

City of Garden Grove
WEEKLY CITY MANAGER'S MEMO
September 17, 2026

TO: Honorable Mayor and City
Council Members

FROM: Lisa Kim
City Manager

I. DEPARTMENT ITEMS

A. ECONOMIC DEVELOPMENT AND HOUSING

A memo is attached to present the FY 2025-26 4th Quarter Data Dashboard for the Central Cities Navigation Center and provide an update on efforts to expand permanent housing pathways for CCNC residents.

B. ECONOMIC DEVELOPMENT AND HOUSING

A memo is attached to provide notice of the Garden Grove Housing Authority's upcoming opening of the Project-Based Voucher waiting list for Grove Park Apartments.

• **OTHER ITEMS**

– SOCIAL MEDIA HIGHLIGHTS AND NEWSPAPER ARTICLES

Copies of the week's social media posts and local newspaper articles are attached for your information.

– MISCELLANEOUS ITEMS

Items of interest are included.



Lisa Kim
City Manager

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Lisa L. Kim	From:	Ursula Luna-Reynosa
Dept:	City Manager	Dept:	Economic Development and Housing
Subject:	CCNC Data Dashboard 4 th Quarter FY 2025-26	Date:	September 17, 2026

OBJECTIVE

The purpose of this memorandum is to present the FY 2025-26 4th Quarter Data Dashboard for the Central Cities Navigation Center (CCNC) and provide an update on efforts to expand permanent housing pathways for CCNC residents.

DISCUSSION

Since opening in June 2024, the CCNC has served 425 individuals experiencing homelessness. As of June 30, 2026, the CCNC was serving approximately 80 residents, including 38 residents age 55 and older. The Q4 dashboard also shows that many residents remain actively engaged in the housing process, including 47 residents working to obtain required housing documentation, 17 receiving housing navigation assistance, and 5 with referrals being processed.

Income continues to be an important factor affecting residents' ability to transition into permanent housing. As of the end of Q4, 51 residents reported no income, while 11 received SSI/SSDI, 8 received General Relief, and 10 were employed. However, the City and CCNC have taken steps to address this barrier through a partnership with Chrysalis, who provides workforce development, employment preparation, and employment services to CCNC residents. This partnership is intended to help residents increase employment opportunities and household income as part of their broader housing-stability plan. The City previously identified expansion of workforce development and employment referrals through Chrysalis as a priority for the CCNC.

During the fourth quarter, the CCNC continued to connect residents with supportive services, generating 76 service referrals, including 48 medical referrals, 21 income-related referrals, 4 housing referrals, and 3 recovery-service referrals. While these supportive services help address many of the individual barriers experienced by CCNC residents, access to permanent housing remains one of the Center's most significant challenges. During the fourth quarter, 4 residents exited to housing, while 7 exited through family reunification and 2 entered a 90-day rehabilitation program. Since inception, the CCNC has recorded 49 housing exits, along with 24 family reunifications and 2 rehabilitation exits.

The Q4 data demonstrates that the CCNC is successfully engaging residents in shelter, case management, supportive services, employment resources, and housing

navigation; however, these interventions must ultimately connect residents to viable permanent housing opportunities. There are several barriers that can delay this transition, including limited income, incomplete housing documentation, rental-history issues, behavioral health needs, and the limited availability of affordable housing. Even when residents make progress toward housing readiness, they may remain at the CCNC because an appropriate permanent housing resource is not available.

To strengthen the connection between shelter services and permanent housing, staff will present a proposed Memorandum of Understanding (MOU) between the Garden Grove Housing Authority (GGHA) and Volunteers of America of Los Angeles (VOALA) for consideration by the Housing Authority Commission on September 22, 2026. The proposed MOU would establish a formal referral pathway allowing VOALA, as the CCNC operator, to identify and refer qualified CCNC residents to GGHA for consideration under an applicable Housing Choice Voucher special admission preference.

The MOU is intended to address more than the initial voucher referral. VOALA would assist referred households with completing Housing Authority forms, securing required documentation, maintaining current contact information, responding to Housing Authority requests, and attending required appointments throughout the application and lease-up process. VOALA would also provide or coordinate housing navigation and stabilization services for up to six months following lease-up, subject to available program resources. This continuity of services is particularly important for residents who may encounter administrative, financial, or other barriers while moving through the voucher and housing-search process.

Under the proposed MOU, GGHA would retain responsibility for determining Housing Choice Voucher eligibility and whether a referred household qualifies for the applicable special admission preference. Assistance would remain subject to HUD requirements, the GGHA Administrative Plan, available funding, and the availability of tenant- or project-based voucher resources. The MOU therefore does not guarantee a voucher to a referred resident; rather, it creates a structured mechanism through which qualified CCNC residents can be considered for an existing permanent housing resource while receiving coordinated support from VOALA throughout the process.

Together, the Chrysalis workforce development partnership and the proposed GGHA/VOALA referral pathway address two different but related barriers to housing stability. Chrysalis helps residents strengthen employment prospects and income, while the MOU would create a more direct connection between housing-ready CCNC residents and Housing Authority resources. Establishing this pathway would help better connect the City's investment in street outreach, emergency shelter, case management, workforce development, and housing navigation to the ultimate goal of permanent housing. Successful housing exits also create additional capacity at the

CCNC for individuals experiencing unsheltered homelessness to enter the Center and begin working toward housing stability.

NEXT STEPS

- Continue collecting and analyzing quarterly data to monitor shelter utilization, service referrals, income barriers, and housing-exit outcomes.
- Present the GGHA-VOALA MOU to the Housing Authority Commission on September 22, 2026, and, if approved, coordinate implementation of the referral process and objective referral criteria.
- Track outcomes from the new referral pathway, including referrals accepted, voucher processing, lease-up, and housing-stabilization support for eligible CCNC residents.

