1. Welcome and Self-Introductions  
   Welcome Beverly Kenworthy, California Apartment Association

2. Combating Homelessness in LA – Next Steps
   
   Honorable Marqueece Harris-Dawson, District 8  
   Chair, Homelessness and Poverty Committee  
   Vice-Chair, Planning, Land Use and Management Committee  
   Committee Member, Housing  
   City of Los Angeles

   Q&A

3. Action Item  
   • 2017 Land Use, Construction and Housing Advocacy Agenda

4. Discussion  
   • Measure S Update  
   • Sacramento – Legislative Update  
     o SB 35 (Weiner): Housing for a growing California – Housing Accountability & Affordability Act  
     o AB 943 (Santiago): Voter Approval – Slow Growth Measures  
   • Linkage Fee

5. Announcements

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

Next Meeting  
April 18, 2017 from 10-11:30am
The Honorable Marqueece Harris-Dawson
Los Angeles City Council
District 8

Councilmember Marqueece Harris-Dawson was sworn into office on July 1, 2015. A long-time community organizer in South LA, Marqueece has deep roots in the community as he recently served as President and CEO of Community Coalition, one of the most progressive non-profits in the city. Councilmember Harris-Dawson is eager to be your voice in City Hall and to fight for constituents’ needs.

Marqueece was born and raised in South Los Angeles, until the early 1980s when he was uprooted. With the onset of the Crack Cocaine epidemic, his parents moved him and his younger brother out of the neighborhood as gang and police violence skyrocketed. Crestfallen to be torn away from “the village,” Marqueece made it his life’s work to make sure no other family feels it has to move out of South Los Angeles to keep their children safe.

Never forgetting his calling, he returned to South Los Angeles just after Morehouse College to work in the family Real Estate business. Here he acquired a working knowledge of neighborhoods, and the challenges presented by widespread joblessness, poverty, poor public services, and a decaying housing stock.

In 1995, he joined Community Coalition under then founder and current Congresswoman Karen Bass. His first campaign publicized the horrendous conditions of inner city high schools and the inequities in the distribution of public funding. It resulted in an unprecedented $153 million for school repair and modernization in South LA schools.

His efforts were heralded by Oprah Winfrey and as the first successful effort to include equity a key determinate in the dissemination of public school funds. It set the basis for winning universal access to college prep classes as well as reforms to end discriminatory targeting African American and Latino students with the harshest disciplinary remedies.

He galvanized South LA families to address public safety in the most humane and effective way possible, working with law enforcement agencies, city leaders, local residents and businesses to reduce crime and violence by transforming neighborhood parks, and decreasing nuisance business activity that foster crime.

Marqueece was also coordinator for Mark Ridley-Thomas’ 1999 re-election campaign in which garnered over 87% of the vote.

Serving as the President and CEO of Community Coalition since 2004, his leadership grew the organization’s influence, size and financial standing. While doubling the budget and staff, he also led a capital campaign to acquire Community Coalition’s headquarters on Vermont Avenue.

Marqueece and his wife Karrie are proud homeowners in South Los Angeles. They strongly believe in the community’s power to create a better tomorrow when we pull together and work hard.
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 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. I.e: Governor Brown’s 2016 by-right proposal or statewide legislation to streamline processes and ensure that communities keep pace with their housing production goals.

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, transit-oriented communities, 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.
SUMMARY

Senate Bill 35 ensures that all communities in California create the housing we desperately need to address our statewide housing shortage, and spur the creation of affordable housing in California by streamlining the approval process.

BACKGROUND/EXISTING LAW

California is in the depths of a housing shortage. Our State’s housing production has not kept pace with population growth, particularly for low and middle income residents. California households in the bottom quarter of the income distribution—the poorest 25 percent of households—report spending four times more of their income (67 percent, on average) than households in the top quarter of the income distribution (16 percent, on average).

Every 8 years, each California city receives a Regional Housing Needs Assessment (RHNA) goal from the Department of Housing and Community Development (HCD) for how many future units of housing the city must include in its zoning plan. However, HCD cannot require cities to follow through with producing the housing in their own zoning plan, and too many communities either ignore RHNA or make inadequate efforts to comply with it. HCD does not comprehensively track housing production data.

PROBLEM

The negative impacts of California’s housing shortage threaten our state’s economic growth, environmental well-being, and diversity. It is far too expensive to rent or buy a home in California, which results in displacement, evictions, and families being pushed out as they grow. Teachers, retail workers, first responders, and other middle-income professionals often have crushing commutes as they increasingly cannot afford to live near their jobs.

