

WEBVTT

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00:00:03.410 --> 00:00:14.089

Jackson Nutt-Beers / SPUR: Hi, everybody welcome. We will be starting momentarily. We are just letting folks join the zoom room, so give us a couple minutes and we will get started. Truly.

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00:00:28.600 --> 00:00:57.210

Jackson Nutt-Beers / SPUR: Okay, Now, it's a good time as any, because I know you all are not here to listen to me. Talk. Um! Hello, everyone. My name is Jackson up here, and I am one of Spurs's public programming associates. Thank you so much for joining us for this digital discourse today. Many of you here today are spur members. So thank you so much for your support. If you are not a member, I encourage you to join to support spurs, ongoing work and using education, policy, analysis, and advocacy to make our cities and region more prosperous,

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00:00:57.220 --> 00:00:59.850

Jackson Nutt-Beers / SPUR: sustainable, and equitable places to live. The

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00:01:00.190 --> 00:01:29.089

Jackson Nutt-Beers / SPUR: your financial support enables us to continue our work, including the hosting of programs like today's you'll find more information about membership online at Spurred Dot Org. Join our next digital discourse is scheduled for this Friday. At eleven Am. It is titled back to basics. Medical coding for food based interventions. Local governments across the United States are looking at a myriad of ways to better integrate food based supports such as produce prescriptions, medically tailored meals and food pharmacies into healthcare infrastructure.

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Jane Blumenfeld / cityLAB: One important step towards full integration is the transformation of health care, diagnosis, procedures, medical services and equipment into the universal medical Alpha numerical codes, also known as medical coding join medical coding expert Sarah de Sylvie, as she looks to demystify how to describe

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00:01:48.040 --> 00:02:02.290

Jane Blumenfeld / cityLAB: through medical codes the stories of patients that are often complex and nuanced. But today's visual discourse is housing our education workforce how A. B, two thousand two hundred and ninety five will facilitate development of school employee housing or district property

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in the

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00:02:03.320 --> 00:02:26.080

Jackson Nutt-Beers / SPUR: A recent report by City lab Ucla and the center for cities and schools and the Turner Center for housing innovation at Uc. Berkeley found that there are about seventy five thousand acres of school district land across the State that could potentially be developed for housing, for education, workforce at a density of thirty dwelling units per acre, since properties could contain over two million units of housing.

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00:02:26.090 --> 00:02:37.160

Jackson Nutt-Beers / SPUR: However, despite the high interest by school districts to house their staff, those relatively few educational workforce housing projects that do go forward take more than seven years to complete.

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00:02:37.170 --> 00:02:57.709

Jackson Nutt-Beers / SPUR: For this reason Assembly Member Richard Bloom introduced a B two thousand two hundred and ninety five To expedite this process by considering a school employee housing development on district property to be deemed in allowable use Today you'll learn more about the details of the legislation, including various amendments that have been taken through the committee process before being sent to the Governor. At the end the legislative session.

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00:02:57.770 --> 00:03:14.980

Jackson Nutt-Beers / SPUR: So today we are joined by Assembly Member Richard Blue and his senior in the Legislature Assembly. Member of Bloom, has been a leader in the housing policy, and has authored numerous legislation that tackle the issue from ramping up production to ensuring the preservation of thousands of affordable housing units

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00:03:14.990 --> 00:03:17.850

Jackson Nutt-Beers / SPUR: to protecting tenants from eviction and homelessness.

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00:03:17.860 --> 00:03:47.279

Jackson Nutt-Beers / SPUR: His legislative accomplishments include reforming the arena process to keep cities accountable to building their fair share of housing. Authoring the first adu legislation that has sparked more than twenty thousand and eighty permits in the city of Los Angeles alone, and reforming the Ellis Act to protect the State's most vulnerable tenants. Next up we have Dr. Dana Cuff, Dr. Kavis, founder and director of City Lab, a design Research center at Ucla, where she is also a professor of architecture, and

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00:03:47.360 --> 00:04:15.119

Jackson Nutt-Beers / SPUR: Dana is a prolific writer about affordable housing, and has a new book coming out in February two thousand and twenty three, entitled architectures of spatial justice. Next, we have Jane Glumenfeld. Jane is a retired eminent planner, who had a thirty two year career in Los Angeles, primarily in the public sector, but the Los Angeles Department of City planning and several elected officials. She is currently a senior fellow at City lab Ucla, and a board member of path that stands for people assisting their homeless.

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00:04:15.420 --> 00:04:17.330

Jackson Nutt-Beers / SPUR: Next, we have Chris Reef,

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00:04:17.339 --> 00:04:39.189

Jackson Nutt-Beers / SPUR: a former staff of over twenty years in the State Legislature and executive branch. Chris joined Csba in two thousand and twenty one as its legislative director. He has previously worked for various elected officials and policy committees, including State superintendents of Public Instruction, Jack O'connell and Tom Tolaxon and the Assembly Human Services Committee

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00:04:39.200 --> 00:04:46.390

Jackson Nutt-Beers / SPUR: Today's conversation will be moderated by Michael Lane. Michael Asper's State policy Director the First in the organization's history.

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00:04:46.400 --> 00:05:01.510

Jackson Nutt-Beers / SPUR: In this role he works to expand for his policy influence beyond the bay area and elevate regional issues to the State's elected leaders at the capital. Michael has been instrumental over the years in ensuring many wins for affordable housing or role that he continues here at spur;

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00:05:01.770 --> 00:05:21.590

Jackson Nutt-Beers / SPUR: and lastly, we want this to be an interactive conversation and plan on spending as much time with you as possible. So I encourage you to use the chat box to share your thoughts with each other and the speakers. I also encourage you to submit any questions that you may have by using the Q. And A. Panel. It should appear as a button at the bottom of your screen, or if you're using the mobile app, it should appear at the top

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00:05:21.600 --> 00:05:31.070

Jackson Nutt-Beers / SPUR: mit ctl, and and then within the next few days we'll be sharing a copy of the Recording Transcript and the chat with everyone who's registered for this program. With that Michael, I will turn it over to you to get started. One hundred and one



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00:07:08.000 --> 00:07:36.239

Assemblymember Richard Bloom: um. The one thing I don't think you pointed out, Michael, is that I am completing my last term in the Assembly. I'll be retiring in almost exactly sixty days from now a little bit over sixty days. Um, and the closer that I could have run for another two year term. There were a number of reasons why I didn't. Ah, but the closer of those that sixty day deadline gets the more wistful I can come, because there's obviously a lot of work that's totally

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00:07:36.250 --> 00:07:47.879

Assemblymember Richard Bloom: to be done on a range of issues, including housing. But the genesis of this really goes back about ten years. It was important to me, as I

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00:07:47.890 --> 00:08:03.599

Assemblymember Richard Bloom: to to do legislation on housing. I'd been very involved in on that housing issue as a Mayor and council member in the city of Santa Monica. And so it was something that I wanted to continue to do in the Legislature

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00:08:03.610 --> 00:08:32.910

Assemblymember Richard Bloom: in order to get there. Um! I thought it would be useful to put together a kind of a kitchen cabinet of housing advocates, and I believe that that started in either two thousand and thirteen when I first came in, or maybe a year later two thousand and fourteen. But uh, Jane and Dana were both part of that original tension cabinet, along with a lot of other housing advocates and nerds. It's okay. If I call you a nerd right.