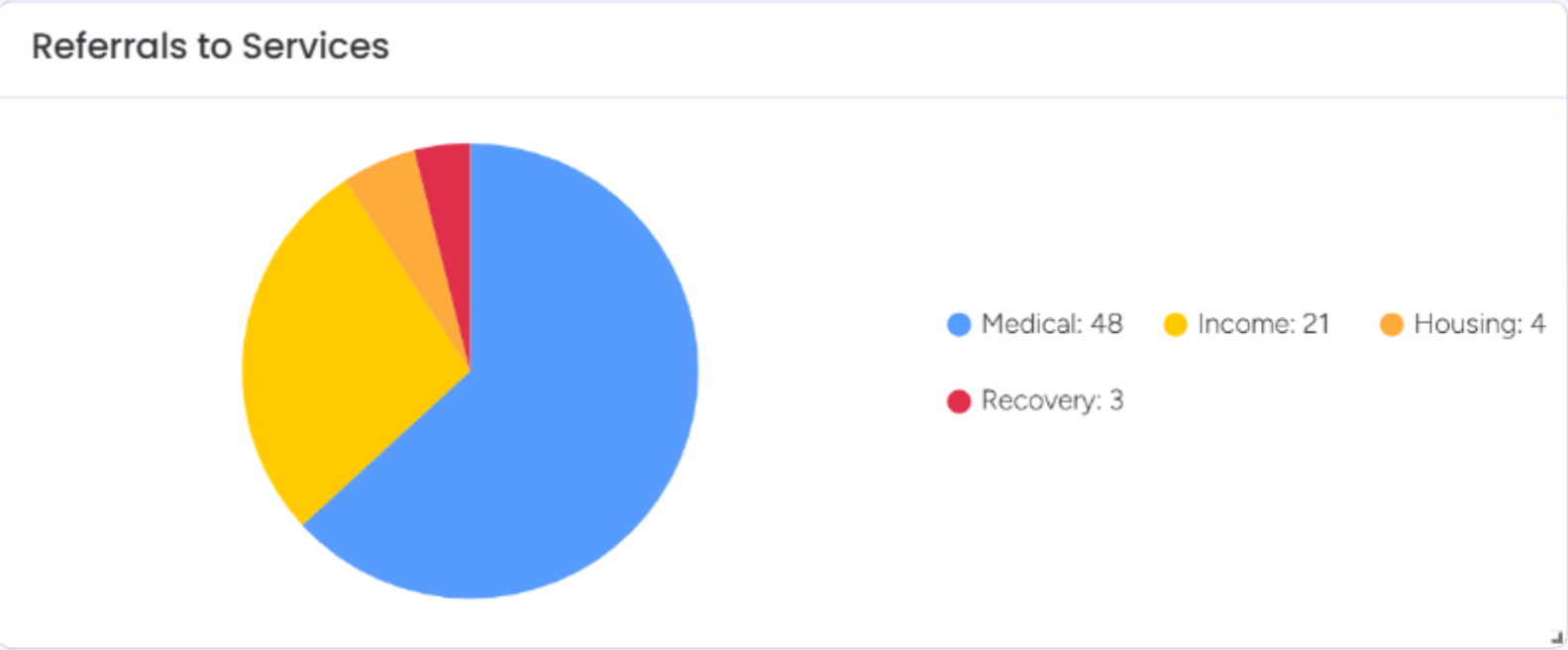
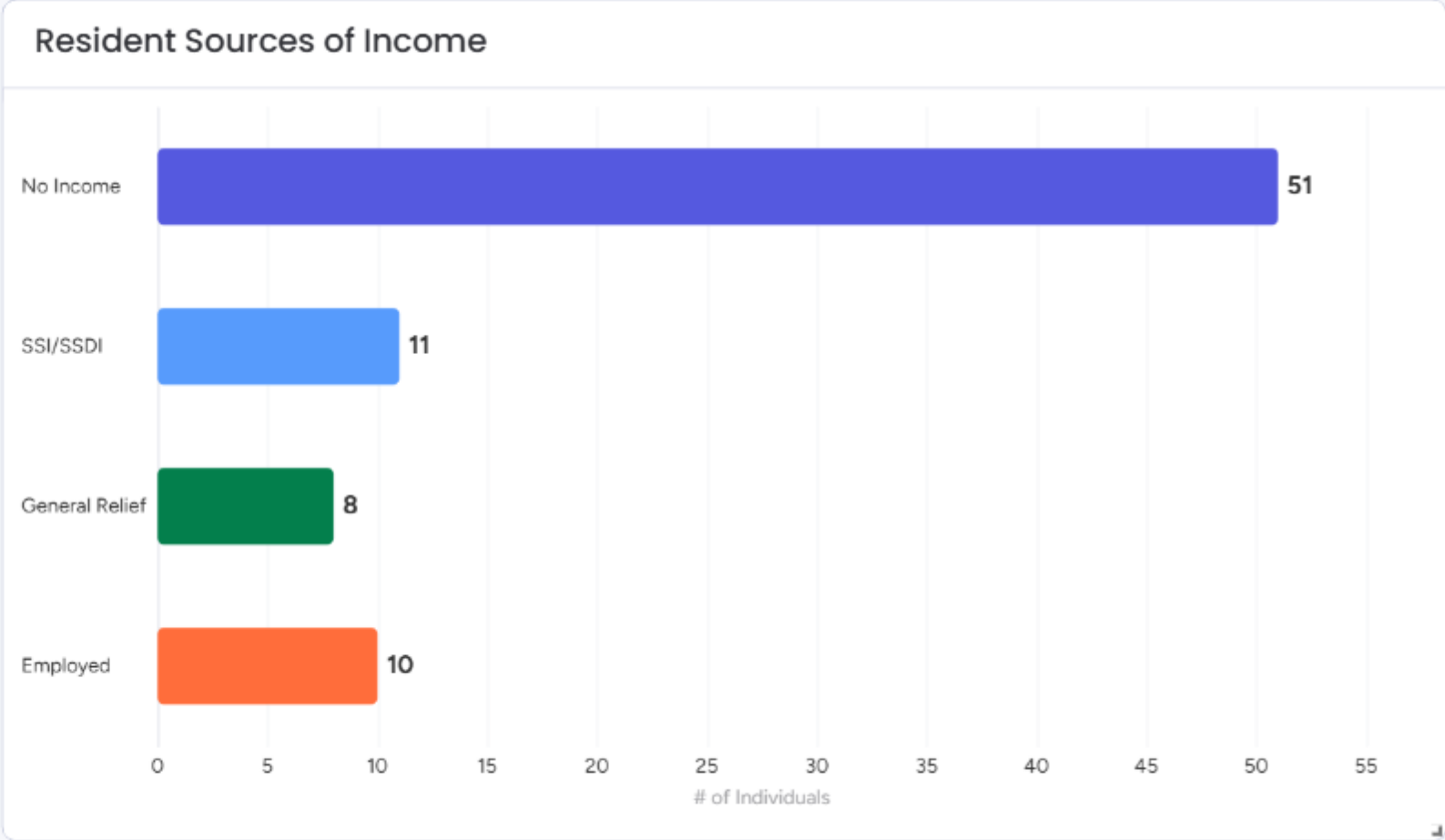
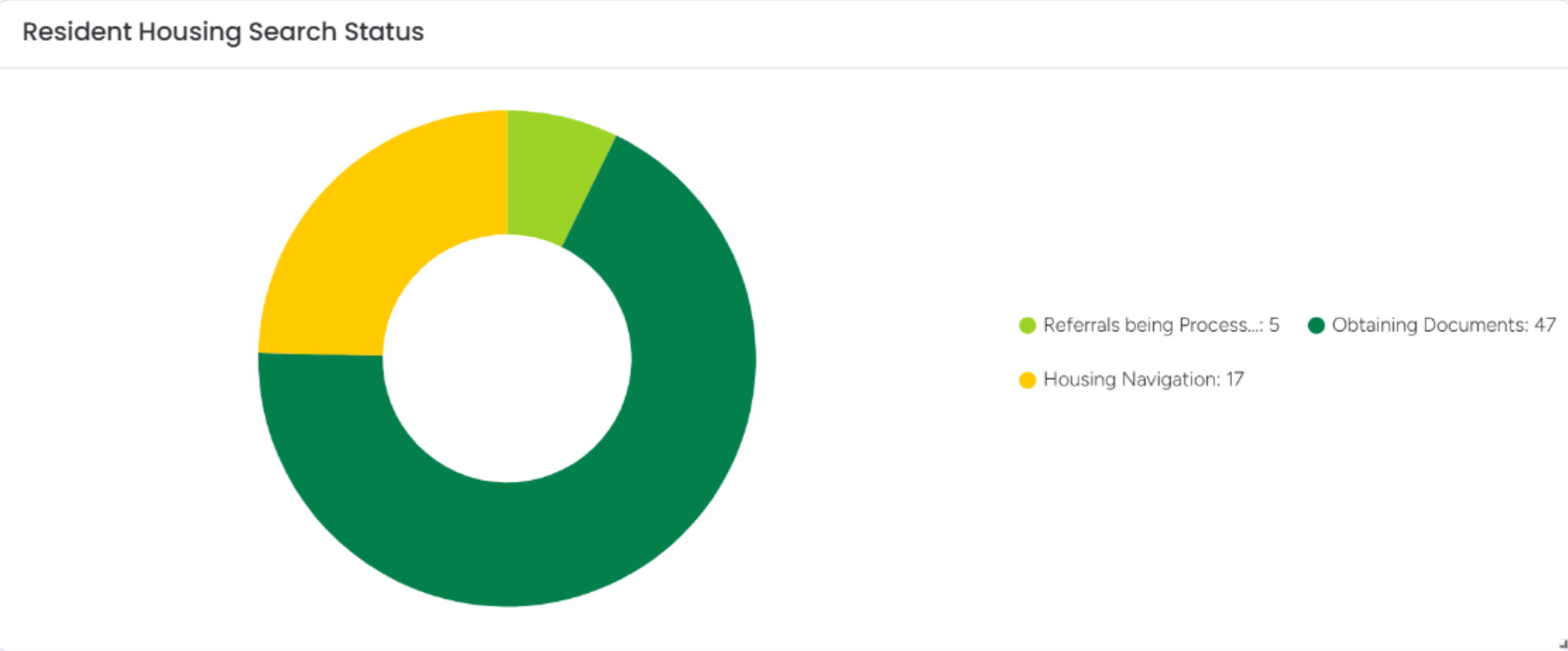
