

WEBVTT

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Jackson Nutt-Beers / SPUR: Hi! Everybody! Welcome. We will be starting momentarily. It's gonna let everybody get into the zoom room.

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00:00:24.730 --> 00:00:53.030

Jackson Nutt-Beers / SPUR: Okay? Well, now, it's a good time. It's any. Hello, everyone. My name is Jackson Napiers, and I am one of Spur'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're not a member, I encourage you to join to support Spur's ongoing work in using education, a policy, analysis, and advocacy to make our cities in the region more prosperous, sustainable, and equitable places to live

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Marina Wiant: 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 Spurr Dot Org join. We would also like to thank the Bay Area Council. The Housing Action Coalition in the Nonprofit Housing Association of Northern California for Co. Presenting this event.

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Jackson Nutt-Beers / SPUR: Our next digital discourse is scheduled for Thursday, September the eighth at twelve, thirty Pm. It is called streamlining building decarbonization for cleaner California California plans to have seven million climate ready homes by two thousand and thirty five.

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Jackson Nutt-Beers / SPUR: But for many buildings decarbonizing will require a full-service electrical upgrade, or at least a panel upgrade

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Jackson Nutt-Beers / SPUR: reaching the state's targets on building decarbonization will be extremely difficult unless energy utilities can make electrical service upgrades easy affordable and rare.

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00:01:44.860 --> 00:01:57.149

Jackson Nutt-Beers / SPUR: I can learn about what trigger service

upgrades, and how much they cost in money and time, how they can be avoided, and how utilities and electrification incentive programs can make the process as painless as possible.

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00:01:57.320 --> 00:02:16.790

Jackson Nutt-Beers / SPUR: But today's digital discourse is go big for homes and jobs. How A. B. Two thousand and eleven will change the game for affordable housing, maybe two thousand and eleven. The affordable housing and high roads, Jobs act of two thousand and twenty, two by Assembly Member Buffy Wicks allows residential development to proceed by writing Commercial Zone.

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Jackson Nutt-Beers / SPUR: Upon introduction it quickly became the most high-profile Housing Production Bill of the State's legislative year. Today you will learn about the backstory and genesis of this bold legislation

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Jackson Nutt-Beers / SPUR: directly from the author and sponsors, including how it was crafted to boost housing production and tandem, with significant labor standards protections and benefits, and how the proponents overcame opposition

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00:02:38.600 --> 00:02:51.530

Jackson Nutt-Beers / SPUR: by building support among legislators, and creating a large statewide coalition of housing advocates, labor unions, and urbanists. Today We are joined by Assembly Member Buffy Wicks Assembly. Member Wicks represents the East Bay in the

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Jackson Nutt-Beers / SPUR: California State Assembly, elected in two thousand and eighteen and reelected in two thousand and twenty. Her district expands the communities of Oakland to Richmond, and includes the city of Berkeley Assembly Member Wick's work in the Assembly focuses heavily on housing, and she was recently appointed chair of the Committee on Housing and Community

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00:03:08.370 --> 00:03:18.110

Jackson Nutt-Beers / SPUR: Development. Her work also focuses on issues such as the expansion of the social safety, net privacy, and championing the rights of women and working families.

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00:03:18.120 --> 00:03:35.730

Jackson Nutt-Beers / SPUR: Next we're joined by Jay Bradshaw, Jsc. Executive officer of the Norcal carpenters, Union representing thirty eight thousand members from twenty two Liberal unions. His current priorities include political and organizing drives to build housing throughout Northern California, utilizing Union labor standards.

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00:03:36.090 --> 00:03:56.890

Jay Bradshaw: Next we're joined by Marina Wyons. Rena is the Vice President of Government Affairs at the California Housing Consortium, also known as Chc. Which is a statewide affordable housing advocacy organization focused on the production and preservation of low and middle income housing, Marina plans, directs and coordinates all activities related to the development of

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00:03:56.900 --> 00:03:58.700

Jackson Nutt-Beers / SPUR: these policy positions

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Jackson Nutt-Beers / SPUR: interacting with State and legislative leaders, planning policy, related events and preparing materials to inform Chc members, the media and the public on issues related to the affordable housing industry. Our discussion today will be moderated by Michael Lane, Michael Asper's State Policy Director, the first in the organization's history. In this role he works to expand his ongoing influence beyond the bay area and elevate regional issues to the State's elected leaders at the capital.