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00:08:32.919 --> 00:08:34.129

And James Yeah,

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00:08:34.159 --> 00:08:36.899

Assemblymember Richard Bloom: I guess that makes me one, too.

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00:08:36.909 --> 00:08:54.670

Assemblymember Richard Bloom: Um, Ah, ah! On this particular Bill. Ah, I know we started talking about it in two thousand and nineteen, and I think that was just before um. What ultimately became the report was undertaken.

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00:08:54.680 --> 00:09:11.289

Assemblymember Richard Bloom: It was right around that time, and I don't remember whether it was Jane or Jane, or both of them ganging up on me. I'm talking about this opportunity that that existed

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00:09:11.300 --> 00:09:38.460

Assemblymember Richard Bloom: respond to two priorities. One is the ah, the issue of teacher, retention, and recruitment. Ah, ah! Ah! The need of teachers to be close to where they work, and the expense Ah! At at that time it wasn't even nearly as bad as it is now of renting or running a home and the compensation levels of of teachers.

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00:09:38.530 --> 00:09:48.789

Assemblymember Richard Bloom: And so the report we didn't do anything about it in that first year. We just talked a lot about it, and it wasn't until two thousand and twenty one that the report came out,

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00:09:48.900 --> 00:09:59.740

Assemblymember Richard Bloom: and we use that as the linchpin for the legislation, I would point out that Ah, today's Wall Street Journal.

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00:09:59.750 --> 00:10:27.399

Assemblymember Richard Bloom: This is a burning issue and a continuing issue. Today's Wall Street Journal has an article I haven't had a chance to read it thoroughly. Yeah. But there's a report out. That, again shows that teacher retention, school employee retention is a critical issue. There just isn't enough housing to house the teachers that we need. And so a lot of teachers are leaving the profession to pursue

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00:10:27.410 --> 00:10:32.220

Assemblymember Richard Bloom: um other opportunities where they can make more money.

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00:10:32.940 --> 00:10:34.640

Assemblymember Richard Bloom: And

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Assemblymember Richard Bloom: ah! You know, that makes perfect sense. And so we mean Ah, we really ah have to match the um. Ah, ah! That need with the opportunity that is pointed out in the report, the opportunity being ah! All these surplus Ah! Ah! Unused sites around the State that are owned by school districts. Ah, that can become part of a solution, And that's really what the bill is all about.

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00:11:04.010 --> 00:11:14.409

Michael Lane / SPUR: Great thanks, Dana and Jane. You want to take a deep dive in about how you crafted the bill and some of your work that informed the the final product.

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00:11:14.420 --> 00:11:17.290

Dana Cuff / cityLAB: Sure, can I share my screen? Then

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00:11:17.300 --> 00:11:29.360

Michael Lane / SPUR: please do. Here it comes, and let me just pile on with the spur folks to say how much a

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00:11:29.370 --> 00:11:55.460

Dana Cuff / cityLAB: has made in California with his housing bills, and I am really proud to be a parallel nerd with you about housing, Jane Jane is the definition of the housing nerd, and i'm just a student in that regard Jane and Richard and I have been partnering on housing bills, starting with the Ah, Granny Flats Bill

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00:11:55.470 --> 00:12:02.430

Dana Cuff / cityLAB: some time, as he mentioned. So let me see, I want to get this full screen for everyone,

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00:12:03.960 --> 00:12:09.489

Dana Cuff / cityLAB: and Michael, will you give me the thumbs up if that's what you're seeing now full-screen with this slide?

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00:12:09.500 --> 00:12:10.290

Michael Lane / SPUR: Looks good.

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00:12:10.300 --> 00:12:12.540

Dana Cuff / cityLAB: Okay, Great Um,

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00:12:13.020 --> 00:12:14.589

Dana Cuff / cityLAB: Mr. My dreamer.

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00:12:14.600 --> 00:12:15.610

Dana Cuff / cityLAB: So

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00:12:15.650 --> 00:12:31.240

Dana Cuff / cityLAB: I know you've all been listening to talks about education, workforce housing for a while. We've been in the weeds with it for many, many months, with assembly and Bloom and his staff,

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00:12:31.250 --> 00:12:44.220

Dana Cuff / cityLAB: and I just wanted to kind of go back to say where it came from, and what I think the takeaways are, and then we'll really look forward to the Q. And A. At the end.

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00:12:45.000 --> 00:12:51.179

Dana Cuff / cityLAB: So, as I mentioned, it was a two thousand two hundred and ninety nine, where we sort of

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00:12:51.590 --> 00:13:09.129

Dana Cuff / cityLAB: gained our chops in the legislative process. That seemed easy by comparison to the two thousand two hundred and ninety-five, and i'm not sure why it was so much more complicated. But when we were working on that in two thousand and sixteen, two thousand and fifteen and two thousand and sixteen,

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00:13:09.140 --> 00:13:38.750

Dana Cuff / cityLAB: we realized we had a huge amount of housing that could be produced. Um! With this kind of legislation we made all ah sorts of documents to help people do it. Um like this handbook that you see on the screen. But we also realized we could ensure affordability. With this, even though we could do a lot on the productivity side we weren't so clear about whether or not the ads could be affordable, and the Turner Center's research shows they are slightly more important.

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00:13:38.760 --> 00:13:42.920

Dana Cuff / cityLAB: But that started our thinking about. Were there

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00:13:42.930 --> 00:14:08.470

Dana Cuff / cityLAB: excess? Was there excess capacity on sites in our State um where new housing could be built where we could guarantee affordability. So we did this kind of biological Survey, a transect across the Los Angeles landscape that you see here at left, kind of making a note of where that line that follows the bay roughly and goes up into the San Fernando Valley,

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00:14:08.480 --> 00:14:18.449

Dana Cuff / cityLAB: and ten mile markers hit something like an open space, and what we found was that there were schools all over the landscape,



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00:14:18.780 --> 00:14:27.829

Dana Cuff / cityLAB: the most intriguing ones to someone like me, who's in architecture and urban planning? Were these community college sites,

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00:14:27.840 --> 00:14:46.609

Dana Cuff / cityLAB: and we're continuing to work on that. Now i'm really disappointed that assembly and bloom isn't going to be able to take the next nerdy Bill got in mind which it probably will have to do with community college properties. Um, in thinking about that. Just in the early stages I'll show you this quick video

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00:14:46.710 --> 00:14:57.280

Dana Cuff / cityLAB: where we were really trying to think through what potential there might be on public school land of all sorts across the State,

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00:15:50.250 --> 00:15:55.599

Dana Cuff / cityLAB: and from the very beginning we were really thinking that if we improve school

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00:15:55.610 --> 00:16:22.169

Dana Cuff / cityLAB: properties we could make better neighborhoods, better schools and housing, and there was this kind of you know, dream of the triple benefits that might come from it, which I think we're going to now see whether those dreams will come true. We set our students onto the idea of looking at school sites to see whether or not you could build housing without taking away

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00:16:22.180 --> 00:16:34.739

Dana Cuff / cityLAB: athletic fields uh parking seemed like fair game as long as you could replace most of it. And then we discovered there were just a lot of underutilized lands on

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00:16:34.750 --> 00:16:52.690

Dana Cuff / cityLAB: Ah! The wide range of school sites from the very largest in the K. Through twelve, which tend to be the high schools and suburban settings and rural settings to the elementary schools in more urban settings. That pretty much all of those had some kind of space for housing,

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00:16:52.890 --> 00:17:01.659

Dana Cuff / cityLAB: and you know, of course, we also looked at the four. Count them, for out of the

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00:17:01.670 --> 00:17:30.180

Dana Cuff / cityLAB: you know, ten thousand five hundred schools that had an educational and first housing that have been built, three of those in Los Angeles unified school district, and one in Santa Clara unified the Casabel Maestro. All of these were worthy of study, had waiting lists really ranged in terms of what kinds of units were available, how many were available, what kinds of mixed or joint uses.