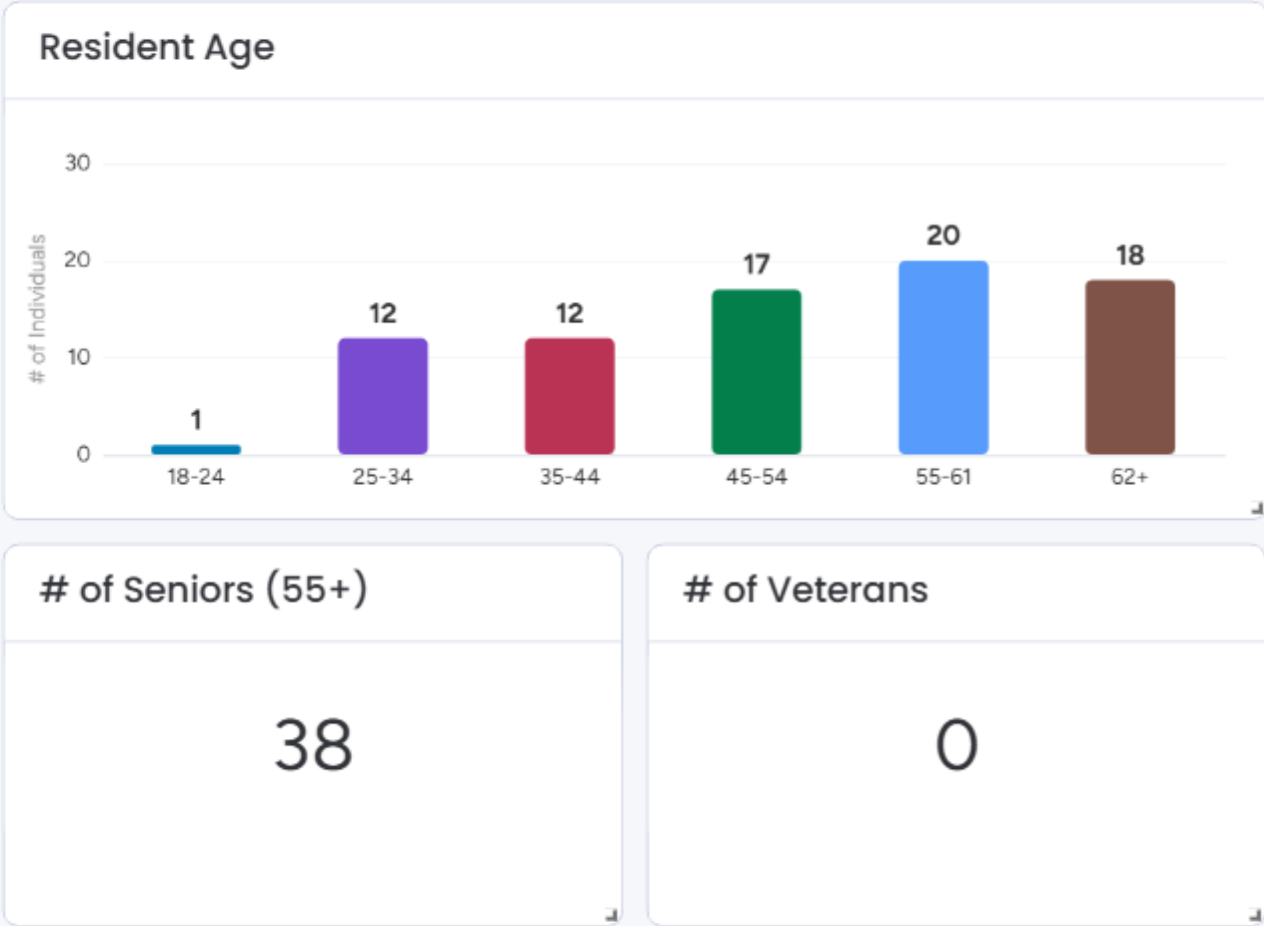
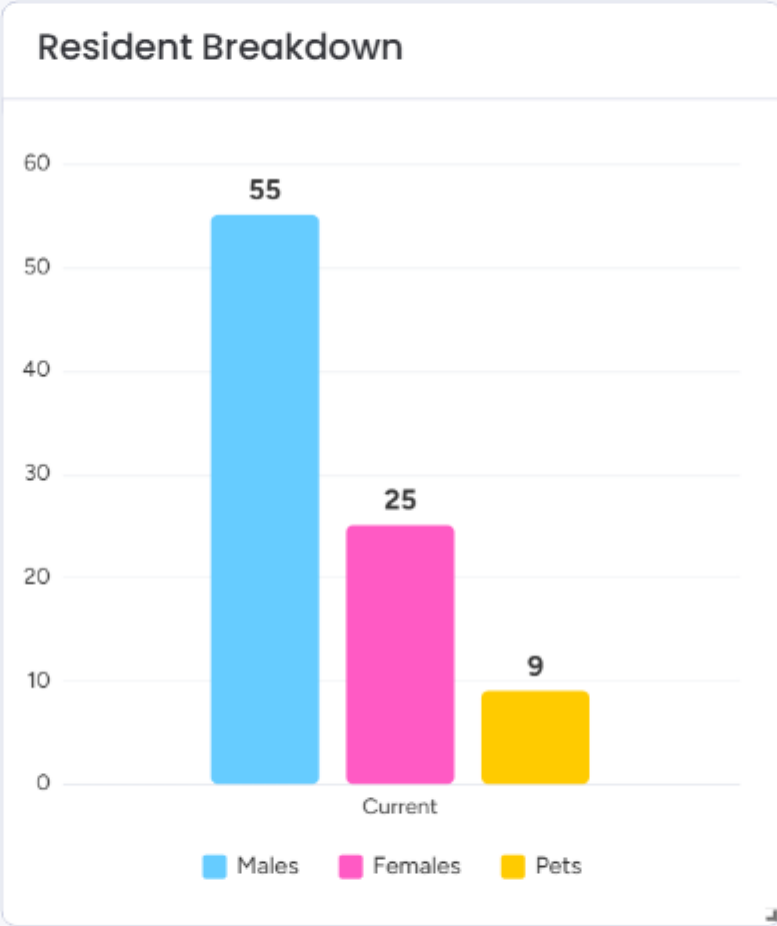
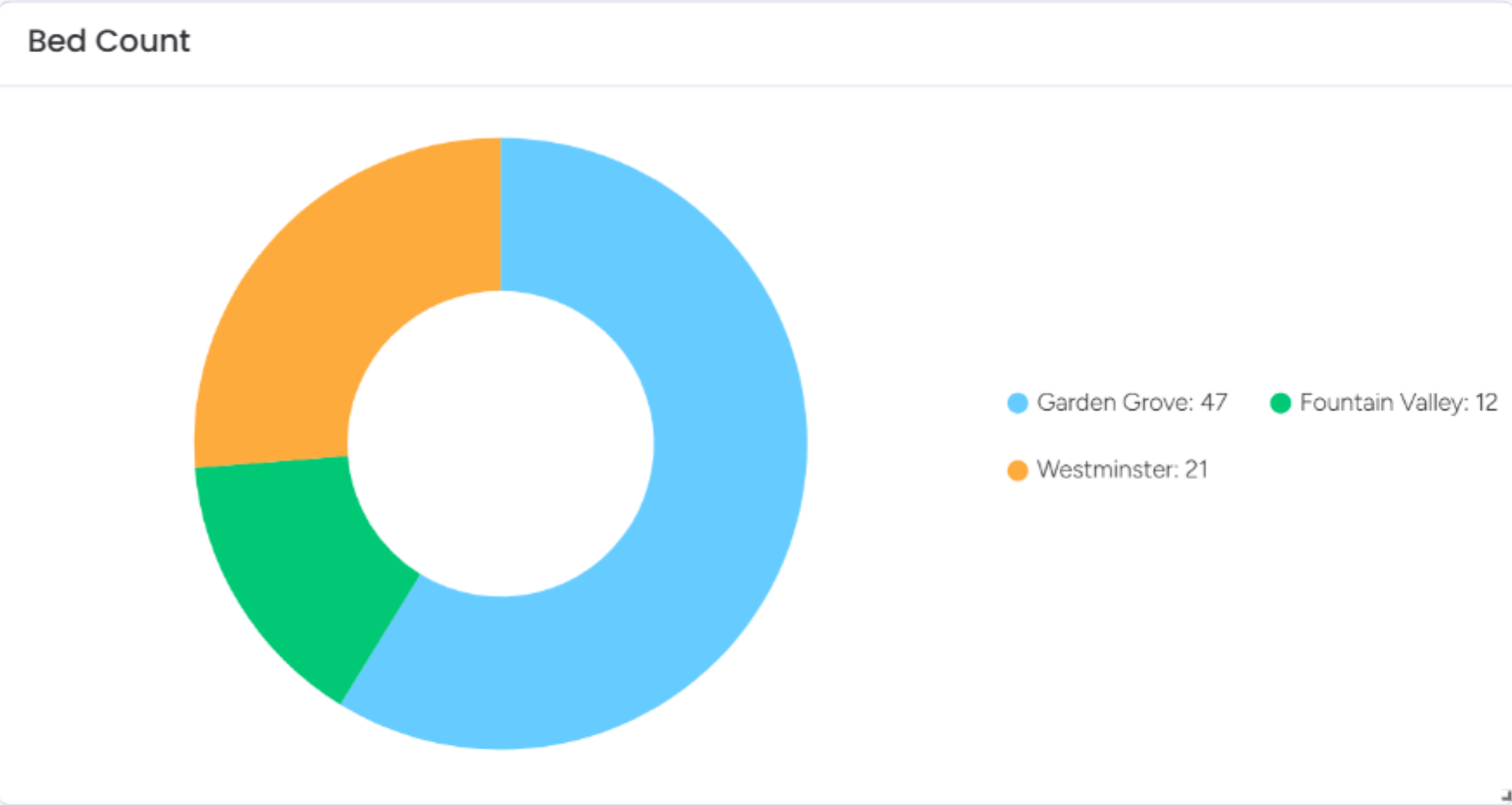