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00:04:26.810 --> 00:04:32.729

Jackson Nutt-Beers / SPUR: Michael has been instrumental over the years in ensuring many ones for affordable housing our role that he continues here at spur.

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Jackson Nutt-Beers / SPUR: And lastly, we want this to be an interactive conversation and plan on spending as much time as possible, engaging with all of you, 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 at the top of your screen. If you're using your mobile app, we will also be uploading a copy of the Transcript and the chat, as well as the recording of the digital discourse to our event page within the coming.

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Jackson Nutt-Beers / SPUR: And with that, Michael, I will turn it over to you to get a started.

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Michael Lane: Great, Thank you so much, Jackson, and thank you to everyone joining us this evening, coming off a Labor Day weekend. We thought. It's just the right time to celebrate homes and high road jobs,

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00:05:15.800 --> 00:05:44.100

Michael Lane: and to really celebrate our our housing dream team that we have with us on the panel here tonight and give them the opportunity for for a victory lap. After a lot of hard work, this session and and tremendous persistence to to get this, Major Bill, a twenty eleven over the finish line and on to the Governor's desk. We're really excited to be able to to hear from them directly to get that what the backstory is to take us behind the scenes, on how they crafted the bill, and then and then moved it, building coalition along the way, Governor and support

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Michael Lane: for the bill, and so we'll spend some time with them. First a general overview from each of their perspectives on the bill that will allow for type, then to to have some dialogue among themselves, and to to to build off each Other's comments. But I want to save time at the end here in the last fifteen minutes or so at least, of the program. Um for questions, and you can put those in the Q. And a function there, as Jackson has indicated. We'll we'll try to get to his major questions. Ah, that we can as well we're also grateful to those who are co-presenting a program with this as Jackson had indicated.

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00:06:14.120 --> 00:06:24.180

Michael Lane: So starting there, let's just jump in and start with the big picture, We'll go to something more wicks first, and then to Jay, and then to Marina. But just how did we get here?

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Michael Lane: Big picture? There have been previous efforts in the Legislature to to move bills that would allow for housing development in commercial zones that were unsuccessful. What was your thinking and strategy as you went into this year?

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Assemblymember Buffy Wicks: Um! Well, first of all, thank you. Uh for hosting us. Um! It's exciting to be here in the context of having passed this bill. Um, which is always fun. Um. So I appreciate first good work. Very counsel everyone else who um in this basic host this event. Um, and obviously supported the bill, uh, you know. So I i'm now nine months into being housing chair. I got the position when um our dear friend David Chu Ah! Went on the Bees city attorney in San Francisco.

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Assemblymember Buffy Wicks: Um, and you know, when I came into the um position this chair? Um, I You know I had been on a housing committee for maybe a year. I I tried to get off right when I got elected um took a while to get on the committee, and so last year I was curvy to, but not really involved in, a lot of the negotiations around kind of this tension between um labor and developers and this whole space around. What are the kind of labor standards that we, as a state, are going to go with?

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Assemblymember Buffy Wicks: Um. But I was on the receiving end of some of I I noticed a lot of the frustration in that conversation which i'm sure these guys can um tell you more detail about. And so for my perspective, I thought, Okay, I'm. I'm coming in here as chair, and I just finally want to get some shit done. I mean, that is honestly like what it is about is we have to build more housing, and that means, you know, taking on tough things. Um, you know, ensuring that we're doing so in a smart way, but really trying to put in the public discourse the conversation around What

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Assemblymember Buffy Wicks: are the best labor standards that we can do in this state that we know are good for workers, but also allow us to build the housing that we need to build. And so that was the type of question that I wanted to be a part of um spearheading in terms of the conversation. Um! And and knew I wanted to jump into that space because it felt like one of the toughest nuts to crack in California housing politics. Um. And so just selfishly from my perspective, you know, if i'm going to be in this job and be in this role. I want to do the hard things, you know. Um. So

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Assemblymember Buffy Wicks: So my desire was to be engaged in that conversation. And um, you know it was essentially a kind of

conversations I was having with um ah! With Marina and Ray around what their thinking was around it. Um! And then Danny Curtain from the carpenters had reached out, and so it just evolved into really the carpenters and the affordable housing developers getting together to say, what is the solution that we think can work.