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00:17:30.190 --> 00:17:32.090

Dana Cuff / cityLAB: We're deployed,

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00:17:32.100 --> 00:17:38.800

Dana Cuff / cityLAB: but in part it was kind of overcoming a disbelief about the

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00:17:38.810 --> 00:18:08.150

Dana Cuff / cityLAB: both possibility of building this kind of housing in school, and the teachers really needed it. When we started this in two thousand and nineteen, there was a kind of a common understanding that teachers didn't want to live on their school grounds as if they were going to have an apartment at the back of the classroom. Um, when, in fact, the kind of housing that was built was really across the driveway. You know where a parking lot had been at the outer edges of Ah fields that had no longer been used on a district

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00:18:08.160 --> 00:18:23.899

Dana Cuff / cityLAB: ah site. And so there was really no conflict between the school use and the housing use, and what people were only starting to become aware of is how desperate the need was for

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00:18:23.910 --> 00:18:42.659

Dana Cuff / cityLAB: teacher housing. And if you think teachers are in desperate native housing, think of the cafeteria workers and the janitors and the other people who work on school sites, whose incomes also can't match the rental prices, let alone home, purchase prices in their own districts.

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00:18:43.100 --> 00:19:07.019

Jane Blumenfeld / cityLAB: Also, do you know. One thing I wanted to just interject is this: when we started with the students, who clearly have limited knowledge of and expertise, but they opened up a lot of ideas, opportunities, questions that were raised. So I think they were. It was

very helpful, and it was the very, very beginning. And then, Secondly, on these four projects, three of which were in La, we were able to

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00:19:07.570 --> 00:19:19.559

Jane Blumenfeld / cityLAB: take advantage of the expertise of those three in particular. Everything they knew bring a brain dump of what they learned which was pretty invaluable to move forward.

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00:19:19.570 --> 00:19:41.280

Dana Cuff / cityLAB: Yeah, absolutely. They became the Brain Trust behind our research that you've heard about in prior Webinars at spur, but the people from L. A. Usd. As well as their consultants, like the nonprofit housing developers, really gave us a wes of information about what was working, and what wasn't.

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00:19:41.290 --> 00:19:54.950

Dana Cuff / cityLAB: So that set us into looking at how many districts we're actually trying to build, and one of the best sources of data was really the forty to fifty school districts that have

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00:19:54.960 --> 00:20:09.190

Dana Cuff / cityLAB: were in the process or had tried to build Ah, education, workforce, housing, and had not yet been successful. We looked, but these are the ah districts that you see here on the math,

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00:20:09.200 --> 00:20:26.580

Dana Cuff / cityLAB: and we um analyzed their characteristics and found that they tended to be larger school districts, so that wasn't the only qualification obviously high rent relative to salaries, relatively low teacher salaries and available district lands, seem pretty obvious,

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00:20:27.180 --> 00:20:30.609

Dana Cuff / cityLAB: and it turns out that the

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00:20:30.640 --> 00:20:39.319

Dana Cuff / cityLAB: this one hundred and fifty thousand acres of school land, a full half of it, could actually be

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00:20:39.330 --> 00:21:03.180

Dana Cuff / cityLAB: considered underutilized, and there's some of that kind of potentially developable land in every county in the entire state. So we realized we really had a statewide

potential. And Then we saw also that teacher housing, need and school staff housing need was also something that was statewide.

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00:21:04.500 --> 00:21:18.919

Dana Cuff / cityLAB: We looked at um. Ah! The different kinds of sites that schools were considering, and tried to make. Ah kind of lessons about each of those types of sites, and what kinds of housing might

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00:21:18.930 --> 00:21:37.360

Dana Cuff / cityLAB: suitable on different sorts of land. Um i'm particularly interested in the active school campus land, two of which I think we would say, la usb, and I think Al Gracioli, who's really the mastermind behind that is, in the Webinar today,

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00:21:37.370 --> 00:21:43.739

Dana Cuff / cityLAB: studying the processes that had built

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00:21:43.820 --> 00:22:12.880

Dana Cuff / cityLAB: school, land, housing, or educational exercising, and those that had we realized that the process was taking over eight years, and when you think about a school board they last for three years, Chris. Maybe we'll talk about this more when it gets to his time. That means you'd have to have three different school boards to work through to build this housing that just isn't a feasible process there has to be had to be a shorter way. So in pulling apart the development,

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00:22:12.890 --> 00:22:23.359

Dana Cuff / cityLAB: we started developing the kind of skeleton of the legislation that would reach the goals we had in mind.

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00:22:23.530 --> 00:22:30.209

Dana Cuff / cityLAB: Remove the barriers and set directions for legislative policy. And, Jean,

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00:22:30.220 --> 00:22:32.389

do you want to take it over from here.

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00:22:32.990 --> 00:22:41.899

Jane Blumenfeld / cityLAB: Well, one thing is identifying the goals, and there were a lot of different goals.

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00:22:41.970 --> 00:23:10.129

Jane Blumenfeld / cityLAB: The Assembly Member Bloom captured. But there's political views. There's education users housing advocate, use the goals. You You have to be very clear on the goals and what we can actually accomplish, and I think we tried to get to that. In this um the barriers were numerous, and sometimes they were legal, and sometimes they were political, and sometimes they were things like the

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00:23:10.240 --> 00:23:25.990

Jane Blumenfeld / cityLAB: the trade unions and different um perspectives. On this whole situation, on the whole problem we started out creating overlay zones, and we we went through many iterations of

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00:23:26.160 --> 00:23:53.340

Jane Blumenfeld / cityLAB: how to address the problem. Um, we try to make at first um of housing on the school sites by right development. And um, I assume all that other nerds here, you know that is, but it's not really possible to just say something is by right, and it was very complicated to get into how how to make it right not to mention that some some entities like the Sqa requirement, because that's where they get fights at the apple

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00:23:53.580 --> 00:24:09.960

Jane Blumenfeld / cityLAB: counterproductive. But I definitely I force in there all of these I don't go into them all. But there was a lot of discussion about local control, For example,

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00:24:10.330 --> 00:24:24.589

Jane Blumenfeld / cityLAB: all the cities and counties are interested in local control and resent having the State, or at least usually they resent having the State established controls, and we had a lot of discussions, and figure out to figure out how

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00:24:24.600 --> 00:24:46.799

Jane Blumenfeld / cityLAB: to retain local control in some kind of a balance which we ultimately did, and we used um a lot of existing other laws that had kind of dealt with this problem before, and it came to discussions of things like objective standards as opposed to standards that are

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00:24:46.810 --> 00:25:03.839

Jane Blumenfeld / cityLAB: things like this project is incompatible with the community. So those sorts of findings that um that that jurisdictions were using to deny projects we tried to overcome that with this objective standards,

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00:25:03.850 --> 00:25:33.180

Assemblymember Richard Bloom: I think. Let me uh uh, just uh um! Make a quick aside here because you've uh thrown up a um a text message between yourself Jane and Len Vong uh in the audience today. Um! And i'd be remiss if I didn't call out for as the staff member uh the critical staff member on my staff, who shepherd in this legislation through um, and it truly would not have happened without

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00:25:33.190 --> 00:25:36.730

Assemblymember Richard Bloom: really prodigious efforts on the bill.