Ursula Luna-Reynosa
Economic Development and Housing Director



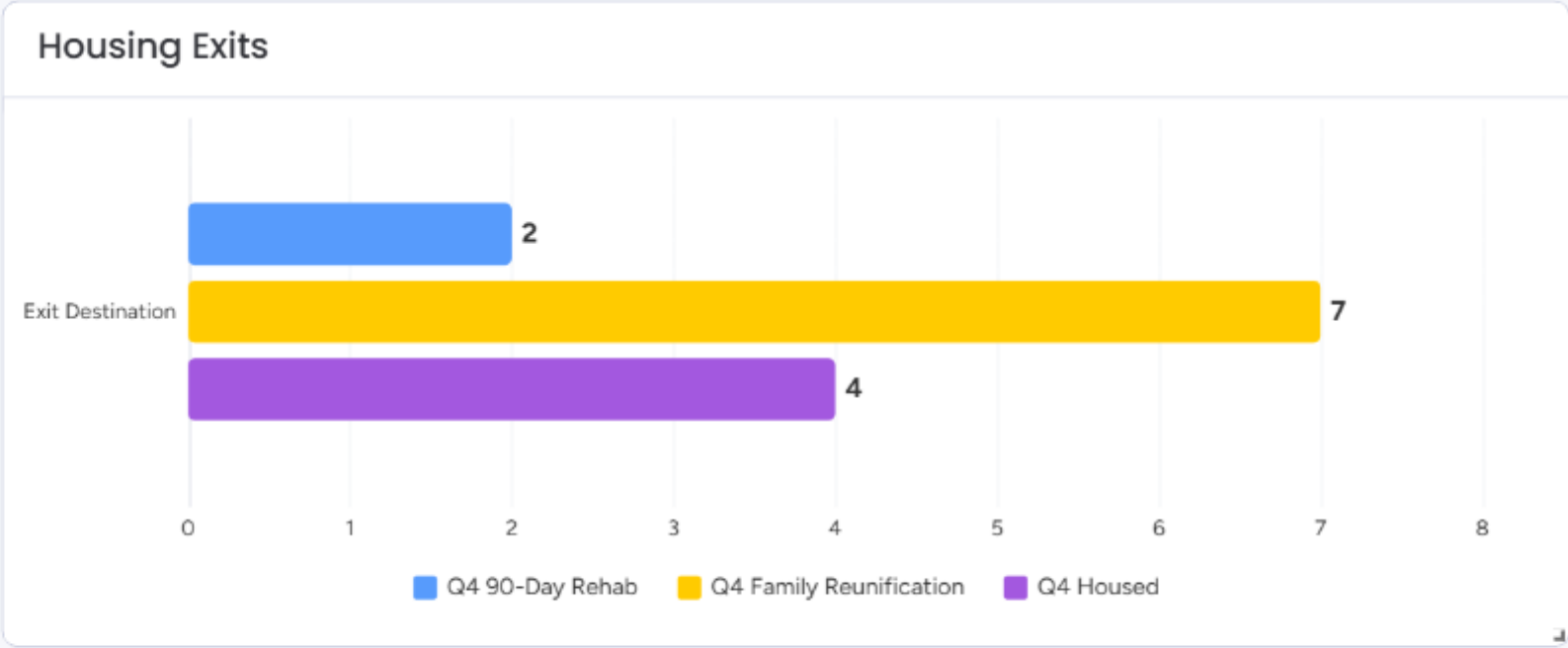
By: Timothy Throne, Project Manager

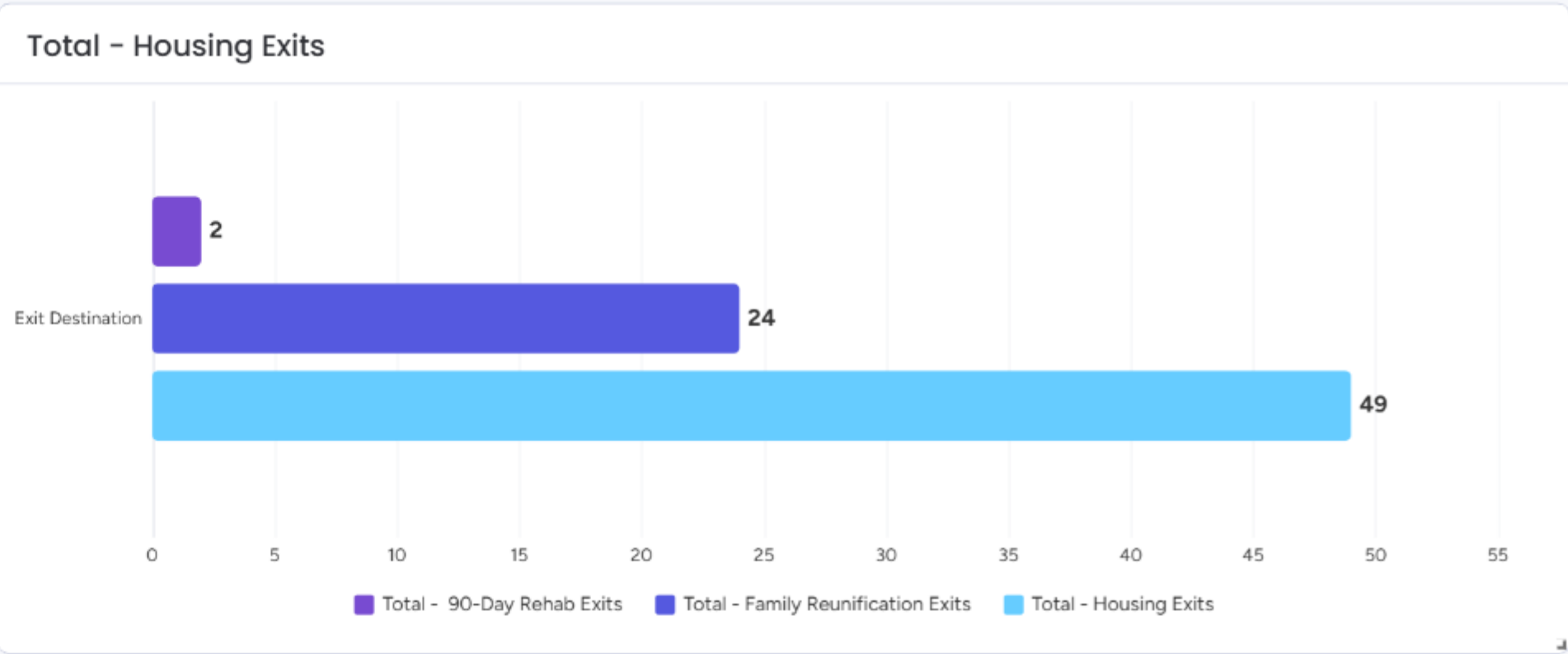
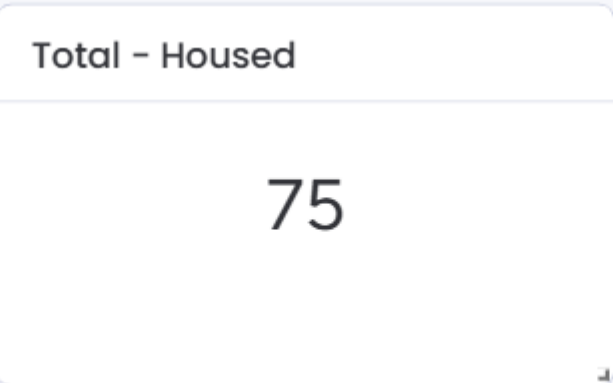
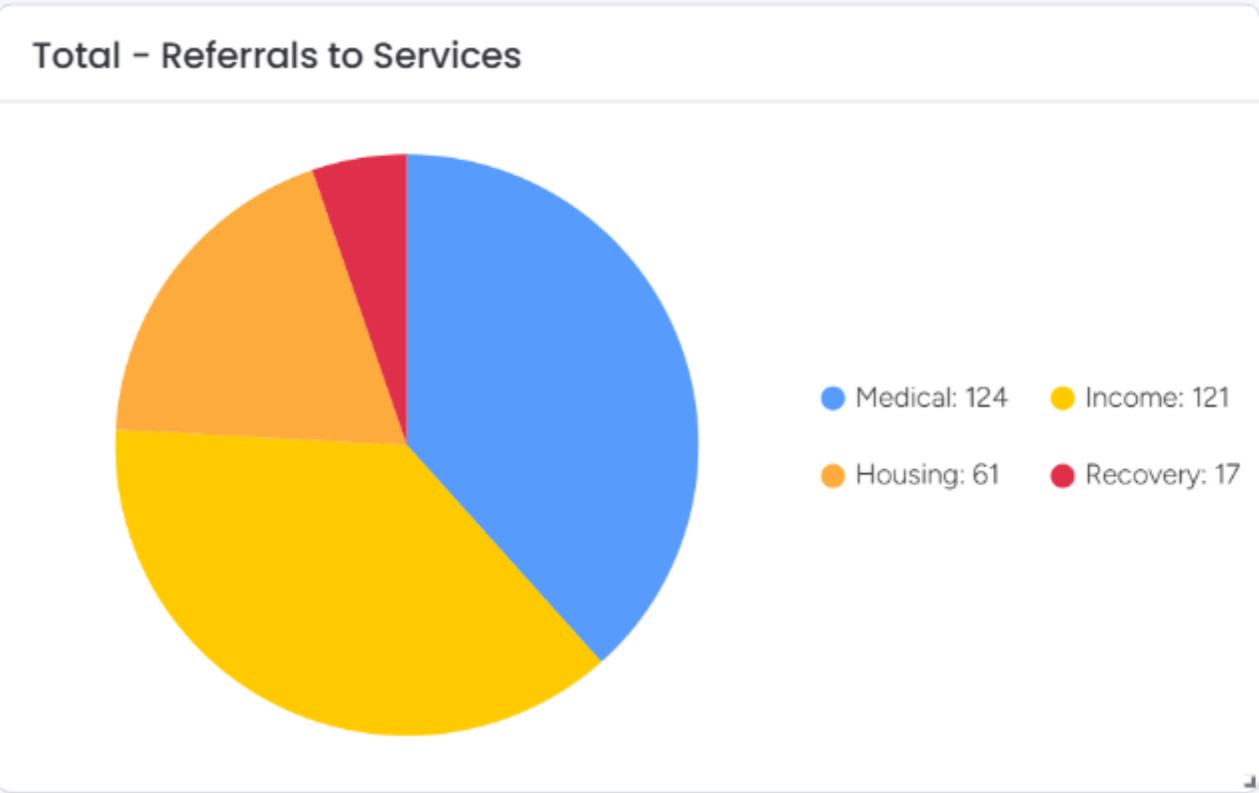
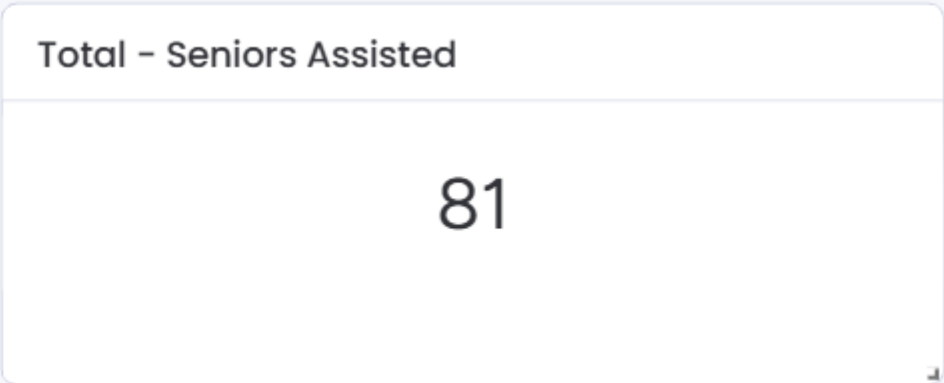
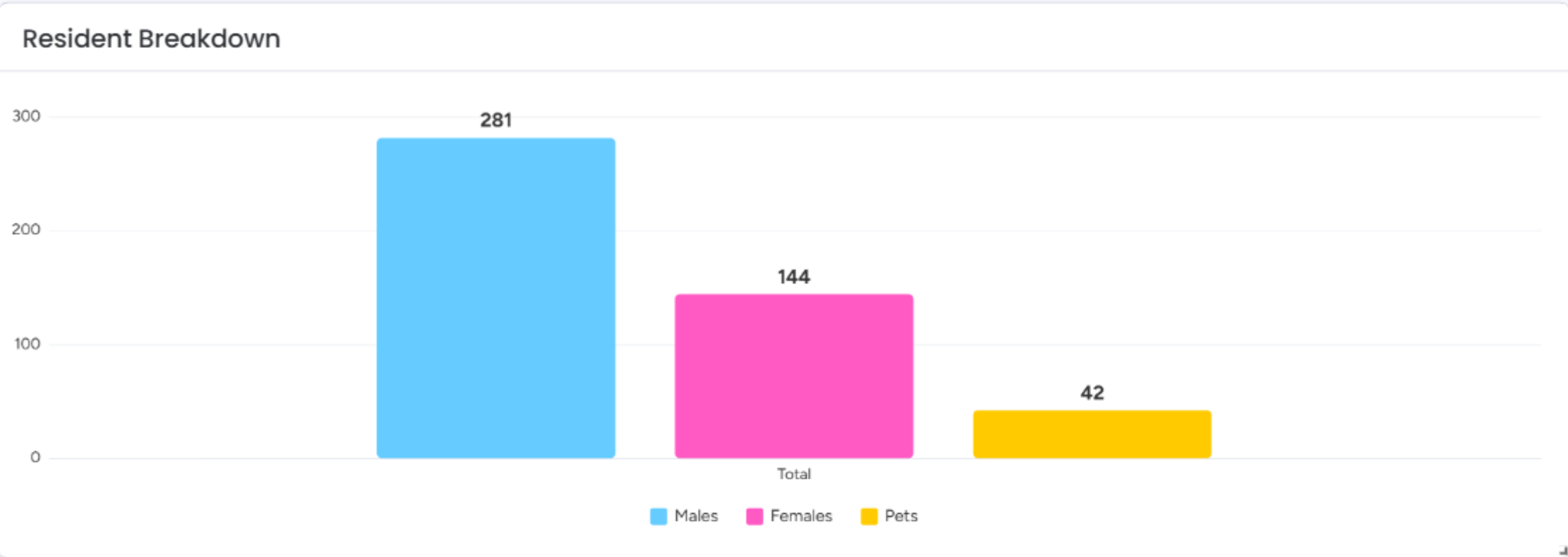
Attachment: CCNC Data Dashboard (Q4 FY 2025-26)