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Assemblymember Buffy Wicks: And you know, i'm like just like the stupid politician who doesn't know anything. These are the guys that actually know how this stuff works. You have the developers who put pen pen to paper and pencil to paper, and then you have the Carpenters Union who represent the workers who build the housing. Those guys are the experts on this question. I am not right, and so what I want to do is take their thinking, and then try to actualize that in policy and maneuver the politics in the building of Sacramento to actually achieve what we're working to achieve. Um. So those conversations started, you know, right after I became chair.

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Assemblymember Buffy Wicks: Um, And then obviously, I think we introduced the bill. Maybe it was it, March. I want to say it's march um like forty-seven years ago at this point um and and and underwent this journey together, and we did so, knowing that, you know I always do. This is like kind of this, like really important three-legged stool. Um with you know me as chair the carpenters as the union representing the the workers who build the housing, and then they affordable housing folks, saying, This is how we think we can get it done, and so, making sure that we were always on the same page as we move forward, and then building our college

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Assemblymember Buffy Wicks: out from there, which obviously was very robust and larger. We could talk about that in a second as well. But that was just from my perspective.

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Assemblymember Buffy Wicks: You're gonna be here. Let's do big shit. Let's solve these problems. Let's Let's like have the tough conversations. I know it can be hard. I know that politics can be challenging, But guess what? That's why we get paid. The big bucks as elected officials is to do hard things right. And so that was sort of my thinking around. Why, I wanted to jump into the space.

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Michael Lane: That's fantastic. Thank you. J:

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Jay Bradshaw: Yeah. Good evening, everybody. I'm an echo Assembly Member Wicks,

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Jay Bradshaw: Who? I have a tremendous amount of respect for And It's been so good with the whole coalition. But a special nod to buffy um being shoulder to shoulder with you has just been fantastic, and we will always be grateful. Ah, and it's an honor to be here with spur and hack, and and ph as well. So um So coming in from the carpenter's perspective, i'd be remiss if I didn't make a note. So an organization for the first time in a long time we had unity statewide for both large carpenter regional councils,

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Jay Bradshaw: and underneath our umbrella of the California Conference, where Danny Curtain works, and with the sport of our international Union we were all in

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Jay Bradshaw: and to get into a little bit of the details, you know i'll speak for, nor cow carpenters. Housing is the number one issue bringing economic stress to our membership, and I would argue to the Working Class Union and non-union across the Board.

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Jay Bradshaw: The State of California for the membership I know Well, it's actually created the transportation crisis.

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Jay Bradshaw: It's also created the child care and affordability crisis, and it could be argued, I don't have specific data on this. It's led to the ever escalating for construction, workforce. Ah, substance, abuse, challenges, mental health challenges, and escalating, ever escalating suicide rates. And I think they're all tied together. So Our agenda here. Housing is top

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Jay Bradshaw: of the list on what we need to do, and what we need help with our elected leaders. To get done is to build housing at all income levels for a particular focus on workforce and affordable housing where our folks need to live and get an opportunity to live.

So they don't fall through the cross

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00:12:08.720 --> 00:12:14.580

Jay Bradshaw: again. I believe strongly that applies to union and non-union workers alike in our great state.

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Jay Bradshaw: So for us. Ah, there's been a lot of attempts. Ah, that Frankly, I'm just going to call it as I see it. I have been a tremendous failure on streamlining housing that it ends up in the political machine in Sacramento, and by the time it gets through that everyone can be happy about it means nothing, and we've seen that over and over again. It doesn't mean there wasn't good intentions. I don't mean it's a personal attack on anybody. But the bottom line is that log jam was bringing direct stress

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Jay Bradshaw: address to the working class in our State and to the membership that I'm. Honored to represent.

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Jay Bradshaw: And so we wanted to bring a solution to that, and we wanted to be very open and honest about it. So the type of residential construction we're talking about. If you go statewide um, you've got about three hundred thousand, a little more than three hundred thousand residential workers in the State of California.

