Land Use, Construction, and Housing Council
July 24, 2013
10 – 11:30 A.M.

1. Welcome and Self Introductions

2. Update Items:
   - Chamber Health & Wellness Chapter Comments
   - CEQA Modernization: SB 731 Update
   - Millennium Hollywood

3. What’s New in the City’s Draft Housing Element?
   Special Guests:
   Ken Bernstein, Principal Planner, Citywide Planning Division, Los Angeles Department of City Planning
   Matthew Glesne, Housing Planner, Los Angeles Department of City Planning

4. Presentation of Parks 101 Project
   Special Guests:
   Peter Gutierrez, Don Scott, Mark Rothenberg, Tsilah Burman, Stephen Nieto
   Friends of Park 101 District

Upcoming Chamber Events:
- ACCESS City Hall, October 2013

Next Council Meeting:
Wednesday, August 28, 2013
10-11:30 A.M.
The following are draft comments the Chamber wishes to provide in response to the Summary Document provided thus far for the City of Los Angeles’ Health and Wellness Chapter.

As the region’s largest business advocacy organization, we encourage that the policies proposed through the Health and Wellness Chapter maintain a strong focus on improving our economy as a means to improving the quality of life for all Angelenos. We are sympathetic to the health disparities among communities in Los Angeles and believe that increasing opportunities for economic growth in disadvantaged areas will spur better living conditions, more jobs, and improve mental and physical health. We hope to outline in this document some of our priorities and caution the Planning Department to avoid using this Chapter as a vehicle to mitigate every issue facing our City.

**Focus on Access to Health Care to Reduce Health Disparities**

We encourage the City to consider the impacts of lack of access to quality health care and coverage in many low-income communities with high unemployment as a contributing factor to disparate health outcomes. The Chamber supports full implementation of the Affordable Care Act and Medi-Cal expansion to ensure greater coverage and improved public health.

While environmental, psychological, and other background factors contribute to our well-being, ultimately, accessibility to healthcare will be the most important, measurable, and concrete determinant of Angelenos’ health. To that end, inducing the health care system to provide more efficient care and preventive measures will help improve health outcomes. Additionally, the expansion of Medi-Cal coverage to individuals earning up to 133% of the federal poverty level, slated to begin on Jan. 1, 2014, will make coverage available for millions more. We strongly believe the City should focus its efforts on performing outreach and enrollment to as many eligible residents as possible into health care coverage, rather than addressing issues of health disparities solely through the lens of imposing more land use and environmental regulations.

As such, we hope the City will employ creative incentives for businesses to improve outcomes in regards to public health where policy solutions can be implemented to enhance public health, rather than limit or prohibit specific activities and industries.

**Policy Solutions with Promise**

The following are listed policy solutions in the draft Summary Comments which the Chamber applauds and wishes to help shape and advance as a means to improving public health in Los Angeles:

- Business friendly policies
- Streamline the permitting and development process for good projects and businesses
- Address the homelessness issue.
  - We support Housing First policies for the homeless, especially the construction and maintenance of permanent supportive housing units.
- Increase production of affordable housing through greater incentives. Locating affordable housing around transit stations can be best achieved through appropriate incentives.
The best way to prevent displacement is to create and preserve affordable housing stock, perhaps by offering incentives for the development of affordable housing by transit corridors.

- Create opportunities and incentives to increase the number of retailers that sell healthy food
- Make GED, ESL, and writing courses available
  - The Chamber continues to support opportunities for greater continuing education resources and workforce training to develop a more, skilled and competitive workforce.
- Educate the public about healthy practices and healthy living
- Incentivize businesses that sell healthy foods (corner markets, farmers’ markets, supermarkets, etc.)
  - While we do not advocate favoring a certain type of business over others, there is room to target development of food outlets that provide fresh produce and healthy choices through incentives.
- Revise the processes for the preparation of environmental review process (CEQA)
  - CEQA is in need of modernization to curb abuses and expedite projects beneficial to the environment and economy, though there is some question as to how these reforms could be achieved at the city level.
  - Streamlining L.A.’s city planning and permitting process would actually reduce the delays that result from long waits for building permits and help the City build much needed infrastructure and transit to alleviate congestion, pollution, and improve air quality.

**Policy Solutions to Reconsider**

While we look forward to working with you on the above solutions, we also have serious reservations about some of the other recommendations proposed in the Summary Document, listed below:

- Tax activities that pollute and unhealthy products
  - Instead of mandating business go green, offer tax incentives that encourage green building, pollution control, or renewable energy use
- Craft policies that create a buffer between fast food restaurants and residential neighborhoods
  - The Chamber opposes such restrictions on development, which would undoubtedly harm the restaurant industry and kill jobs in the communities with highest unemployment. Instead, incentives should be developed that draw in restaurants with diverse food offerings and allow development of full-scale grocery stores.
  - Studies have shown that there is no association between fast food outlets near homes and dietary intake of fast food.
- Create regulations for factories to mitigate environmental impacts
  - The Chamber prefers the less coercive route of tax incentives rather than regulations for encouraging businesses to be greener. Regulations such as these create an unfriendly business environment.

• Restrict billboards
  o Such a measure will have no bearing on improving community health.
• Lack of healthcare facilities serving the uninsured
  o All facilities must technically serve the uninsured. However, facilities can charge the uninsured more than insured patients. Additionally, 70 percent of the uninsured in LA County reported they could not get access to healthcare when they needed it. This is emblematic of a lack of adequate provider community in the areas where care is most needed. We advocate for increased provider rates, graduated loan incentives for primary care physicians, and sufficient payments to hospitals which provide service to a disproportionate share of uninsured and low-income populations to help mitigate some of these disparities in care.
• Establishing a relationship between environmental health and mental health
  o There is not sufficient evidence that one impacts the other.
• Limit fast food; limit convenience stores
  o It would be more productive to incentivize convenience stores to carry healthier food (such as one program does in Oregon) and provide incentives for the opening of grocery stores in the middle of food deserts, than to restrict job-creating businesses
• Assess health impacts of a project before granting a permit
  o To some extent, CEQA impacts address environmental impact. Additional regulatory burdens for developers to comply with for project approval would seriously harm the possibility of developing positive projects in any community.
• Concentrate and move industrial uses into the periphery away from residential neighborhoods
  o The City needs to be careful in preserving a balance in industrial and job-producing lands without creating a too wide radius around residential areas. There are substantial improvements to quality of life and mental health when residents are able to live close to their employment.
• Current investment in transit reinforces inequity
  o Rail lines have larger capacities, don’t clog traffic, and produce fewer pollutants than even the most green buses.
• Refine AB2588 (Air Toxic “Hot Spots” Informational Assessment Act) to be more useful in planning
  o Since this is a state bill that hasn’t been amended since 1996 and is administered by a state agency (the California Air Resources Board) along with Air Quality Management Districts, “refining” 2588 may be difficult