Housed

13





City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Lisa L. Kim	From:	Ursula Luna-Reynosa
Dept:	City Manager	Dept:	Economic Development and Housing
Subject:	Opening of Project-Based Voucher Waiting List – Grove Park Apartments	Date:	08/20/2026

OBJECTIVE

The purpose of this memorandum is to provide notice of the Garden Grove Housing Authority's (GGHA) upcoming opening of the Project-Based Voucher (PBV) waiting list for Grove Park Apartments.

BACKGROUND

The Project-Based Voucher Program is a component of the Section 8 Housing Choice Voucher (HCV) Program that attaches rental assistance to specific housing units rather than directly to an eligible household. In 2011, the Garden Grove Housing Authority (GGHA) entered into a Housing Assistance Payments (HAP) Contract with Grove Park Apartments, committing 52 units at the property to receive Project-Based Voucher (PBV) assistance.

Historically, GGHA has utilized its existing Housing Choice Voucher (HCV) waiting list to identify eligible families interested in residing in PBV-assisted units at Grove Park Apartments. However, the current HCV waiting list has been exhausted of families interested in PBV units, limiting GGHA's ability to promptly refer eligible households to fill vacancies at the property.

To maintain an adequate pool of eligible applicants and facilitate the timely leasing of vacant PBV-assisted units, GGHA will open the Project-Based Voucher waiting list. The waiting list will provide GGHA with a dedicated pool of interested applicants for referral as PBV-assisted units at Grove Park Apartments become available.

DISCUSSION

GGHA will provide public notice of the waiting list opening and make information regarding the registration process available to the public. Outreach will be conducted consistent with applicable HUD requirements and GGHA policies to provide eligible households with reasonable notice and an opportunity to register. Registrations will be accepted beginning **October 5, 2026, at 8:00 a.m.**

through October 19, 2026, at 5:00 p.m., or until a sufficient number of registrations have been received, whichever occurs first.

Interested households may register online at:

<https://www.waitlistcheck.com/CA2299>

Following the close of the registration period, GGHA will establish and administer the PBV waiting list in accordance with its Administrative Plan and applicable HUD requirements. Applicants will be screened for program eligibility when selected from the waiting list and referred for available PBV-assisted units as appropriate.

Staff will coordinate with the property owner/management agent regarding unit availability, applicant referrals, leasing, and other activities necessary for the initial lease-up of the PBV-assisted units at Grove Park Apartments.

CONCLUSION

Opening the PBV waiting list will allow GGHA to establish a pool of potentially eligible households for referral to PBV-assisted units as they become available. The waiting list opening is scheduled for **October 5 through October 19, 2026**, subject to early closure if a sufficient number of registrations are received.



Ursula Luna-Reynosa
Assistant City Manager
Economic Development and Housing Director

By: Thyana Phi, Housing Authority Manager

WEEKLY MEMO 09-17-2026

NEWS ARTICLES

September 16, 2026

Scott Stiles is retiring from Palm Springs city manager post

BY OC TRIBUNE STAFF ON SEPTEMBER 16, 2026 • ([LEAVE A COMMENT](#))



SCOTT STILES, formerly Garden Grove's city manager, is now retiring from the same post in Palm Springs (Tribune photo).

By Jim Tortolano
Orange County Tribune

Scott Stiles, who served seven years as city manager of Garden Grove, will be retiring as city manager of Palm Springs after three years.

According to an announcement made by the City of Palm Springs, Stiles' retirement will be effective on Nov. 1.

Stiles' decision to step down comes around the same time as the retirement of his successor in Garden Grove – Lisa Kim – which will be effective on Nov. 2.