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Jay Bradshaw: Ninety percent of those workers are unorganized and have no rights on the job, and we refer to how most production happens on a lot of those sites is a crime scene.

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Jay Bradshaw: You know where you have now one in six construction workers in California, primarily residential, driven into the underground economy, everything from cash pay, numerous labor law violations, and now engaging in human trafficking literally happening on these job sites. So the idea of bringing labor standards to help those workers pull themselves up, and I want to be clear about that that it's to give those workers the tools to pull up and to a level economically equal through prevailing wages of our membership.

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00:13:47.210 --> 00:14:01.919



Jay Bradshaw: We've been very clear from the beginning. We don't need the politicians in Sacramento to run our Union or to our organizing for us. We'll do that. However, we do want like with with Buffy's leadership, and others to follow that leadership to do something about that

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Jay Bradshaw: type of production that's harming our state. So it's a win-win frost. One Let's get housing, moving where there's nothing happening. The commercial corridors. Let's build housing at every economic level. Let's get that done, and quit talking about it.

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00:14:15.210 --> 00:14:29.389

Jay Bradshaw: So we're all in on the streamlining, and for that prevailing wages and the strongest private labor enforcement for private jobs in the country. In fact, I would argue it will become the standard throughout the country in bill similar,

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Jay Bradshaw: and also to have a level of health care to take care of the workers as well,

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Jay Bradshaw: and we knew, and we believe, and we do believe we'll see the results of this next year pretty quickly. When it goes into effect it'll kick start housing production. It'll be successful, and those workers will get a raise. Our current membership will do a ton of this work in the bay area as well

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Jay Bradshaw: through Santa Clara County, Alameda County all over, so our current membership will grow. We'll grow more workers. We'll recruit more workers. We'll train more workers and also we'll take those wages out of competition. The developer gets by right ministerial. We move forward it's on a two and three year process.

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00:15:10.130 --> 00:15:14.190

Jay Bradshaw: Those workers get a race, and we'll go out and make sure that their rights are protected,

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00:15:14.200 --> 00:15:19.690

Jay Bradshaw: and we'll also do the job. The Union is supposed to do. Not the Assembly, not the Senate, not the governor.

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00:15:19.700 --> 00:15:27.889

Jay Bradshaw: We'll go out and organize those words, but at the end of the day it's their call. It's up to us to get them, help them pull up and do that.

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00:15:27.900 --> 00:15:31.880

Jay Bradshaw: The reality of that workforce It's been left out

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Jay Bradshaw: across the board When you talk about wood frame type three over podium construction, which is primarily what we're talking about.

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Jay Bradshaw: It's again, ninety percent plus unorganized. And you see this hyper-exploitation. So it was a natural for us, and we were all in, and it was never about any kind of attack. It was all about. Here's the problem. Let's not be a problem. Finder. Can we be part of the solution

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00:15:54.670 --> 00:16:23.410

Jay Bradshaw: to that problem and go all in? And that's what we did. And frankly, we never backed up from that. You know we. We were supportive on amendments where our development partners thought it was appropriate, and Buffy and the rest of the team, the broad coalition. I will say it's an amazing coalition. I knew we'd have a lot of support on the labor side after meeting with the Cia, and they came on board meeting with the California School Boys Association and hearing their real life stories,

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00:16:23.580 --> 00:16:27.710

Jay Bradshaw: the challenges that their union workers are facing

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00:16:27.720 --> 00:16:31.990

Jay Bradshaw: at their scale and can't get a home. Our membership faced the same thing.

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00:16:32.000 --> 00:16:51.899

Jay Bradshaw: You can't get apprentices to have a viable career because they can't afford to live where the work is. I mean it's a social crisis going on. But those folks that were willing to step up

with the shoulder to shoulder to get this done, and our political friends willing to take a stand finally and accept a solution

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00:16:51.910 --> 00:16:55.360

Jay Bradshaw: that we can go. Do something with, and I look at it. It's just start,

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00:16:55.910 --> 00:17:18.959

Jay Bradshaw: not the end. This is just the start. It's amazing what came together to break the log jam. This broad coalition in our industry finding alignment, you know you could go back five or six years, even probably two years, And, say, Are all these different groups going to find alignment, to move forward and get a streamlining with by right approval, Bill through. No one would have thought it could be done.

