



LAND USE, CONSTRUCTION, & HOUSING COUNCIL

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The Los Angeles Area Chamber of Commerce believes in “A Thriving Region for All.” We design and advance opportunities and solutions for a thriving regional economy that is inclusive and globally competitive.

The Land Use, Construction, & Housing Council of the Los Angeles Area Chamber of Commerce supports the adoption and implementation of planning policies that incorporate smart growth tools, drive economic growth, improve environmental sustainability, and enhance the quality of life and connectedness of our region.

COVID-19 impacts and landscape

COVID-19 triggered a public health and economic crisis as well as a recession. The business community is navigating the challenges and volatility they are experiencing due to the pandemic. In response, local, state, and federal leaders have adopted various housing proposals including protections for tenants.

While revisions to state and local housing policies to address the current public health crisis are essential, changes to those policies must consider and balance protections for both tenants and property owners. Such a balanced approach can promote a sustained economic recovery. To that end, the Chamber should work to protect commercial property owners from one-sided legislative bills that propose to provide relief only to tenants. Property owners have also been impacted by COVID-19 and require relief. We need to protect property owners' contract rights and maintain contract integrity in lease contracts.

Support Los Angeles city planning updates

While the Land Use, Construction, & Housing Council of the L.A. Area Chamber supports policies that enhance the quality of life and connectedness of our region, our city's visioning documents are woefully outdated. This creates a planning environment that is expensive, uncertain, and subject to constant legal challenges. The general plan, community plan, and zoning code are important tools that define, direct, and plan the City of Los Angeles' landscape. Over the years, the City has taken a piecemeal approach without a visionary picture of the future landscape of L.A. The Chamber will play an active role in updating the general and community plans, as well as re:code LA — one of the City's largest planning initiatives to date — to make sure that these documents not only meet the challenges of population growth, diverse housing demands, and changing technologies, but that they also create certainty for the development of our communities and residents.

Support the Home for Good plan to end chronic and veteran homelessness

The current COVID-19 environment has increased the risk of homelessness. The Chamber and the United Way of Greater Los Angeles remain committed to the Home for Good plan to end chronic and veteran homelessness in L.A. The Chamber will continue to take part in the implementation of Measure HHH— the \$1.2 billion bond for the construction of permanent supportive housing in the City of L.A. and the Measure H quarter-cent sales tax to fund the necessary supportive services at facilities. The Chamber will work with officials to ensure qualified, shovel-ready housing projects move forward expeditiously with approvals in any district. Given the current economic crisis and budget deficits, we will advocate to ensure these programs are fully funded and that the funds should not be diverted for other purposes. Additionally, the Chamber will continue working to ensure better coordination between all levels of government and monitor other regional initiatives to support housing and supportive services.



Modernize California's Environmental Quality Act

In the COVID-19 landscape, the California Environmental Quality Act (CEQA) must be modernized to preserve the law's original intent while preventing abuse for purposes unrelated to environmental protection. The Chamber supports substantive improvements and will continue to engage in a statewide coalition effort advocating for a "standards approach." In addition, the Chamber will continue to support efforts at the local level to streamline the CEQA process, including support for adequate staffing within the City of L.A.'s Planning Department, ensuring CEQA documents are prepared in a timely manner by qualified experts, streamlining the appeals process and bringing local regulations into compliance with state guidelines.

Advocate for increased housing production

Incentive-based affordable housing development: With the end of community redevelopment and in order to support and boost the economic growth of our region, it is crucial that L.A. is able to meet demands for affordable housing. The Chamber will advocate for an incentive-based approach and permanent sources of funding to increase the affordable housing stock in L.A., while balancing the need to not exponentially drive up the cost of production. This principle will guide our advocacy on various approaches being considered by the City, including the implementation of Measure JJJ and in-lieu fees.

Advocate for increased housing production (continued)

Increased housing at all levels: As demand continues to outpace supply, driving rents and housing prices sky high, the Chamber will push for policies that ease the way for the construction of housing at all levels.

Support pro-growth policies to combat housing crisis

L.A. is projected to grow by more than 400,000 new residents in the next 20 years, yet less than one-half of housing needed annually is being built. To tackle the existing needs of our communities while addressing the housing crisis, the Chamber will advocate for business-friendly incentives and opportunities that create more housing at all levels, cultivate healthier neighborhoods, and increase safety in our communities to make L.A. a more commuter-friendly place to live and work. Our advocacy will include working with our partners throughout the state to create broader solutions for the housing crisis and homelessness epidemic. We will also advocate for telecommuting policies that reduce congestion in the region.

The Chamber will also advocate for the City of L.A. to continue their work and commitment in updating all planning documents, including community plans, to reflect pro-housing policies and develop more transit-oriented communities.

Support member projects and construction in the region

In light of various stimulus bills a potential infrastructure package in Washington D.C., the Chamber will support projects in the region that support economic development in Los Angeles and to ease the housing crisis.

2021 LAND USE, CONSTRUCTION & HOUSING COUNCIL LEADERSHIP



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