only until January 1, 2030, and as of that date is repealed.

SEC. 14. Section 54953.8.6 is added to the Government Code, to read:

54953.8.6. (a) An eligible subsidiary body may conduct a teleconference meeting pursuant to Section 54953.8, provided that it complies with the requirements of that section and all of the following additional requirements:

(1) The eligible subsidiary body shall designate one physical meeting location within the boundaries of the legislative body that created the eligible subsidiary body where members of the subsidiary body who are not participating remotely shall be present and members of the public may physically attend, observe, hear, and participate in the meeting. At least one staff member of the eligible subsidiary body or the legislative body that created the eligible subsidiary body shall be present at the physical meeting location during the meeting. The eligible subsidiary body shall post the agenda at the physical meeting location, but need not post the agenda at a remote location.

(2) (A) A member of the eligible subsidiary body shall visibly appear on camera during the open portion of a meeting that is publicly accessible via the internet or other online platform, except if the member has a physical or mental condition not subject to subdivision (c) of Section 54953 that results in a need to participate off camera.

(B) The visual appearance of a member of the eligible subsidiary body on camera may cease only when the appearance would be technologically infeasible, including, but not limited to, when the member experiences a lack of reliable broadband or internet connectivity that would be remedied by joining without video.

(C) If a member of the eligible subsidiary body does not appear on camera due to challenges with internet connectivity, the member shall announce the reason for their nonappearance prior to turning off their camera.

(3) An elected official serving as a member of an eligible subsidiary body in their official capacity shall not participate in a meeting of the eligible subsidiary body by teleconferencing pursuant to this section unless the use of teleconferencing complies with the requirements of paragraph (3) of subdivision (b) of Section 54953.

(4) (A) In order to use teleconferencing pursuant to this section, the legislative body that established the eligible subsidiary body by charter, ordinance, resolution, or other formal action shall make the following findings by majority vote before the eligible subsidiary body uses teleconferencing pursuant to this section for the first time, and every six months thereafter:

(i) The legislative body has considered the circumstances of the eligible subsidiary body.

(ii) Teleconference meetings of the eligible subsidiary body would enhance public access to meetings of the eligible subsidiary body, and the public has been made aware of the type of remote participation, including audio-visual or telephonic, that will be made available at a regularly scheduled meeting and has been provided the opportunity to comment at an in-person meeting of the legislative body authorizing the subsidiary body to meet entirely remotely.

(iii) Teleconference meetings of the eligible subsidiary body would promote the attraction, retention, and diversity of eligible subsidiary body members.

(B) (i) An eligible subsidiary body authorized to use teleconferencing pursuant to this section may request to present any recommendations it develops to the legislative body that created it.

(ii) Upon receiving a request described in clause (i), the legislative body that created the subsidiary body shall hold a discussion at a regular meeting held within 60 days after the legislative body receives the request, or if the legislative body does not have another regular meeting scheduled within 60 days after the legislative body receives the request, at the next regular meeting after the request is received.

(iii) The discussion required by clause (ii) shall not be placed on a consent calendar, but may be combined with the legislative body's subsequent consideration of the findings described in subparagraph (A) for the following 12 months.

(iv) The legislative body shall not take any action on any recommendations included in the report of a subsidiary body until the next regular meeting of the legislative body following the discussion described in clause (ii).

(C) After the legislative body makes the findings described in subparagraph (A), the eligible subsidiary body shall approve the use of teleconferencing by majority vote before using teleconference pursuant to this section.

(D) The legislative body that created the eligible subsidiary body may elect to prohibit the eligible subsidiary body from using teleconferencing pursuant to this section at any time.

(b) (1) For purposes of this section, "eligible subsidiary body" means a legislative body that meets all of the following:

(A) Is described in subdivision (b) of Section 54952.

(B) Serves exclusively in an advisory capacity.

(C) Is not authorized to take final action on legislation, regulations, contracts, licenses, permits, or any other entitlements, grants, or allocations of funds.

(D) Does not have primary subject matter jurisdiction, as defined by the charter, an ordinance, a resolution, or any formal action of the legislative body that created the subsidiary body, that focuses on elections, budgets, police oversight, privacy, removing from, or restricting access to, materials available in public libraries, or taxes or related spending proposals.

(2) An eligible subsidiary body may include members who are elected officials, members who are not elected officials, or any combination thereof.

(c) This section shall remain in effect only until January 1, 2030, and as of that date is repealed.

SEC. 15. Section 54953.8.7 is added to the Government Code, to read:

54953.8.7. (a) An eligible multijurisdictional body may conduct a teleconference meeting pursuant to Section 54953.8, provided that it complies with the requirements of that section and all of the following additional requirements:

(1) The eligible multijurisdictional body has adopted a resolution that authorizes the eligible multijurisdictional body to use teleconferencing pursuant to this section at a regular meeting in open session.

(2) At least a quorum of the members of the eligible multijurisdictional body shall participate from one or more physical locations that are open to the public and within the boundaries of the territory over which the local agency exercises jurisdiction.

(3) A member of the eligible multijurisdictional body who receives compensation for their service on the eligible multijurisdictional body shall participate from a physical location that is open to the public. For purposes of this paragraph, “compensation” does not include reimbursement for actual and necessary expenses.

(4) A member of the eligible multijurisdictional body may participate from a remote location provided that:

(A) The eligible multijurisdictional body identifies each member of the eligible multijurisdictional body who plans to participate remotely in the agenda.

(B) The member shall participate through both audio and visual technology.

(5) A member of the eligible multijurisdictional body shall not participate in a meeting remotely pursuant to this section, unless the location from which the member participates is more than 20 miles each way from any physical location of the meeting described in paragraph (2).

(6) The provisions of this section shall not serve as a means for any member of a legislative body to participate in meetings of the legislative body solely by teleconference from a remote location for more than the following number of meetings, as applicable:

(A) Two meetings per year, if the legislative body regularly meets once per month or less.

(B) Five meetings per year, if the legislative body regularly meets twice per month.

(C) Seven meetings per year, if the legislative body regularly meets three or more times per month.

(D) For the purpose of counting meetings attended by teleconference under this paragraph, a “meeting” shall be defined as any number of meetings of the legislative body of a local agency that begin on the same calendar day.

(b) For the purposes of this section, both of the following definitions apply:

(1) “Eligible multijurisdictional body” means a multijurisdictional board, commission, or advisory body of a multijurisdictional, cross-county agency, the membership of which board, commission, or advisory body is

appointed, and the board, commission, or advisory body is otherwise subject to this chapter.

(2) “Multijurisdictional” means either of the following:

(A) A legislative body that includes representatives from more than one county, city, city and county, or special district.

(B) A legislative body of a joint powers entity formed pursuant to an agreement entered into in accordance with Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1.

(c) This section shall remain in effect only until January 1, 2030, and as of that date is repealed.

SEC. 16. Section 54954.2 of the Government Code, as amended by Section 92 of Chapter 131 of the Statutes of 2023, is amended to read:

54954.2. (a) (1) At least 72 hours before a regular meeting, the legislative body of the local agency, or its designee, shall post an agenda that meets all of the following requirements:

(A) The agenda shall contain a brief general description of each item of business to be transacted or discussed at the meeting, including items to be discussed in closed session. A brief general description of an item generally need not exceed 20 words.

(B) The agenda shall specify the time and location of the regular meeting and shall be posted in a location that is freely accessible to members of the public and on the local agency’s internet website, if the local agency has one.

(C) (i) If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

(ii) The agenda shall include information regarding how, to whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting.

(2) For a meeting occurring on and after January 1, 2019, of a legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state that has an internet website, the following provisions shall apply:

(A) An online posting of an agenda shall be posted on the primary internet website home page of a city, county, city and county, special district, school district, or political subdivision established by the state that is accessible through a prominent, direct link to the current agenda. The direct link to the agenda shall not be in a contextual menu; however, a link in addition to the direct link to the agenda may be accessible through a contextual menu.

(B) An online posting of an agenda, including, but not limited to, an agenda posted in an integrated agenda management platform, shall be posted in an open format that meets all of the following requirements:

(i) Retrievable, downloadable, indexable, and electronically searchable by commonly used internet search applications.

(ii) Platform independent and machine readable.

(iii) Available to the public free of charge and without any restriction that would impede the reuse or redistribution of the agenda.

(C) A legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state that has an internet website and an integrated agenda management platform shall not be required to comply with subparagraph (A) if all of the following are met:

(i) A direct link to the integrated agenda management platform shall be posted on the primary internet website home page of a city, county, city and county, special district, school district, or political subdivision established by the state. The direct link to the integrated agenda management platform shall not be in a contextual menu. When a person clicks on the direct link to the integrated agenda management platform, the direct link shall take the person directly to an internet website with the agendas of the legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state.

(ii) The integrated agenda management platform may contain the prior agendas of a legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state for all meetings occurring on or after January 1, 2019.

(iii) The current agenda of the legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state shall be the first agenda available at the top of the integrated agenda management platform.

(iv) All agendas posted in the integrated agenda management platform shall comply with the requirements in clauses (i), (ii), and (iii) of subparagraph (B).

(D) The provisions of this paragraph shall not apply to a political subdivision of a local agency that was established by the legislative body of the city, county, city and county, special district, school district, or political subdivision established by the state.

(E) For purposes of this paragraph, both of the following definitions apply:

(1) "Integrated agenda management platform" means an internet website of a city, county, city and county, special district, school district, or political subdivision established by the state dedicated to providing the entirety of the agenda information for the legislative body of the city, county, city and county, special district, school district, or political subdivision established by the state to the public.

(2) "Legislative body" means a legislative body that meets the definition of subdivision (a) of Section 54952.

(3) No action or discussion shall be undertaken on any item not appearing on the posted agenda, except that members of a legislative body or its staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights under Section 54954.3. In addition, on their own initiative or in response to questions posed by the public, a member of a legislative body or its staff may ask a question for clarification, make a brief announcement, or make a brief report on their own activities. Furthermore, a member of a legislative body, or the body itself, subject to rules or procedures of the legislative body, may provide a reference to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.

(b) Notwithstanding subdivision (a), the legislative body may take action on items of business not appearing on the posted agenda under any of the conditions stated below. Prior to discussing any item pursuant to this subdivision, the legislative body shall publicly identify the item.

(1) Upon a determination by a majority vote of the legislative body that an emergency situation exists, as defined in Section 54956.5.

(2) Upon a determination by a two-thirds vote of the members of the legislative body present at the meeting, or, if less than two-thirds of the members are present, a unanimous vote of those members present, that there is

a need to take immediate action and that the need for action came to the attention of the local agency subsequent to the agenda being posted as specified in subdivision (a).

(3) The item was posted pursuant to subdivision (a) for a prior meeting of the legislative body occurring not more than five calendar days prior to the date action is taken on the item, and at the prior meeting the item was continued to the meeting at which action is being taken.

(c) This section is necessary to implement and reasonably within the scope of paragraph (1) of subdivision (b) of Section 3 of Article I of the California Constitution.

(d) For purposes of subdivision (a), the requirement that the agenda be posted on the local agency's internet website, if the local agency has one, shall only apply to a legislative body that meets either of the following standards:

(1) A legislative body as that term is defined by subdivision (a) of Section 54952.

(2) A legislative body as that term is defined by subdivision (b) of Section 54952, if the members of the legislative body are compensated for their appearance, and if one or more of the members of the legislative body are also members of a legislative body as that term is defined by subdivision (a) of Section 54952.

SEC. 17. Section 54954.3 of the Government Code is amended to read:

54954.3. (a) (1) Every agenda for regular meetings shall provide an opportunity for members of the public to directly address the legislative body on any item of interest to the public, before or during the legislative body's consideration of the item, that is within the subject matter jurisdiction of the legislative body, provided that no action shall be taken on any item not appearing on the agenda unless the action is otherwise authorized by subdivision (b) of Section 54954.2.

(2) (A) Notwithstanding paragraph (1), the agenda need not provide an opportunity for members of the public to address the legislative body on any item that has already been considered by a committee, composed exclusively of members of the legislative body, at a public meeting wherein all interested members of the public were afforded the opportunity to address the committee on the item, before or during the committee's consideration of the item.

(B) Subparagraph (A) shall not apply if any of the following conditions are met:

(i) The item has been substantially changed since the committee heard the item, as determined by the legislative body.

(ii) When considering the item, a quorum of the committee members did not participate from a singular physical location, that was clearly identified on the agenda, open to the public, and situated within the boundaries of the territory over which the local agency exercises jurisdiction.

(iii) The committee has primary subject matter jurisdiction, as defined by the charter, an ordinance, a resolution, or any formal action of the legislative body that created the subsidiary body, that focuses on elections, budgets, police oversight, privacy, removing from, or restricting access to, materials available in public libraries, or taxes or related spending proposals. This clause shall not apply to an item if the local agency has adopted a law applicable to the meeting of the committee at which the item that was considered prohibits the committee from placing a limit on the total amount of time for public comment on the item.

(3) Every notice for a special meeting shall provide an opportunity for members of the public to directly address the legislative body concerning any item that has been described in the notice for the meeting before or during consideration of that item.

(b) (1) The legislative body of a local agency may adopt reasonable regulations to ensure that the intent of subdivision (a) is carried out, including, but not limited to, regulations limiting the total amount of time allocated for public testimony on particular issues and for each individual speaker.

(2) Notwithstanding paragraph (1), when the legislative body of a local agency limits time for public comment, the legislative body of a local agency shall provide at least twice the allotted time to a member of the public who utilizes a translator to ensure that non-English speakers receive the same opportunity to directly address the legislative body of a local agency.