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Jay Bradshaw: Frankly, I believe we would get it done after the second hearing. I believe we'd get it done just based on the stick wizardness of the coalition, and not reacting frankly to a tax on us, but sticking to the issues and the facts. And the fact of the matter is any construction union

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00:17:37.680 --> 00:17:52.260

Jay Bradshaw: right that has an interest in organizing those three hundred thousand workers out there the vast majority that are non-union. This is the way to do it. I'll just say this, and i'll wrap it up that on that just straight from the labor lens. The perspective

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00:17:52.320 --> 00:18:08.619

Jay Bradshaw: we have to have out for our membership, or they're going to tip over. We can't control that as a labor union, but we can try to bring solutions. And the other thing is that workforce out there. It's our obligation to help them pull up and out of that crime scene.

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00:18:08.630 --> 00:18:13.790

Jay Bradshaw: That's what we're mandated to do. I won't speak for any other labor organization but the Carpenter's Union.

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Jay Bradshaw: It's baked into our history. It's baked into our foundation even our Constitution as an organization that our number one job is to organize the unorganized, and to see those brothers and

sisters out there in the field, not as our enemy, but as our brother and sister,

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00:18:30.240 --> 00:18:34.470

Jay Bradshaw: and they're welcoming this family, and i'll let it. I'll let it in there. Thanks, Michael,

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00:18:34.480 --> 00:18:36.389

Michael Lane: Thanks, J. It's a powerful message.

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Michael Lane: Marina.

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Marina Wiant: Thanks. Well, i'll. I will first start. I I think the you know we worked on similar legislation for the past two years. Um. Thc. We represent affordable housing developers. And so we are really focused on trying to open up new sites to affordable development. Starting in two thousand and twenty, we introduced a bill with assembly Member Bloom, a B thirty, one of seven that would rezone sites that were um currently zone for commercial and convert them to residential,

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00:19:05.960 --> 00:19:19.290

Marina Wiant: and then developers would be able to use existing streamlining tools for that, And we got stuck in this political battle around what were the appropriate labor standards.

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Marina Wiant: Our folks really don't like passing bills that are not workable like our real goal is to try to address the housing crisis, and we don't want to.

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Marina Wiant: I think there's this fine line you want to compromise on good policy choices, but you don't want to compromise away all of the benefits of a Bill, and we had a really good author who kind of stood with us, and we didn't end up advancing the bill that Bill we tried to. There were a lot of negotiations over the summer of that session between the Assembly and the Senate

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Marina Wiant: introduce their own companion. They'll um,

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Marina Wiant: and neither Bill ended up moving forward. Um! And then twenty, twenty one came. Same thing happened. Same thing we weren't able to kind of move that like advance that policy again, because of the same political battle. And what we really needed was someone who was going to be brave and be willing to put themselves out there and take those things and arrows, and that was Buffy. And so it was an amazing thing to have, and

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Marina Wiant: an author who was in a a leadership position where they were able to do that, and it's like no um Ill will to previous others. But you needed someone who chaired a committee who was gonna who had the support from the speaker who was going to be able to take the put. A tough votes, have the committee members kicked off votes and stand behind it. And so that was really critical for this our success of two thousand and eleven this year. And then I think the second thing that was really different.

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Marina Wiant: Um! Was the coalition we built it. It was amazing to have the carpenters working with us on this policy. Um! And then all of the other coalition members, that sort of range from environmental groups to business groups and to other union groups, because that was really the way we were able to thread the needle and strike the right balance between both the workable labor standards. Um! That are still reachable but workable um land use policies that were going to be meaningful,

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00:21:23.430 --> 00:21:40.120

Marina Wiant: and actually produce housing instead of chipping away and kind of negotiating away all the things that allow a project to move forward

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00:21:40.130 --> 00:21:44.320

Marina Wiant: and leadership from the speaker and from the pro-em

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00:21:45.850 --> 00:21:50.489

Michael Lane: great. Maybe we'll just pause there and see if anyone wants to build on the comments that we've heard so far.