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00:25:36.780 --> 00:25:40.489

Jane Blumenfeld / cityLAB: Yes, agreeing a thousand percent

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00:25:41.310 --> 00:25:42.790

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00:25:42.800 --> 00:26:01.789

Assemblymember Richard Bloom: Yeah, really an amazing there in all of this Um. And those kind of text messages we're going back and forth between. Ah, some of the bloom's office land in particular, and Jane and me on a daily basis, for it seemed like maybe three months. Um, Thank God that you left me off of most of

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00:26:01.800 --> 00:26:07.450

Dana Cuff / cityLAB: I wasn't thinking they'd be in a in a presentation, however, but that's okay.

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00:26:07.920 --> 00:26:19.119

Dana Cuff / cityLAB: But len my name is Linda. I'll go up to my boss about that, and then we wouldn't hear from her. Well, she'd come back with some clear statement. So you were always there in spirit.

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00:26:20.610 --> 00:26:28.060

Jane Blumenfeld / cityLAB: This this slide. Go quickly now. Um sorry players here.

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00:26:28.850 --> 00:26:33.579

Jane Blumenfeld / cityLAB: I'm also on the board of Path, and I had the past.

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00:26:33.620 --> 00:26:35.439

People who

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00:26:35.450 --> 00:26:58.800

Jane Blumenfeld / cityLAB: make the deals and do see if deals work. I had them do a proforma on what we were playing around with, with the amount of affordability. How how many, what percent of units should be very low, and everybody, of course, had a different perspective of what that should be. But essentially. When the path staff did this, they came to the conclusion that

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00:26:58.810 --> 00:27:11.879

Jane Blumenfeld / cityLAB: you, really, that needed to have two bedroom units. Probably the two bedroom units would help subsidize the other ones, and that if you had too many units that needed

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00:27:11.890 --> 00:27:25.890

Jane Blumenfeld / cityLAB: heavy subsidies, nobody would do a project. So we use that to help shape the levels of affordability that are required to do a project on school. And

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00:27:26.910 --> 00:27:28.589

Dana Cuff / cityLAB: so as we were,

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00:27:28.600 --> 00:27:39.449

Dana Cuff / cityLAB: and we're just showing you the way, our conversations about this legislation between a son of and Bloom's office and Jane and me,

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00:27:40.500 --> 00:28:09.139

Dana Cuff / cityLAB: and and with Csba, as we were trying to shake this legislation with all the compromises and goals and directions that we were receiving. I think there were probably three key issues that ended up just in our negotiations, being the spiest ones. Here's a and a diagram of how we were trying to track the amendments, so that we didn't lose

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00:28:09.150 --> 00:28:31.700

Dana Cuff / cityLAB: the major aspects that we had to have to make this legislation effective. Um! Those were the affordability levels. Um local control like how to give certain densities and certainties to the developers while still retaining some kind of control for local communities, and so we put a

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00:28:31.710 --> 00:28:59.410

Dana Cuff / cityLAB: floor or ceiling depending on which way you're looking at that. Ah! Any small land could be built up to three stories, and beyond that would require community input um. But at least that way a developer would know that at the end of the process. They could get the kinds of densities that are possible with this three-story building, and the last was the waterfall what we called the waterfall of tenants. And I think, Chris, maybe we'll talk about that a little bit later like

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00:28:59.420 --> 00:29:02.470

should get priority in this housing.

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00:29:02.530 --> 00:29:04.080

Dana Cuff / cityLAB: Um,

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00:29:04.620 --> 00:29:14.870

Dana Cuff / cityLAB: I think I would just say, in conclusion, that we know like now every day from the Wall Street Journal to the La Times.

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00:29:14.990 --> 00:29:38.710

Dana Cuff / cityLAB: I just pulled this yesterday after speaking with someone else Who's in the audience? Culver City? Ah, School Board member who's working to get this built in her district? Um! Looking at all the different districts that are trying to put this kind of housing together, and it's not just in California. We're Jane and I are really hoping that we can help consult in the Hawaii. Um need.

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00:29:38.720 --> 00:29:39.890

Dana Cuff / cityLAB: Um: Yeah,

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00:29:39.900 --> 00:29:58.249

Dana Cuff / cityLAB: this is the takeaways that we um want to just leave you with that Um. What we learned from this particular set of legislative ah processes! Was that it's not that simple to identify the so-called problem that we're going to solve with legislation. And

123

00:29:58.260 --> 00:30:15.989

Dana Cuff / cityLAB: um that it's really that's when it's research-based, which was what all of the work that the Turner center. And we did here at City lab prior to um really ah heckling some of the bloom and his staff to put this on their agenda.

124



00:30:16.000 --> 00:30:25.149

Dana Cuff / cityLAB: Jane, I don't know you can take on the next one, so it's just going to say that that's kind of what spurs all about. And I think that's what we try to be all about. And

125

00:30:25.250 --> 00:30:53.899

Jane Blumenfeld / cityLAB: I think one of the main reasons we've been so successful is that with ads we did research for ten years around ten years. We knew everything about eighteen years by then to that, and on this on the school housing work for education, workforce the report. And that year of research similar was, You can't really argue with all of these facts, and then it leads you to hopefully, really rational and pragmatic solutions.

126

00:30:55.860 --> 00:31:00.030

Assemblymember Richard Bloom: I think it's important to point out,

127

00:31:00.040 --> 00:31:22.819

Assemblymember Richard Bloom: because I think that housing discussion demands this. All the solutions we've looked at, particularly a to use um and the school sites. They're all ah scalable. These are not like little pilot programs that produce a few units here, and a few units there. I mean, I personally think it's kind of sad that

128

00:31:22.830 --> 00:31:31.910

Assemblymember Richard Bloom: the Adu law is the one that is the housing measure that's been most successful. But the fact of the matter is on A.

129

00:31:31.920 --> 00:31:45.159

Assemblymember Richard Bloom: When you look at the number of units that it produced, it is one of the most successful housing programs in the State. That's kind of sad. But it is that kind of scalability that Ah makes it important and useful.

130

00:31:46.190 --> 00:31:58.890

Dana Cuff / cityLAB: We figured that now the estimate for the number of potential units from education workforce housing is somewhere between one point seven and two point three million. If twenty,

131

00:31:58.900 --> 00:32:00.090

Assemblymember Richard Bloom: it's amazing.

132

00:32:00.100 --> 00:32:03.080

Dana Cuff / cityLAB: Yeah, it would be amazing. Um.

133

00:32:03.370 --> 00:32:07.590

Dana Cuff / cityLAB: So you can see the rest of the takeaways. I think

134

00:32:07.600 --> 00:32:28.489

Dana Cuff / cityLAB: i'll just leave with an anecdote when we were up in Sacramento, and testifying in front of one of the committees. Um! They asked a question, and ah! I said, Well, look, I don't know that off the top of my head. But i'll get back to you after I go back and look at the research. And the legislator said, Oh, wow!

135

00:32:28.500 --> 00:32:33.110

Dana Cuff / cityLAB: You know I Don't think we've had research behind the legislation before. That's so interesting.