(3) Paragraph (2) shall not apply if the legislative body of a local agency utilizes simultaneous translation equipment in a manner that allows the legislative body of a local agency to hear the translated public testimony simultaneously.

(c) The legislative body of a local agency shall not prohibit public criticism of the policies, procedures, programs, or services of the agency, or of the acts or omissions of the legislative body. Nothing in this subdivision shall confer any privilege or protection for expression beyond that otherwise provided by law.

SEC. 18. Section 54956 of the Government Code is amended to read:

54956. (a) (1) A special meeting may be called at any time by the presiding officer of the legislative body of a local agency, or by a majority of the members of the legislative body, by delivering written notice to each member of the legislative body and to each local newspaper of general circulation and radio or television station requesting notice in writing and posting a notice on the local agency's internet website, if the local agency has one. The notice shall be delivered personally or by any other means and shall be received at least 24 hours before the time of the meeting as specified in the notice. The call and notice shall specify the time and place of the special meeting and the business to be transacted or discussed. No other business shall be considered at these meetings by the legislative body. The written notice may be dispensed with as to any member who at or prior to the time the meeting convenes files with the clerk or secretary of the legislative body a written waiver of notice. The waiver may be given by telephone or electronic mail. The written notice may also be dispensed with as to any member who is actually present at the meeting at the time it convenes.

(2) The call and notice shall be posted at least 24 hours prior to the special meeting in a location that is freely accessible to members of the public.

(b) Notwithstanding any other law, a legislative body shall not call a special meeting regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits, of the legislative body or of a local agency executive, as defined in subdivision (d) of Section 3511.1. However, this subdivision does not apply to a local agency calling a special meeting to discuss the local agency's budget.

SEC. 19. Section 54956.5 of the Government Code is amended to read:

54956.5. (a) For purposes of this section, "emergency situation" means both of the following:

(1) An emergency, which shall be defined as a work stoppage, crippling activity, or other activity that severely impairs public health, safety, or both, as determined by a majority of the members of the legislative body.

(2) A dire emergency, which shall be defined as a crippling disaster, mass destruction, terrorist act, or threatened terrorist activity that poses peril so immediate and significant that requiring a legislative body to provide one-hour notice before holding an emergency meeting under this section may endanger the public health, safety, or both, as determined by a majority of the members of the legislative body.

(b) (1) Subject to paragraph (2), in the case of an emergency situation involving matters upon which prompt action is necessary due to the disruption or threatened disruption of public facilities, a legislative body may hold an emergency meeting without complying with either the 24-hour notice requirement or the 24-hour posting requirement of Section 54956 or both of the notice and posting requirements.

(2) Each local newspaper of general circulation and radio or television station that has requested notice of special meetings pursuant to Section 54956 shall be notified by the presiding officer of the legislative body, or designee thereof, one hour prior to the emergency meeting, or, in the case of a dire emergency, at or near the time that the presiding officer or designee notifies the members of the legislative body of the emergency meeting.

(A) Except as provided in subparagraph (B), the notice required by this paragraph shall be given by telephone and all telephone numbers provided in the most recent request of a newspaper or station for notification of special meetings shall be exhausted. In the event that telephone services are not functioning, the notice requirements of this paragraph shall be deemed waived, and the legislative body, or designee of the legislative body, shall notify those newspapers, radio stations, or television stations of the fact of the holding of the emergency meeting, the purpose of the meeting, and any action taken at the meeting as soon after the meeting as possible.

(B) For an emergency meeting held pursuant to this section, the presiding officer of the legislative body, or designee thereof, may send the notifications required by this paragraph by email instead of by telephone, as provided in subparagraph (A), to all local newspapers of general circulation, and radio or television stations, that have requested those notifications by email, and all email addresses provided by representatives of those newspapers or stations shall be exhausted. In the event that internet services and telephone services are not functioning, the notice requirements of this paragraph shall be deemed waived, and the legislative body, or designee of the legislative body, shall notify those newspapers, radio stations, or television stations of the fact of the holding of the emergency meeting, the purpose of the meeting, and any action taken at the meeting as soon after the meeting as possible.

(c) During a meeting held pursuant to this section, the legislative body may meet in closed session pursuant to Section 54957 if agreed to by a two-thirds vote of the members of the legislative body present, or, if less than two-thirds of the members are present, by a unanimous vote of the members present.

(d) All special meeting requirements, as prescribed in Section 54956 shall be applicable to a meeting called pursuant to this section, with the exception of the 24-hour notice requirement.

(e) The minutes of a meeting called pursuant to this section, a list of persons who the presiding officer of the legislative body, or designee of the legislative body, notified or attempted to notify, a copy of the rollcall vote, and any actions taken at the meeting shall be posted for a minimum of 10 days in a public place as soon after the meeting as possible.

SEC. 20. Section 54957.6 of the Government Code is amended to read:

54957.6. (a) Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation, subject to all of the following conditions:

(1) Prior to the closed session, the legislative body of the local agency shall hold an open and public session in which it identifies its designated representatives.

(2) The closed session shall be for the purpose of reviewing its position and instructing the local agency's designated representatives.

(3) The closed session may take place prior to and during consultations and discussions with representatives of employee organizations and unrepresented employees.

(4) Any closed session with the local agency's designated representative regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits may include discussion of an agency's available

funds and funding priorities, but only insofar as these discussions relate to providing instructions to the local agency's designated representative.

(5) The closed session shall not include final action on the proposed compensation of one or more unrepresented employees.

(6) For the purposes enumerated in this section, a legislative body of a local agency may also meet with a state conciliator who has intervened in the proceedings.

(b) For the purposes of this section, the term "employee" shall include an officer or an independent contractor who functions as an officer or an employee, but shall not include any elected official, member of a legislative body, or other independent contractors.

SEC. 21. Section 54957.9 of the Government Code is amended to read:

54957.9. In the event that any meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of the meeting unfeasible and order cannot be restored by the removal of individuals who are willfully interrupting the meeting, the members of the legislative body conducting the meeting may order the meeting room cleared and continue in session. Only matters appearing on the agenda may be considered in such a session. Representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to this section. Nothing in this section shall prohibit the legislative body from establishing a procedure for readmitting an individual or individuals not responsible for willfully disturbing the orderly conduct of the meeting.

SEC. 22. Section 54957.95 of the Government Code is amended to read:

54957.95. (a) (1) In addition to authority exercised pursuant to Sections 54954.3 and 54957.9, the presiding member of the legislative body conducting a meeting or their designee may remove, or cause the removal of, an individual for disrupting the meeting, including any teleconferenced meeting.

(2) Prior to removing an individual, the presiding member or their designee shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding member or their designee may then remove the individual if they do not promptly cease their disruptive behavior. This paragraph does not apply to any behavior described in subparagraph (B) of paragraph (1) of subdivision (b).

(b) As used in this section:

(1) "Disrupting" means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, one of the following:

(A) A failure to comply with reasonable and lawful regulations adopted by a legislative body pursuant to Section 54954.3 or any other law.

(B) Engaging in behavior that constitutes use of force or a true threat of force.

(2) "True threat of force" means a threat that has sufficient indicia of intent and seriousness, that a reasonable observer would perceive it to be an actual threat to use force by the person making the threat.

SEC. 23. Section 54957.96 is added to the Government Code, to read:

54957.96. (a) The existing authority of a legislative body or its presiding officer to remove or limit participation by persons who engage in behavior that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting, including existing limitations upon that authority, shall apply to members of the public participating in a meeting via a two-way telephonic service or a two-way audiovisual platform.

(b) For purposes of this section, the following definitions apply:

(1) “Two-way audiovisual platform” means an online platform that provides participants with the ability to participate in a meeting via both an interactive video conference and a two-way telephonic service. A two-way audiovisual platform may be structured to disable the use of video for the public participants.

(2) “Two-way telephonic service” means a telephone service that does not require internet access and allows participants to dial a telephone number to listen and verbally participate.

SEC. 24. The Legislature finds and declares that Section 4 of this act, which amends Section 54953 of, Section 5 of this act, which adds Section 54953.4 to, Sections 8 to 15, inclusive, of this act, which add Sections 54953.8 to 54953.8.7, respectively, to, Section 19 of this act, which amends Section 54956.5 of, Section 22 of this act, which amends Section 54957.95 of, and Section 23 of this act, which adds Section 54957.96 to, the Government Code, impose a limitation on the public’s right of access to the meetings of public bodies or the writings of public officials and agencies within the meaning of Section 3 of Article I of the California Constitution. Pursuant to that constitutional provision, the Legislature makes the following findings to demonstrate the interest protected by this limitation and the need for protecting that interest:

(a) This act is necessary to provide opportunities for public participation in meetings of specified public agencies and to promote the recruitment and retention of members of those agencies.

(b) This act is necessary to ensure minimum standards for public participation and notice requirements allowing for greater public participation in meetings.

(c) This act is necessary to modernize the Ralph M. Brown Act to reflect recent technological changes that can promote greater public access to local officials.

(d) The exclusively virtual nature of the California Online Community College presents unique barriers to the requirements for an in-person quorum, a physical location for public participation, and certain accommodations. Participating students of the online community college come from all across the state and necessitating travel for these requirements would pose a significant and exclusionary barrier.

SEC. 25. The Legislature finds and declares that Sections 1 and 2 of this act, which amend and repeal Section 54952.2, respectively, of, Section 3 of this act, which amends Section 54952.7 of, Section 4 of this act, which amends Section 54953 of, Section 5 of this act, which adds Section 54953.4 to, Section 6 of this act, which amends Section 54953.5 of, Section 7 of this act, which amends Section 54953.7 of, Sections 8 to 15, inclusive, of this act, which add Sections 54953.8 to 54953.8.7, respectively, to, Section 16 of this act, which amends Section 54954.2 of, Section 17 of this act, which amends Section 54954.3 of, Section 18 of this act, which amends Section 54956 of, Section 19 of this act, which amends Section 54956.5 of, Section 20 of this act, which amends Section 54957.6 of, Section 21 of this act, which amends Section 54957.9 of, Section 22 of this act, which amends Section 54957.95 of, and Section 23 of this act, which adds Section 54957.96 to, the Government Code, further, within the meaning of paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the purposes of that constitutional section as it relates to the right of public access to the meetings of local public bodies or the writings of local public officials and local agencies. Pursuant to paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the Legislature makes the following findings:

(a) This act is necessary to provide opportunities for public participation in meetings of specified public agencies and to promote the recruitment and retention of members of those agencies.

(b) This act is necessary to ensure minimum standards for public participation and notice requirements allowing for greater public participation in meetings.

(c) This act is necessary to modernize the Ralph M. Brown Act to reflect recent technological changes that can promote greater public access to local officials.

(d) The exclusively virtual nature of the California Online Community College presents unique barriers to the requirements for an in-person quorum, a physical location for public participation, and certain accommodations. Participating students of the online community college come from all across the state and necessitating travel for these requirements would pose a significant and exclusionary barrier.

SEC. 26. The Legislature finds and declares that adequate public access to meetings is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this bill would apply to all cities, including charter cities.

SEC. 27. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the only costs that may be incurred by a local agency or school district under this act would result from a legislative mandate that is within the scope of paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution.

Senate Bill 707 (Durazo)

Executive Management Committee
July 16, 2026

Metro

RECOMMENDATION

CONSIDER:

A. ADOPTING, pursuant to Senate Bill 707 (SB 707), the following findings on behalf of eligible subsidiary bodies as defined by SB 707:

   (i) The Board of Directors has considered the circumstances of the eligible subsidiary body.

   (ii) Teleconference meetings of the eligible subsidiary body would enhance public access to meetings of the eligible subsidiary body, and the public has been made aware of the type of remote participation, including audio-visual or telephonic, that will be made available at a regularly scheduled meeting and has been provided the opportunity to comment at an in-person meeting of the legislative body authorizing the subsidiary body to meet entirely remotely.

   (iii) Teleconference meetings of the eligible subsidiary body would promote the attraction, retention, and diversity of eligible subsidiary body members.

Metro

RECOMMENDATION, continued

B. AUTHORIZING eligible subsidiary bodies to meet via teleconference, by either audio-visual or telephonic means, if they choose, subject to the requirements of SB 707.

NOTABLE DETAILS

- Public must have access via <u>either</u> two-way audio-visual platform (like Teams/Zoom) or two-way telephonic PLUS live webcasting
  - both when using relaxed teleconferencing, under “just cause” or proclaimed state of emergency
- Any members who are teleconferencing (under relaxed teleconferencing rules, just cause, or as a reasonable accommodation):
  - must use both audio and video, or audio if a physical condition related to their disability results in a need to participate off camera
  - must announce whether anyone 18 or older in the room with them
  - must announce the reason prior to turning off their camera due to challenges with internet connectivity

Metro

NOTABLE DETAILS – Elected Officials

Elected officials serving as a member of an eligible subsidiary body in their official capacity shall not participate in meetings of the body by teleconferencing unless the use of teleconferencing complies with the requirements of the traditional teleconferencing rules ***(even if the body votes to adopt the relaxed teleconferencing rules).***

The official would need to participate pursuant to the traditional rules which require:

- Each teleconference location must be identified in the notice and agenda, and accessible to the public
- Posting the agenda at the teleconference locations and make it available to the public
- At least a quorum of that body must participate in locations within LA County

Metro

Questions?

Metro

File #: 2026-0473, **File Type:** Informational Report **Agenda Number:** 34.

