



LOS ANGELES AREA
CHAMBER OF COMMERCE



LAND USE, CONSTRUCTION & HOUSING

Chair: Edward Casey, Alston & Bird, LLP
Co-Chair: Phillip Tate, Kilroy Realty Corporation
Dennis Rodriguez, Siemens Corporation
Mark DiNapoli, Suffolk Construction
Beverly Kenworthy, California Apartment
Association - Los Angeles

LAND USE, CONSTRUCTION AND HOUSING COUNCIL MEETING July 26, 2017 | 9:30 – 11:00 a.m.

1. Welcome and Self-Introductions
2. Council Strategy Meeting
 - a. State
 - i. Sacramento Bills – Update
 - ii. Housing Package
 - iii. Adopting Vehicle Miles Traveled (VMT) as basis to evaluate traffic impacts under CEQA instead of level of service (LOS)
 - b. LA County
 - i. Art Fee
 - c. LA City
 - i. Fees
 1. Linkage Fee
 2. Value Capture
 3. Measure JJJ – in lieu fee for affordable housing
 - ii. General Plan/Community Plan Updates
 1. re-code: LA
 2. General Plan Framework update
 3. Updating the Community Plans
 - iii. Sign Ordinance
 - iv. Local CEQA Issues
 1. Modifying City’s CEQA Significance Thresholds
 2. Other Local CEQA Reform Measures
 - v. Sign Ordinance
 - vi. Implementation of Measure HHH and Measure H
3. Discussion
4. Announcements
 - ACCESS CITY HALL – September 27, 2017

Next Meeting

August 23, 2017 | 9:30 – 11:00 a.m.

Land Use, Construction, and Housing – Sacramento Bill Update – July 26, 2017

<u>Bill</u>	<u>Position</u>	<u>Description</u>	<u>Status</u>
SB 2 (Atkins) *Housing Package	Support	Establishes a permanent funding source for affordable housing through a \$75 fee on real estate transaction documents. This fee is capped at \$225 on a per parcel, per transaction basis, and exempts commercial and residential real-estate transactions	Re-referred to Assembly Rules
SB 3(Beall) *Housing Package	Support	Provides \$3 billion through a statewide housing bond to fix existing affordable housing programs in California. This bond will result in 147,000 jobs, over \$9 billion in labor income, \$24.5 billion in economic activity and \$1.1 billion in additional local and state taxes and fee revenue.	Re-referred to Assembly Rules
SB 35 (Wiener) *Housing Package	Support	Ensures communities create housing we need to address the housing shortage by streamlining qualified housing projects until cities meet their Regional Housing Need Allocation (RHNA) housing production goals at all income levels	Re-referred to Assembly Rules
SB 678 (Bocanegra)	Support	Strengthens the Housing Accountability Act (HAA) by requiring a local agency to make relevant findings if they deny a housing development	Passed Senate Appropriations, ordered for third reading
AB 943 (Santiago)	Support	Requires any local measure that curbs, delays or deters growth or development within a city to now be approved by at least two-thirds vote	Re-referred to Senate Appropriations
AB 199 (Chu)	Neutral (previously opposed)	Previously eliminates the long-standing residential exemption from prevailing wage rates, making private, market-rate residential development a public work project where prevailing wage would be paid. Amendments return the bill to existing code (eliminating	Referred to Senate Appropriations suspense file

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		the problematic reference to “political subdivisions”) and add “a successor agency to a redevelopment agency when acting in that capacity,” after redevelopment agency. These amendments reflect the author’s and sponsor’s stated intent of the bill – to ensure that projects that had been approved by an RDA continue to pay prevailing wage.	
AB 1506 (Bloom, Chiu, and Bonta)	Oppose	Repeal the Costa-Hawkins Rental Housing Act and give rent control regulation powers to local government.	Held in Assembly Housing
AB 1117 (Fong)	Support	Increases the transparency in CEQA, closes loopholes that delay projects and requires the courts to rule on whether a lead agency made a good faith effort to comply with CEQA.	Died in Natural Resources