136

00:32:33.120 --> 00:32:52.689

Dana Cuff / cityLAB: Now I know that's totally, not quite accurate, but it kind of blew my mind and made me realize, like the kind of work this fur does, that the Turner Center does center for cities and schools at City lab that has a role to play in the future of our housing solutions in California.

137

00:32:52.700 --> 00:33:07.290

Assemblymember Richard Bloom: You know, if if I can just dovetail on that, it's really important, because you know, particularly on an issue like housing, where legislators, who are, you know, after all, elected by local residents.

138

00:33:07.300 --> 00:33:28.949

Assemblymember Richard Bloom: Um are skittish about upsetting people who, um, you know, frequently hold a pretty deeply held Nimby. Ah, ah! Points of view, and don't want to see change. And so the the research really comes in. Ah, ah, handy, and is extremely important to settle things down.

139

00:33:29.450 --> 00:33:57.219

Jane Blumenfeld / cityLAB: So I think one thing on the to to dovetail. And then one thing we found with most of the committee, Ledge staff people and the committee members was. They frequently looked at this legislation as what is the worst thing that could happen with this, and how do we prevent it? And I think I personally, i'm not used to looking at things. I'm used to looking at the other way, but and that you know, to try to solve the most, you know. Obscure problem

140

00:33:57.230 --> 00:34:01.740

Jane Blumenfeld / cityLAB: really makes legislation bad, very bad,

141

00:34:02.270 --> 00:34:03.290

Assemblymember Richard Bloom: difficult

142

00:34:03.300 --> 00:34:19.870

Michael Lane / SPUR: challenging and bad. Right? Yeah, that that's certainly a a model that spur wants to replicate as well. And in Sacramento a strong policy briefs and and and backing them up, because to Mr. Bloom's point this is a very difficult issue area, and the extent that we can come with with

143

00:34:19.880 --> 00:34:31.320

Michael Lane / SPUR: that kind of data it just helps the process tremendously. Let's let's pivot to Chris. Chris. Let's hear about Csba's role in this work. And then just the perspective of your of your member districts

144

00:34:34.100 --> 00:34:40.439

Chris Reeve, CSBA: appreciate that. Thank you. I'm going to um share my screen here. So just give me one moment.

145

00:34:47.550 --> 00:35:04.310

Chris Reeve, CSBA: So Csba represents is made above nearly one thousand school districts and nearly five thousand school Board members, and this is an issue that has long becoming a matter of of need not want.

146

00:35:04.320 --> 00:35:19.540

Chris Reeve, CSBA: Um. School districts are not typically in the business of doing workforce housing. Rather they are in the business of overseeing and providing education for all students.

147

00:35:20.060 --> 00:35:36.799

Chris Reeve, CSBA: And so this has long been a growing issue where it has exacerbated and been exacerbated in terms of the teacher and staffing shortages across the State. Even prior to the pandemic we saw accelerating housing costs,

148

00:35:36.810 --> 00:35:57.280

Chris Reefe, CSBA: and especially during the great recession, and then with the pandemic it got worse. Um! And so we've seen a lot of our educational workforce moving farther and farther away, not being able to live in the communities in which they teach. And so these are where districts are really starting to look at considerations

149

00:35:57.290 --> 00:36:01.989

Chris Reefe, CSBA: producing educational workforce, housing on their own property.

150

00:36:02.710 --> 00:36:04.929

Chris Reefe, CSBA: Now. Um,

151

00:36:05.830 --> 00:36:34.380

Chris Reefe, CSBA: it's right here and then, you know. Obviously, like I said before, we saw, you know by substantial um increasing cost of housing fire. This is I just kind of like to provide the bullets here that come from Ed Source, which is a leading online K through twelve education policy website that really did a large survey of of teachers and staff prior to the pandemic, and you can see here that in a vast majority of districts. Many teachers,

152

00:36:34.390 --> 00:36:45.949

Chris Reefe, CSBA: you know, faced spending more than fifty percent of their income on a modest one bedroom apartment, and even some of the highest paid teachers at a school district were unable to be able to afford to live in their own community.

153

00:36:46.680 --> 00:36:49.780

Chris Reefe, CSBA: Now, even today, Um,

154

00:36:50.010 --> 00:37:18.500

Chris Reefe, CSBA: you know Csba, in collaboration with City lab and the Turner Center Um produced a report about three years ago, and what this really helped to demonstrate in satellite was a lot of the issues around disparities and equity within housing, of teaching and providing housing for teachers. And where we see that quite a bit is is that teachers that are from historically low income or underserved communities, and serving

155

00:37:18.510 --> 00:37:29.049

Chris Reefe, CSBA: historically low income. And the historically and of students have had higher turnover because of cost of living challenges. And again where they are able to live and work.

156

00:37:29.060 --> 00:37:41.739

Chris Reeve, CSBA: Um. And even today that's been demonstrated by Cta and a Ucla report that came out just this morning that did a large survey of of teachers across the State. As to why they're leaving the profession

157

00:37:41.750 --> 00:38:10.390

Chris Reeve, CSBA: and a majority of teachers, eighty percent said that affordable housing near their place of equipment, right near the school of where they teach is one of the most significant factors as to why they are leaving the profession, because they just can't afford to live even in the bay area, as i'm. Sure spur has reported, we are having the average cost of about three bedroom housing costs of nearly one point, three, one point, four million dollars. Teachers. Even your long tenure teachers of twenty years

158

00:38:10.400 --> 00:38:15.549

Chris Reeve, CSBA: Haven't been able to even get close to the level of income needed to be able to afford that.

159

00:38:16.700 --> 00:38:39.699

Chris Reeve, CSBA: And we think that you know, we know that the educational work workforce demands are going to grow. So we're We're going to face significant capacity issues in the coming years. Um, with the especially with expansion of universal transitional kindergarten, which many of you might be familiar with. This is an addition of an entire new grade year to K. Through twelve. So now we're going at Tk to twelve.

160

00:38:39.710 --> 00:39:07.430

Chris Reeve, CSBA: And then ah! Earlier this year, the Learning Policy Institute, which is a well-respected Ah think tank on k through twelve policy. Ah! Did an estimate that We're probably going to see about three hundred thousand more children enrolling in Tk. Ross can probably be needing in between twelve thousand to nearly sixteen thousand additional teachers that does not include also the teacher's assistance. That will need to be in those classrooms that help meet state teacher to student ratio requirements.

161

00:39:07.660 --> 00:39:08.959

Chris Reeve, CSBA: And so

162

00:39:08.970 --> 00:39:30.570

Chris Reeve, CSBA: one of the things that really did help um in beginning this kind of conversation, and in terms of moving the ball down the field was the Teacher Housing Act of two thousand and sixteen, which really allows districts and schools to be able to begin to

establish their own educational workforce housing and provide additional definitions and and opportunities for them to pursue this.