EXECUTIVE MANAGEMENT COMMITTEE
JULY 16, 2026

SUBJECT: FEDERAL AND STATE REPORT

ACTION: RECEIVE AND FILE

RECOMMENDATION

RECEIVE AND FILE July 2026 Federal and State Legislative Report.

DISCUSSION

Executive Management Committee
Remarks Prepared by Raffi Haig Hamparian
Government Relations, Executive Officer: Federal Affairs

Chair Bass and members of the Executive Management Committee, I am pleased to provide an update on several key federal matters of interest to the agency. This report was prepared on July 2, 2026, and will be updated, as appropriate, at the Executive Management Committee meeting on July 16, 2026. The status of relevant pending legislation is monitored on the Metro Government Relations Legislative Matrix <https://libraryarchives.metro.net/DB_Attachments/7%20-%20July%202026%20-%20Legislative%20Matrix.pdf>, which is updated monthly.

Federal Transit Administration: Vermont Bus Rapid Transit Project

In May, the Federal Transit Administration (FTA) allocated Capital Investment Grant Program funds, including federal funding for our Vermont Bus Rapid Transit Project. The Fiscal Year 2026 transportation spending bill, enacted on February 3, 2026, included $149.9 million under the Capital Investment Grants Small Starts program for the Vermont Bus Rapid Transit Project. When this project is constructed and operational, it will have the highest ridership of any Bus Rapid Transit service in the United States. This project is also a key transit component of Metro’s mobility plans for the upcoming 2028 Olympic and Paralympic Games. Metro projects that the Vermont Bus Rapid Transit Project will serve over 66,200 daily riders along one of LA County’s busiest transportation corridors. According to the Los Angeles Economic Development Corporation’s report on Measure M, the Vermont BRT Project will create over 4,800 jobs and generate over $95 million in tax revenue.

Surface Transportation Authorization Legislation

In late May, the House Committee on Transportation and Infrastructure approved the bipartisan "BUILD America 250 Act", to reauthorize the nation's surface transportation programs for the next five years. The bill (HR 8870) would authorize roughly $580 billion for highway and rail programs through fiscal 2031 and would supplement Highway Trust Fund cash with a new annual registration fee for owners of electric vehicles and plug-in hybrids. The measure also authorizes $87.6 billion in guaranteed Federal Transit Administration (FTA) contract authority over five years. The final vote in committee was 62-2.

The authorization of a new surface transportation bill is identified as a key priority in Metro's 2026 Board-approved Federal Legislative Program. The bill, when finally adopted, will provide the statutory framework for federal requirements and funding for Metro's capital projects, planning, and operations.

Consistent with the Board-approved USA Build Initiative, our agency's advocacy secured key language in the text of BUILD America 250 Act:

- An increase in the federal funding share under the Expedited Project Delivery (EPD) program from 25% to 40%;
- Delaying determination of federal share for New Starts projects until later in the development process;
- Reductions in oversight requirements for experienced grantees;
- Makes certain transit projects independently eligible for the MEGA grant program;
- Expands eligible uses of federal transit funding for safety, security, and crime prevention activities;
- Measures to streamline the TIFIA process.

The bill would next move to consideration by the full House of Representatives, though that step has not yet been scheduled by Speaker Mike Johnson. The U.S. Senate has not yet produced its own draft version of surface transportation reauthorization legislation.

Metro staff will continue to engage with Congress and local, regional, and national stakeholders to protect and expand our Board-approved policy and funding priorities as the surface transportation reauthorization moves through the legislative process.

U.S. House Committee on Appropriations Approves Fiscal Year 27 Transportation Funding Bill

Last month, the House Committee on Appropriations advanced their Transportation, Housing, and Urban Development (THUD) spending bill for Fiscal Year 2027. Among many provisions in the bill is a funding recommendation in the amount of $875 million "for transportation assistance, including assistance with transit planning, capital projects, relocation of vehicles, and operating assistance, for surface, commuter, and public transportation systems necessary to support the mobility needs of the international quadrennial Olympic and Paralympic events." Metro's Board-approved 2026 Federal Legislative Program prioritizes seeking federal funds to support the world class mobility plan our agency has set forth, with our local, regional, and national partners, for the Games. The bill includes a number of other provisions of interest to the agency. Specifically, the bill includes $737 million for the Federal Transit Administration's Capital Investment Grant (CIG) Program, well below the authorized level for this program. It is expected that funds that have been previously appropriated for the CIG Program will be used to fund projects with New Starts agreements.

This spending measure is now ready for consideration by the full House of Representatives. While the House is working to move this legislation, it is unclear when the Senate will act. Some observers do not expect the final legislation to be enacted until early 2027 at the earliest. Metro staff will continue to engage with partners in Congress as this legislation advances through the legislative process.

USDOT Secretary Sean Duffy Visits Metro to Discuss 2026 FIFA World Cup Transit Mobility Plans

Last month, Metro was pleased to host U.S. Department of Transportation Secretary Sean Duffy at the Emergency Security and Operations Center (ESOC) to see the security and operations plans as the 2026 FIFA World Cup Games are set to be held at Los Angeles Stadium (SoFi Stadium). Secretary Duffy was greeted by our then-Board Chair Dutra, our then-2nd Vice Chair Barger, CEO Wiggins, and key staff. During his visit, Secretary Duffy was provided a tour of the ESOC by Chief Scott. In a shared dialogue held after the tour of the ESOC, a range of matters were discussed with Secretary Duffy related to Metro's security and operational plans for the eight World Cup matches that will be held in Inglewood. Secretary Duffy was briefed on the fact that Metro and our regional transit partners will run direct, nonstop shuttle service to every World Cup match, taking fans from designated pick-up locations straight to the stadium, with no transfers or expensive stadium parking required. During the meeting with Secretary Duffy, staff expressed our appreciation for the $9.6 million provided by Congress and allocated to us by the Federal Transit Administration to support the World Cup transit services.

Conclusion

Chair Bass and members of the Committee, I look forward to providing further updates and expanding on this report during the Executive Management Committee meeting scheduled for July 16, 2026.

Executive Management Committee
Remarks Prepared by Madeleine Moore
Government Relations, Deputy Executive Officer: State Affairs

Chair Bass and members of the Executive Management Committee, I am pleased to provide an update on several key state matters of interest to the agency. This report was prepared on July 2, 2026, and will be updated, as appropriate, at the Executive Management Committee meeting on July 16, 2026. The status of relevant pending legislation is monitored on the Metro Government Relations Legislative Matrix <https://libraryarchives.metro.net/DB_Attachments/7%20-%20July%202026%20-%20Legislative%20Matrix.pdf>, which is updated monthly.

CARB Regulations

On May 29, after a two-day meeting of the California Air Resources Board (CARB), the Board adopted the staff recommended "*Proposed Amendments to the Regulation for the California Cap on Greenhouse Gas Emissions and Market-Based Compliance Mechanisms"* first released on April 14, 2026. The regulations would allow for additional emissions allowances in the oil refinery and utility

industries. The final vote was 10-3. Metro staff provided public comment at the meeting, reflecting both of Metro's letters on this issue, including the Metro Board's letter, and urged CARB to vote no on the proposed regulations. Staff stressed that the regulations would eliminate funding for key transit programs in the state, threaten our ability to reduce greenhouse gas emissions, and harm some of the most economically vulnerable populations. Public comment overall was heavily skewed towards opposition of the regulations, with a coalition of transit agencies, affordable housing and labor, other coalitions representing the environmental justice and agricultural communities, and transit riders making opposition comments at a rate of 3-to-1 (roughly 150 opponents to 50 supporters). At the hearing, some Board members raised concerns that mirrored Metro's, but ultimately the Board voted to move forward with adopting the regulations.
Following the vote, Metro followed up with key members of the State legislature about protecting transit funding that would be lost as a result of the reduction in GGRF. As of the time of this writing, the Legislature has not acted on the loss of funding.

Budget Update

In late June, Governor Gavin Newsom, Senate President pro Tempore Monique Limón, and Assembly Speaker Robert Rivas announced a three-party agreement on the State's budget for fiscal year 2026-27. This followed the Legislature's passage of a budget bill on June 15 and meets the deadline to have the budget signed before the start of the new fiscal year begins. The budget deal includes an additional $5 billion in ongoing revenues raised through extending a tax on healthcare insurers, capping corporate tax credits, and imposing a new sales tax on software. The Governor formally signed the budget on June 29.

The budget deal did not address the funding issues associated with the Greenhouse Gas Reduction Fund that have arisen following a California Air Resources Board regulation vote that will significantly reduce funding for areas such as transit and affordable housing. This budget additionally does not include any funding related to Metro's $379 million transportation infrastructure ask for the 2028 Olympic and Paralympic Games, though it does contain provisions related to the Games Route Network (GRN) that will be conducted in collaboration with Caltrans.

Additional budget trailer bills are expected in August, where Metro will continue to advocate for inclusion of our priorities.

Legislative Update

Following the passage of the FY 26-27 state budget, the legislature will be in summer recess from July 3 to August 3. Metro is the sponsor or co-sponsor of two bills this year, SB 1361 (Durazo) and AB 1837 (M. Gonzalez).

On July 1, Senator Durazo's SB 1361 passed the Assembly Local Government Committee on a vote of 8-1-1. SB 1361 limits cities' abilities to take certain actions against transit projects on the basis of opposition to increased density requirements in 2025's SB 79 (Wiener). These actions include requesting that the transit agency reduce service to that stop so that SB 79 does not apply, condition approval of a project on the basis of the impacts of increased height or density required by SB 79, or withhold support of an application for funding of a transit project on the basis of the additional height or density required by SB 79. Metro staff provided lead witness testimony on the bill with a representative from the State Building and Construction Trades as second lead witness. The bill now moves to consideration in the full Assembly.

On June 29, AB 1837 by Assemblymember Mark Gonzalez (D - Los Angeles) passed its final policy committee vote. The members of the Senate Privacy, Digital Technologies, and Consumer Protection Committee voted 7-2 to advance the bill to the full Senate. This bill would extend the sunset for transit agencies to use front-facing cameras on buses to capture parking violations in bus-only lanes. Transit agencies would be authorized to use this technology until January 1, 2034, extending the current authorization due to expire in January. Metro is a proud co-sponsor of this legislation and thanks the author again for his work on supporting transit in Los Angeles County and around the state. The bill now awaits its final vote in the Senate.

Conclusion

Chair Bass and members of the Committee, I look forward to providing further updates and expanding on this report during the Executive Management Committee meeting scheduled for July 17, 2026.

EQUITY PLATFORM

Government Relations will continue reviewing legislation introduced in Sacramento and Washington, DC, to address any equity issues in proposed bills and the budget process. Securing levels of federal transportation funding allows our agency to advance projects that improve equitable access and mobility for the ten million individuals who live, work, and travel throughout Los Angeles County.

Of particular concern with regards to equity this past cycle was the California Air Resources Board regulations vote in late May. The Board’s vote for regulations that will reduce the available funding in the Transit and Intercity Rail Program and the Low Carbon Transit Operations Program will have profound impacts on transit agencies. Reducing funding to projects and operations would harm some of the most economically vulnerable populations, those who rely on transit for all of their transportation needs. Additionally, as transit is a key component of the State’s goal to reduce greenhouse gas emissions and improve air quality for vulnerable populations, it is critical that the State keep funding these activities. Though the outcome of the vote was not what Metro supported, the agency will continue budget advocacy to increase funding for these important programs.

VEHICLE MILES TRAVELED OUTCOME

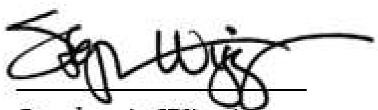
VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro’s significant investment in rail and bus transit.* Metro’s Board-adopted VMT reduction targets align with California’s statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

This item supports Metro’s systemwide strategy to reduce VMT through administrative and legislative advocacy activities that will benefit and further encourage transit ridership, ridesharing, and active transportation. Increased state and federal funding received benefits Metro’s projects and programs to reduce VMT. Metro’s Board-adopted VMT reduction targets were designed to build on the success of existing investments, and this item aligns with those objectives.

*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

Prepared by: Michael Turner, Senior Executive Officer, Government Relations, (213) 922-2122
Raffi Hamparian, Executive Officer, Government Relations, (213) 922-3769
Madeleine Moore, Deputy Executive Officer, Government Relations, (213) 922-4604
Alex Amadeo, Senior Manager, Government Relations, (213) 922-2763

Reviewed by: Nicole Englund, Chief of Staff, (213) 922-7950



Stephanie Wiggins
Chief Executive Officer

Government Relations
Federal and State Affairs Update

Executive Management Committee
July 16, 2026

Metro®

Federal Affairs Update

- **Federal Transit Administration: Vermont Bus Rapid Transit Project**
- **Surface Transportation Authorization Bill**
- **U.S. House Committee on Appropriations Approves Fiscal Year 27 Transportation Funding Bill**
- **USDOT Secretary Sean Duffy Visits Metro**

Metro

State Affairs Update

- **Budget Update**
- **Olympic and Paralympic Games Advocacy Update**
- **Legislative Update:**
  - **SB 1361 (Durazo)**
  - **AB 1837 (M. González)**
  - **Other Legislation**

Metro

Los Angeles County
Metropolitan Transportation
Authority
One Gateway Plaza
3rd Floor Board Room
Los Angeles, CA

File #: 2026-0409, **File Type:** Informational Report **Agenda Number:** 35.

EXECUTIVE MANAGEMENT COMMITTEE
JULY 16, 2026

SUBJECT: HOMELESS OUTREACH MANAGEMENT & ENGAGEMENT (HOME) QUARTERLY REPORT

ACTION: RECEIVE AND FILE

RECOMMENDATION

RECEIVE AND FILE the HOME Quarterly Report.