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00:21:50.500 --> 00:21:54.170

Assemblymember Buffy Wicks: I just want to underscore the coalition because um

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Assemblymember Buffy Wicks: it it it was, and it it sort of evolved over time. But it was really critical, um, you know, and the speaker played a very important role in all of this Um, in both, I think, supporting the bill out of the gate, which was great um, and also supporting me and my ability to go do what I thought was right. Um, but bringing on also. When S. Cia and Csea came on, you know the Service Employees Union. That was a really big deal for us.

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00:22:22.930 --> 00:22:44.719

Assemblymember Buffy Wicks: Um, because and when you talk to them, you know, they're sitting there saying like our workers, are, impact. It's the number one issue our workers are faced with is how the cost of housing, and while they normally are not unions that engage in housing policy work per se. They do sometimes, but it's not obviously their primary focus. It has become a very top issue. So i'm also excited about

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Assemblymember Buffy Wicks: the service sector unions in particular, getting more involved in housing policy because it does impact their workers so much. And I think there's a real opportunity for us moving forward to um. Really have you know them? And others who I know, are eager to to continue to be part of the conversation in the conversation earlier as we move forward and look at next year. But they were obviously critical, And when you have a a bill like this that has

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Assemblymember Buffy Wicks: the carpenters. The housing consortium obviously is the main sponsors, and then also has sca you, Csa on one side, and then the Apartment Association and the real orders on the other side, you know It's a diverse coalition, um, you know. And and then and then all the other folks in who were involved as well, obviously Spur and Barry Council and Nph and California Y. And B. Played a big role, and there was a lot of really important organizations that um that lent a lot of credibility. Um, uh green lining, you know,

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Assemblymember Buffy Wicks: so that, I think served a a really

important purpose in this bill to help get it over the finish line, which I think is critical, and just as a legislator, you know. I know what it's like when you're on the floor with with any bill, n I mean, we just passed thousands of right. Or however we passed, you could always find something wrong with that bill. You don't want to go for it as a legislative. You say you know what it's just this one thing's not perfect right like, and so I don't know I think it's a lay off, and there's like there's ample opportunity and everything. And we gave my colleagues a lot of opportunity

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Assemblymember Buffy Wicks: with this bill to say, this isn't going to be a tough vote, right? You're dealing with labor politics dealing with cities coming out in opposition the sort of nimbism that exists. So there was, there was a lot to like have to overcome, and that's why the coalition supporting was so critical. Because I also had a lot of colleagues that said,

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Assemblymember Buffy Wicks: Okay, I want to vote for it, because I think you're doing the right thing, but I need more. Oh, I see I use on board Great. That gives me more like they're there right. And so building that coalition. And this is the biggest bill I've ever done, and I learned a lot through this process.

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00:24:42.050 --> 00:25:09.889

Assemblymember Buffy Wicks: Uh, when you're gonna take on these very tough interest and do these really difficult things, you have to have an army. You have to have that army, and I think the carpenters really served like such a huge role in this um in their work, and then building out that coalition is just absolutely critical. Um, because, like I said, it's easy to lay off these bills when you see that there's one thing wrong with them, you know. But if you create that public pressure, and that, like,

95

00:25:09.900 --> 00:25:21.689

Assemblymember Buffy Wicks: you know, when the carpenters are doing, you know, in District Office visits every three weeks right? It's like there's accountability there for people like me, and our feet needs to be held in the fire to do the right thing.

96

00:25:22.360 --> 00:25:40.890

Michael Lane: That's great. Yeah. And and the Parker's presence in the capital, too, is really impressive as well, Jay, in the past. We've also talked about the relationship with the Cia and Csea, and the

importance of sectoral bargaining and a similar organizing philosophy. Could you take us in a little bit deeper on that alignment? How that came together?

97

00:25:40.900 --> 00:25:58.649

Jay Bradshaw: Yeah. So well a number of friends. Ah helped us get together. Ah! And when I, when I had an opportunity to be first off with David Weir to, I just talk about hey? What? What's going on? Ah, and you know um! If he was on the call i'd say the same thing. I I think you probably agree with me.