Succeeding Kim will be Matt West, currently the assistant city manager.

Stiles, who grew up in the Dakotas, originally had an ambition to be a sports writer. He ended up in public service and landed in Cincinnati, where he rose to assistant city manager and interim city manager.

When he moved his family west to take the position as city manager for Garden Grove he landed himself in the City of Youth and Ambition, something few city managers have done.

Admirers credit him while in Garden Grove with a one-cent sales tax increase that eliminated a "structural deficit" and expanded the police force, as well as the creation of the regional Navigation Center for the homeless and the Steelcraft urban eatery in the civic center-downtown area.



CITY OF GARDEN GROVE NEWS

CONTACT: Johnathan Garcia
City Manager's Office
(714) 741-5283/ JohnathanG@ggcity.org

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Wednesday, Sept. 9, 2026



GARDEN GROVE CITY COUNCIL UNANIMOUSLY APPROVES AGREEMENT NAMING MATT WEST NEXT CITY MANAGER

At its Tuesday, Sept. 8 meeting, the Garden Grove City Council unanimously approved an employment agreement with Assistant City Manager Matt West to serve as the City's next city manager. Mr. West will assume the role Nov. 3, following the retirement of City Manager Lisa Kim.

"Matt has earned the City Council's confidence through his experience, sound judgment and collaborative approach," said Garden Grove Mayor Stephanie Klopfenstein. "He understands our organization, our community and the priorities ahead. We are confident he is prepared to lead Garden Grove and continue moving the City forward."

Mr. West brings more than 26 years of public service experience. He joined Garden Grove as interim assistant city manager in January 2024 and was appointed to the permanent position in April 2024. In his current role, he helps oversee citywide operations and City Council priorities for a full-service municipal organization with more than 770 full-time, part-time and seasonal employees and annual budgets of approximately \$400 million.

-more-

"Since joining Garden Grove, I have seen firsthand the dedication and professionalism our employees bring to their work every day," said Assistant City Manager Matt West. "I am honored to take on this responsibility and build on the progress achieved under Lisa's leadership. Garden Grove has tremendous momentum, with major projects and priorities on the horizon, and I look forward to working with the City Council and our employees to move them forward and deliver results for the community."

Before joining Garden Grove, Mr. West spent over 22 years with the City of Tustin, advancing through planning, redevelopment and executive management roles before serving as city manager from 2019 to 2023. He led an organization with more than 400 employees, developed balanced biennial budgets and directed the \$400 million Tustin Legacy program, helping transform 1,600 acres of the former Marine Corps Air Station Tustin into a master-planned community.

Mr. West holds a bachelor's degree in urban and regional planning and a certificate in Public Employee Leadership Development. He is a member of ICMA and the California City Management Foundation, a past executive committee member of the Orange County City Managers Association.



WEEKLY MEMO 09-17-2026

SOCIAL MEDIA HIGHLIGHTS



Post Performance

September 10, 2026 – September 17, 2026

Review the lifetime performance of the posts you published during the publishing period.

Included in this Report

X @CityGardenGrove

f Garden Grove City Hall

ig gardengrovecityhall




gardengrovecityhall

Thu 9/10/2026 12:16 pm PDT

The Cooling Center has been extended through Thursday, September 10. ❄️

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Views

10,620




gardengrovecityhall

Sat 9/12/2026 4:45 pm PDT

Is Junbi on your list to try? 🥰🍹

We're excited to feature [@junbigardengrove](#) f...



Views

4,676




gardengrovecityhall

Fri 9/11/2026 9:10 am PDT

Today we remember and honor the lives lost on September 11, 2001 🇺🇸

...




Views

4,336





Garden Grove City Hall
[Fri 9/11/2026 3:00 pm PDT](#)

Dance your way into fall with Line Dancing, or kick it up with soccer for the kiddos. 🍂🎵⚽

...



Views

4,155

Boosted





gardengrovecityhall
[Thu 9/10/2026 10:08 am PDT](#)

Your organics deserve a peel-fect ending! 🍌♻️

When you place food waste like banana peels,...



Views

3,856





Garden Grove City Hall
[Thu 9/10/2026 12:16 pm PDT](#)

The Cooling Center has been extended through Thursday, September 10. ❄️

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Views

3,132



gardengrovecityhall

Tue 9/15/2026 1:30 pm PDT

September 15 marks the start of Hispanic Heritage Month! 🌹

...



Views

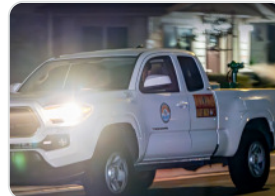
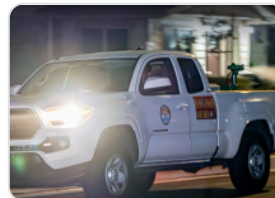
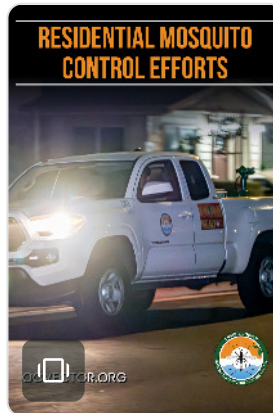
2,512



gardengrovecityhall

Tue 9/15/2026 9:08 am PDT

@ocvectorcontrol will be conducting Ultra-Low Volume treatments in areas of Garden Grove to help reduce mosquito populations and prevent...



Views

2,434



gardengrovecityhall

Wed 9/16/2026 6:01 pm PDT

From the newest restaurants to classic icons, **Foods of Garden Grove Live** is the place where you can try them all!...



Views

2,228



Garden Grove City Hall

Tue 9/15/2026 9:07 am PDT

Orange County Mosquito and Vector Control District will be conducting Ultra-Low Volume treatments in areas of Garden Grove to help...



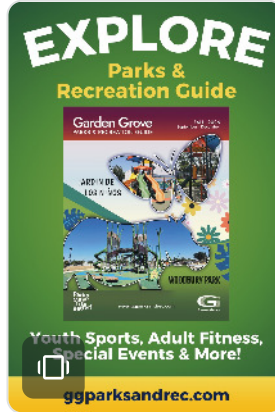
Views 2,022



gardengrovecityhall

Mon 9/14/2026 8:32 am PDT

Dance your way into fall with Line Dancing, or kick it up with soccer for the kiddos. 🥳🎵⚽
...



Views 1,432



gardengrovecityhall

Mon 9/14/2026 11:40 am PDT

Reminder !! Happening this Wednesday 🔔



Views 947

**f Garden Grove City Hall**Sat 9/12/2026 4:45 pm PDT

Is Junbi on your list to try? 🥰🍹

We're excited to feature Junbi Garden Grove for...



Views

917

**f Garden Grove City Hall**Fri 9/11/2026 9:10 am PDT

Today we remember and honor the lives lost on
September 11, 2001 🇺🇸
...



Views

915

**f Garden Grove City Hall**Wed 9/16/2026 6:00 pm PDT

From the newest restaurants to classic icons,
Foods of Garden Grove Live is the place where you
can try them all!...