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4 Cousineau, Michael R. "Health and Health Care Access in Los Angeles County." Center for Community Health Studies, University of Southern California Keck School of Medicine
5 http://web.multco.us/chair/multnomah-county-healthy-retail-initiative
6 http://www.actfortransit.org/docs/2008JulLRTvsBRTemissions.pdf
Regarding specifically the Ports, which were addressed several times in the Summary Documents as a source of health disparity and pollution, we remind the City of the following in considering their impact on our region.

- The Port has actually already undertaken ambitious green initiatives that reduced pollutants by more than 27,000 tons
- From 2005 to 2011: Rail upgrades decreased emissions by 49%
- Vessel regulation decreased emissions from oceangoing vessels by 73%
- Vehicle fleet modernization decreased emissions from trucks by 92%
- Cleaner cargo handling equipment reduced emissions by 56%
- Hybrid tugboats reduced pollution from harbor vessels by 30%\(^7\)
- $1.5 billion will be spent to modernize the port over the next five years, in part by fostering clean energy initiatives\(^8\)
- The updated Clean Air Action Plan provides for a 72% reduction in diesel particulate matter, 22% reduction of nitrogen oxide, and 93% decrease in sulfur oxides emitted from 2010 to 2014\(^9\)

The Chamber supports the adoption of technology that will reduce harmful emissions from the port while advocating for economically feasible policies that take into account the impact of green initiatives on trade and economic growth. Mandating further green initiatives will prove counterproductive, dangerous, and economically harmful. Companies are already voluntarily “going green” in a variety of ways. Instead of companies being rewarded for being leaders, they will, in essence, be penalized by losing out on opportunities to help subsidize important capital improvement projects\(^10\). As such, no further mandates or fees should be placed on port customers. The Port of Los Angeles is a $50 billion per year regional economic engine and the nation’s busiest seaport. This status must be maintained by remaining pro-customer and supporting feasible infrastructure improvements.

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\(^8\) http://articles.latimes.com/2013/may/07/business/la-fi-port-convention-20130508

\(^9\) http://www.cleanairactionplan.org/civica/filebank/blobdload.asp?BlobID=2474

City of Los Angeles Health and Wellness Chapter

1. Economic Conditions
2. Education
3. Health
4. Land Use
5. Transportation
6. Food Systems
7. Crime
8. Housing
9. Environmental Health

ECONOMIC CONDITIONS
Socio-economic conditions can significantly affect a population's access to healthy living and well-being. Rising socio-economic status tends to improve access to positive health outcomes, while falling socio-economic status tends to decrease levels of health and wellness. Differences in social status, income and wealth, and opportunities for a quality education are often associated with health impacts that disproportionately affect certain populations, such as the poor, young children, and the elderly.

Key Questions
1. Please review the issues and solutions listed below, is anything missing?
2. What are the goals that we want to establish as part of this effort?
3. What solutions would address the issues related to this health topic?
4. What are the barriers to the solutions?
5. What can the City do that it is not doing now?

Issues Raised
- Concentration of poverty
- High levels of unemployment
- Low-income individuals and families are more vulnerable to health issues
- Disparity in availability of resources
- Disempowerment
- Lack of access to workforce training programs
- Lack of access to staff/resources to assist the unemployed in accessing resources
- Areas with greatest economic access also facilitate social encounters where people feel respected where there's attention to needs, where options are presented, and where concrete needs are met
- Lack of commercial/entertainment amenities (theatres, plazas, etc.)
- Permitting and zoning processes
- Having to go without basic needs (such as child care, health care, food, or housing)
City of Los Angeles Health and Wellness Chapter

Recommended Solutions

- Business-friendly policies
- Employment opportunities (for the unemployed as well as opportunities that will allow for social mobility)
- Legalize street vending (integrating an existent and important economic component of many neighborhoods into the mainstream)
- Provide resources to entrepreneurs and small businesses
- Streamline the permitting and development process for good projects and businesses (ex. affordable housing projects, parks, grocery stores, etc.)
- Create more opportunities for flea markets and farmers' markets
- Incentivize property owners to utilize vacant lots
- Tax activities that pollute and unhealthy products
- Distribute available resources in an equitable manner (prioritizing activities that target communities facing the greatest health disparities)
- Incentivize local economies (ex. Locally grown food-distributed locally-sold by local retailers)
  Re-invest in park space and schools to attract communities to utilize them
- Financial planning for homeowners and businesses
- Economic development that focuses on addressing poverty
- Create programs that relate to the skillset of small entrepreneurs
- Create employment opportunities for youth
- Utilize vacant lots with community input
- Create economic opportunity for local people (jobs)
- Address homeless issue

Priorities

- What are the priorities that we want to achieve for this health topic?
EDUCATION

Graduating from high school or college has demonstrated economic and health benefits. Educational attainment is associated with work opportunities offering higher incomes, which allow for greater housing and healthy food options, and better working conditions with lower exposure to hazards.