98

00:25:58.700 --> 00:26:16.339

Jay Bradshaw: It was a couple of Union organizers talking about what's really the main thing for us, and that's how it? How's the working class doing, you know. And so when we laid out where we were going, and why, and also talked about this should just be the start of a new, vital,

99

00:26:16.350 --> 00:26:42.340

Jay Bradshaw: mutually beneficial relationship between the organizations, you know, and to actually put something in that Ah! To to back. Ah, their bill as well, rightfully so get educated on it and back the bill for the fast food industry. Ah! And also ah! To bring them into the conversation about ab two thousand and eleven as a full partner to show them respect, but also to talk a lot about how,

100

00:26:42.350 --> 00:26:59.860

Jay Bradshaw: when we win this, keep an optimistic view in the early days, how do we take it to the next level, and it really was it really was release. I can only speak for myself, really, but for me it it was just organizationally and personally a synthesis in the view of the world that we we don't want to be

101

00:26:59.870 --> 00:27:15.390

Jay Bradshaw: part of the labor movement. We want to be part of the labor movement. Right that there's actually ah, where we do have control of resources and direction, movement going on, and you know, and of actually, when you talk about organizing hundreds of thousands of workers

102

00:27:15.400 --> 00:27:17.390

Jay Bradshaw: Uh. Sc. I used the gold standard there,

103



00:27:17.400 --> 00:27:33.049

Jay Bradshaw: you know. Ah, that the carpenters Union ah is rooted in organizing, and how we grow in power for our membership, and how we grow in power for workers overall. So the alignment, as soon as we're able to sit down and talk about where we're all trying to go. It was a natural fit,

104

00:27:33.060 --> 00:27:52.040

Jay Bradshaw: and we're frankly very excited about working with our partners at the Cia and Csea moving forward, you know, and that's not to exclude anyone. But you know i'll. I could buff you a little bit here out of the importance of the coalition. I will tell you. You know there's days when you're there, and you're on your tenth call. You're going on your fourth meeting to talk about our bill,

105

00:27:52.440 --> 00:28:11.310

Jay Bradshaw: and you have a party you can reach out to and go. Hey, Listen! I've got a real hard nut here, can you? Can you reach out right? And it seemed like about every two weeks we get another major organization. We'd come on board, not just in name, but in action. And what can we do? And on the lobbying right? It was very

106

00:28:11.320 --> 00:28:34.240

Jay Bradshaw: respectful and coordinated, you know, but it was. It was an organizing campaign. If I could tell you it was charted out. There was assignments follow up. Ah, don't know the answer to that. Let me get it to you. I mean anyone who's touched or organizing before could have seen the elements of that which I think was very important. It was personable. It was tough, it was strong. The messaging was direct,

107

00:28:34.250 --> 00:28:48.990

Jay Bradshaw: but and but it was within the coalition, you know. I don't think any of the partners agree on everything all the time. And how cool is that? Honestly, Because, you know, there was a respect built in that fight that I think we all benefit from moving forward.

108

00:28:49.000 --> 00:28:56.090

Jay Bradshaw: But yeah, F. C. I and Csea coming on was a game changer, because then it wasn't just the carpenter's Union

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00:28:56.100 --> 00:29:03.490

Michael Lane: right? So that was very, very important. I want to emphasize that point, and we're looking forward to doing more cool stuff together, no doubt about it.

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00:29:03.500 --> 00:29:05.670

Jay Bradshaw: But if he said it, let's get some more shit done

111

00:29:05.680 --> 00:29:21.919

Michael Lane: absolutely, and Marina Um in terms of the labor standards, and what the affordable developers were concerned about the affordable developers were always willing to pay for daily wages. They just want to make sure they have a workforce for a statewide bill in all parts of the State, et cetera. Could you talk more about

112

00:29:21.930 --> 00:29:25.689

Michael Lane: what those details are and what you were really looking for in that negotiation.