Views

896





gardengrovecityhall
Fri 9/11/2026 9:21 am PDT





Views

889





gardengrovecityhall
Sat 9/12/2026 4:46 pm PDT





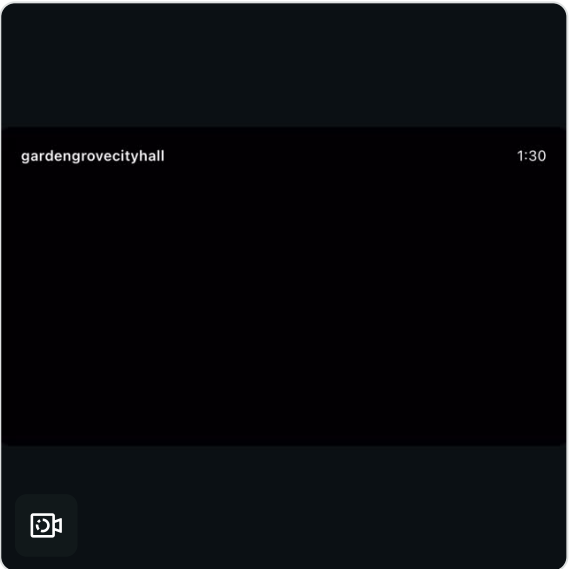
Views

823





gardengrovecityhall
Thu 9/10/2026 10:13 am PDT





Views

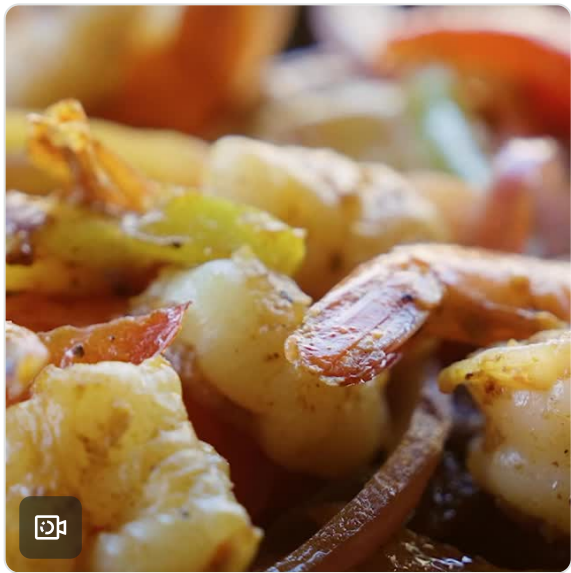
810





gardengrovecityhall

Mon 9/14/2026 10:29 am PDT



Views

804

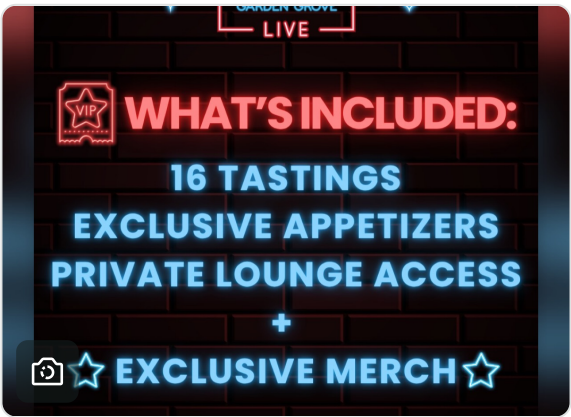




gardengrovecityhall

Mon 9/14/2026 10:31 am PDT

Enter our Giveaway today!



Views

792





gardengrovecityhall

Wed 9/16/2026 8:36 am PDT



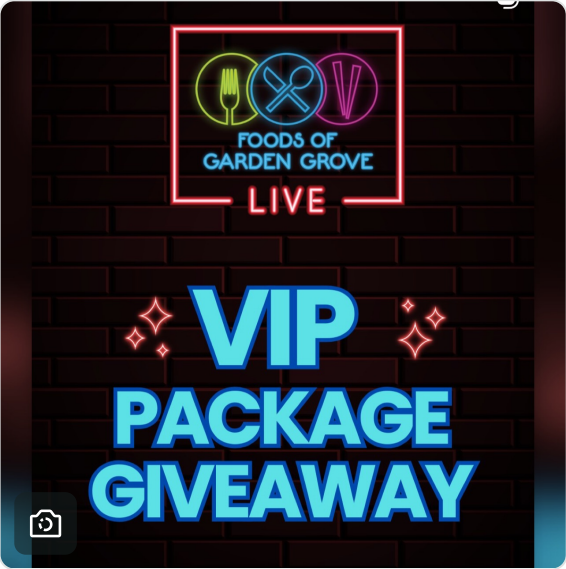
Views

742




gardengrovecityhall

Sat 9/12/2026 4:46 pm PDT



Views

718




gardengrovecityhall

Tue 9/15/2026 1:38 pm PDT



Views

716




gardengrovecityhall

Thu 9/10/2026 12:34 pm PDT



Views

687



gardengrovecityhall

Wed 9/16/2026 9:04 am PDT

Happening at 10 a.m today 09/16



Views

664



Garden Grove City Hall

Tue 9/15/2026 1:30 pm PDT

September 15 marks the start of Hispanic Heritage Month! 🌹

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Views

639



gardengrovecityhall

Tue 9/15/2026 3:50 pm PDT



Views

631





gardengrovecityhall
Tue 9/15/2026 6:23 pm PDT



Views

617





Garden Grove City Hall
Thu 9/10/2026 10:08 am PDT

Your organics deserve a peel-fect ending! 🍌♻️

When you place food waste like banana peels,...



Views

396





@CityGardenGrove
Thu 9/10/2026 12:16 pm PDT

The Cooling Center has been extended through September 10. ❄️

...



Impressions

302

**@CityGardenGrove**Mon 9/14/2026 11:50 am PDT**EMERGENCY WATER SHUTDOWN ⚠️**

Water Services has an emergency water shutdown affecting Nelson St. between Holly Dr. and Lampson Ave. Service is expected to be restored by 1:30 P.M.

We apologize for the inconvenience and thank you for your patience.

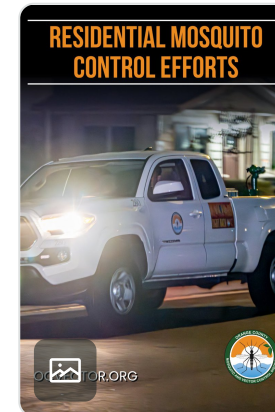
#GGAAlert #GG1956 #GardenGrove**A****Impressions****211****@CityGardenGrove**Fri 9/11/2026 9:10 am PDT

Today we remember and honor the lives lost on September 11, 2001 🇺🇸

...

**Impressions****203****@CityGardenGrove**Tue 9/15/2026 9:10 am PDT

@OCVector will be conducting Ultra-Low Volume treatments in areas of Garden Grove to help reduce mosquito populations and prevent...

**Impressions****180**



X

@CityGardenGrove

Tue 9/15/2026 1:30 pm PDT

September 15 marks the start of Hispanic Heritage Month! 🌹

...



Impressions

150



X

@CityGardenGrove

Mon 9/14/2026 12:02 pm PDT

pic.x.com/3jikDRetyk

NELSON ST. BETWEEN HOLLY DR. AND LAMPSON AVE.



Impressions

59



Post Performance

September 10, 2026 – September 17, 2026

Review the lifetime performance of the posts you published during the publishing period.

Included in this Report

 Garden Grove Police Department

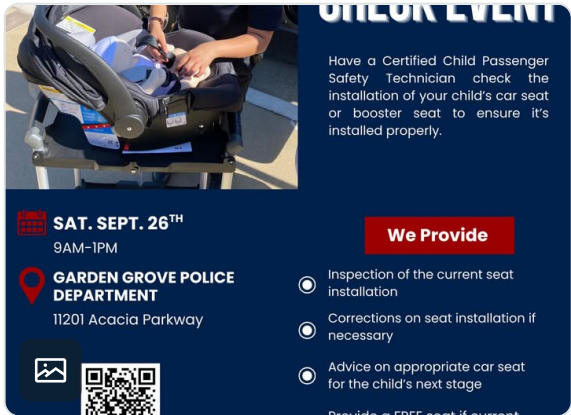




Garden Grove Police Department

Wed 9/16/2026 8:00 am PDT

Join us for our Car Seat Check Event on Saturday, September 26 from 9 AM-1 PM. Certified Child Passenger Safety Technicians will inspect your...



Engagements	52
Views	3,755
Reach	2,912
Engagement Rate (per View)	1.4%





Garden Grove Police Department

Sat 9/12/2026 11:37 am PDT

Today is national Women in Law Enforcement Day!



...



Engagements	1,248
Views	34,471
Reach	24,649
Engagement Rate (per View)	3.6%





Garden Grove Police Department

Fri 9/11/2026 7:31 am PDT

Today, we remember the nearly 3,000 lives lost on September 11, 2001, and honor the courage and sacrifice of the first responders who ran toward...



Engagements	324
Views	6,622
Reach	4,425
Engagement Rate (per View)	4.9%



Garden Grove Police Department

Thu 9/10/2026 6:26 pm PDT

DUI/Drivers License Checkpoint

Notification

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Engagements	1,827
Views	44,219
Reach	29,205
Engagement Rate (per View)	4.1%

MISCELLANEOUS ITEMS
September 17, 2026

1. Calendar of Events
2. Notice of Cancellation of the September 24, 2026 Garden Grove Zoning Administrator Meeting.
3. League of California Cities articles from September 11, 2026 to September 17, 2026



CALENDAR OF EVENTS

September 17, 2026 – October 8, 2026

Thursday	September 17	11:30 a.m. 1:00 p.m.	Employee Appreciation Luncheon, CMC, AB Room
Thursday	September 17	7:00 p.m.	Planning Commission Meeting, CMC **Canceled**
Friday	September 18		City Hall Closed – Regular Friday Closure
Tuesday	September 22	5:30 p.m. 6:30 p.m.	Closed Session, CMC Housing Authority Meeting, CMC Sanitary District Meeting, CMC Successor Agency Meeting, CMC City Council Meeting, CMC
Wednesday	September 23	10:00 a.m. 1:00 p.m.	Older Adult Resource Fair, CMC
Thursday	September 24		\$2 Holiday Drive Casual Dress Day
Thursday	September 24	9:00 a.m.	Zoning Administration Meeting, CMC
Friday	September 25	5:30 p.m. 9:00 p.m.	Foods of Garden Grove Live 2026, Village Green Park
Saturday	September 26	9:00 a.m.	Community Clean Up Day, H. Louis Lake Senior Center
Saturday	September 26	9:00 a.m.	GGPD Car Seat Check Even, Police Station, 11301 Acacia Pkwy
Thursday	October 1		\$2 Coaches Casual Dress Day
Thursday	October 1	7:00 p.m.	Planning Commission Meeting, CMC
Friday	October 2		City Hall Closed – Regular Friday Closure
Thursday	October 8	6:00 p.m.	Parks Recreation and Arts Commission Meeting, CMC



NOTICE OF CANCELLATION
OF THE
GARDEN GROVE
ZONING ADMINISTRATOR
REGULAR MEETING
SEPTEMBER 24, 2026

NOTICE IS HEREBY GIVEN that the Regular Meeting of the Garden Grove Zoning Administrator scheduled for Thursday, September 24, 2026, at 7:00 p.m. at the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, is hereby cancelled.