Key Questions

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Issues Raised

- Lack of resources for education (to address disparity in educational attainment)
- Inequality in the distribution of education funding
- Overcrowded classrooms
- Education is a necessary means of upward mobility, in some communities in Los Angeles, educational attainment levels are significantly low

Recommended Solutions

- Creating advocacy and awareness around education and the importance of educational attainment
- Equity as a component of distributing resources for education
- Make GED, ESL, and writing courses available
- Mandatory physical activity in schools for at least 30-45 minutes
- Free or low-cost educational programs for youth
- Educate youth about personal and community health
- Teach children about healthy eating and healthy living
- Educate the public (youth and adults) on the environment
- Lower tuition for community colleges
City of Los Angeles Health and Wellness Chapter

- Motivate kids to invest in their education
- Schools should establish open door policies to allow for parent engagement
- Create empowering educational opportunities
- Measure a teacher's ability to teach and inspire
- Teach students to build resilience
- More preschool facilities

Priorities

- What are the priorities that we want to achieve for this health topic?
City of Los Angeles Health and Wellness Chapter

1. Economic Conditions
2. Education
3. Health
4. Land Use
5. Transportation
6. Food Systems
7. Crime
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9. Environmental Health

HEALTH

Until the early-mid 20th century, the fields of public health and medicine primarily focused on
preventing and treating communicable and infectious diseases, infant mortality, and famine.
People did not live long enough to develop degenerative and man-made chronic diseases.
Better nutrition, medical innovations, and improved sanitation means people are living longer,
but now face a new set of risk factors due to industrialization, sedentary lifestyles, and other
factors. Since the mid-20th century, degenerative, chronic diseases have become the most
pressing health problem. Over the last few decades, the medical and public health fields have
started to focus less on reducing these diseases among individuals and more on improving
community conditions.

Key Questions

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Issues Raised

- Limited or lack of social services
- Lack of access to hospitals, health care, clinics, and wellness centers
- Lack of culturally and linguistically appropriate mental health providers
- Ethnic health disparities
- Families in hard-pressed areas face more health challenges
- The relationship between environmental health and mental health
- Asthma
- Lack of healthcare facilities that service the uninsured
- Aging population and need for health care services
- Chronic diseases: obesity (adult and childhood), heart disease, diabetes, respiratory
disease
City of Los Angeles Health and Wellness Chapter

- Isolation
- Social Anxiety and stress
- Lead poisoning due to condition of existing housing stock
- Lack of emergency services
- Substance abuse
- Mental health issues
- Infectious diseases
- Cancer clusters in superfund sites
- Frequent drug use among the homeless
- Social connectedness is deeply entangled with consumer behavior/commercial environs
- Inefficient medical care (long waits and continual referrals)

Recommended Solutions

- Continue mental health programs in family source centers
- Take a life span approach in treating health
- Create programming and provide resources for child care
- Educate the public about healthy practices and healthy living
- Early prevention
- Create opportunities for individuals and communities to access information about available resources
- Prioritize making health care available
- Prioritize health equity (creating programs that address health issues and prioritizing in the areas with the greatest health disparities)
- Create opportunities for individuals and communities to access social services
- Create opportunities for healthy living
- Create opportunities for individuals to be healthy (mind, body, and spirit)
- Provide opportunities for psychological respite
- Create opportunities for physical activity and physical fitness
- Foster family services
- Create opportunities for children to be healthy
- Eliminate the sale of cigarettes
- Eliminate marijuana dispensaries
- Preventative medical screening
- Connect experts with the public to explain health issues
- Access to efficient medical care (physical and medical)
- Emergency CPR and Asthma Attack training
- Maternal Health for everyone for safe pregnancies and babies
- Programs that address addictions
- More psychologists and therapists in schools
- Allocation of resources for health facilities, medical clinics, including mobile clinics

Priorities

- What are the priorities that we want to achieve for this health topic?
LAND USE

Land use and the urban environment play a key role in the health and well-being of residents. These community characteristics affect a resident’s level of physical activity, access to nutritious foods, and exposure to pollutants. Residents who live in car-dependent communities have an increased risk for health problems that include obesity, diabetes, and social isolation. Research indicates that certain land use and urban design characteristics can encourage and facilitate healthier behaviors. These characteristics can include:

- Walkable areas with a diverse mix of uses (i.e., homes and jobs are closer together and within walking distance of goods and services, schools, parks and other destinations)
- Attractive streetscapes and short blocks lengths with safe crossings;
- Higher population and employment densities in strategic areas, and
- A balance of employment within each jurisdiction.

Together, these land use and design characteristics can reduce the need to drive and increase a resident’s opportunity to use active modes of transportation.

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Issues Raised

- Zoning laws that limit the sizes of parks and ability to develop community gardens
- Single-use neighborhoods (for example, not allowing food grown on residential land to be sold on-site)
- Big development projects at the expense of community needs
City of Los Angeles Health and Wellness Chapter

- Mandatory parking requirements
- Landfills in close proximity to residential uses
- Over proliferation of liquor stores, tattoo parlors, marijuana dispensaries, and body piercing establishments
- Liability concerns around joint-use of school facilities
- The prevalence of asphalt in schools that lack green space
- Difficulty in accessing recreational opportunities
- Lack of resources for programming open space
- Disparity in the availability of park space and community space
- Schools sites are underutilized
- Safety in parks
- Overconcentration of auto uses (paint body shops, auto repair, auto dismantling, etc.) in close proximity to residential and community uses

Recommended Solutions

- Multi-Use neighborhoods (for example allow for the sale of fresh fruits and vegetables that are grown in residential neighborhoods on site)
- Ensuring that communities are engaged in the right phases of projects and that communities have opportunities to provide input in visualizing their communities
- Create connectivity between schools, parks, and opportunities for physical activity
- Zoning that cultivates healthy environments and compatible uses
- Allowing for sidewalks and parkways to be used as green spaces
- Reduce the amount of auto dismantling shops
- Incentivize businesses that sell healthy foods (corner markets, farmers’ markets, supermarkets, etc.)
- Concentrate and move industrial uses into the periphery away from residential neighborhoods
- Relocate landfills, junkyards, and factories away from residential uses and community centers
- Create stricter regulations for auto body paint shops
- Create policies that create a buffer between fast food restaurants and residential neighborhoods-move away from residential neighborhoods and locate in the periphery next to freeways
- Create new regulations for factories mitigate environmental impacts
- Re-define alleys and allow them to be used as open space or as green spaces
- Allow murals to beautify communities
- Restrict billboards
- Restrict strip-clubs
- Restrict the sale of alcohol
- Partnerships with organizations that are working with Rec and Parks on building parks
- Programming open spaces for physical activity
- Programs that use school yards to unify neighborhoods
- More pocket parks
- Using schools as joint-use sites for recreation and community spaces
- Keep lights on longer in community parks
- Make recreation opportunities more equitable throughout the City
City of Los Angeles Health and Wellness Chapter

