

LOS ANGELES SOUTH CHAMBER OF COMMERCE

ADVOCACY

RECOMMENDED ARTICLES

LEGISLATION & REPRESENTATIVES

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LEGISLATION & INITIATIVE REPORT

BIZFED SACRAMENTO VIRTUAL EVENT - FEBRUARY 22-25, 2021

DEBBIE CORLIN

Discussion: Assemblymember Mike Gipson (District 64)

[AB-1199 Homes for Families and Corporate Monopoly Transparency](#)

[Excise Tax: Qualified Property: Reporting Requirements.](#)

Proposed Gross Receipt Tax on Rental Property Owners Without Specifics

This bill would impose an annual new excise tax upon owners of 10 units or more for the “privilege” of renting or leasing out units. The tax is an ***unspecified rate based on the gross receipts*** of the qualified taxpayer that are derived from rental income. The tax imposed shall not be passed through to tenants by way of higher rents. Proposed to fund Homes for Families, with specified purposes relating to rental aid, homelessness, affordable housing, and housing counseling services. It would take effect immediately as an urgency statute.

This is another costly burden on property owners with unspecified tax obligation. There are billions of dollars of fees and taxes already imposed by the government and it is public knowledge that it already

costs \$600k to \$700k per unit to develop “affordable” housing. This is not necessary nor is it wise. Many owners are already forced to remove properties from market since they are upside down. This is an unspecified tax obligation and no accountability on how the money will be spent. Furthermore, this is on gross receipts and does not take into consideration whether you are profitable or already running at a loss.

[AB-745 Air Pollution: Clean Cars 4 All Program](#)

As part of the Clean Cars 4 All Program, the state board shall supply vouchers to persons of low or moderate income, living in disadvantaged communities, for the purchase of zero-emission vehicles to replace those persons’ vehicles that have failed a smog check inspection.

It is unclear how the voucher amounts will be funded, voucher amounts, and whether zero emission vehicles will be affordable even with vouchers for those living in disadvantaged communities. There is a potential that if the vouchers are insufficient to make the purchase, community members could then be subject to exorbitant fines and fees.

Proposed Healthcare Legislation: Colon Rectal Screening (Not yet written)

Create legislation to mandate insurance and government payers to reimburse for colon rectal screening as prevention.

LASCC's 105 Freeway FasTrak Lane Opposition

I shared with Assemblymember Mike Gipson, LASCC’s opposition to the 105 Freeway FasTrak as it is currently proposed. I explained how it bypasses the community for economic opportunity, jobs, and housing. Assembly Mike Gipson acknowledged this issue, and we plan to follow up.

Discussion: Assemblymember Jim Wood (District 2) Represented by Paul Ramey (Legislative Director)

[AB-1130 California Healthcare Quality and Affordability Act](#) ***Proposed Analyzing Statewide Healthcare Costs by Sector, Region, and Provider***

The bill would require analyzing statewide health care costs by sector, region, provider and geographic region. It would set up the Health Care Affordability Fund for the purpose of receiving and, upon appropriation by the Legislature, spending revenues collected by the provisions of the bill. This watches healthcare mergers, acquisitions and other transactions that may make material change to healthcare plans, insurers, hospitals and other participating entities.

We will check this bill on behalf of LASCC to ensure that it is written to benefit our members and the community.

Paul Ramey Telehealth Discussion

I shared with Paul Ramey, Legislative Director for Assemblymember Wood, the advancement of telehealth for precondition analysis to reduce costs, create access, improve care, and provide supply training for jobs and careers especially for youth in underserved communities. There was enthusiasm to accelerate telehealth beyond video and symptom analysis to reduce healthcare costs and improve quality of care with focus in underserved communities.

Discussion: Assemblymember Aguiar-Curry (District 4) Represented by John Ferrera (Chief of Staff)

[AB-14 Communications: Broadband Services: California Advanced Services Fund](#)

Broadband Infrastructure Deployment Funded by Consumers

Introduced by Assembly Members Aguiar-Curry, Bloom, Bonta, Cristina Garcia, Eduardo Garcia, Low, Petrie-Norris, Quirk, Quirk-Silva, Reyes, Robert Rivas, Santiago, Stone, and Weber

This would require that on or before June 30, 2022, to develop recommendations related to broadband infrastructure deployment, connectivity and last-mile access to unserved areas. Promote remote learning and telehealth, economic growth, job creation, and the substantial social benefits of advanced information and communications technologies and unserved households.

This would authorize the extension on consumer surcharges which were set to expire in 2022. This includes unspecified amounts on our cell phones, broadbands, and other infrastructures.

ACA-1 (Assembly Constitutional Amendment) Local Government Financing: Affordable Housing and Public Infrastructure: Voter Approval

Lower the Voter Threshold to 55% for Bonds and Taxes

This will lower the necessary voter threshold from a two-thirds supermajority to 55 percent to approve local General Obligation (GO) bonds and special taxes for affordable housing and public infrastructure projects. This is not favorable since it makes it easier to pass tax increases when we already have billions of taxes approved, some unspent, inappropriately spent, and others unaccounted for.