DATED: September 17, 2026

A handwritten signature in blue ink, appearing to be 'David Dent', with a large, looping initial 'D'.

DAVID DENT
ZONING ADMINISTRATOR



Local leaders urge action on organized metal theft

Sep 16, 2026

By Brian Hendershot, Cal Cities Advocate managing editor

Asm. Mark González, local officials, and business leaders [on Monday](#) urged Gov. Gavin Newsom to sign AB 1941. Co-sponsored by Cal Cities, the bill increases penalties for organized metal theft.

Last year, the state reported an [increase in copper wire theft](#), mirroring [national trends](#).

According to [NPR](#), telecommunications giant AT&T recorded over 10,400 incidents of copper wire theft nationwide; a little under half were in California.

Standing under the Sixth Street Bridge in Los Angeles, speakers shared how repeat metal theft has impacted their communities. Business leaders noted that it contributes to both a decrease in businesses and increased costs. For residents, copper wire theft can impact their commutes, safety, and emergency response times.

"The stolen equipment may be small, but the effects are huge," said Carolyn Coleman, Cal Cities CEO and executive director, [after the press conference](#). "AB 1941 could significantly deter these organized thefts."

Often, cities must absorb the financial costs and public safety consequences of copper theft that targets telecommunications lines, electrical utility equipment, water systems, streetlights, and traffic signals. Copper wire theft [increased so much in San José](#) that city officials created a [public map](#) that tracks stolen wire and vandalism incidents.

"Cities can repair streetlights. We can run local sting operations and try to go after people in our community buying stolen metal," said San José Mayor Matt Mahan on Monday. "But what we can't do on our own is dismantle organized theft operations that cross city and county lines. ... We need the state to lean in and help us solve it."

Since opening in 2022, thieves have removed seven miles of copper wire from the Sixth Street bridge in Los Angeles, often leaving it in [near-darkness](#). According to González, taxpayers have spent \$11 million replacing the stolen cables.

"California's infrastructure is not yours to steal," he said at the conference. "We have an opportunity to give prosecutors a stronger tool to hold organized metal thieves accountable and protect the systems that keep our communities safe and connected."

The Governor has until Sept. 30 to sign or veto the measure.



FCC broadband proposal preempts local authority

Sep 16, 2026

Public comments are due Sept. 21

By Damon Conklin, legislative advocate (communications)

Cal Cities [sent a letter today](#) to the Federal Communications Commission (FCC) pushing back against a proposal that could significantly limit how cities manage fiber optic cables and other wireline telecommunications infrastructure in public rights-of-way. The proposal addresses what the FCC characterizes as excessive permitting delays, fees, and other permit conditions. For cities, the proposal goes well beyond routine permitting streamlining. The new rules could affect public works, engineering, transportation work, and other basic city functions. If adopted, it could establish federal standards that preempt longstanding local practices for managing public rights-of-way.

A new 120-day permitting clock

One of the proposal's most consequential changes is a 120-day presumptive deadline for state and local governments to act on wireline deployment applications. Failure to act could create a presumption that a city has effectively prohibited telecommunications service, a violation of [Section 253 of the Communications Act](#).

The FCC is considering starting the clock when a provider submits its first application or completes the first required pre-application step, rather than when an application is complete. The deadline could also apply to batched applications and related facilities outside public rights-of-way, such as back-up power facilities.

The deadline would not result in automatic approval. Instead, it could create a rebuttable presumption against a city that a provider could use in an FCC proceeding or court challenge.

National limits on local fees

The FCC wants to limit fees to a reasonable approximation of a government's actual and direct costs of managing its public rights-of-way in connection with a particular wireline telecommunications authorization. Under the proposal, costs must be objectively reasonable, competitively neutral, and nondiscriminatory.

The commission is also considering national fee levels, similar to those established for small wireless facilities. Exceeding those levels would result in a legal presumption that the city has violated Section 253, which would allow providers to challenge the fees in an FCC proceeding or in court.

These changes raise concerns about shifting private deployment costs to local taxpayers. Cities incur real expenses when reviewing plans, coordinating utilities, inspecting construction, managing traffic, and restoring public infrastructure. Restricting cost recovery to below market value could force taxpayers to subsidize private deployment costs and further strain cities [struggling to keep pace](#) with basic pavement preservation, rehabilitation, and safety needs.

Restoration requirements could face scrutiny

The FCC is examining non-monetary permit conditions as well. The proposal preempts those conditions unless they qualify as objectively reasonable compensation under the proposed cost-based fee standard and are imposed in a competitively neutral and nondiscriminatory manner. Those conditions could be assigned a monetary value and count toward federal fee limits.

Notably, the commission is asking when road, curb, sidewalk, and accessibility improvements constitute actual restoration or mitigation and when they should be considered compensation.

Cities routinely impose restoration requirements to protect pavement, maintain accessibility, and ensure construction does not leave public infrastructure in worse condition. Treating restoration requirements as compensation could restrict cities' ability to protect and maintain public assets.

Broader protections for multi-use networks

The FCC wants to prohibit additional state or local requirements merely because wireline infrastructure carries services in addition to telecommunications. Because modern fiber networks often support multiple services through the same facilities, this could broaden the range of infrastructure covered by the proposed standards.

Cities should weigh in with success stories

The FCC is specifically seeking data and real-world examples, as well as comments on the practical effects of adopting the proposed rule. Examples of expedited processes or partnerships that have accelerated deployment while protecting public infrastructure can demonstrate that federal preemption is not the only path to faster deployment.

Comments are due **Sept. 21, 2026**, and reply comments are due **Nov. 5, 2026**. Cities can file through the [FCC's Electronic Comment Filing System](#) under WC Docket No. 25-253. A template letter for cities is [available for download](#).

The FCC's final rules will be shaped by the record before it. **City-specific evidence will be critical to showing the real-world consequences of imposing a uniform framework on communities with different infrastructure, staffing, and operational needs.**

The League's federal partner, the [National League of Cities](#), is also weighing in. If you choose to send comments to the FCC, please send a copy to your [regional public affairs manager](#).

For additional information, please review the [Notice of Proposed Rulemaking \(NPRM\)](#) and [Build America: Eliminating Barriers to Wireline Deployments](#) (WC Docket No. 25-253).



November ballot measure could limit voters' ability to fund essential local services

Sep 16, 2026

The coalition to oppose Proposition 43 launched this week

By Kristine Guerrero, senior director of public affairs

Local government associations and public safety, labor, and community groups have joined forces to oppose Proposition 43, a constitutional amendment on the November statewide ballot that could [limit voters' ability to raise revenue for local government services](#).

If approved by the voters, Prop. 43 would require all local special taxes to receive two-thirds voter approval, not just those proposed by local governments. This would eliminate a tool many communities rely on to fund essential local services, including emergency response, wildfire preparedness, affordable housing, and homelessness services.

"In Sonoma County, one of the highest fire-risk areas in California, citizens passed Measure H in 2024 ... to ensure sustainable fire response, expand paramedic availability and aggressive wildfire prevention," wrote Sonoma Council Member Sandra Lowe in [CalMatters](#). "If Prop. 43 was law two years ago, none of that would have happened — even with almost 62% of the vote."

If approved, Prop. 43 would make it harder for communities throughout the state to use this longstanding tool at a time when many cities are [struggling with budget deficits](#).

As an example: Earlier this month in Fresno, mayors and council members from across Fresno County, including Fresno Mayor Jerry Dyer, joined local business groups, labor, and council community groups to support Measure S, a citizen-sponsored sales tax measure to fund transportation in the county and throughout cities. The city recently closed a \$34.5 million deficit, making the possible funding stream even more critical.

A recent survey by the [Public Policy Institute of California](#) found that just 43% of likely voters would vote yes on the measure. Even the [ballot measure's author](#) opposes it.

The measure was placed on the ballot as part of a [last-minute deal](#) between the Howard Jarvis Taxpayers Association and lawmakers that removed a more destructive version of the measure and a separate constitutional amendment dealing with voter thresholds from the ballot.

Other local government organizations opposed to Prop. 43 include the California State Association of Counties, California Special Districts Association, Association of California Water Agencies, and the California Park and Recreation Society.

Cities can oppose Prop. 43 by adopting a resolution. For more information about how to get involved, contact your regional [public affairs manager](#) or email ballotmeasures@calcities.org.