- Prioritize a safe environment that in turn will improve accessibility to open space and community resources
- Increase the amount of senior centers
- Improve accessibility to playgrounds
- Install outdoor exercise equipment in parks and public spaces
- Cherish river and natural resources (utilize as educational opportunities)
- Improve the equity and distribution of open space
- Provide for free or low-cost sports programs for children
- Prioritize open space in areas with the greatest need
- Limit fast food
- Limit liquor stores
- Limit convenience stores
- Implement sustainability principles in planning processes
- Increase the number of pocket parks to reduce the number of sex offenders
- Revise the processes for the preparation of environmental review process, to be administered by 3rd parties (CEQA)

- Encourage vacant land to be used as park space
- Green buffers between industrial and residential uses
- Assess health impacts of a project before granting a permit
- Encourage indoor playgrounds for children to have a safe place to play in any weather
- Require applicants to look at all efficiencies of design before granting an expansion permit
- Allocate Quimby funds based on where there is the greatest need
- Health impact Assessments and Health Risk Assessments

Priorities

- What are the priorities that we want to achieve for this health topic?
TRANSPORTATION
Transportation patterns, habits, and decisions play an important role in the health of individuals and communities. Every day, Angelenos use highways, roads, sidewalks, bike lanes, trails, and transit to commute to work, go to school, shop, run errands, and complete numerous other daily activities. The automobile-centric nature of many communities limits the opportunities for active transportation options, such as walking and biking.

A person's travel behavior has both positive and negative effects on health and wellness. An over-reliance on private cars contributes to higher rates of air pollution and respiratory illness. Streets that are not built for or that do not accommodate pedestrians and cyclists encourage higher vehicle speeds, which in turn contributes to more severe collisions that cause injuries and fatalities. Streets that accommodate all modes of travel tend to be safer streets, while also encouraging physical activity and reducing air pollution and greenhouse gas emissions.

Key Questions
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5. What can the City do that it is not doing now?

Issues Raised
- Current investment in transit reinforces inequity (ex. investment in rail and reduction in bus lines)
- Public ROW is not safe—there is a lack of resources needed to make streets safe
- Traffic
- Lack of connectivity (between public right of way and community uses)
- Too much spending on roads and freeways
- 20% of trips are made on foot but 1% of transportation spending goes into pedestrian programs
- Disparity in bike lanes
City of Los Angeles Health and Wellness Chapter

- Lack of access to transit and high cost of transit
- Silos among transit mode agencies/departments (rail/bus and safe routes to school)
- The built environment is designed for cars
- The quality of new transit facilities is not consistent across the City
- Unequal maintenance of the public right of way
- People do not always feel safe walking and biking in their neighborhoods
- Maintenance of ROW is not consistent across the City

Recommended Solutions

- Increase in funding for transit (Measure J)
- Make more funding available for active transportation
- Improve pedestrian safety around schools
- Metro is improving bike lanes
- Identify opportunities to increase walkability and reduce driving
- Improve sidewalks to increase walkability
- Create linkages from public transportation to community destinations
- Improve the safety and accessibility of school yards
- Improve infrastructure (sidewalks, streets, and crosswalks) will improve perception of public space and a community as a place.
- Improve the reliability and connectivity of public transit to affordable housing
- Minimize displacement in development of transit corridors
- Transit Oriented Development
- Improve non-motorized modes of travel to facilitate freedom of mobility choice
- Provide access to active transportation opportunities
- Improve alleyways for non-motorized use
- Improve street services (bulky item pick-ups, tree trimming, graffiti removal, repairing pot holes)
- Make the necessary ADA infrastructure improvements
- Improve pedestrian safety around schools
- Maintain public infrastructure
- More trash cans on sidewalks
- Cite property owners if the infrastructure near property is littered with trash
- More tree plantings

Priorities

- What are the priorities that we want to achieve for this health topic?
FOOD SYSTEMS

Unhealthy eating habits are a primary risk factor for many leading causes of death in Los Angeles. They also contribute to the rising number of obese and overweight Americans. It is important to increase the access to nutritious food and raise awareness of the importance of healthy eating habits to combat the nation's obesity epidemic. Creating a healthy food system is critical to reducing the rates of food-related health issues, such as diabetes and health disease.

Key Questions

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Issues Raised

- Lack of access to Healthy Food
- Food Deserts
- Lack of a Retail Infrastructure to support access to healthy food
- High cost of organic and fresh food
- Regulations relative to alternative means of accessing healthy food (street vending or urban agriculture as means of local food production and supply)
- Lack of availability and prioritization of land for food production
- Fast food and obesity
- Food Insecurity and Hunger
- Low participation of eligible individuals/households in programs such as Cal fresh
- Impact of food insecurity on mental health
- Lack of grocery stores
- Insufficient community gardens or farmers' markets

Recommended Solutions

- Corner market conversion programs
City of Los Angeles Health and Wellness Chapter

- Working with existing retailers that sell fruits and vegetables to ensure that they have the necessary equipment (refrigeration for example) to improve the quality of fresh products
- Edible landscaping incorporated into affordable housing production
- Acquiring vacant land for food production
- Healthy Vending Campaign: Legalization of street vending and incentivizing the sale of healthy food
- Community gardens
- School gardens
- Farmers Markets in low-income communities
- Urban gardening
- Food education: Education campaign that focuses on highlighting the benefits of healthy eating as well as Healthy Cooking Classes that take culturally diverse meals into account
- Growing food locally, distributing locally, and selling locally
- Create opportunities and incentives to increase the number of retailers that sell healthy food
  - Improve the quality of fresh food that is sold
  - Promotion of healthy food
  - Work with schools to have healthy food choices
  - Create gardens for families to grow food and experience how food is planted