ISSUE

Los Angeles County is experiencing a homelessness crisis, and the spillover results in many unhoused individuals seeking shelter on Metro's rail and busway system. Since 2017, Metro has been funding, with operations eligible fund sources, local social service agencies to deploy multidisciplinary teams who engage and deliver resources and services to unhoused riders. In addition, Metro has partnered with local homeless shelters to provide beds for the outreach teams to utilize. This is a report on the status and outcomes of Metro's homeless engagements for the third quarter of the fiscal year, January through March of 2026.

BACKGROUND

Metro continues to fund multidisciplinary teams (MDTs) who perform outreach to people experiencing homelessness (PEH) on Metro's rail and bus systems. Metro contracts with 24 MDTs through the LA County Department of Health Services (DHS). These teams are employed by the community agency People Assisting the Homeless (PATH, Christ Centered Ministries (CCM), HOPICS, LA Family Housing, Union Station Homeless Services, and Helpline Youth Counseling.

Metro has made notable progress in addressing homelessness on Metro's rail and busway systems since 2017 through the expansion of MDT outreach, increased access to housing resources, and improved partnerships with City, County, and Community partners. Metro MDTs focus on engaging individuals and connecting them to housing and other services and are deployed across the entire rail and bus system seven days a week, with 24-hour coverage Monday through Friday. The six community agencies that deploy the 24 MDTs are based in different areas of LA County and are strategically assigned to segments of the Metro system located in their regions.

In addition to MDT outreach, Metro currently funds, using eligible operations fund sources, a total of

45 interim housing beds through LA County DHS. These beds, located in Central Los Angeles and the San Fernando Valley, are reserved for MDTs to directly refer the people they serve. Since September 19, 2025, after the A Line Extension opened, the City of Pomona has partnered with Metro to offer five interim housing beds through its contract with the organization Volunteers of America.

Since 2023, Metro has increased the number of interim housing resources (i.e. beds) from 25 to the current total of 50. These beds provide occupants with access to a wide range of resources and programming that address a variety of client needs. All beds are required to provide 24-hour access, offering a vital resource to people experiencing homelessness during the late evening and early morning hours of Metro operation. Through key partnerships with external stakeholders, staff plan for the continued expansion of Metro-specific interim housing resources.

Since 2018, Metro MDTs have enrolled 29,372 individuals into the Homeless Management and Information System (HMIS), allowing them to gain access to homeless resources and services. The teams have successfully connected 7,983 people to interim housing and 1,942 people to permanent housing.

DISCUSSION

The following quarterly report provides an overview of the homeless response activities from January 2026 to March 2026.

Operational Capacity and Deployment

Of the 24 teams currently funded under the active DHS contract, all 24 teams have been deployed. Overall, deployment is largely on target with ongoing recruitment of vacant positions. Across the homeless sector, programs are challenged with recruitment and retention. Metro MDT partners have experienced the same, leading to challenges maintaining a full complement of staff. Despite not having all positions deployed, agency partners have been successful in ensuring full coverage of the rail and busway system.

MDTs perform outreach on the rail and bus system seven days a week, with 24-hour coverage Monday through Friday and 8-hour coverage on weekends. Outreach data is collected daily and analyzed to inform strategic deployment planning. Data analysis continues to show the highest levels of activity on the A, B, D, and E lines. Deployment has extended with the opening of the new D Line stations, including coverage of end-of-line activity, and MDT staff are participating in monthly coordination meetings with the City of Beverly Hills.

Impact

MDTs use a person-centered approach with the primary goal of connecting people to interim or permanent housing, as well as point in time delivery of other resources like basic food, water, clothing, and behavioral health interventions. During the third quarter of the fiscal year, the MDTs successfully enrolled 1,929 people into HMIS, with each enrollment representing a first-time connection to services and highlighting the program’s ability to reach individuals not previously engaged with the system. The HOME department sets an annual housing connection goal for the total number of individuals placed into either interim or permanent housing. Metro’s total housing placement goal for this fiscal year is 2,100, which represents a 17% increase over last year's goal of 1,800 total placements. During this quarter, the MDTs enrolled 595 individuals into interim housing and connected 87 individuals to permanent housing. This totals 682 housing placements in quarter three, which is 130% of the Q3 goal. Lastly, MDTs continue to outperform their County counterparts who operate outside of the Metro system. Figure 2 in Attachment A shows updated comparison data.

MDT staff have a variety of housing placement options for both interim and permanent housing. When making connections to housing, teams attempt to prioritize the needs and preferences of everyone they engage with, while balancing the types of housing resources available for referrals. Successful alignment of these factors can be challenging, but MDTs have made strong impacts toward their housing placement goal. So far, this fiscal year, 78% of non-permanent placements were traditional interim housing and recuperative care (50% interim housing & 28% recuperative care). For permanent placements, Metro MDTs have successfully reunited individuals with family or friends, accounting for 59% of placements. Figures 3 and 4 in Attachment A show the breakdown of interim and permanent placements from July 1, 2025, through March 31, 2026.

As a result of sustained outreach efforts, Metro's Point-in-Time count reflects a 39% systemwide reduction in the number of individuals experiencing homelessness over the past two years. Figure 1 in Attachment A shows the quarterly outcomes for the current fiscal year.

Metro engages with riders quarterly through the agency's Pulse Surveys. Addressing homelessness often ranks among the lowest in customer satisfaction, yet it remains a top rider concern. Thanks to ongoing efforts, staff observed consistent improvements in rider satisfaction each quarter. Since 2024, overall satisfaction with Metro's approach to homelessness has increased. Surveys from March 2026 indicate a 9% rise in customer satisfaction related to these efforts, representing a 1% increase since last quarter.

<u>End of Line (EOL) Outreach</u>

HOME deploys swing-shift outreach teams who collect data on the number of PEH exiting the terminating trains at EOL hotspot stations. Staff observed slight changes quarter-over-quarter among the six EOL hotspot stations, which can be seen in the table below. Figure 5 in Attachment A shows the nightly average number (system nightly average across all EOL hotspot stations is 26) of PEH existing EOL hotspot stations from January 1, 2026, to March 31, 2026.

Q2 Nightly Avg		Q3 Nightly Avg	
N Hollywood: 17	Union Station: 19	N Hollywood: 17	Union Station: 16
DT Santa Monica: 29	Atlantic: 17	DT Santa Monica: 34	Atlantic: 19
Pomona: 25	DT Long Beach: 38	Pomona: 24	DT Long Beach: 44

The HOME team has been engaging with EOL cities to establish partnerships to provide resources for people who shelter on Metro. Metro currently has a partnership in Pomona for five beds and has also been coordinating with the City of Long Beach and Supervisorial District 4 since September 2025 to allocate 10 beds for utilization by the Metro outreach teams. Metro's prior contract with the County for 10 beds in Long Beach ended in June 2025, and staff immediately began seeking solutions to ensure resources remain available near the A Line Downtown Long Beach station. For the last two years, Metro MDTs also had access to 25 beds through a partnership with the LA County Chief Executive Office Homeless Initiative (LA CEO-HI) and the Los Angeles Homeless Services Agency (LAHSA). Unfortunately, LAHSA is no longer funding their Welcome Navigation Center, and as of July 1, Metro MDTs no longer have access to the 25 beds. The Care Based Services division will continue its goal of increasing access to resources through partnerships with community stakeholders. As a part of the continued DPS growth, new staff will be onboarded in the coming months and will oversee this effort.

Social Work Internships

Staff has established an internship program within the Care Based Services Division by developing relationships with schools of social work from several universities across LA County. Students are matched with the contracted community-based organizations who deploy multidisciplinary homeless outreach teams across Metro's rail and busway system. Staff provides supervision from a licensed clinical social worker, who ensures field practicum standards are met. From January through March 2026, Metro hosted six social work students from two universities: Azusa Pacific University and California State Long Beach. Helpline Youth Counseling, Christ Centered Ministries, and Union Station Homeless Services hosted the students for their field experience, which concluded in the month of April.

Looking Ahead

Metro MDTs performed very well in the first three quarters, continuing a trend that has shown outcomes continually exceeding expectations year over year. Based on Metro's Point-in-Time count results, the total number of people experiencing homelessness on the rail and busway system declined steadily, from a FY24 range of 1,041-1,092 to 631-684 in FY25. Staff counted again in January 2026 and await the results from LAHSA to determine if the downward trend continues. At the time of this report, the HOME team has received outcome data for the first part of Q4, which continues to look promising. People experiencing homelessness continue to receive housing resources and are enrolled in the HMIS system, helping them connect to safer, more permanent housing solutions.

Metro staff have participated in three San Gabriel Valley COG Committee meetings, particularly around the coordination of homeless outreach efforts at Metro stations within the region. Subsequent meetings with COG representatives have continued to advance these discussions, with a focus on strengthening all regional partnerships and exploring dedicated housing and shelter resources, including beds specifically designated for Metro clients. Additionally, Metro staff presented to the City of Beverly Hills prior to the opening of the D line extension and have continued discussions through ongoing meetings at the leadership and service delivery levels.

EQUITY PLATFORM

Metro's efforts to address homelessness on the transit system through its homeless outreach program directly benefit unhoused individuals in LA County. Using a multi-layered deployment strategy that combines several departments, Metro strategically engages the most disenfranchised members of the community.

Teams are deployed across the entire rail and busway system, allowing them to outreach to regions with dense populations of people experiencing homelessness. By connecting 9,925 individuals to housing resources since 2018, Metro has improved equitable access to housing for many disenfranchised members of the community. Connecting people with housing resources, mental health services, and other essential interventions positively impacts the overall goal of reducing homelessness across Los Angeles and demonstrates Metro's commitment to providing access to opportunities for disenfranchised populations.

VEHICLE MILES TRAVELED OUTCOME

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro's significant investment in rail and bus transit.* Metro's Board-adopted VMT reduction targets align with California's statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. While this item does not directly encourage taking transit, sharing a ride, or using active transportation, it is a vital part of Metro operations, as it provides support for people who seek shelter on Metro. Because the Metro Board has adopted an agency-wide VMT Reduction Target, and this item supports the overall function of the agency, this item is consistent with the goals of reducing VMT.

*Based on population Estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

NEXT STEPS

Staff will continue to report quarterly on homeless outreach activity, outcomes and strategic initiatives that address the presence of people experiencing homelessness on Metro's system.

ATTACHMENT

Attachment A - Additional Data

Prepared by: Craig Joyce, Senior Executive Officer, Special Programs, (213) 418-3008
Brittany Mullins, Senior Director, Homeless Outreach Management and Engagement, (213) 660-7879

Reviewed by: William Scott, Chief of Police and Emergency Management, (213) 922-5448

Stephanie Wiggins
Chief Executive Officer

Attachment A

Additional Data

Figure 1: Metro MDT Fiscal Year Quarterly Outcomes

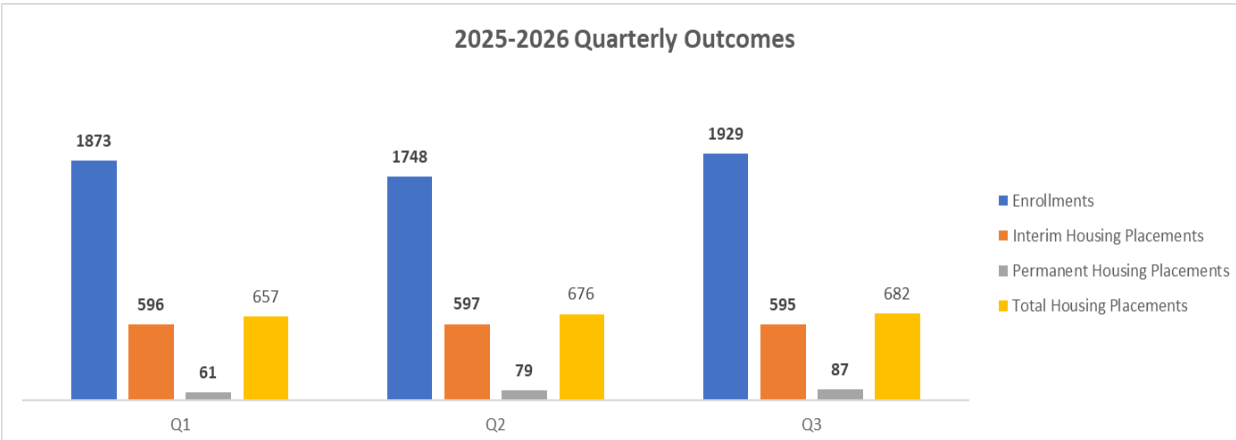


Figure 2: MDT Comparison Outcomes

		METRO MDT	COUNTY MDT	Performance Comparison
2024	INTERIM HOUSING AVG	290	87	233%
	PERMANENT HOUSING AVG	63	22	186%
2025	INTERIM HOUSING AVG	390	107	264%
	PERMANENT HOUSING AVG	62	21	199%
2026	INTERIM HOUSING AVG	298	85	251%
	PERMANENT HOUSING AVG	38	17	118%