California has a long tradition of broad local control, and in many areas, local communities are in the best position to judge what makes sense for their residents. However, when local communities refuse to create enough housing — instead punting housing creation to other communities — then the State needs to ensure that all communities are equitably contributing to regional housing needs. Local control must be about how a community meets its housing goals, not whether it meets those goals. Too many communities either ignore their housing goals or set up processes designed to impede housing creation.

Allowing local communities to ignore their responsibility to create housing has led to a housing disaster — triggering huge economic, environmental, and social problems.

SOLUTION

Under SB 35, as amended, cities that are on track to meet their RHNA housing production goals at all income levels will retain full local control over how they approve housing. When cities do not meet their housing obligations, approval of qualified housing projects will be streamlined until cities do meet their goals.

For streamlining to apply, a project must include housing for certain income levels where there is a shortage of production, pay a prevailing wage for construction labor, and meet all objective affordability, density, zoning, historic, and environmental standards outlined in the bill.

The new, streamlined approval process will require localities to approve projects only on the basis of whether the project complies with the objective SB 35 qualifying criteria and pass design review. The streamlined process applies only when unmet income-based categories are addressed. For example, if a city is meeting its market rate housing RHNA goals but not its low income housing goals, streamlining will apply only to those projects that add low income units.

This bill also requires all charter cities to report their annual housing production to HCD, and will require HCD to ensure housing production data is detailed, up-to-date, and publicly accessible on the internet. Currently, general law cities must report their housing production, but charter cities and city/counties are not required by law to do so.

FOR MORE INFORMATION

Ann Fryman, Legislative Aide
ann.fryman@sen.ca.gov; (916) 651-4011
Bill Summary
AB 943 would require any local measure that curbs, delays, or deters growth or development within a city to now be approved by at least a two-thirds vote.

Existing Law
California’s Elections Code Sections 9217 and 9222 outline the requirements for the passage of a local measure.

Background
A March 2015 report by the state’s non-partisan Legislative Analyst’s Office concludes that the state would need to build millions more homes – including more than a million in Los Angeles County alone – to keep housing prices in line with the rest of the country. Those million construction starts would only just meet the population’s demands for housing.

An additional, compounded problem is that of housing for families. A report in Governing magazine from November 2015 found that in California’s largest urban areas, less than 5% of rental units being constructed consist of 3 or more bedrooms.

In many cities, vacancy rates have dropped dramatically due to the lack of new construction, making it difficult for individuals, students, seniors, and families to find a place to live close to their schools or jobs. In fact, according to CoStar Property Data Systems, the average vacancy rate statewide is 3.8%; a normal vacancy rate is considered to be 5-6%.

Need for AB 943
While many local governments are devoting large amounts of energy and attention to the issue of increasing housing production, there are others who have been unable to do so – due to either a lack of will by the local legislative body or by constituent groups within those localities.

In some areas, attempts have even been made to block future housing developments of various kinds.

A recent article in the Los Angeles Times noted that “in some ways, state lawmakers’ hands are tied on boosting housing supply because cities and counties primarily control building and permitting.”

AB 943 attempts to loosen those binds on legislators some by establishing a statewide concern for the development of housing.

In doing so, the measure will limit the abilities of those at the local level to implement development moratoriums or to further stymie statewide efforts to lift Californians out of poverty and into better socio-economic circumstances.

There is precedent in California for a different vote threshold for local measures on issues where the State, as a whole, has developed a specified interest. These issue areas include education bonds, parcel taxes, and general taxes levied by school districts and special districts.

History
02/16/17 – Introduced in the Assembly

Support
California Apartment Association (Sponsor)
California Building Industry Association
California Business Properties Association
California Council on Affordable Housing
California Retailers Association
CA State Building & Construction Trades Council
Central City Association
Downtown Women’s Center
Valley Industry & Commerce Association

For More Information
Jackie Koenig, Assemblymember Miguel Santiago
916.319.2053 | Jackie.Koenig@asm.ca.gov
Share your business perspective with California's top decision makers as you join Los Angeles business and civic leaders on the Los Angeles Area Chamber of Commerce's annual advocacy trip to our state capital. Meet with key legislators and high-ranking officials to advocate for issues important to you and L.A.'s business community.

Early-bird registration is $225.

After March 3, registration will increase to $275. Fee includes briefing materials, meeting arrangements and organized meal functions. ACCESS Sacramento is open to members of the L.A. Area Chamber and special guests. Space is limited. No refunds after March 20.

Event Accommodations

Hotel accommodations at the Citizen Hotel are not included in the registration price. A group rate of $285 per night is available. Call the hotel at 916.492.4460 to make your reservations and mention the group name “Los Angeles Area Chamber of Commerce.” Room availability is limited.

For more information, contact Maribel Flores, 213.580.7571.

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