Priorities

- What are the priorities that we want to achieve for this health topic?
CRIME

Crime can have real health, social, and behavior implications for victims and their families. Violent crime, such as homicides, physical assaults, rapes and sexual assaults affect the health outcomes of communities. Between 2000 and 2009, an average of approximately 400 people died annually from homicides in the City of Los Angeles. In many communities across the City, homicides are one of the leading causes of years of life lost (YLL) and disability-adjusted life years (DALYs). Violent physical assaults also have health implications. Between 2005 and 2010, about 6,000 people in Los Angeles were treated in emergency rooms as a result of physical assault. Direct exposure to physical violence is associated with a range of negative health consequences, such as depression, anxiety, suicide, post-traumatic stress disorder, decreased cognitive functioning, and negative social behaviors. When children or adolescents are victims of violence, the experience can affect their scholastic achievement, and it can limit their overall success as adults.

Key Questions

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Issues Raised

- Prevalence of crime (violent and property crime)
- Criminalization of everything (informal economy, for example)
- Public Safety
- Lack of access to safe neighborhoods and lack of staff needed to make neighborhoods safe
- Gangs
- People don’t feel safe leaving their homes and going to the park (example)
- Violence
- Mortality
- Violence is concentrated in youth facing poverty issues
- High concentration of sex-offenders in Wilmington
City of Los Angeles Health and Wellness Chapter

- Some communities have a significant undocumented population, how do we address this?
- Safety concerns in LGBT community

Recommend Solutions

- Gang reduction/prevention/intervention programs and youth development programs
- City night lights program
- Neighborhood watch programs
- Increase street lighting (streets, sidewalks, and public spaces)
- Programs that work towards violence reduction
- Good Law enforcement (good relationship with the community)
- Eyes on the street (design our communities in ways that allow for a connectedness between private and public spaces to allow for increased visibility and greater safety in public spaces)
- Create safe places for community (incorporate measures that make public spaces like parks and streets a safe place for people)
- Create a safe environment with easy access to where people live, shop, work and access to public transportation
- Create more opportunities for youth
- Less community policing and more prevention programs or community programs
- Programs that will address community violence

Priorities

What are the priorities that we want to achieve for this health topic?
Housing
A home represents safety, security, shelter, and family and friends. The conditions within a home, housing affordability, and the surrounding neighborhood affect the health of our families. Substandard and inadequate housing contributes to lead exposure and poisoning; respiratory conditions, including asthma; exposure to carcinogenic air pollutants, like radon and tobacco smoke; injuries resulting from poor construction or maintenance; and other health-related issues. A scarcity of affordable housing limits a family’s choice about where they live, often requiring families to move into inadequate or substandard housing in neighborhoods with higher crime and violence. Housing affordability also affects a household’s stability and ability to afford health insurance and other necessities.

Key Questions
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Issues Raised
- Need for more affordable housing
- Lead poisoning and asthma due to poor housing
- Overcrowded housing
- Homelessness
- Slum housing
- Gentrification and Displacement
- Age of housing stock
- Mental Health and Substance abuse issues for the homeless
- Smoking in multi-family housing
- Abuse of the Section 8 system

Recommended Solutions
- Track data that relates to lead poisoning
- Track data on the homelessness
- Track data on apartment inspections
City of Los Angeles Health and Wellness Chapter

- Housing First policies (for the homeless)
- Healthy housing
- Increase production of safe and affordable housing
- Locating affordable housing around transit stations
- Coordination with the Freeway Health Advisory group
- Equitable housing choices
- Lead-free housing
- Banning smoking in multi-family housing
- Create political will to build affordable housing
- Housing stock should be created based on the level of financial need taking into account other household expenses (medical expenses, for example)

Priorities

- What are the priorities that we want to achieve for this health topic?
ENVIRONMENTAL HEALTH

Environmental health covers a wide range of topics that include the physical, chemical, and biological factors external to a person that impact overall human health. The subject includes air pollution, the quality of drinking water, exposure to chemicals in building and cleaning materials, exposure to soils containing toxic substances, and other similar exposures.

In the City of Los Angeles, the cumulative impacts of pollution have been found to be high in Los Angeles’s eastside, Southeast Los Angeles, Pacoima and Arleta, and the communities surrounding the Ports of Los Angeles. These “toxic hot spots” have high levels of pollution from stationary and mobile sources that elevate health risks. In close proximity to these sources of pollution, these communities have land uses, such as schools, day care facilities, parks, senior housing, and health care facilities that cater to populations sensitive to pollution, such as children and seniors.

Key Questions:
1. Please review the issues and solutions listed below, is anything missing?
2. What are the goals that we want to establish as part of this effort?
3. What solutions would address the issues related to this health topic?
4. What are the barriers to the solutions?
5. What can the City do that it is not doing now?