Figure 3: Dispersion of Interim Housing Placements

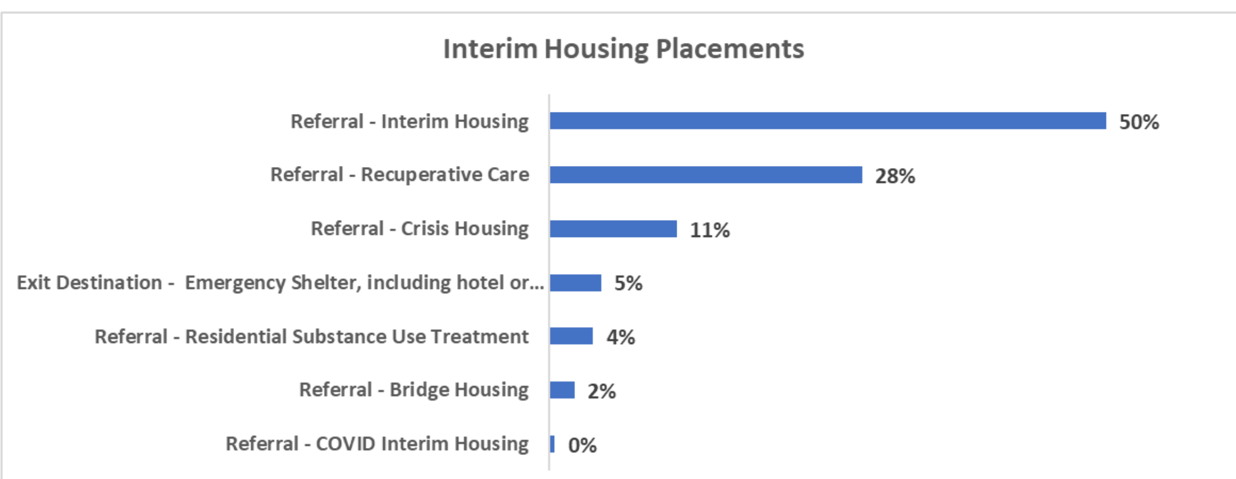


Figure 4: Dispersion of Permanent Housing Placements

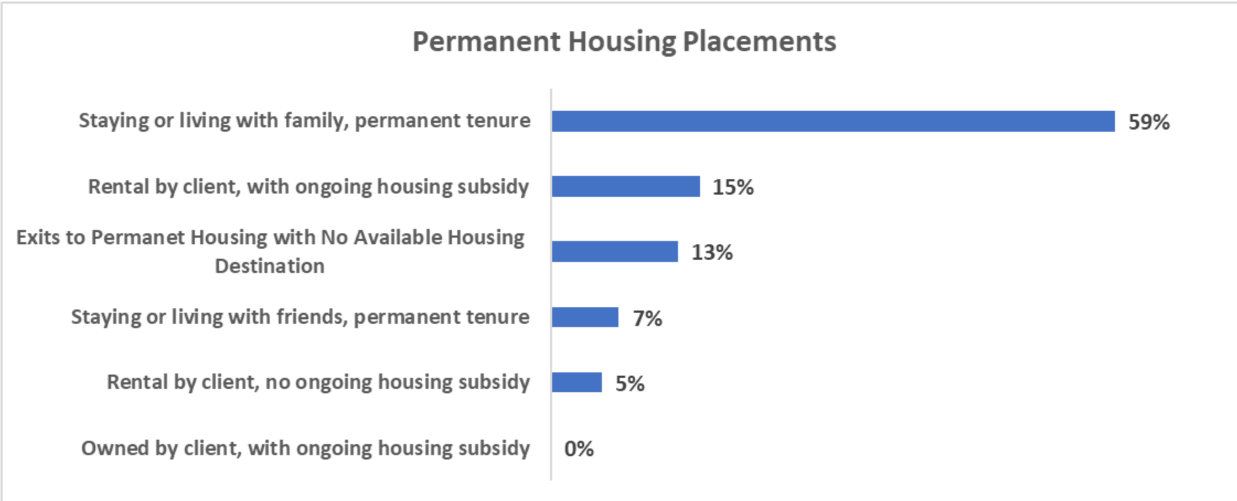


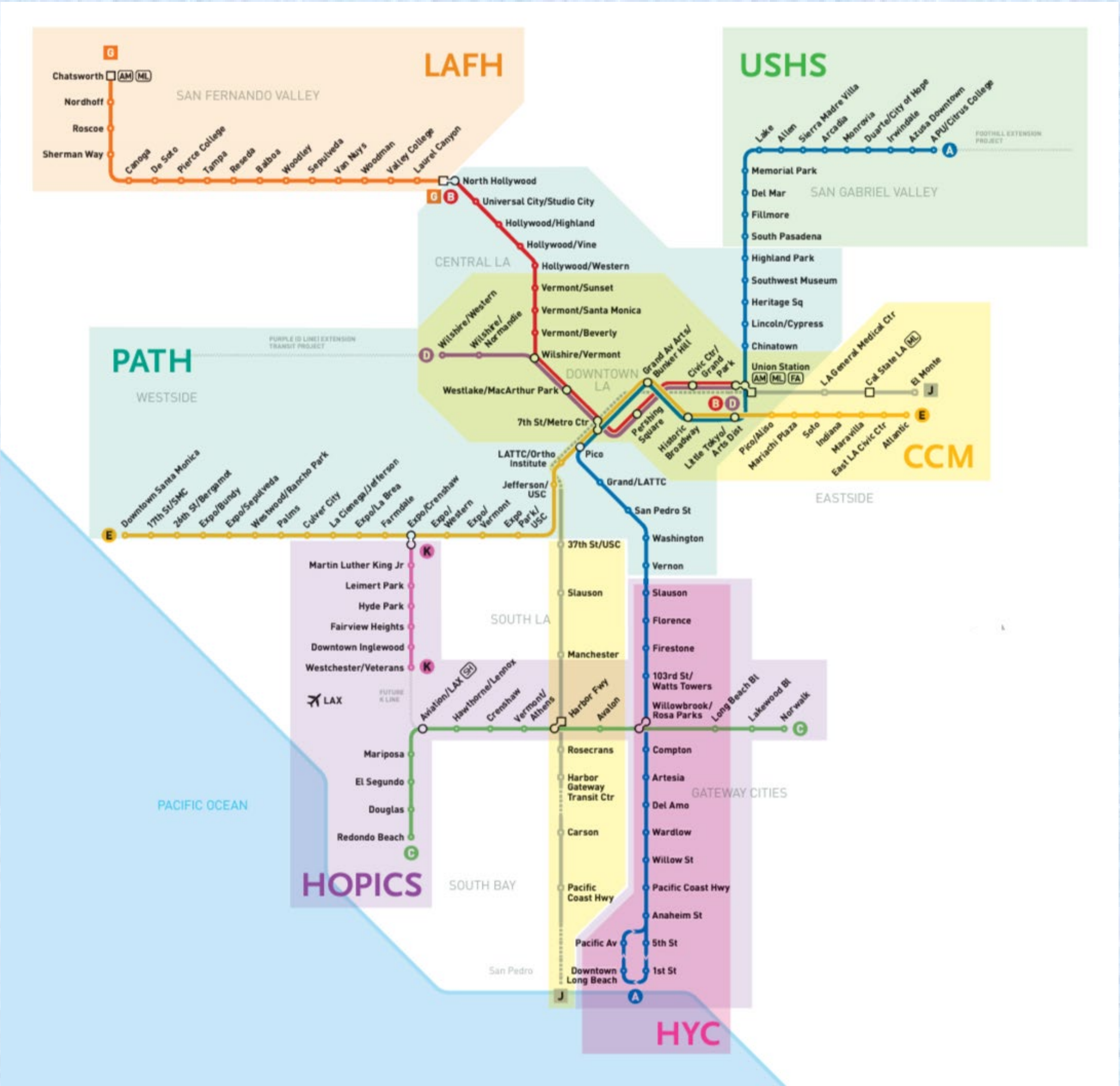
Figure 5: Nightly Average Number of People Exiting Terminating Trains By Month

Metro Homeless Outreach Management & Engagement (HOME)

Quarterly Report
July 2026

HOME Outreach Teams

- Current staffing and deployment
  - 24 total multidisciplinary teams (MDTs)
    - All teams active
  - Deployed across entire rail & busway system seven days/week + 24hr coverage Mon - Fri
- MDTs strategically deployed based on regional knowledge and station data
- 50 Interim beds (all have 24/7 access)



Quarter 3 Performance

Datapoint	Q3 FY25	Q3 FY26
Enrollments	1,864	1,929
Interim Housing Placements	617	595
Permanent Housing Placements	92	87
Total Housing Placements	**709**	**682**

Quarterly Housing Goal	**525**
Quarterly Housing Actual	**682**
Total FY26 Housing Placements	**2,015**
FY26 Annual Housing Goal	**2,100***

***Fiscal Year 2026 Housing Goal increased to 2,100 from FY25 goal of 1,800**

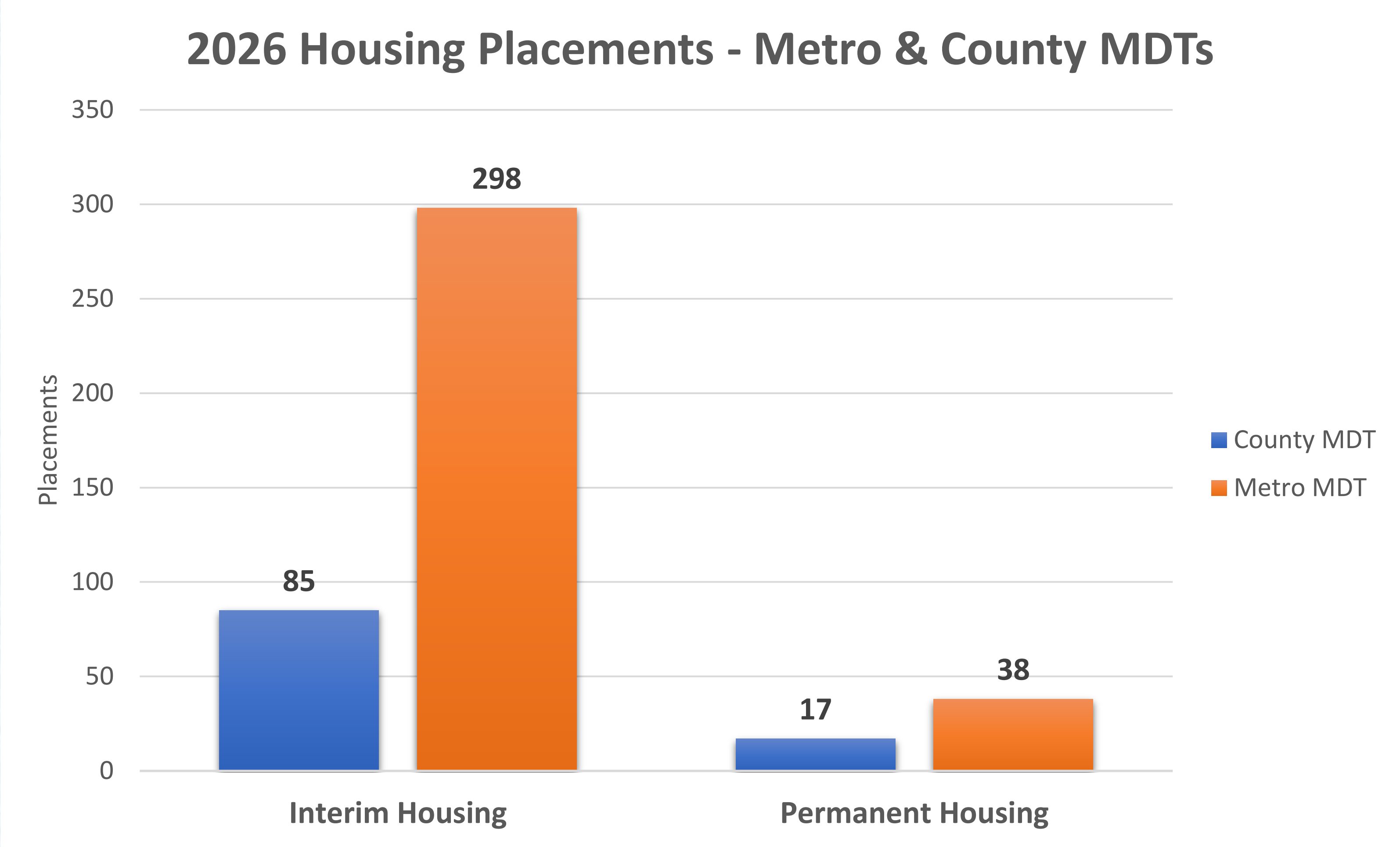
Interim Housing Placement Types:

- Interim Housing (50%)
- Recuperative Care (28%)
- Crisis Housing (11%)
- Emergency Shelter incl. hotel/motel voucher (5%)
- Residential Substance Use Treatment (4%)

Permanent Housing Placement Types:

- Family Reunification (59%)
- Rental w/ subsidy (15%)
- Permanent placement, unspecified (13%)
- Living w/ Friends, perm tenure (7%)
- Rental without subsidy (5%)

Comparing Housing Connections



FY Collective Averages

FY26 Q3 End of Line Activity

Nightly Averages By Station

<u>Q3 Systemwide EOL Averages</u>:

*Exiting EOL stations: **26***

*Exiting each EOL train: **6***

Thank You

Los Angeles County
Metropolitan Transportation
Authority
One Gateway Plaza
3rd Floor Board Room
Los Angeles, CA

File #: 2026-0470, **File Type:** Agreement **Agenda Number:** 36.