163

00:39:31.140 --> 00:39:47.389

Chris Reeve, CSBA: Now Dana had had mentioned previously what were some of the kind of the ways we constructed the policies to meet the the growing demand, and how we kind of responded, some to a lot of the concerns that the lipstick had, and others had

164

00:39:47.400 --> 00:39:56.570

Chris Reeve, CSBA: about prioritizing the education of the workforce. So, building off. Of the Teacher Housing Act of two thousand and sixteen, we kind of, and Dana referred to it as a waterfall

165

00:39:56.580 --> 00:40:24.989

Chris Reeve, CSBA: we put in place a prioritization within the statute, and so recognizing that a lot of the existing housing that's already been produced on school property has been oversubscribed in Jefferson Union, L. A. Usd. Santa Clara, usd they've all have long waiting list of teachers waiting to get in, and so, of course we want to prioritize those teachers, because without education

166

00:40:25.000 --> 00:40:40.410

Chris Reeve, CSBA: and the ability to staff classrooms in our local schools, we're really in dire straits to be able to meet just the basic fundamentals of living in a democratic society. Education is the bedrock of any democratic society,

167

00:40:40.420 --> 00:40:46.520

Chris Reeve, CSBA: and if we Don't have the teachers, we lose a lot of that. I mean, we. We start to see fissures in that, if you will.

168

00:40:46.530 --> 00:41:08.199

Chris Reeve, CSBA: And so. But recognizing that maybe downstream in future years long-term speaking, we're going to see, maybe the weighting of a um attractiveness, if you will, or desire of educational work to to live in school district housing per se, then we want to be mindful and and give foresight to what that means.

169

00:41:08.210 --> 00:41:37.020

Chris Reeve, CSBA: And so you see here that the first party, of course, goes to the educational workforce that's teachers and classified staff. And then, if they, for whatever reason they can't build a vacancy of those units, then we'll turn it over to other local education agencies that are

adjacent to that district, and so we can be able to expand and offer um districts to ban offer housing to other districts that are maybe experiencing or suffering feature shortages because of uh in three thousand costs. And then we send across to you

170

00:41:37.030 --> 00:42:06.869

Chris Reeve, CSBA: other local public agencies, local cities and counties, special districts. And what have you as well as and then finally meet the the greater public. And so this it eventually will be available to. You know, um all members of the public, if the upre present itself. But again, prioritizes really what the goal is. Um of the legislation which is legislation which is to provide ah housing opportunities for our educational workforce. And I just want to um emphasize also my my gratitude, for as member of the bloom

171

00:42:06.880 --> 00:42:19.479

Chris Reeve, CSBA: very much. A lot of the reasons that I said here as to what the need for the bill was as well as to his staff. Len Rome, who really did play an angular role, and to our Co-sponsor City lab and others who've been very supportive. So Thank you

172

00:42:24.650 --> 00:42:32.239

Michael Lane / SPUR: Great, Thank you, Chris. We'll pause there and see if our panelists have any other follow-on comments before we move to Q. And A. And comments

173

00:42:34.660 --> 00:42:37.889

Michael Lane / SPUR: or should I go ahead and begin to move through these, then.

174

00:42:39.290 --> 00:42:42.189

Michael Lane / SPUR: So let's start a conversation with the audience.

175

00:42:42.200 --> 00:42:51.210

Michael Lane / SPUR: Great Mr. Bloom, first question given that governess, and has not signed the legislation, yet should we be advocating to get him to sign it this week?

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00:42:51.760 --> 00:42:53.020

Yes,

177

00:42:53.030 --> 00:42:58.870

Assemblymember Richard Bloom: sure I there's a lot of advocacy already, I think.

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00:42:58.880 --> 00:43:18.479

Assemblymember Richard Bloom: Ah, the governor's! Ah, ah, staff certainly is aware of the ah um ah advocacy for ah signing this bill! I think there is some limited opposition that it hasn't been very vocal. Um! Ah! Throughout the course of the bill.

179

00:43:18.710 --> 00:43:22.190

Assemblymember Richard Bloom: So you know, it never hurts to have another uh

180

00:43:22.200 --> 00:43:28.560

Assemblymember Richard Bloom: respectful email or phone call to the governor's office stating support

181

00:43:30.450 --> 00:43:31.479

Great

182

00:43:31.870 --> 00:43:38.300

Michael Lane / SPUR: next question from Vera. I'm. Wondering if there has been feedback from teachers on their interest or concerns with this type of housing.

183

00:43:39.700 --> 00:43:54.959

Dana Cuff / cityLAB: Well, we've heard a range of kinds of feedback. I mean the most important feedback are the waiting lists for the existing housing right, which means they need it. But I think they? Just yesterday

184

00:43:55.120 --> 00:44:03.720

Dana Cuff / cityLAB: I was hearing about teachers worried that if we built housing we might not improve

185

00:44:03.730 --> 00:44:16.409

Dana Cuff / cityLAB: school facilities. So you know, that's the kind of competing interest. Those are actually different tools of money, so they don't compete with one another. But you can understand the capacities at schools

186

00:44:16.430 --> 00:44:23.669

Dana Cuff / cityLAB: are so limited just in terms of staff and administration and expertise and funding that

187



00:44:23.680 --> 00:44:52.629

Dana Cuff / cityLAB: every time you try to do something new, even someone would benefit the teachers. It raises concerns about some of the other more structural or systemic issues. Um, I think that one of the things we learned was that an open communication process at all stages is so crucial to this, not only with the education and workforce, but also with the local communities, so that people will begin to understand that.

188

00:44:52.640 --> 00:45:11.519

Dana Cuff / cityLAB: Um, you know the kind of fears that you have like? If we build housing, will we not, like have any baseball fields left, or something like that? Um! That those are really issues that are not competing, that we can have both, and that we need to advocate for both,

189

00:45:12.160 --> 00:45:30.349

Jane Blumenfeld / cityLAB: but another just to tag on to that. Another issue in this discussion that came up a lot was the school. Um, I guess the Education Committee people felt or felt strongly, and maybe um, Chris as well. I can't remember about this money.

190

00:45:30.360 --> 00:45:49.839

Jane Blumenfeld / cityLAB: Ah! Revenue from a project like this that it could not. We thought at the beginning it would be good if those were used for whatever the school wanted to use it for. And in our thinking it was sort of an incentive. But there was a lot of concern about um that, and that most of the school

191

00:45:49.850 --> 00:45:52.929

Jane Blumenfeld / cityLAB: related people did not want to

192

00:45:52.940 --> 00:46:11.550

Jane Blumenfeld / cityLAB: have this money going to the operating budgets of schools they felt like that was. There's already an operating budget, and there were being bad. And so, you know, negative incentives to do something that would produce revenue for themselves, and that's not in the line that's not there.

193

00:46:12.240 --> 00:46:13.389

Michael Lane / SPUR: I see.

194

00:46:13.500 --> 00:46:21.639

Michael Lane / SPUR: Great next question is an incoming School Board trustee, who can I work with to improve our currently in progress, Teacher and support staff housing project,

195

00:46:22.420 --> 00:46:36.230

Chris Reeve, CSBA: Csba. And actually, Dana put in the chat here a link to our We did a kind of a workbook, if you will kind of a roadmap,

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00:46:36.240 --> 00:46:47.750

Chris Reeve, CSBA: and much credit to Dana and Jane and Turner, and all the work at Uc. Berkeley, we're actually in the process of doing a

197

00:46:47.760 --> 00:47:00.750

Chris Reeve, CSBA: a number of workshops in the near future. Here, where we've already actually selected the district that would participate in the workshop. So it's kind of like a walkthrough about the process. But it's a public process, and so other districts can be able to monitor. That

198

00:47:00.760 --> 00:47:30.250

Chris Reeve, CSBA: put my email in the chat. You can certainly email me directly. I'm happy to help connect you with that work. Um, but it's a it's kind of done in an open source fashion, if you will, where the work of of this will allow districts to watch, as as we and our partners assist, some targeted districts walk through the process of how they do it, so that that you can see how, starting from scratch and beginning with the community engagement and working with your local agencies

199

00:47:30.260 --> 00:47:48.180

Chris Reeve, CSBA: as well as your partners and community-based organizations, if you will, and get to the fruition of the project, which is obviously breaking around and doing your ribbon, but it's something that is very much available, and it's something that here at Cca we've making a priority of our work.