Issues Raised

- Cumulative Impacts; diesel trucks, freeways, lack of open space, industry, etc.
- Air Quality
- Water quality-access to drinking water face of changing climate
- Soil Quality
- Groundwater issues
- Pollution; cars, ports, mobile sources-adjacent to housing
- Cancer clusters by Superfund sites (A Superfund site is an uncontrolled or abandoned place where hazardous waste is located, possibly affecting local ecosystems or people)
- Connections between the Port and housing
- Contamination
- Truck traffic
- Noise
City of Los Angeles Health and Wellness Chapter

- Port of Los Angeles proposals that do not eliminate or reduce to less than significant environmental and public health impacts
- Petroleum industry project proposals that do not eliminate or reduce to less than significant environmental and public health impacts
- Higher heat temperature exacerbates smog
- Smokers (2nd hand smoke)
- Environmental impacts due to auto industry (paint shops, dismantling, repair, etc.)
- Impact of chemical uses and pipelines that may leak

Recommended Solutions

- Tax uses that pollute-oil, driving, parking, and smoking
- Clean Up Green Up
- Air Infiltration systems to address Air Quality issues
- Clean Streets
- Manage growth in a manner that will not deprive future generations of environmental benefits; such as clean air and water
- Safe and toxic-free consumer products and the packaging of poisonous materials
- Zero-emissions zero-waste commitments
- Penalize businesses that contaminate
- Mandatory health impact assessments and mandatory mitigation for all air pollution impacts to eliminate or reduce to less than significant conditions
- Stronger regulations on large trucks—require hybrid engines and clean fuel
- Create regulations to address environmental issues caused by neighboring cities
- Look at sources of pollution and sensitive receptors (children, schools, parks, etc.)
- More greenway to buffer against Air Quality issues
- Refine AB2588 (Air Toxic “Hot Spots” Informational Assessment Act) to be more useful in planning
- Create a carbon footprint measurement
- Air filtration systems for existing buildings
- Noise mitigation in homes and schools

Priorities

- What are the priorities that we want to achieve for this health topic?
July 23, 2013

Senate President Pro Tem Darrell Steinberg
State Capitol, Room 205
Sacramento, CA 95814

RE: Amendments Needed to SB 731 (Steinberg) to Achieve Meaningful CEQA Reform

The CEQA Working Group is a broad coalition of business, local government, housing, clean tech, transit, education, transportation and other advocates that have come together to advance meaningful CEQA modernization legislation in 2013. We want to thank you for your continued leadership in advancing the cause of CEQA reform and for your introduction of Senate Bill 731. We also want to thank you for establishing a stakeholder process to negotiate changes to SB 731 with the goal of enacting meaningful reform and we look forward to a positive outcome.

As we enter into the final months of the legislative session, we believe it is critical to significantly amend SB 731 to achieve meaningful reform that stamps out widespread abuses of CEQA that are serving as roadblocks to environmentally responsible projects that create high-value jobs and economic growth.

Unfortunately, as drafted, SB 731 would not advance true CEQA reform and, in fact, could make approval of worthy and responsible projects even more difficult. In its current form we believe SB 731 would introduce new requirements for lead agencies and project proponents and create more opportunities for meritless lawsuits against projects that have otherwise complied with CEQA and other stringent state and local environmental and planning laws and requirements.

We know you share our goal of trying to achieve something meaningful and lasting this year. In that spirit, we respectfully urge you to consider the following principles to amend SB 731 in order for the legislation to achieve the goal of true CEQA reform:

- **Incentivize Projects that Help California Achieve Its Aggressive Greenhouse Gas Reduction and Land-use Planning Goals.**

In recent years, California has adopted the world’s most significant land-use planning and greenhouse gas reduction legislation in the form of SB 375 and AB 32. SB 731 should be amended to provide increased certainty for projects that comply with SB 375 and AB 32 and help the state and individual regions meet our aggressive Greenhouse Gas Reduction (GHG) goals. We must reduce duplicative environmental reviews and reduce meritless lawsuits against such projects. We also need to amend SB 731 to provide greater certainty to renewable energy projects.

(more)
• **Increase Transparency in CEQA Litigation.**
Under current law, parties to CEQA litigation can remain anonymous by filing under the name of unincorporated associations with shadow members and hidden interests. We should amend SB 731 to require disclosure of any party that has financially contributed to CEQA litigation, similar to campaign finance disclosure laws and court mandates for third parties seeking to file advocacy briefs in lawsuits.

• **Ensure CEQA Litigants Have Skin in the Game.**
Under current law, CEQA plaintiffs have no responsibility for the costs of litigation, which encourages frivolous challenges. CEQA plaintiffs should be required to pay for the lead agency’s preparation of the record required for CEQA litigation.

We respectfully urge you to consider these principles. We want to thank you for your leadership and look forward to our continued partnership to enact meaningful reform this legislative session.

Sincerely,

Carl Guardino, President & CEO
Silicon Valley Leadership Group
Hasan Ikhrata, Executive Director
Southern California Association of Governments
Thomas G. Duffy, Legislative Director
California’s Coalition for Adequate School Housing
Richard Schmidt, President
UnitedAg
Lacy Kelly, Chief Executive Officer
Association of California Cities – Orange County
Jeanne Cain, Executive Vice President, Policy
California Chamber of Commerce
Lucy Dunn, President & CEO
Orange County Business Council
Richard Lyon, Senior Vice President
California Building Industry Association
Jim Wunderman, President & CEO
Bay Area Council
Dennis Frank, President
Southwest California Legislative Council

Gary Tobben, President & CEO
Los Angeles Area Chamber of Commerce
Tim Colen, Executive Director
San Francisco Housing Action Coalition
Rick Bishop, Executive Director
Western Riverside Council of Governments
Gabriel Metcalf, Executive Director
San Francisco Planning + Urban Research
Rex Hime, President & CEO
California Business Properties Association
Bill Dombrowski, President & CEO
California Retailers Association
Rob Lapsley, President
California Business Roundtable
Bill Allen, President & CEO
Los Angeles County Economic Development Corporation
Jelisaveta Gavric, Legislative Advocate
California Association of REALTORS®
Tracy Rafter, CEO
Los Angeles County Business Federation
Cynthia Murray, President & CEO
North Bay Leadership Council

John A. Coleman, Executive Director
Bay Planning Coalition

Paul Granillo, President & CEO
Inland Empire Economic Partnership

Cynthia Kurtz, President & CEO
San Gabriel Valley Economic Partnership

Robert Freed, President & CEO
SummerHill Homes

Gary Hambly, President & CEO
California Construction and Industrial Materials Association

Tom Holsman, CEO
Associated General Contractors of California

Darius Assemi, President
Granville Homes

Jerry Sanders, Executive Director
San Diego Regional Chamber of Commerce

Mark Christian, Director of Legislative Affairs
American Institute of Architects California Council