AB-32 Telehealth ***Telehealth Parity***

Require health care services furnished by an enrolled clinic through telehealth to be reimbursed by Medi-Cal on the same basis, to the same extent, and at the same payment rate as those services are reimbursed if furnished in person.

By December 2024, evaluation to assess the benefits of telehealth in Medi-Cal for improved access, health quality outcomes and utilization, and best practices for the right mix of in-person visits and telehealth. Report its findings and recommendations to Legislature no later than July 1, 2025.

Primary care, specialty providers and behavioral health have found telehealth to be a critical access point for follow up visits and after procedures. There is significant decrease in missed appointments.

Support legislation. Medi-Cal has a poorly structured payment mechanism with reimbursement rates (47th out of 50 states) which deters providers from participating in Medi-Cal. It is not financially feasible to lower rates. With the option for telehealth, providers may be willing to participate. Private insurance has been supplementing poor rates which increases the insurance cost to consumers.

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John Ferrera Telehealth Discussion

I shared with John Ferrera, Chief of Staff for Assemblymember Aguiar-Curry, the advancement of telehealth for precondition analysis to reduce costs, create access and improve quality of care. There was interest to expand the capabilities for telehealth and for a national strategy on telehealth.

Discussion: Assemblymember Autumn Burke (District 62)

Proposition 19 - November 2020

Assemblymember Burke initiated a conversation that the legislators have acknowledged the serious detriment of how Proposition 19 removes generational wealth in underserved communities. Legislators are trying to find ways to unravel this law that was passed by the voters.

Employees and Unions Advocation for Additional Sick Leave

Assemblymember Burke noted that employees and unions are advocating for added sick leave. When many businesses are already at risk of closing, this legislation could add one more cause to close. Assemblymember Burke emphasized to us that businesses have not come forward to make their case to dispute this potential legislation.

Broadband Expansion

Panel: Assemblymembers Miguel Santiago (District 53), Assemblymember Al Muratsuchi (District 66), & George Soares (Policy Consultant)

Panel Notes

The panel discussed building the infrastructure of high-quality internet service with a focus on underserved communities.

AB-34 Communications: Broadband for All Act of 2022

Introduced by Assembly Members Muratsuchi, Eduardo Garcia, and Santiago

If voter approved, in November 2022 statewide election, would authorize issuance of state general obligation bonds to fund increase access to broadband services. This would enact the California

Broadband for All Bond Act, which is up to 10 billion dollars with no explanation on who will receive it, how it will be spent, nor the expected outcomes.

BizFed Initiative

BizFed is working on a region wide broadband initiative with Southern California Association of Governments (SCAG), and state and local legislators to accelerate access to broadband for all communities.

I would encourage LASCC members to learn about this initiative and follow it. I believe there will be many opportunities available with significant amounts of funding for our entrepreneurial members.

California Transportation

Panel: Giles Giovinazzi (CA Transportation Agency), Mitchell Weiss (CA Transportation Commission), & Randy Chinn (Senate Transportation Committee)

Panel Notes

The panel discussed SB 1 from 2017 which was an \$8 billion gas tax annually (for a total of \$56 billion) to fund transportation projects. Now, they are coming back to us for an extra \$60 billion added funds which is more than double the original amount. This next \$60 billion was insufficiently researched with limited to the public. Additionally, we believe they have already misspent the \$56 billion without sufficient transparency.

Streamlining Housing Production

Panel: Senator Scott Weiner (District 11), Senator Anthony Portantino (District 25), & Assemblymember Richard Bloom (District 50)

SB-15 Housing Development: Incentives: Rezoning of Idle Retail Sites

***Assemblymember Portantino's Proposed Rezone Idle Sites
Used for Retailers for Workforce Housing***

Added grants to local governments to rezone idle sites used for commercial retail centers to allow the development of workforce housing. Requires local government to apply for grant funds and supply

documentation for specified requirements, including certain labor-related requirements.

While the premise is good, part of the proposal could force labor agreements on our small entrepreneurs, which could employ from our community and will not be in a position to qualify. Additionally, this may help answer some of LASCC's concerns to address 105 FasTrak lane issues.

Senator Weiner - Upzoning in Residential Around Transit

Senator Weiner discussed the upzoning in residential units. However, with no true plan, we believe this proposed initiative would cause displacement of current residents and insufficient infill of newer affordable units.

Pandemic Economic Relief

Panel: Senator Andreas Borgeas (District 8), Senator Anna Caballero (District 12), & Assemblymember Cottie Petrie-Norris (District 74)

Panel Notes

The discussion was on insufficient data for closing businesses, schools, and other lockdowns and how it was incorrectly implemented without a true plan.

Energy Reliability

Panel: Senator Susan Rubio (District 22), Assemblymember Chris Holden (District 41), & Assemblymember Eduardo Garcia (District 56)

Panel Notes

When asked about Climate Resilience Bond, the panelists referred to a proposed \$7 billion bond on taxpayers in 2022. They spoke about state's climate goals to avoid power shutoffs which will entail taxpayer funding to support it. However, the proposed bond provides no plans on how the money will be allocated.

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