200

00:47:49.730 --> 00:47:50.990

Michael Lane / SPUR: That's fantastic.

201

00:47:51.000 --> 00:47:57.420

Michael Lane / SPUR: Next question are educator unions like the Cta involved in their discussion, and how they endorse the bill.

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00:47:57.960 --> 00:48:26.730

Chris Reeve, CSBA: So we didn't have official support from Ct and and cft. Um for those of you who are familiar with the acronyms Um Cta and Cft, the Cal Plan Teachers Association, and as

the California Federation of teachers, they are California's two largest um organized labor unions that represent the vast majority of the most teachers throughout the State. Um! What we do know is that at the ground level. This is very much supported by our local teacher Workforce,

203

00:48:26.740 --> 00:48:46.759

Chris Reeve, CSBA: right? We are in a scenario where, of course, there is a substantial great need for housing. Um, and there's again like Jenna had said. You can just look to the the wait lists that have grown with the breaking ground as a lot of these different projects. I think one of the best examples in terms of the the practical impacts

204

00:48:46.770 --> 00:49:10.260

Chris Reeve, CSBA: of where teachers stand and how they view these these these projects is Santa Clara, unified. Thankfully, Your fight has had Casadella and my Astro um in place for over twenty years, and they continue to have a waitlist of teachers who to to get into that housing. Um, and these are one two bedroom condos. Um that are, you know, integrated in

205

00:49:10.270 --> 00:49:18.509

Chris Reeve, CSBA: inter dispersed within the local community. So it sits when those design elements, so it's very much a desire to housing for for teachers.

206

00:49:20.860 --> 00:49:35.860

Michael Lane / SPUR: Great next question is about property management. Could you explain the management of such housing a bit? Who does this? And how do you manage Turnover, such as teacher retiring? How do you decide who to open this up to the teachers, and even more, and all the teachers to keep them?

207

00:49:36.210 --> 00:49:51.729

Dana Cuff / cityLAB: It's a crucial question. Um, And I think the best information we have about that comes from La Usd and from Casidel, Maestro, who's been trying to manage the tenancy carefully, because, of course, you know, you have a

208

00:49:51.740 --> 00:50:04.570

Dana Cuff / cityLAB: an employee in the housing who maybe changes jobs. Then what do you do? No one really wants to boot out from affordable housing any household, but the intention of it is to serve the school district.

209

00:50:04.580 --> 00:50:34.519

Dana Cuff / cityLAB: So I think, what while Grat, Theore and his staff on selling, who has to be found is that the construction of the lease agreement is really important, and giving people some

kind of time period after their employment ends to when they need to move is an important factor. The management is always done by outside consulting and management firms, school boards, and school districts and superintendents. Don't manage this housing. Maybe in La, I can't remember

210

00:50:34.530 --> 00:50:48.240

Dana Cuff / cityLAB: the largest school districts, but for most ninety five percent of the school districts it'll be handled by a management company, and you know, I think that's kind of in this larger issue that

211

00:50:48.510 --> 00:51:03.339

Dana Cuff / cityLAB: since districts and las want to focus on education, the role of consultants is extremely important in this, and trying to select good consultants, is really one of the most important tasks for school districts,

212

00:51:03.370 --> 00:51:16.030

Chris Reeve, CSBA: and i'll just i'm a little bit familiar with Santa Cruz, so I won't go too far afield on this one. But Jane is exactly right. What? What Santa Cruz you find It is they they

213

00:51:16.320 --> 00:51:36.559

Chris Reeve, CSBA: saw, you know there can be conflicts, and there can be challenges with the district operating a housing project, for example, and certainly that's not with the of our role, if you will, but it is important to make sure the integrity of the program is adhered to and fulfills its longevity goals.

214

00:51:36.680 --> 00:52:05.640

Chris Reeve, CSBA: And so what Santa Clara is actually created a a nonprofit, and so the nonprofit is governed by and by a board that is outside the district, and so it is free and independent from the district, and so they, and that's how. And then they have a mission and goals as to how they construct their rent, and how they determine what their lease agreements are, and how long these rules run, and so that way it's run generally pseudo independently from the district. Um, and then it's It's really treated directly as

215

00:52:05.920 --> 00:52:11.259

Chris Reeve, CSBA: housing management organization as opposed to you know, being governed by the School Board

216

00:52:13.380 --> 00:52:14.470

machine.

217

00:52:15.070 --> 00:52:23.089

Dana Cuff / cityLAB: I see in the chat. There's another question about how the revenues might be used.

218

00:52:23.450 --> 00:52:46.309

Dana Cuff / cityLAB: Jane talked about this earlier, but i'll just ah clarify. We had originally thought Ah, because we'd heard from districts that revenues, If there was market rate, housing would be able to be used in the general operating funds of schools which obviously California schools need.

219

00:52:46.320 --> 00:53:05.030

Dana Cuff / cityLAB: You know as much funding as we can possibly channel their way. But we were educated, I would say, by the Education Committee um, and by other experts that were really helping us on the legislative side that we had to keep all of the funds

220

00:53:05.040 --> 00:53:27.920

Dana Cuff / cityLAB: inside the housing development, otherwise they might be seen as profit-making machines which would undermine the purpose of the affordable housing component. So, as it stands now, the market rate housing can help subsidize and maintain and manage the housing, but it can't be. Ah pulled over for books and teacher salaries and

221

00:53:27.930 --> 00:53:29.790

Dana Cuff / cityLAB: other kinds of uses,

222

00:53:30.290 --> 00:53:39.869

Chris Reeve, CSBA: and I just want to emphasize this, but because this was a fundamental component of some of the amendments that were taken in the in the assembly in the first house,

223

00:53:39.880 --> 00:54:00.330

Chris Reeve, CSBA: and but most of it was not. It was more out of desire to ensure the integrity of the financing of the of the housing management side as opposed to the the K. Through twelve. The finance site if you will. Um We You wanted to make sure that that integrity was was protected and independent, so that it didn't wasn't being a

224

00:54:00.360 --> 00:54:01.629

Chris Reeve, CSBA: um

225

00:54:01.730 --> 00:54:28.230

Chris Reeve, CSBA: attractive. You know aspect of how a school could be able to raise funds for its own governance. And so it also speaks to the matter of good governance right, recognizing that this is a new tool that's available to school districts, that ensuring that that the quality by any. And again, the integrity of that is protected, and so that there is great public confidence in the in the School Board's ability to be able to do this the right way,

226

00:54:28.480 --> 00:54:45.289

Assemblymember Richard Bloom: and I would add, for those of you who are minimally or not familiar with the legislative process. We go through committees. The committee chairs, and staff have a tremendous amount of power to

227

00:54:45.300 --> 00:55:04.879

Assemblymember Richard Bloom: ah help a bill, or to kill or hurt a bill. And so it's really important, as we move through the process to, you know. Keep your air to the ground, and and take those amendments that make sense and keep the bill moving, and sometimes involve some degree of compromise.

