LAND USE, CONSTRUCTION AND HOUSING COUNCIL MEETING
JANUARY 25, 2017
9-10:30am

1. Welcome and Self-Introductions

2. 2017 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. Measure S Discussion

   Shane Phillips, Policy Director
   Abundant Housing LA

4. Action Item
   • Discussion: 2017 Land Use, Construction and Housing Advocacy Agenda

5. Announcements

Upcoming Chamber Events
   • January 31, 2017 - Inaugural Dinner
   • March 28-29, 2017 - ACCESS: Sacramento
   • May 22-24, 2017 - ACCESS: Washington, D.C.

Next Meeting
February 22, 2017 from 9-10:30am
**Note Early Start Time**
Guest Speaker: L.A. City Councilman Marqueece Harris-Dawson
The Honorable José Huizar
Los Angeles City Council

José Huizar was elected to the Los Angeles City Council’s 14th District in 2005 and overwhelmingly re-elected in 2007, 2011 and in what will be his final term, 2015.

Through his years of public service, Councilmember Huizar has proven himself a staunch advocate for educational reform, public safety, environmental protection and sustainable economic development. He has helped create thousands of new jobs, promoted historical preservation and created a framework to bring the beloved Streetcar back to Downtown Los Angeles.

Councilmember Huizar has also helped bring hundreds of acres of open space, new parks and park upgrades to park-poor areas of his district and is one of the City’s leading “Complete Streets” proponents, ushering in groundbreaking pedestrian and bike-friendly policies that are seen as the model for the entire City.

He has taken a leadership role in addressing homelessness as the chair of the City’s first-ever Ad Hoc Committee on Homelessness. In Downtown’s Skid Row community, Councilmember Huizar has successfully brought in L.A. County medical, mental health, drug rehabilitation, and other service providers to coordinate with the City as part of the Operation Healthy Streets cleanup initiative.

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.
Op-Ed: Don’t listen to the backers of Measure S. Los Angeles isn’t overdeveloped; we’re in a housing slump

Proponents of Measure S say Los Angeles is "overdeveloped," but opponents say that couldn't be further from the truth.

Shane Phillips

You’ve seen the cranes over Hollywood. You’ve read the stories about new development downtown. If these neighborhoods’ changes are any indication of growth citywide, Los Angeles is adding new housing at an unprecedented rate.

Or so the people behind Measure S would have you believe. Measure S is the initiative on Los Angeles’ March ballot that would put a two-year moratorium on virtually all development that requires variances from the city’s rigid, suburban-style zoning codes. The measure’s backers have spent the past several months drumming up support by griping about runaway growth and cataloging the many shortcomings of L.A.’s approach to city planning: out-of-date community plans, inadequate tenant protections, a growing homelessness crisis, mansionization, the questionable influence of political contributions. The list goes on.

Many of these are legitimate gripes — even the measure’s opponents acknowledge that L.A.’s planning process is in dire need of reform. But when the backers of Measure S suggest the initiative will fix L.A.’s broken planning process, they are wrong. S will exacerbate much of what it claims to solve — increasing homelessness and evictions, driving rents higher, shifting development pressures into lower-density communities and destroying jobs along the way.

Livable City: Building a better Los Angeles

Measure S has arguably gained the most rhetorical traction by asserting that Los Angeles is in the midst of a historic boom in housing construction that must be slowed. According to the S
campaign literature, the city is being “overdeveloped” by greedy billionaires and corrupt politicians.

This is a myth, and a dangerous one at that. Far from experiencing a housing boom, Los Angeles is almost 30 years into a prolonged housing slump.

Data from the American Community Survey shows that between 1940 and 1990, L.A. built between 150,000 and 250,000 homes each decade. In the decades since, we’ve averaged fewer than 100,000. The 2010-2019 decade isn’t looking any better. As of 2015, only 13% of the city’s housing stock was built after 1990.

![Housing Units by Year Built, City of Los Angeles](image)

Data source: American Community Survey (Abundant Housing L.A.)

It’s true that in some neighborhoods, development is intense: downtown, Hollywood and Koreatown, in particular. But the concentration of development in a few select communities is no accident. It has happened because many of the city’s most affluent neighborhoods have essentially closed themselves to newcomers. The development-friendly communities in Los Angeles are picking up the slack, but they can only do so much on their own. As a result, the city’s housing deficit has continued to increase.
For each year since 1990, L.A.’s population has grown on average 19.6% faster than its housing supply, again according to the American Community Survey. The imbalance has had disastrous consequences for housing affordability and accessibility.

A 2015 report by the state Legislative Analyst’s Office claims that L.A. County built 1 million fewer homes than were needed to keep housing prices in line with average U.S. growth rates over the past 30 years. The latest data from the Census Bureau puts L.A.’s rental vacancy rates at historic lows of less than 3%, which has empowered landlords to raise rents on existing homes and has driven up the cost of new development. Of the most crowded 1% of census tracts in the U.S., about half are in L.A. County. These are the symptoms of a housing shortage, not an oversupply.

A city is only full when it chooses to be, and bad luck to anyone who doesn’t already own property when that choice is made.

Some might argue that the problem isn’t too little construction, it’s just that L.A. is full up. We’ve run up against the mountains, the ocean and neighboring jurisdictions. But in reality, a city is only full when it chooses to be, and bad luck to anyone who doesn’t already own property when that choice is made.

San Francisco — a city known for its high-profile fights over redevelopment and its much greater density than L.A. — has permitted new housing faster than Los Angeles. San Francisco’s density has increased by 20.3% since 2005, while Los Angeles’ grew by just 6.4%.

Seattle, meanwhile, has experienced its own surge in jobs and population over the past several years, and it has responded much more aggressively than either Los Angeles or San Francisco. Since 2010, Seattle has added new housing at a rate of about 2.3% per year — more than three times faster than L.A. The city began 2005 with a population density about 20% below L.A.’s, and likely will surpass us by 2017.
Seattle’s growth has been no less controversial than that of L.A. But rather than focus on how best to restrict housing development, as Measure S seeks to do, Seattle is maximizing new housing near transit corridors while ensuring that developers contribute to community betterment in the form of affordable housing, infrastructure improvements and neighborhood resources.

Los Angeles should aspire to a similarly hopeful vision of the future and reject the fear-driven, self-interested politics of the Measure S campaign.

*Shane Phillips is policy director of Abundant Housing LA. Follow him on Twitter @shanedphillips.*
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.

**Support Los Angeles City planning updates**
Our City’s visioning documents that guide planning in Los Angeles 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 re:code LA, 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 community 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 Los Angeles and help lead the Measure H ¼ cent sales tax campaign to fund the necessary supportive services at this facilities. 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 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.

**Support opportunities for business to improve community health and safety**
Over the next 20 years, L.A. is projected to grow by more than 400,000 new residents - an increase of 11 percent and the equivalent to adding a city almost the size of Long Beach. To tackle the existing needs of our communities while planning for such growth, the Chamber will advocate for business-friendly incentives and opportunities that cultivate healthier neighborhoods, increase safety in our communities and make L.A. a more commuter-friendly place to live and work.

**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 under consideration 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.
Inaugural Dinner

Presented by United

TUESDAY JAN. 31, 2017
JW MARRIOTT AT L.A. LIVE
900 W. OLYMPIC BLVD., LOS ANGELES, CA 90015

5:30 P.M. | COCKTAIL RECEPTION
7 P.M. | PROGRAM & DINNER

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