Paul J. Meyer, Executive Director
American Council of Engineering Companies California

James V. Camp, President
NAIOP of California

Kent Jeffreys, Staff Vice President
International Council of Shopping Centers

Scott Raty, President & CEO
Pleasanton Chamber of Commerce

Jim Lazarus, Senior Vice President, Public Policy, San Francisco Chamber of Commerce

Oscar Garcia, President & CEO
Chamber of Commerce Mountain View

Vicki Medina, Executive Director
Antelope Valley Board of Trade

Rosanne Foust, President & CEO
San Mateo County Economic Development Association

Ken Dunham, Executive Director
West Coast Lumber & Building Material Association

Keri Bailey, Senior Vice President
California Grocers Association

Joe Ahn, Board Chairman
South Bay Association of Chambers of Commerce

Brendan Huffman, Executive Director
Chambers of Commerce Alliance of Ventura and Santa Barbara Counties

Steve Van Dorn, President & CEO
Santa Clara Chamber of Commerce

R. Scott Kurtz, President
Harbor Association of Industry & Commerce

Marna Smeltzer, President & CEO
Redondo Beach Chamber of Commerce

Leron Gubler, President & CEO
Hollywood Chamber of Commerce

Brian Ling, Executive Director / CEO
Sonoma County Alliance

Laurel Abbott, President
Santa Barbara Association of REALTORS®

Paul Stewart, Government Affairs Director
San Mateo County Association of REALTORS®

Constance Lynch, CEO
Southwest Riverside County Association of REALTORS®

Christine Dwiggins, 2013 President
San Francisco Association of REALTORS®

Cc: Governor Jerry Brown
   Members, California State Legislature
May 6, 2013

Matthew Glesne
Housing Planner
City of Los Angeles Department of City Planning
200 N. Spring Street, Room 667
Los Angeles, CA 90012

Re: Los Angeles Area Chamber of Commerce Comments on Draft Los Angeles City Housing Element, Released April 18, 2013

Dear Matt:

On behalf of the Los Angeles Area Chamber of Commerce and our 1,600 member organizations employing 700,000 individuals throughout our region, thank you for your efforts in updating the City’s Housing Element as a portion of the broader General Plan update. We have appreciated the opportunity to work with you on this important guide for housing policy and programs in the City of L.A.

We have reviewed the Housing Element draft circulated to members of the Housing Element Task Force on April 18, 2013 via email and find much progress in terms of incentives for developers to build or rehabilitate affordable housing units and a citywide focus on coordination to end chronic and veteran homelessness, as supported through the Chamber’s leadership on Home For Good. On the other hand, we were concerned with inclusion of potential placing increased fees, requirements, and stifling red-tape procedures on the development industry. We believe this would result in loss of opportunities for affordable housing construction.

We submit the following comments (in italics) in response to the policies and direction contained in Chapter 6 of the Draft Housing Element:

1.2.8 Preserve the existing stock of affordable housing near transit stations and transit corridors. Encourage one-to-one replacement of demolished units.

LA Chamber Comment: We ask for caution in creating requirements for one-to-one replacement of demolished units, or in creating barriers to make it difficult to disrupt that ratio. Protection of current units of affordable housing should be done through incentives rather than as a requirement, which discourages developers from renovating, upgrading, or attracting new development.

2.1.2 Establish development standards and other measures that enhance health outcomes.

LA Chamber Comment: Discussions and policies regarding public health should be left to development of the City’s Health Element of the General Plan. We discourage references in the Housing Element to impose additional development standards, potentially impeding the construction or maintenance of housing, to achieve health outcomes.
4.1.6 Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.

LA Chamber Comment: The Chamber opposes barriers to citing permanent supportive housing in certain neighborhoods, such as through the Community Cares Facilities Ordinance.

8. NEW: Land Use Program to Increase the Production of Affordable Housing

Explore the feasibility and appropriateness of creating affordable housing requirements for projects that receive benefits from the City, including projects that receive City subsidies or City land, projects receiving zone changes that result in significantly more units than otherwise permitted, as well as projects that obtain a Development Agreement.

LA Chamber Comment: The creation of housing and development brings benefits to the City other than simply housing. These economic benefits, such as jobs, tax revenues, and decreases in homeless or near homeless populations (and the money the City spends on them for services) should not be held up by requirements to create affordable housing. It is a worthwhile investment for the City to spend funds on housing projects in and of themselves. Creating affordable housing should not deter or prevent the City from receiving other benefits resulting from projects. Further, it is not appropriate to uniformly tie the production of affordable housing to projects governed by a Development Agreement, which are unique to each project and should be negotiated independently.

12. Innovative Housing Unit Design (1.1.3.C)

A variety of initiatives are needed to help create and adapt more housing units to employ universal design standards in order to accommodate different life stages with minimal structural changes. 1) Establish a Task Force to review current barriers to aging-in-place in City Codes. 2) Explore and propose recommendations for increasing the number of accessible units in multi-family developments occupied by special needs households. 3) Assist older adults understand various types of home modifications that may be helpful.

LA Chamber Comment: This is an acceptable policy as long as additional burdens and requirements are not placed on developers to guarantee a greater number of special need appropriate units in affordable housing developments.

17. Permanent and New Funding Sources for the Affordable Housing Trust Fund (1.1.5.A)

Develop a local, permanent funding source for the Affordable Housing Trust Fund (AHTF) that provides additional funding annually for new affordable housing development projects (including predevelopment, site acquisition, new construction and rehabilitation activities for rental and for-sale units) and for permanent supportive housing for chronically homeless persons. Explore options for generating funds locally, such as fees on development or on other activity that creates demand
for housing, as recommended in the Affordable Housing Benefit Fee Study. Make recommendations to the City Council.

**LA Chamber Comment:** As the City struggles with economic recovery and high unemployment, we should not be looking to tax or place additional burdensome fees onto projects that generate positive impact through economic growth and jobs. The onus of financing affordable housing should not overly lie with developers. The City should not assess such an Affordable Housing Benefit Fee on developers responsible for projects that spur economic development, a byproduct of which can be a demand for housing. Such a fee will likely have a negative impact on development over all and should not be pursued without a proper economic impact analysis.