EXECUTIVE MANAGEMENT COMMITTEE
JULY 16, 2026

SUBJECT: METRO WORKFORCE HOUSING

ACTION: APPROVE RECOMMENDATION

RECOMMENDATION

CONSIDER:

A. AUTHORIZING the Chief Executive Officer (CEO), or designee, to negotiate and enter into a loan agreement and other related documents ("Loan Documents") with Treehouse Leimert or affiliated entity, a joint venture between Leimert PropCo LLC (Treehouse) and The Apex Collaborative LLC (collectively, "Developer"), to provide up to $25,000,000 in development financing in support of the construction of The Nathaniel, a 97-unit workforce housing development located at 4421-4437 Crenshaw Boulevard, Los Angeles, CA 90043 (the "Project");

B. AUTHORIZING the CEO, or designee, to negotiate and execute a recorded regulatory agreement establishing a Metro employee housing preference for 100% of the Project units, to be acknowledged by the senior lender; and

C. FIND that the Project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (Class 32 - Infill Development) pursuant to the findings in Attachment A.

ISSUE

In May 2025, Metro received an unsolicited proposal from Treehouse to provide a construction loan in support of The Nathaniel, a 97-unit workforce housing development located 500 feet (a 3-4-minute walk) from Metro's Leimert Park K Line Station. Treehouse proposed that in exchange for Metro's investment, 100% of the units at the Project would be subject to a recorded Metro employee housing preference, the first such preference secured by Metro at any housing development. At its January 2026 meeting, the Board approved an Exclusive Negotiation Agreement (ENA) with Treehouse. To advance the Project, staff recommends that the Board authorize the CEO to execute a loan agreement and related documents consistent with the negotiated terms described in this report and authorize a recorded regulatory agreement to secure the employee housing preference.

BACKGROUND

The high cost of housing across Los Angeles County has made it increasingly difficult for Metro's own workforce to live near the system they operate, maintain, and build. As of April 2026, the median home price in Los Angeles County stood at $845,410 (California Association of Realtors, April 2026). Rental costs have followed a similar trajectory: median gross rent in Los Angeles County reached $2,058 in 2024, and Los Angeles County has the highest rate of rent cost burden in the Southern California region (U.S. Census Bureau, American Community Survey 2024 1-Year Estimates, as reported by the Southern California Association of Governments (SCAG), October 2025). Regionwide, 45.8% of Los Angeles County households were cost-burdened in 2024 - spending 30% or more of household income on housing - a rate exceeding both the statewide (39.1%) and national (32.0%) averages (SCAG, 2025).

Many of Metro's frontline employees, like much of the region's essential workforce, fall within the income bands that make finding affordable housing difficult across Los Angeles, and would qualify for income-restricted units. The 2026 LAHD 80% AMI ("lower income") threshold for the City of Los Angeles is approximately $93,280 for a one-person household, $106,640 for a two-person household, and $119,920 for a three-person household. Based solely on individual Metro salary data, approximately 2,000 of Metro's frontline workforce would likely fall within these income bands.

Given Metro's role as one of the region's largest employers and its unique position as a landholder through the joint development program, the Board has identified workforce housing as a strategic tool to address this affordability gap directly for Metro's own employees, ensuring that the people who keep the transit system running are not priced out of the communities they serve. The ability to access workforce housing could also serve as a recruitment tool to attract future employees. Specifically, employer-provided housing is increasingly recognized as a powerful, strategic benefit for attracting and retaining talent, especially in competitive labor markets and high-cost areas.

Why Housing Matters

- **Attracts top talent**: In industries facing labor shortages (e.g., construction, energy, healthcare), offering housing can be a decisive factor. Surveys show that **33% of employees would prioritize housing support over a pay raise**, and **25% would consider switching jobs for better housing** (Source: livinsoft.com <https://www.bing.com/ck/a?!&&p=
);
- **Builds loyalty and retention**: Stable, employer-provided housing signals investment in employees' well-being, fostering long-term commitment. Companies report **lower turnover rates** when housing is offered, as workers feel valued and secure;
- **Improves productivity**: Reducing commute stress, housing search burdens, and relocation hassles allows employees to focus on their work; and
- **Enhances work-life balance**: Proximity to the workplace, affordable rent, and quality amenities help employees manage time and finances more effectively.

Prior Board Actions
At its April 2023 meeting, the Board approved an amendment by Director Solis to Item 8, the board action that adopted strategies to accelerate progress toward Metro's previously established 10,000-unit housing goal, of which at least 5,000 will be income-restricted. The amendment directed staff to

report back on opportunities to designate new housing units for Metro workforce housing through the Metro joint development program or other appropriate mechanisms.

As staff advance Metro's transit-oriented communities' goals, including the target of developing 10,000 housing units, projects developed on Metro property are generally structured with a mix of subsidies, including grants from local and state governments and tax credits, to ensure units are reserved for low- and very-low-income households. Because of this deal structure, Metro is not able to reserve units for its own workforce: tax credit and other forms of commonly-used public financing requirements prohibit employer-restricted occupancy (with limited exceptions, i.e. for public school teachers).
As a result, despite ongoing interest in advancing this policy objective, Metro has to date been unable to incorporate workforce housing units into any of its joint development projects. The Project is therefore proposed as an opportunity to test the concept and evaluate the benefits of a workforce housing preference: if this approach proves successful and generates strong interest from Metro employees, staff could pursue similar workforce housing preferences at future developments.

The Nathaniel Metro Workforce Housing Project
Treehouse was founded by Prophet Walker, who has developed or managed the construction of more than 800 housing units and over $350 million in multifamily, retail, industrial, and mixed-use assets. The Apex Collaborative is led by Tyler Monroe and Brian D'Andrea, who collectively have over four decades of experience developing over 5,500 housing units.

In May 2025, Treehouse submitted an unsolicited proposal to Metro under the agency's Unsolicited Proposals Policy, proposing a 100-unit development at 4427 Crenshaw Boulevard, near the Leimert Park K Line Station, with 80 units proposed to be restricted to households earning 30-80% of AMI and reserved primarily for Metro employees in exchange for $25 million of loan financing. Through subsequent negotiations between Metro and the Developer, the unit count was refined to 97 units dedicated for Metro employees, as reflected throughout this report.

The Joint Development Unsolicited Proposals focus solely on projects on Metro-owned property. Because the Project is not on Metro property, it is proceeding through the Unsolicited Proposals process in the Office of Strategic Innovation, and because the request is in excess of $10 million, it qualifies as a "landmark" proposal requiring Board
Consultation at key milestones post Phase One.

As a result, at its July 2025 meeting, the Board received and filed the Landmark Unsolicited Proposal submitted by Treehouse for the Project and authorized the CEO to proceed with a Phase Two evaluation of the Landmark Unsolicited Proposal to develop Metro Workforce Housing adjacent to the Leimert Park K Line Station.
In January 2026, following completion of the Phase Two evaluation, the Board authorized the CEO to enter into an ENA with Treehouse. The Phase Two evaluation identified five key issues for negotiation - developer fees, treatment of sunk costs, Metro's preferred financing structure, the form of Metro's investment, and proposed unit rents relative to market as issues to resolve during the ENA period.

The Proposed Project

In 2021, the Developer filed an entitlement application with the City of Los Angeles for a mixed-use project at 4421-4437 S. Crenshaw Blvd. As originally proposed, the Project, with density bonus, was a 93-foot-tall mixed-use building with 89,694 square-feet of Floor Area, including 100 dwelling units, 1 accessory dwelling unit, and 10,439 square feet of commercial space at the ground floor and roof level. In June 3, 2022, the City determined that the developer's then-proposed development qualified for a Class 32 CEQA exemption and approved the Project, including the density bonus (Case Nos. DIR-2021-7732-TOC-DRB-SPPHCA / ENV-2021-7733-CE).

Since the City's determination, the proposed development has changed in the following ways: the number of residential units has been reduced from 100 to 97, the number of studio units has been reduced, the number of 1- and 2-bedroom units has been increased, there are no longer any 3- or 4-bedroom units, the commercial space and the vehicle parking have been eliminated, and the building height and number of stories have both been reduced. Developer intends to re-entitle the Project with the City to reflect these changes.

Leimert Park Location
The Project presents an advantageous location for the proposed workforce housing pilot due to its proximity to the Leimert Park Station, and its position within Metro's rail network. The proposed development is located near three rail divisions and one bus division: Division 16 (K Line), Divisions 14 and 21 (E Line), and Bus Division 5. A total of approximately 1,143 Metro employees are assigned to or support these divisions, including bus drivers, other frontline staff, and custodial, facilities maintenance, and mechanical/way maintenance personnel.

Beyond this concentration of frontline staff, the station's position in the rail network also provides broader connectivity benefits. The K Line's northern terminus at Expo/Crenshaw Station provides an existing transfer to the E Line and, by extension, one-transfer access to Downtown Los Angeles and the broader east-west rail corridor. Proximity to the station would also give resident employees a realistic option to live car-free, and the resulting transportation cost savings would further contribute to household financial stability.

Because the loan for the Project is structured as a long-term agreement, the long-term evolution of Metro's rail network is directly relevant to the value of this location for resident employees. This locational benefit would increase when the K Line Northern Extension ("KNE") advances in the future. KNE is currently in the environmental review phase and, when approved and funded, would extend the K Line underground from Expo/Crenshaw to the D Line at Wilshire Boulevard and the B Line at Hollywood/Highland Station. Should KNE be completed as proposed, residents of a workforce housing development at Leimert Park Station would gain efficient access to three of Metro's six rail lines, a level of system connectivity not currently available at most other Metro station sites.

The neighborhood surrounding Leimert Park has undergone significant demographic change over the past two decades. Rent burden, defined by the U.S. Department of Housing and Urban Development as spending more than 30% of household income on rent and utilities, has been a persistent and worsening condition in the neighborhoods surrounding the Project site. 64% of residents in Leimert Park, View Park-Windsor Hills, Baldwin Hills/Crenshaw, and West Adams neighborhoods are considered rent burdened by this measure. With over 90% of occupied housing in the immediate area renter-occupied, most residents are directly exposed to this cost pressure.

A workforce housing development anchored by an income-restricted, employee-preference structure would provide a countervailing source of housing stability for Metro employees in an area at the center of the Metro system that is experiencing significant cost escalation

DISCUSSION

Over the past six months, Metro has vetted and further negotiated the proposed deal terms, which are described further below.

Proposed Terms

The total development cost for the Project is currently estimated at approximately $55.8 million. Metro's contribution would represent approximately 45% of total development cost. Metro's construction financing would be disbursed over a 3 year period. Metro would receive priority repayment of its loan principal and accrued interest at a disposition event, ahead of Treehouse's return of capital. Key proposed terms include:

- **Loan amount**: up to $25,000,000, subordinate to senior construction and permanent financing.
- **Interest Rate**: 3% simple interest, accruing during construction
- **Term**: 55 years from issuance of the certificate of occupancy, matched to the term of the regulatory agreement. Outstanding balance and accrued interest due and payable at maturity.
- **Revenue Sharing:** Split of residual receipts, refinancing proceeds, and disposition proceeds: 60% to Metro / 40% to Treehouse.
- **Developer Fee:** $2,500,000 (approximately 4.6% of total development cost, aligned with industry practice)
- **Sunk Costs:** Approximately $12,049,000 in predevelopment and land-carry costs incurred to date, the Developer has agreed that costs not reimbursable from Project financing sources will be covered by Sponsor capital or other non-Metro sources, rather than from Metro's loan proceeds.
- **Units:** 97 units, comprised of 9 studios, 65 one-bedroom units and 23 two-bedroom units.
- **Affordability Restrictions:** 100% of units restricted at 80% AMI. Underwriting reflects rents at the lesser of the 80% AMI rent or a minimum 10% discount to market as established by market study (current average discounts: ~10.6% for 1BR units and ~10.1% for 2BR units). The regulatory agreement will include a "hold harmless" mechanism to preserve debt-sizing assumptions in the event future AMI adjustments or market shifts would otherwise reduce rents below underwritten levels. Up to 20% of units may be made available to households at up to 120% AMI (moderate income) if additional philanthropic capital can be raised to offset the impact of the forfeiture of the welfare property-tax exemption on the senior loan.
- **Employee Eligibility:** Actual eligibility for the Project's units would depend on household size and total household income, including any income earned by other adult household members, and would be determined during the formal application process.
- **Administration of Metro Employee Lease-Up Preference:** Waitlist maintained by the property manager at the property level, with Metro access and regular reporting. Metro shall confirm employment status/eligibility; the property manager handles income qualification and

background screening. When a unit becomes available, Metro would have a defined identification window (up to 30 days) to refer income-qualified employees before the unit may be offered to the general public, consistent with the recorded regulatory agreement, which would be acknowledged by the senior lender.

- **Monitoring and Audits:** Metro would establish an ongoing monitoring program for the Project, including annual documentation and periodic audit of compliance with the employee housing preference and affordability restrictions.
- **General Plan/Zoning Consistency**: The project, as re-entitled, must be consistent with the City's existing applicable general plan designation, general plan policies, zoning designation and zoning regulations.
- **Regulatory Compliance Measures**: The project, as re-entitled, must comply with all applicable City of Los Angeles Regulatory Compliance Measures, including without limitation RC-AQ-1 (Demolition, Grading and Construction Activities), RC-GEO-1 (Seismic); and RC-N0-1 (Demolition, Grading, and Construction Activities).

<u>Considerations</u>

Staff identified the following considerations during negotiation of the proposed terms:

- **Subordination risk.** Consistent with traditional real estate finance structures, the Project's institutional senior lender will likely require that Metro's loan, and the recorded employee housing preference restricting a portion of units to Metro's workforce, be subordinated to the senior lien. This is standard practice for a construction/permanent loan stack and reflects the senior lender's priority claim on the property in exchange for the Project's debt financing.

