LAND USE, CONSTRUCTION AND HOUSING COUNCIL

July 24 | 9:00 – 10:30 a.m.

1. Welcome

2. Presentation: Housing for All with Abundant Housing Los Angeles
   Leonora Camner, Managing Director for Abundant Housing Los Angeles
   Luke Klipp, Education Director for Abundant Housing Los Angeles

3. Updates
   - LA County Art Fee
   - LA City Vacancy Tax Motion
   - LA City Extended Stay Motion (‘Corporate Housing’)
   - LA City Poverty Summit Motion
   - Regional Housing Needs Assessment

4. Legislative Updates
   - SB 330 (Skinner)
   - AB 1197 (Santiago)
   - SB 592 (Wiener)

5. Open Topic

6. Announcements

Next Land Use, Construction, and Housing Council Meeting
Wednesday, September 25, 2019 | 9AM
Contact Olivia Lee at olee@lachamber.com for more information
LOS ANGELES AREA
CHAMBER OF COMMERCE

Leonora Camner
Managing Director
Abundant Housing LA

Leonora leads the organization day to day, building greater support for the growing network of AHLA volunteers who help us support housing.

Leonora has been a member of Abundant Housing LA from the creation of the Steering Committee more than 2 years ago. She is a long-time advocate for more housing and more affordable housing.

Outside of Abundant Housing LA, Leonora is a mom of two girls. Previously, she was an attorney working in the non-profit sector to defend tenants from eviction. Additionally, she worked for the No on Measure LV Campaign in Santa Monica against an extreme anti-development ballot measure. She graduated from the University of Texas, School of Law. For undergraduate studies, she attended New York University.

In her free time, Leonora enjoys working on indie video games.

Luke H. Klipp
Education Director
Abundant Housing LA

Luke develops and facilitates educational content for AHLA members and allies. He also provides guidance on working with neighborhood councils and encouraging community stakeholders to get more involved locally.

By day (and some evenings), Luke is a Metro Board Deputy to Long Beach Mayor Robert Garcia, where he ensures that the Mayor’s objectives for Metro-related items are met. He works closely with Metro staff around the Metro Blue Line, active transportation projects, and budget questions.

Luke has worked over a decade in local, state, and federal politics on a range of topics, from transportation and land use, to health care, to student loans. He’s the past President of the Los Feliz Neighborhood Council, a former candidate for Democratic County Central Committee, and former Chair of the New Leaders Council San Francisco chapter. Luke is grateful to be a graduate of two awesome public schools: the University of Michigan, where he got his B.A. in Music, and the University of California-Berkeley, where he got his Masters in Public Policy.

In the time he’s not working, Luke loves hanging out with his husband and their two pups at their Los Feliz home. He’s a big fan of the Los Angeles Football Club, where you can spot him and his boo taking Metro to games at Expo Park.
SUMMARY

SB 592 clarifies existing law in the Housing Accountability Act to ensure that new housing development is protected against frivolous permit disapprovals from local governments.

BACKGROUND/EXISTING LAW

The Housing Accountability Act was first passed in 1982, and then was meaningfully strengthened in 2017 (SB 167, Skinner). This law has been broadly known as California’s “anti-NIMBY law” and has been used by housing organizations and housing developers to hold local governments accountable to fair and transparent standards with respect to approving new construction.

PROBLEM

California is experiencing a historic housing shortage. One of the causes of this shortage is a difficult, idiosyncratic, risky entitlement process. This leads to expensive and time consuming lawsuits between housing advocacy groups, developers and cities. The act has several ambiguities that have arisen since the 2017 housing package, particularly related to how the Housing Accountability Act interacts with ministerial approval processes, such as the one created in SB 35 (2017, Wiener). This law endeavors to reduce the opportunity for wasteful conflict by clarifying existing law.

SOLUTION

This bill would clarify the definition of “lower density” and that the Housing Accountability Act applies to accessory dwelling units, new bedrooms in an existing home, and single family housing. In addition, it would provide that the HAA applies to any form of land use decision by a local agency, including a ministerial or use by right decision, in addition to a discretionary approval. It will also enhance judicial remedies to ensure compliance with the HAA.

FOR MORE INFORMATION

Ann Fryman, Legislative Aide
Email: ann.fryman@sen.ca.gov
Phone: (916) 651-4011