19. Downtown TFAR Public Benefit Fee (1.1.5.D)
Assess a Public Benefit Fee on all projects in the Downtown Area that use TFAR. Study the relationship between the incentives provided under the Downtown TFAR program and those in the Downtown Affordable Housing Bonus program (#104). Consider dedicating a portion of the Public Benefit Trust Fund payment to the Affordable Housing Trust Fund for projects that use the TFAR ordinance. The payment deposited into the AHTF will be used for affordable housing development in downtown or within three miles of the project receiving TFAR. Consider changes to the Downtown TFAR program that would require the provision of some percentage of affordable housing to take advantage of the TFAR program.

**LA Chamber Comment:** A potential Public Benefit Fee on Downtown TFAR projects is problematic and would make it difficult for projects to be economically feasible for development of any kind, even disinviting market rate housing development and potentially driving up costs for everyone because housing will not keep up with demand.

22. NEW: Foreclosure Registry Program
The Foreclosure Registry Ordinance (181,185, 2012) was established as a mechanism to protect residential neighborhoods, including abandoned properties, from blight through the lack of adequate maintenance and security as a result of the foreclosure crisis. Any lender (or beneficiary or trustee who holds or has an interest in a deed of trust) who issues a notice of default on a residential property located within the City of Los Angeles must register that property with the Los Angeles Housing Department (LAHD).

**LA Chamber Comment:** It is redundant and onerous to require registration of foreclosed properties with LAHD when two-thirds or greater of all properties are registered through Mortgage Electronic Registration Systems (MERS). By using MERS, lenders and investors avoid the need to file properties in county and city records, which lowers costs for lenders and consumers by reducing recording fee expenses resulting from real estate transfers and provides a central source
of information and tracking for mortgage loans. We encourage continued use of this system as a central location for information on foreclosed properties and to avoid questions of responsibility for property maintenance through the long foreclosure process. Doing so will avoid placing additional reporting requirements on lenders and driving up costs for consumers.

48. Housing Choice Voucher Program (1.2.6.B)
Provide rental assistance to very low-income families in the form of vouchers that cover a share of the monthly rental payment of privately-owned market rate rental housing. Continue to streamline the program administration.

**LA Chamber Comment:** Gaining additional housing choice vouchers for Los Angeles is a federal priority for the Chamber. We support inclusion of this priority, as vouchers are necessary to ensure more families can access housing and stay off the streets. In fact, we encourage language which supports prioritizing use of these vouchers for the chronically homeless.

104. Downtown Affordable Housing Bonus (1.4.1.B)

Provide the following incentives for all residential developments in Downtown that include very low-, low-, moderate-income, or workforce housing: 35% more floor area; exclusion of halls and lobbies from the calculation of allowable floor area; option to pay an in lieu fee for 50% of the internal building open space requirement; elimination of parking requirements for units serving very low-income households; reduction in parking requirement to one space per dwelling unit. Require one-for-one replacement of all converted or demolished units serving households earning up to 50% of the area median income in downtown. (deletions). Explore ways to improve affordable housing production under the program, including how the incentives under this program relate to those provided under the Downtown TFAR program.

**LA Chamber Comment:** What would trigger the one-for-one replacement requirement? That should only apply if the project is getting a benefit (otherwise it would be a precedent for a general requirement).

128. Homeless Housing and Services Coordination (4.1.4.A)
Coordinate with LAHSA, the County and other government and non-profit agencies to develop plans to reduce and end homelessness and to implement homeless policies and programs. Support the Homes for Good initiative and work to implement the Homes for Good Action Plan. The Continuum of Care's strategy is continuing to evolve through development of place-based community plans aligned with the Federal Strategic Plan and Home for Good. A total of 10 community plans will be developed and incorporated into the CoC’s strategic efforts over the next five years (not all in the City of Los Angeles). Participate in regular coordinating efforts with LAHSA and ensure that the needs of all sectors of the homeless population are addressed.
Coordinate the local distribution of public funding sources for the effective use of resources and program implementation. Monitor LAHSA’s financial and contract management to ensure effective, efficient program implementation consistent with the City’s goals.

**LA Chamber Comment:** The Chamber is a strong partner with the United Way of Greater Los Angeles on Home For Good, a public-private initiative to end chronic and veteran homelessness in Los Angeles County by 2015. Our collective efforts have housed over 7,500 formerly chronically homeless and veteran individuals into permanent supportive housing over the last two years. We are heartened by the City’s use of the Home For Good Action Plan as a guide to reduce chronic and veteran homelessness.

133. NEW: Homeless Management Information Systems (HMIS) Data Collection
Support homeless service providers in the implementation of the HUD-required HMIS to gather data on individuals and families who use homeless service systems. Collect and analyze data over time to better identify service needs, barriers to accessing services, and program-, region-, and system-wide results. Share data on clients with other service providers. Continue HMIS User Group Forums, a discussion series that helps generate ideas for further innovations to help ease use of the system. Develop and expand a comprehensive HPRP data quality process to ensure that information collected exceeds HUD’s quality standards.

**LA Chamber Comment:** Increased and wide adoption of the HMIS system is critical to coordinating housing placement among existing housing stock and reducing homelessness

As a general comment, we support efforts to streamline and expedite the permitting process for developers in order to incentivize development, and add certainty and transparency while reducing costs associated with the development process. However, we look forward to clarification on how the City will accomplish this goal, especially through new opportunities to influence the development process during the implementation of Realignment of the Departments of City Planning and Building and Safety into a new Department of City Planning and Development.

We thank you for the opportunity to participate on the Housing Element Task Force and look forward to working with you on this and future versions of the Housing Element to ensure a final product which reflects the opportunities to steer this City’s housing development in the right direction to create jobs, economic growth, and improve quality of life. If you have any questions, please feel free to contact Tina Hossain at 213.580.7531 or thossain@lachamber.com.

Sincerely,

Gary Toebben
President & CEO