  To mitigate the risk this subordination poses to Metro's programmatic interest, staff will condition Metro's loan on the senior lender's written acknowledgment of Metro's workforce housing preference, ensuring the preference program is recognized as an operating requirement of the Project throughout the life of the loan. As a result, the risk of impairment to Metro's preference program would only materialize in the event of a default or foreclosure by the Developer - an outcome in which the senior lender could, in enforcing its rights, extinguish subordinate interests, including Metro's loan and the recorded preference.

  To protect Metro's interest in this scenario, staff will seek to include, as part of the final loan agreement, a right for Metro to step into the property management role in the event of default or foreclosure. This would allow Metro to assume operational control of the Project, including preservation of the workforce housing preference, rather than relying solely on the senior lender to maintain that programming after taking possession. In addition to the step-in right, staff will explore negotiating a right of first refusal or right of first offer in favor of Metro, allowing Metro the opportunity to acquire the Project, or the senior lender's interest in the Project, in the event of a proposed sale, a Developer default, or foreclosure. Unlike the step-in right, which would allow Metro to assume operational control while preserving its workforce housing preference, a purchase right would provide Metro a path to permanent ownership of the asset, offering a stronger long-term safeguard for the Project's affordability and workforce housing programming.

- **Financial Subsidy.** Many of the affordable housing developments Metro pursues through its Joint Development program require significant subsidy from both Metro, commonly in the form of discounted or donated ground lease value, and other public funding sources, including state housing programs and federal low-income housing tax credit equity, in order to achieve financial feasibility. Metro has helped offset this gap by discounting the value of the land contributed to each Joint Development project. These projects typically do not generate a return for Metro until they are refinanced or sold. On a per-unit basis, this Project development proposes a higher than average per-unit financial contribution from Metro in comparison to traditional Joint Development projects. Based on an underwriting analysis prepared by Keyser Marston Associates, the Project’s $28.0 million total public subsidy contribution (a $25,000,000 Metro loan and an approximately $3,000,000 state appropriation) equates to approximately $288,660 per unit subsidy ($257,731 of Metro per-unit contribution), compared to standard tax -credit financed affordable housing projects, which frequently require significantly more public subsidy per unit. While Metro’s average per-unit financial contribution of approximately $50,744 per unit (primarily in the form of discounted ground rent) for general affordable housing projects is less than the proposed contribution to this Project, due to their tax-credit financing structure, those projects are unable to facilitate dedicated workforce housing for Metro employees. In addition, based on the Project’s pro-forma and negotiated partnership structure, 55 years into the project, Metro’s earnings would have a net present value of $7.2M.

DETERMINATION OF SAFETY IMPACT

Approval of this item would have a positive impact on the safety of Metro's workforce. By providing housing options within walking distance of the workplace, the Project would reduce employees' reliance on vehicle commutes, thereby potentially mitigating their exposure to traffic-related accidents and other commute-related safety risks.

FINANCIAL IMPACT

Adoption of the recommended actions would commit up to $25,000,000 in Metro funds toward the Project. No funds would be expended during the current fiscal year; disbursements would begin in FY2028 (starting July 2027), and the initial payment will be included in next year's proposed budget. Because this is a multi-year funding commitment, the Chief People Officer will budget over the remaining term. Future payments will be funded through the respective departmental cost centers based on anticipated services, and Cost Center Managers will be responsible for budgeting funds in future fiscal years.

Impact to Budget
The source of funds for this action will be the General Fund, likely joint development lease and advertising revenues. These fund sources are eligible to fund bus and rail operations.

EQUITY PLATFORM

The Project advances Metro’s Equity Platform by potentially delivering income-restricted workforce

housing in a high need, transit-rich area to support economic stability for lower-income Metro employees earning not more than 80% of AMI.
The project also aligns with Metro's place-based equity approach by directing investment into a community with documented environmental and health vulnerabilities, including an average CalEnviroScreen score of 76 and widespread designation as disadvantaged under state and regional indices. Consistent with Metro's Equity Platform principles of meaningful outcomes and community benefit, the proposed workforce housing model seeks to reduce displacement risk, shorten commutes for qualified lower wage workers, and reinforce the long-term benefits of transit investment for historically marginalized communities. Key areas for consideration during the next phase include developing a process necessary to ensure equitable access to workforce housing for eligible employees, ensuring alignment with Metro's commitments to racial equity, accessibility, and inclusive economic opportunity.

VEHICLE MILES TRAVELED OUTCOME

Vehicles Miles Traveled (VMT) and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro's significant investment in rail and bus transit.* Metro's Board-adopted VMT reduction targets align with California's statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. This item supports Metro's systemwide strategy to reduce VMT by supporting a housing development in a high need, transit-rich area near the Leimert Park K Line Station encouraging transit ridership, ridesharing, and active transportation. Metro's Board-adopted VMT reduction targets were designed to build on the success of existing investments, and this item aligns with those objectives.

*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposal addresses numerous Vision 2028 goals, including:

- Goal 3.2 (Transit Oriented Communities): The Project will enable Metro to "implement effective solutions" to address "quality of life issues, such as equity, economic opportunity, gentrification, displacement, affordable housing."
- Goal 3.3 (Genuine Engagement): The Proposer has indicated that there has been robust community engagement in the advancement of the Project, which has built upon numerous other outreach efforts in the surrounding community.
- Goal 4.1 (Community Development): The Project will enable Metro to "implement effective solutions" to address "quality of life issues, such as equity, economic opportunity, gentrification, displacement, affordable housing" to support the goals of the Vision 2028 Plan.
- Goal 5.2 (Good Public Policy and Fiscal Stewardship): The Project carefully leverages Metro funding to provide an essential benefit to Metro employees.

- Goal 5.5 (External Partnerships): The project expands Metro's capacity to work with 'nontraditional business partners' to develop a new workforce housing product.
- Goal 5.7 (Workforce/Affordable Housing): The project will create income-restricted homes with a preference for Metro employees to "build and nurture a diverse, inspired, and high performing workforce".

ALTERNATIVES CONSIDERED

The Board could choose not to approve moving forward with this workforce housing development and instead direct staff to decline to advance the Landmark Unsolicited Proposal to implementation. Staff do not recommend this alternative, as it would forgo a unique workforce housing opportunity aligned with Metro's workforce housing goals at a scale and location that aligns with Metro's needs.

The Board could alternatively direct staff to pursue one or more Request For Information (RFI)-identified projects in lieu of the Project. In parallel to the ENA negotiations, Metro issued a RFI in December 2025 to the broader housing development community to gauge interest in alternative approaches to an employee housing set-aside program. Metro received 11 responses identifying 19 discrete projects, collectively containing approximately 2,438 units, of which approximately 1,785 units could potentially be made available to income-qualifying Metro employees. Of these, only nine projects match the Project's scale (more than 95 units), and only six are located adjacent to a Metro rail station rather than a bus-only site. Only two projects meet both thresholds: a 295-unit project at 2300 S. Hill Street adjacent to the Grand/LATTC Station (A Line), and a 271-unit project at 225 S. Grand Avenue adjacent to the Grand Ave Arts/Bunker Hill Station (A Line), both proposed for acquisition by the Housing Authority of the City of Los Angeles. Neither offers the same level of connectivity to Metro's operations and maintenance facilities as the Project. In addition, other responses proposed a master lease structure rather than fee ownership or a long-term ground lease with equity participation. Under a master lease, Metro would secure unit set-asides for employees but would hold no ownership interest in the property and would have no ability to recoup or share in any appreciation of its investment over time. This structure does not align with Metro's objective of building potential long-term equity through its workforce housing investments. Staff do not recommend pursuing an RFI-identified project as a substitute at this time, as none combines the Project's specific transit connectivity profile and ownership structure with its scale. Should this opportunity prove successful, staff notes that pursuing RFI-identified projects and other options remain available to Metro as a complementary, non-exclusive path to expand workforce housing beyond this Project.

NEXT STEPS

The Project has cleared CEQA review via categorical exemption. Should the Loan Agreement be authorized, staff will finalize and execute the loan documents and the recorded regulatory agreement establishing the Metro employee housing preference. The Developer will not require any additional source of public subsidy and will proceed to secure a construction loan from a conventional lender. The Developer anticipates completing any remaining ministerial reviews and finalizing design within 12 months of Metro's approval, with a groundbreaking targeted for Summer/Fall 2027 and construction expected to take approximately two to two-and-half years.

ATTACHMENTS

Attachment A - CEQA Findings
Attachment B - Frequently Asked Questions

Prepared by: Marcel Porras, Deputy Chief Innovation Officer, Deputy Chief Innovation Officer, (213) 922-4605

Reviewed by: Seleta Reynolds, Chief Innovation Officer (213) 418-3034
Dawn Jackson-Perkins, Chief People Officer (213) 418-3166
Nicole Englund, Chief of Staff (213) 922-7950

Stephanie Wiggins
Chief Executive Officer

Attachment A

CEQA FINDINGS FOR CATEGORICAL EXEMPTION

In approving Developer's application for entitlements for the Project, the City determined that the Project as originally proposed qualified for a categorical exemption under CEQA Guidelines Section 15332 (Class 32 - Infill Development). The recent changes to the Project have either had no impact on or lessened the intensity of use of the Project. We have reviewed the information and reports previously provided to the City to evaluate the suitability of a Class 32 Exemption for the proposed action and conclude that the exemption applies.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

a. The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is located within the West Adams - Baldwin Hills - Leimert Community Planning Area and is designated for Community Commercial, with corresponding zones of CR, C1 .5, C2, C4, R3, R4, RAS3, and RAS4 zones. The site is zoned C2-2D-SP and located in the Subarea E of the Crenshaw Corridor Specific Plan.

The City found that the Project as originally proposed (a nine-story, 93-foot-tall mixed-use building with 89,694 square-feet of Floor Area, including 100 dwelling units, 1 accessory dwelling unit and 10,439 square feet of commercial space at the ground floor and roof level on an approximately 20,639 square foot lot, and with 15 automobile spaces on-site and one hundred and fifty-eight (158) bicycle parking spaces) was consistent with the applicable West Adams - Baldwin Hills - Leimert Community Planning Area designation and policies and all applicable zoning designations and regulations.

Developer intends to seek modifications to the entitlements previously received from the City that would conform to the current proposal, which would reduce the number of units, eliminate the commercial component, eliminate vehicle parking, and reduce the height of the Project. However, the proposed deal terms include a requirement that the Project as re-entitled be consistent with the City's existing applicable general plan designation, general plan policies, zoning designation and zoning regulations. Accordingly, this criterion is met.

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site consists of a level, rectangular site measuring 1.105 acres and is wholly within the City of Los Angeles. The property adjacent to the north is zoned C2-2D-SP and is developed with a single-story, commercial building. Properties to the east across Crenshaw Boulevard are zoned C2-1-SP and are developed with single-story commercial buildings. The property adjacent to the south is zoned C2-2D-SP and is paved with a commercial parking lot. Properties to the west across the alley include a parking lot serving nearby commercial uses and a multi-family residential building.

c. The Project site has no value as habitat for endangered, rare or threatened species.

The subject site is currently developed with a commercial structure proposed to be demolished. Further, the subject site is surrounded by existing commercial and residential properties, and there are no existing trees on the subject site. Therefore, the subject site is not, and has no value as a habitat for endangered, rare, or threatened species.

d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

As originally approved by the City, the Project was subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. More specifically, RCMs include, without limitation:

- Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:

    - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
    - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
    - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
    - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
    - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
    - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

   - Trucks having no current hauling activity shall not idle but be turned off.

- Regulatory Compliance Measure RC-GEO-1 (Seismic): The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

- Regulatory Compliance Measure RC-N0-1 (Demolition, Grading, and Construction Activities): The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

Compliance with these RCMs will reduce any potential impacts to less than significant and will ensure the Project will not have significant impacts on noise and water. The proposed deal terms require that the Project, as re-entitled, must comply with these RCMs.

As noted in the Los Angeles Department of Transportation (LADOT) Assessment form dated December 14, 2021, the Project as originally proposed would not exceed the threshold criteria established by the LADOT for preparing a traffic study, and thus would not have any significant impacts to traffic. As revised, the Project would have fewer units than originally proposed, eliminate the commercial component, and eliminate vehicle parking, all of which would reduce vehicle trip generators and thus further reduce the Project's vehicle miles traveled and impacts to traffic.

The City also found that the originally proposed project would not have significant impacts on air quality based on interim thresholds were developed by the Los Angeles Department of City Planning staff based on California Emissions Estimator Model (CalEEMod) runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The revised Project's reduction of vehicle trip generators would further reduce operational air quality impacts.

Accordingly, the proposed action would not result in any significant effects relating to traffic, noise, air quality, or water quality

e. The site can be adequately served by all required utilities and public services.

The Project site is currently developed. The City previously found that the Project would be adequately served by all public utilities and services given that the Project is in a highly urbanized area with existing utilities and public services and is on a parcel zoned for the proposed use and density. The revised Project reduces the number of units and eliminates the commercial component, further reducing demand for utilities and public services. Accordingly, this criterion is met.

For all of the above reasons, the proposed action would meet the requirements of the Class 32 Exemption.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

a. Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

Staff has identified two projects of the same type within a 500-foot radius of the Project site:

- Crenshaw Lofts: Recent construction of a residential building including 195 rental units and 110 parking spaces within seven-story building. Construction fully complete.

- 4345-4357 S. Crenshaw Affordable Housing: Proposed project includes a five-story mixed-use development containing 56 multi-family residential dwelling units situated above 1,961 square-feet of ground floor restaurant and a 11-stall automobile parking facility.

