LAND USE, CONSTRUCTION AND HOUSING COUNCIL CONFERENCE CALL
January 24, 2018 | 9:30 – 11:00 a.m.

1. Welcome and Self-Introductions

2. Planning and Land Use Priorities for the City of Los Angeles
   Honorable Jose Huizar, District 14
   Chair, Planning and Land Use Committee
   City of Los Angeles

3. Presentation: New Year, New Planning and Transportation Policies
   Rubina Ghazarian, Department of City Planning
   City of Los Angeles
   David Somers, Department of Transportation
   City of Los Angeles

4. Action Items
   • Update on AB 1506 (Bloom, Chiu, and Bonta) and Repeal to Costa-Hawkins Housing
     Rental Housing Act
   • 2018 Advocacy Agenda

5. Announcements
   • Inaugural Dinner – January 31, 2018
   • Access D.C. – March 13, 2018 – March 15, 2018
   • Access Sacramento – May 22, 2018 - May 23, 2018

Next Meeting
February 28, 2018 | 9:30 – 11:00 a.m.
Speaker: Director Phil Ansell, Office of Homeless Initiative
County of Los Angeles
Honorable José Huizar  
Councilmember, 14th District  
City of Los Angeles

Through his years of public service, Councilmember Jose Huizar has proven himself a staunch advocate for educational reform, public safety and sustainable economic development, while also taking a leadership role on the City Council in championing efforts to address homelessness and the affordable housing crisis, protect the environment, increase park space and pushing for more complete streets policies. Through his 10-year initiative, Bringing Back Broadway, as well as other efforts, including serving as the Chair for the City's Planning & Land Use Management Committee, Huizar has helped create thousands of jobs in Downtown Los Angeles, an important economic hub for the entire Southern California region. Huizar has also promoted historical preservation in Downtown and throughout CD14, and he has created a framework to bring the beloved Streetcar back to Downtown Los Angeles.

He is one of the City of Los Angeles’ most proactive elected officials in pursuing creative solutions to address homelessness. An intensive homeless outreach program, called C3, that was created by Councilmember Huizar in Skid Row, with the assistance of Los Angeles County Supervisor Ridley-Thomas, has been expanded as the model for the entire Los Angeles County, including 87 other cities besides L.A.; Huizar also teamed with Council President Herb Wesson to create the nation’s first permanent large-city committee to address homelessness; and he co-authored the $1.2 billion homeless housing bond, which received more than 76% voter approval, the largest City bond in history.

Prior to his Council election, José served as a member and President of the Los Angeles Unified School District’s Board of Education. As Board President, José oversaw the planning and implementation of the largest school construction program in U.S. history.

José Huizar was born in Zacatecas, Mexico and received a Bachelor of Arts degree from the University of California, Berkeley, a Master’s degree in Public Affairs and Urban Planning from Princeton University and a Juris Doctorate from UCLA School of Law. He is the first Mexican immigrant elected to the City Council in Los Angeles’ history and in 2004, he became the first Latino to serve on the Princeton Board of Trustees.

Councilmember Huizar has been awarded numerous awards and distinctions, including profiles by the Los Angeles Business Journal as one of the 25 figures in the Los Angeles Area that “stand out for their potential to shape lives” and by Hispanic Business Magazine as one of the “100 most influential Hispanics” in the United States. He resides in Boyle Heights with his wife Richelle Rios, their son Simón and three daughters, Emilia, Isabella and Aviana.
Rubina Ghazarian
City Planner
City of Los Angeles Department of City Planning

Rubina Ghazarian is a City Planner in the City of Los Angeles Department of City Planning. Her role includes implementing the Mobility Plan 2035 plans and policies and updating the City’s Transportation Demand Management (TDM) ordinance. Previously, she worked at LADOT and Metro where she planned and implemented the Downtown Los Angeles Bike Share Pilot Program and other livable community projects. Rubina is a native Angeleno with a Masters of Planning from the University of Southern California and a BA in Economics from UC San Diego.

David Somers
Transportation Planner
City of Los Angeles Department of Transportation

David Somers is a transportation planner with the City of Los Angeles Department of Transportation (LADOT), in the Transportation Planning and Policy Section. As a part of this work, David is leading efforts to adopt sustainable transportation metrics that informs how the City reviews land use and transportation projects that incentivize reliance on transit and active transportation in Los Angeles. David also helped re-write the rules to guide public right-of-way improvements, and helped develop the Mayor’s Great Streets Challenge program, a participant-driven program that empowers the public to redesign their streets in the vision of complete streets.
COUNCIL LEADERSHIP

Support Los Angeles City planning updates

Our City’s visioning documents are woefully outdated, creating 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’s 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:ode L.A., to make sure these documents not only meet the challenges of population growth, diverse housing demands and changing technologies, but also that they create certainty for the development of our communities and our residents.