228

00:55:04.890 --> 00:55:18.209

Assemblymember Richard Bloom: I think it was. Ah, George will um! Who said that democracy is the politics of the of the half-loaf um, and that is extremely true in our legislative process, and

229

00:55:18.220 --> 00:55:45.429

Assemblymember Richard Bloom: ah! The first ah potential roadblock! Ah, that we hit in! This bill was with the Education Committee um, whose staff I think it was. Ah, were weighing in on this Ah, ah issue of Ah! How the revenue from projects Ah would or would not be used! And we made a very, very wise decision, and at that time to adopt their way of thinking. And in the in the bill

230

00:55:46.030 --> 00:56:02.259

Assemblymember Richard Bloom: it may come to pass. Um! With the passage of time that new thinking says, Well, maybe maybe that ought to change. And the other thing about legislation is that It's an iterative process. The

231

00:56:03.200 --> 00:56:26.180

Assemblymember Richard Bloom: Ah Eightyu bill um is a very good example of that. Um, A. Do you? Legislation has become a growth industry in Sacramento. There have been dozens of adu bills. Um, Ah! Including a couple that I've had that Ah! Refined the Abu process further, and that is something that certainly might happen with this legislation.

232

00:56:28.080 --> 00:56:42.960

Michael Lane / SPUR: Great. Well, as you approach the end of our time i'll invite our panelists to put information in the chat about how we can follow your work, or if you have a twitter handle or a website you'd like us to to to check in on, and then also give our panelists an opportunity for any closing remarks before we close out the day

233

00:56:43.220 --> 00:56:44.470

Michael Lane / SPUR: Mr. Blooms

234

00:56:46.540 --> 00:56:48.020

Assemblymember Richard Bloom: at Richard Blue

235

00:56:48.950 --> 00:57:07.209

Assemblymember Richard Bloom: I won't bother writing that in a chat. Now it's been great to be on this panel and to talk about a piece of legislation that i'm very, very proud of. I have a fairly high degree of confidence that the Governor is going to sign it. But you can never be too confident that

236

00:57:07.220 --> 00:57:21.820

Assemblymember Richard Bloom: in that regard, and I don't want to change it, but overall my ability to. If my three housing bills. In this year's package are signed in the next couple of days.

237

00:57:21.830 --> 00:57:48.110

Assemblymember Richard Bloom: Um! I'll have had eighteen bills um over the course of ten years uh housing related that have been signed by the Governor out of the total of about one hundred bills over that period of time. Something i'm very proud of. Um. I feel like I accomplished what I set out to do, and I couldn't have done it without the support of Ah! People like those who are participating in this panel today. So

238

00:57:48.120 --> 00:57:49.489

Assemblymember Richard Bloom: thank you all very much.

239

00:57:49.500 --> 00:57:51.189

Michael Lane / SPUR: We're we're very grateful to you.

240

00:57:51.200 --> 00:57:52.330

Michael Lane / SPUR: Eleven,

241

00:57:53.180 --> 00:57:56.729

Michael Lane / SPUR: absolutely, and Dr. Kath of Livingfoot.

242

00:57:57.380 --> 00:58:04.869

Dana Cuff / cityLAB: Well, I would just say the partnerships have been crucial. There's housing is one of the most complicated

243

00:58:05.140 --> 00:58:21.269

Dana Cuff / cityLAB: sites of production and politics that we could imagine. Maybe that's why one of the reasons why it's in such dire need in California, and to have a really working collection of educators and

244

00:58:21.280 --> 00:58:50.900

Dana Cuff / cityLAB: politicians and planners has been essential to making this work, and really, the proof is going to be in the pudding. The legislation has built into it again. Part of the half-life. I guess. Um that you were talking about is that it doesn't take effect for a year after, until a year after it's signed so that I think that's a really important time for school districts las to get their ducks in a row, so that the minute that legislation becomes available they can start acting

245

00:58:50.910 --> 00:59:02.320

Dana Cuff / cityLAB: on it and City lab is a ready partner for anyone, even if we just dispatch that information to other people who maybe had the knowledge as needed.

246

00:59:08.060 --> 00:59:10.309

Michael Lane / SPUR: Jay did. You have concluded remarks,

247

00:59:11.370 --> 00:59:13.919

Michael Lane / SPUR: You're on a you of it. Yeah,

248

00:59:15.010 --> 00:59:16.600

Dana Cuff / cityLAB: you're on mute chain.

249

00:59:16.930 --> 00:59:18.100

Jane Blumenfeld / cityLAB: We it,



250

00:59:18.300 --> 00:59:26.550

Jane Blumenfeld / cityLAB: I didn't think so. One take away from me. Was that the legislators, except for Richard Bloom

251

00:59:26.560 --> 00:59:56.260

Jane Blumenfeld / cityLAB: and the committees we dealt with tended to know a lot of general a lot about, or somewhat about a lot of things, but hardly ever had deep, nerdy knowledge that people in this panel and in the audience. I'm sure have. So I think, as the Church said before, that was so, has been so crucial to success abus, and this hopefully signed legislation, because in the face of facts and data, it

252

00:59:56.270 --> 01:00:13.419

Jane Blumenfeld / cityLAB: it's hard to just make sweeping statements about the problems. So that was one thing. And the partnership and the ability to work with this group and others was also really useful, because

253

01:00:13.430 --> 01:00:29.690

Jane Blumenfeld / cityLAB: obviously we all only knew what we knew, and hearing from Chris that perspective and ah, others that we encountered along the way, you know, and being sure of the research, and what we did know, and how those compromises,

254

01:00:30.110 --> 01:00:44.470

Jane Blumenfeld / cityLAB: what they really did, and the unintended consequences of things that we learned a lot for me to use. So I think all of those together, um, you know, and and be prepared for a frustrating experience. That would be my Take away too

255

01:00:45.710 --> 01:00:48.549

Michael Lane / SPUR: great, Mr. Reef pick us out,

256

01:00:49.250 --> 01:01:05.309

Chris Reeve, CSBA: you know. I just wanted to echo what I said earlier. We're in a situation where we are facing fairly dire straits with our teacher shortages death and shortage across the state. And again, like I said, it's been exacerbated by the pandemic, and many school districts are

257

01:01:05.320 --> 01:01:17.310

Chris Reeve, CSBA: pursuing this option not out of a desire of want, but out of a desire of me. And so, as many of you who work in your local communities or work with your other,

258

01:01:17.470 --> 01:01:47.109

Chris Reeve, CSBA: and then you have the survey that that um it was was featured today on Ed Source actually done by UCLA um in in collaboration with Cta. You know a vast majority of teachers are experiencing burnout and experiencing a lot of the pressures of of the the growing cost of housing, and so I just would encourage all of you who are involved in your local communities and your local organizations to be to engage and be engaging with your local school boards, and in working with them, and try to assist to be be supportive of their efforts as necessary,

259

01:01:47.150 --> 01:02:02.760

Chris Reeve, CSBA: because these are going to be challenging times for many school boards who are embarking upon this. So a completely new, you know, level of skill set, and a level of of duty for our School Board members and our school district staff, and so they'll need all the support that they can get

260

01:02:03.550 --> 01:02:10.289

Michael Lane / SPUR: great. So we call on Governor Newsom to sign the bill. Thank you to our panelists in our audience today. We really appreciate it. Have a good day. Take care,

261

01:02:10.300 --> 01:02:11.589

Jane Blumenfeld / cityLAB: thank you,