Construction of the Crenshaw Lofts project is already complete. The proposed 4345-4347 S. Crenshaw project is smaller than the proposed Treehouse Project. The development schedule of that project, if it were to be approved, is unknown, though there is a potential that the construction schedules of the two projects could overlap. However, there is no evidence that the impacts of constructing the two projects concurrently would be cumulatively significant. There is also no evidence that these three residential buildings, located in a highly urbanized area, would have any operational impacts that would be cumulatively significant

b. Significant Effect Due to Unusual Circumstances. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project is for the construction of a residential building with 97 dwelling units. All surrounding properties are developed with commercial and residential buildings. There are no known unusual circumstances which may lead to a significant effect on the environment.

c. Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon

State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 22 miles from the subject site. Therefore the subject site will not create any impacts within a highway designated as a state scenic highway.

d. Hazardous Waste Sites. *A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site within a 1,000-foot radius of the subject site, is identified as a hazardous waste site.

e. Historical Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource*

The project site is developed with a commercial property and has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's Historic Places LA website or Survey LA, the citywide survey of Los Angeles. Neither the State nor the City have chosen to treat the site as a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historical resource and this exception does not apply.

FREQUENTLY ASKED QUESTIONS

Workforce Housing Development

Project	97-unit workforce housing development
Location	4421–4437 Crenshaw Boulevard, Los Angeles, CA 90043
Transit access	500 feet / 3–4 minute walk to Leimert Park K Line Station
Metro's action	$25,000,000 construction loan
Employee benefit	100% of units carry a recorded Metro employee housing preference
Affordability	All units restricted at 80% AMI
Unit mix	9 studios · 65 one-bedrooms · 23 two-bedrooms
Loan terms	55 years; Metro receives 60% of residual receipts, refinancing, and disposition proceeds
Groundbreaking	Targeted Summer / Fall 2027
Developer	Treehouse + The Apex Collaborative

WHY THIS LOCATION

Why Leimert Park Station specifically?

Proximity to Metro operations facilities. The Project presents an advantageous location for the proposed workforce housing pilot due to its proximity to the Leimert Park Station, and its position within Metro's rail network. The proposed development is located near three rail divisions and one bus division: Division 16 (K Line), Divisions 14 and 21 (E Line), and Bus Division 5. A total of approximately 1,143 Metro employees are assigned to or support these divisions, including bus drivers, other frontline staff, and custodial, facilities maintenance, and mechanical/way maintenance personnel.

Existing system connectivity. The station is near the K Line's northern terminus at Expo/Crenshaw, which provides an existing transfer to the E Line and one-transfer access to Downtown Los Angeles and the broader east-west corridor.

Future connectivity via the K Line Northern Extension. Given the 55-year term of this agreement, future system expansion is a relevant consideration in evaluating long-term value. The KNE is currently in environmental review, and when completed, would extend the K Line underground from Expo/Crenshaw to direct transfers with the D Line at Wilshire Boulevard and the B Line at Hollywood/Highland. When the KNE moves forward, Metro employee residents would gain access to three of Metro's six rail lines, a level of connectivity not currently available at most other Metro station sites.

THE EMPLOYEE BENEFIT

Who is eligible to live at The Nathaniel?

Any active Metro employee whose household income is at or below 80% of Area Median Income (AMI) for Los Angeles County would be income-eligible. Staff estimates that approximately 2,000 Metro frontline employees would likely qualify.

How does the employee housing preference work in practice?

The employee preference will be secured through a recorded regulatory agreement that runs with the land. The mechanism works as follows:

- Upon completion of the agreement, Metro will open an interest list for employees.
- Pre-leasing and promotion to active Metro employees begins six months before project completion.
- When a unit becomes available (at initial lease-up or upon vacancy), Metro has a defined identification window (up to 30 days) to refer an income-qualified employee to the unit.
- If no eligible employee is referred within that window, the unit may be offered to the general income-qualifying public.
- Metro maintains access to the waitlist and receives regular reporting from the property manager to track employee occupancy and upcoming vacancies.

Income qualification and background screening will be handled by the property manager. Metro's role is to confirm employment status and refer eligible employees from its maintained waitlist.

What is the financial benefit to Metro employees who live there?

Rents at The Nathaniel would be set at the lesser of the 80% AMI rent or a minimum 10% discount to comparable market-rate rents in the immediate area. Beyond the rent savings, the project's location gives employees a realistic path to living car-free, further contributing to household financial stability.

METRO'S INVESTMENT

Does Metro get repaid?

Metro's loan is structured as a residual receipts loan, meaning annual distributions to Metro come from cash flow remaining after operating expenses and senior debt service are paid. Annual distributions are expected to be modest during the stabilized operating period.

Metro's strongest path to full repayment of its principal and accrued interest, along with its 60% share of any appreciation in the property's value, is at a refinancing or disposition event. Over 55 years, Metro's projected distributions have a net present value of $7.2 million.

RISK MANAGEMENT

What happens to Metro's preference if the Developer defaults or the property is foreclosed?

The senior lender will hold first lien position on the property, consistent with standard real estate finance practice. Metro's loan and the recorded employee housing preference will be subordinate to the senior lender's claim. In the event of a developer default followed by foreclosure, the senior lender could, in enforcing its rights, extinguish subordinate interests. Staff will seek two specific protections in the final loan agreement to address this risk:

- **Step-in right.** Metro will seek a right to assume the property management role in the event of default or foreclosure, allowing Metro to maintain operational control and preserve the workforce housing preference even if the senior lender takes possession.

- **Right of first refusal / first offer.** Metro will seek a purchase right allowing it to acquire the project, or the senior lender's interest in the project, in the event of a proposed sale, a developer default, or foreclosure.

Why is Metro acting as the first investor, before a senior lender is committed?

Board authorization of the loan agreement is the necessary first step that enables the developer to approach conventional lenders with a committed capital stack.

The developer does not anticipate requiring any additional source of public subsidy beyond Metro's loan and the state appropriation already identified.

How is Metro's loan protected during construction?

Metro's loan documents will include standard construction-period protections, including milestone-based disbursement conditions, rights to inspect the project and review draw requests, and cure rights in the event of a developer default.

How do we know that the senior lender will honor Metro’s housing preference?

Staff will condition Metro's loan on the senior lender's written acknowledgment of Metro's workforce housing preference, ensuring the preference is recognized as a continuing operating requirement of the project throughout the life of the loan.

POLICY & PROCUREMENT

Why can't Metro just include workforce housing units in its existing Joint Development projects?

Metro's existing Joint Development projects are financed using federal low-income housing tax credits (LIHTC) and other public subsidy tools, which prohibit employer-restricted occupancy. A developer cannot legally require that LIHTC-financed units be reserved for employees of a specific employer, with very limited exceptions that do not apply to transit agencies.

As a result, despite the Board's 2023 direction to pursue workforce housing options through the Joint Development program, Metro has been unable to incorporate an employee preference into any of its existing joint development projects. The Nathaniel is located on private land, does not use federal tax credits, and is therefore not subject to those restrictions.

The Nathaniel

Workforce Housing Loan Agreement

WHAT IS THE NATHANIEL?

A proposed 97-unit, 100% income-restricted apartment community — and Metro's first workforce housing development.

Location: 4421–4437 Crenshaw Boulevard — 500 feet from Metro's Leimert Park K Line Station.

Developer:
Treehouse + The Apex Collaborative

Entitlement:
Entitled; CEQA categorical exemption (Class 32 Infill)

Employee preference:
100% of units reserved for Metro employees first — recorded for 55 years.

Affordability:
All 97 units restricted at 80% AMI.

Timeline:
Groundbreaking Summer/Fall 2027 · 2-2.5 years of construction.

9 Studios

65 One-Bedrooms

23 Two-Bedrooms

WHY WORKFORCE HOUSING MATTERS

Employer-provided housing is an increasingly powerful, strategic benefit for attracting and retaining talent.

Attracts Top Talent

In labor markets facing shortages, offering housing can be a decisive factor in recruiting frontline workers.

33% of employees would prioritize housing support over a pay raise; 25% would switch jobs for better housing.

Builds Loyalty & Retention

Stable, employer-provided housing signals investment in employees' well-being and fosters long-term commitment.

Companies offering employer housing report lower turnover, as workers feel valued and secure.

Improves Productivity

Reducing commute stress, housing search burdens, and relocation hassles allows employees to focus on their work.

Rail proximity gives resident employees a realistic car-free commute to Metro's operations divisions.

Enhances Work-Life Balance

Proximity to the workplace, affordable rent, and quality amenities help employees manage time and finances.

Car-free commute savings further contribute to resident employees' household financial stability.

Source: livinsoft.com; The Nathaniel Board Report, July 2026.

BENEFITS OF PILOT WORKFORCE PROJECT NEAR LEIMERT PARK STATION

Three factors unique to this location justify it as the site for Metro's first workforce housing pilot.

Proximity to Metro Operations

The site sits near three rail divisions and one bus division — Division 16 (K Line), Divisions 14 & 21 (E Line), and Bus Division 5 — home to ~1,143 Metro employees.

Existing System Connectivity

The station's proximity to the K/E Line transfer at Expo/Crenshaw gives residents one-transfer access to Downtown LA and the broader east-west corridor today.

K Line Northern Extension

When complete, KNE adds underground transfers to the D Line (Wilshire Blvd) and B Line (Hollywood/Highland) — three rail lines, no above-ground transfers. Unique in Metro's JD pipeline.

POLICY & PROCUREMENT

Why Can't Metro Use JD Projects?

LIHTC regulations prohibit employer-restricted occupancy in tax-credit-financed housing. This prevents Metro from reserving Joint Development units for its own employees — with very limited exceptions that do not apply to transit agencies.

The Nathaniel is on private land and uses no LIHTC financing, making it the first legal pathway to an agency-wide employee preference.

How Was This Project Vetted?

May 2025	Unsolicited proposal received from Treehouse
Jul 2025	Board authorizes Phase 2 supplementary review
Dec 2025	RFI issued — 11 responses, 19 projects, ~2,438 units
Jan 2026	Board authorizes Exclusive Negotiation Agreement
Jan–Jun 2026	Continued vetting and negotiations
Jul 2026	Board authorization requested

RFI RESPONSE SUMMARY

19	9	6	2	0
Total projects identified	Meet 95+ unit scale threshold	Adjacent to a Metro rail station	Meet BOTH thresholds (HACLA)	Match Leimert Park ops connectivity

THE EMPLOYEE BENEFIT

~2,000

Metro frontline employees, **bus operators, rail operators, mechanics, maintenance staff** estimated to be income-eligible

80% AMI threshold:

~$93,300 1-person household

~$106,600 2-person household

~$119,950 3-person household

Rents:
80% AMI rents for Los Angeles County as defined by HUD or 10% discount to market

HOW THE PREFERENCE WORKS

1. **Interest list opens**

   Upon agreement execution, Metro opens an employee interest list.

2. **Pre-leasing**

   Six months before completion, Metro promotes to eligible employees.

3. **30-day window**

   When a unit opens, Metro has 30 days to refer an income-qualified employee.

4. **Public fallback**

   If no employee is referred within 30 days, unit opens to general public at ≤80% AMI.

5. **Permanent covenant**

   The preference is recorded, runs with the land, and is binding for all 55 years.

METRO’S LOAN

PROJECT CAPITAL STACK

Total Development Cost: ~$55.8M

- **Senior Construction Loan** 49% · ~$27.3M
- **Metro Subordinate Loan** 45% · $25.0M
- **State Appropriation** 6% · ~$3.5M

LOAN TERMS

Loan amount	$25,000,000
Interest rate	3% simple, accruing during construction
Term	55 years from certificate of occupancy
Lien position	Subordinate to senior construction & perm loan
Revenue share	60% Metro / 40% Developer (residual receipts, refi proceeds, disposition proceeds)
Developer fee	$2.5M (~4.6% of TDC)
Metro's NPV	$7.2M (projected 55-yr distributions)

RISK MANAGEMENT

Subordination

Risk: Senior lender holds first lien — Metro's loan and preference are subordinate.

Mitigation: Senior lender must acknowledge Metro's workforce preference in writing as a continuing operating requirement.

Developer Default

Risk: In foreclosure, senior lender could extinguish subordinate interests.

Mitigation: Step-in right: Metro may assume property management role to preserve the program if senior lender takes possession.

Long-Term Ownership

Risk: Future sale could remove Metro's ability to enforce the preference.

Mitigation: Right of first refusal / first offer: Metro can acquire the project at any proposed sale, default, or foreclosure.

Construction Period

Risk: Metro is the first committed funder; senior lender not yet selected.

Mitigation: Milestone-based disbursements, draw inspection rights, and cure rights protect Metro's capital during construction.

Staff Recommends the Board Authorize:

1. AUTHORIZING the Chief Executive Officer (CEO), or designee, to execute and enter into a loan agreement and other related documents ("Loan Documents") with Treehouse Leimert or affiliated entity, a joint venture between Leimert PropCo LLC (Treehouse) and The Apex Collaborative LLC (collectively, "Developer"), to provide up to $25,000,000 in development financing in support of the construction of The Nathaniel, a 97-unit workforce housing development located at 4421–4437 Crenshaw Boulevard, Los Angeles, CA 90043 (the "Project");

2. AUTHORIZING the CEO, or designee, to negotiate and execute a recorded regulatory agreement establishing a Metro employee housing preference for 100% of the Project units, to be acknowledged by the senior lender; and

3. FIND that the Project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (Class 32 – Infill Development), as previously determined by the City of Los Angeles under Case No. DIR-2021-7732-TOC-DRB-SPP-HCA;