Support the Home for Good plan to end chronic and veteran 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 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. The Chamber will work with officials to ensure qualified, shovel-ready housing projects move forward expeditiously with approvals in any district. 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

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 a linkage fee and value capture policy, as well as the implementation of Measure JJJ and in-lieu fees.

- **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 over 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. more commuter-friendly place to live and work. 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.

Increase opportunities for businesses to promote goods and services

Organizations should have the ability to freely advertise goods and services, grow their companies and boost our economy. It is critical that the City’s sign ordinance provide fair and comprehensive guidance to outdoor marketing companies and the businesses that rely on them for advertising space in prime locations and for business growth opportunities.
SUMMARY of Costa-Hawkins Rental Housing Act:
The Costa-Hawkins Rental Housing Act (Costa-Hawkins) is a law that limits municipalities’ ability to enact rent control laws that are stricter than the statewide standard. It also provides a toolbox for owners in rent controlled communities to adjust rental rates when a tenant voluntarily vacates a unit.

OVERVIEW:
Costa-Hawkins permits cities and counties to implement local rent control laws, however they must adhere to state law. For example: The City of Los Angeles extends its rent control ordinance only to properties built on or before 1978, whereas state law permits rent control to be extended to properties built on or before 1995.

Key Provisions of Costa-Hawkins
Exempt construction built after 1995 from local rent control laws
Exempt single-family homes from any form of rent control
Require all local rent control laws to contain a “vacancy decontrol” provision, which allows the rental price to increase after a tenant vacates the unit.

Rent Control Overview
Rent control creates a ‘price ceiling’ for units. Price ceilings in the rental market have been associated with a number of negative impacts, including less housing construction, neglect to regular maintenance and repair, and inflated prices for non-rent controlled housing. Economists tend to agree that rent control is bad policy and has little positive impact on housing affordability in large cities, like New York or San Francisco.

However, rent control is a necessary tool to keep long-term residents in the communities that they live and work in. A study by the Bay Area Council Economic Institute demonstrated that eliminating rent control in San Francisco would cause 16,000 households to lose their homes.

Efforts to Repeal Costa-Hawkins
Last year, Assemblymember Bloom, Assemblymember Chiu, and Assemblymember Bonta authored AB 1506, which would fully repeal Costa-Hawkins. This bill was previously held in the Assembly Housing and Community Development Committee in 2017 and recently held a hearing on January 11, 2018. AB 1506 failed to pass committee.

There is now an effort to place the repeal on the 2018 statewide ballot. The Alliance of Californians for Community Empowerment (ACCE) and the AIDS Healthcare Foundation is leading this effort. A number of tenant rights groups, including the LA Tenants Union, also support this repeal.

Proponents of the repeal stated that they will pursue the statewide ballot option if AB 1506 stalls in the legislature. Now that it failed to pass committee, we expect them to put full effort in putting this on the ballot for the 2018 election.

Arguments in favor:
- Housing crisis makes housing unaffordable, pushing out tenants who have lived in their units for long periods of time
Supporters believe that landlords are acting in bad faith to kick out long-time residents to bring their units to market-rate pricing.

Supporters: Alliance of Californians for Community Empowerment (ACCE), the AIDS Healthcare Foundation, and major tenant rights groups.

Arguments in opposition:
- Disincentivizes new construction to increase housing stock.
- Diminishes middle-income housing because the only projects that are able to pencil out are luxury units due to disincentives to new construction.
- Inability for rent-controlled units to make necessary upgrades and maintenance due to lack of funding.

Opposition: California Apartment Association, Apartment Association of Greater Los Angeles, real estate organizations.

RECOMMENDATION: OPPOSE REPEAL
Costa-Hawkins allows municipalities to create rules regarding rent control while maintaining fair rules to ensure both landlords and tenants are treated equally.
Join us for an evening of celebration with the installation of the 2018 Board Chair and the recognition of extraordinary leadership with the Civic Medal of Honor, Distinguished Business Leader and Corporate Leadership awards.

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2018
INAUGURAL DINNER
INTERCONTINENTAL LOS ANGELES DOWNTOWN
900 Wilshire Blvd., Los Angeles, CA 90017

5:30 p.m.  Cocktail Reception
7 p.m.  Dinner & Program

Business Attire

For more information, contact:
Sarah Quigley, squigley@lachamber.com or 213.580.7561.

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