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00:29:25.700 --> 00:29:39.749

Marina Wiant: Yeah. So I mean, this goes back, I think, two years where, when we were first sort of confronted with this sort of new approach to apply skill, entry, and workforce requirements on affordable housing

114

00:29:39.760 --> 00:30:09.730

Marina Wiant: development. So back, you know, and not a history lesson. But back in two thousand and seventeen, when Sb. Thirty, five, which was the residential streamlining bill, was negotiated. We got an exemption for projects that are one hundred percent affordable from the skill and training requirements in that bill. And so we sort of kind of relied on that as being the deal that existed, and in two thousand and twenty it became clear that that deal no longer existed. Um to billing traits, and the more you know, we kept looking at this, and we're like, hey?

115

00:30:09.740 --> 00:30:38.589

Marina Wiant: We're willing. We're willing to even agree to do this. So long as there's some kind of off from some kind of guardrail, what everyone call it, that ensures that when the project goes to construction there actually is that work. For if that workforce doesn't exist, the project can so move forward. And as you know, the problem with a lot of these policies or these streamlining bills, is, you go through your entitlement process so early in the process that even even with streamlining,

116

00:30:38.600 --> 00:30:56.709

Marina Wiant: it might be two years before you break round. And you just don't. You can't make that kind of commitment with that kind of risk, if there's no out. And so that's why we didn't see a lot of development being done under Sd. Thirty five, with those requirements, and we just didn't want to take that risk on affordable development.

117

00:30:56.720 --> 00:31:15.960

Marina Wiant: And so we put forth a couple options. Um! What we were really looking for is like, you know, we give sort of right a first refusal, or um to a ah a contractor that wants to agree to skilled and trains so long as those bids were within ten percent of a prevailing wage bid.

118

00:31:15.970 --> 00:31:44.429

Marina Wiant: We just wanted to help control. Make sure that there wasn't sort of an inability, you know, a cost prohibition on being able to do this, or gaming of the system, and we just weren't able to kind of break through on any kind of negotiation for a reasonable guard rail. Um! And that was really where I think the carpent, The relationship with the carpenters

119

00:31:44.440 --> 00:31:57.500

Marina Wiant: was brought in to start some of these negotiations to try to pave away. Is there some kind of mid-round that we can do and the outcome. Of. That really is what led to the labor standards that are in two thousand and eleven,

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00:31:57.510 --> 00:32:06.490

Marina Wiant: which was really buffy. I think you've said this before is that the question is always like, What are we trying? What is skill and train really trying to seek

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00:32:06.500 --> 00:32:17.980

Marina Wiant: to do? And how can we pull those main things out, but do it in a way that is more equitable, and that any contractor can.

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00:32:17.990 --> 00:32:41.199

Marina Wiant: And that was what we really tried to do with having preparing waste standard and a healthcare standard and a prehistoric requirement. But ah! Offering, if the apprentices aren't there, the project can still go forward, and then increasing the the enforcement, and So that was kind of how we found that mid round that wasn't as far as skilled and trained and wasn't as absolute.

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00:32:41.210 --> 00:32:46.259

Marina Wiant: But that took the best components to do something that was workable

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00:32:48.100 --> 00:32:50.630

Michael Lane: great. I'll pause there and see if anyone else wants to.

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00:32:50.720 --> 00:32:52.090

Michael Lane: They' it.

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00:32:54.100 --> 00:33:13.470

Michael Lane: Okay, let's go ahead and and talk. You are very responsive throughout the process to stakeholders and requests for various amendments, and enter into negotiations, and we'll start with a number of weeks. If you just want to talk about your approach to taking amendments, and and what you were looking for, and how you were trying to address as many concerns as you could, while to Marina's points to allowing the bill to be to be meaningful and impacted.

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00:33:18.710 --> 00:33:20.260

Michael Lane: They are fondereed.

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00:33:21.410 --> 00:33:50.939

Assemblymember Buffy Wicks: Sorry about that. Um, I have yet to write a bill that um has made it the governor's desk without any amendments, so i'll keep trying, but it turns out i'm not perfect. So um, you know I think we started with a very solid policy vehicle. Um, and also on the the streamlining piece of this the thinking really came from uh Peter Kal, for in terms of sort of imagining what our cities can look like, and that was the vision around the commercial

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00:33:50.950 --> 00:34:03.079

Assemblymember Buffy Wicks: or bloom who ran a similar bill twice, so it has evolved through other thoughtful people through this process. But you know part of the

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00:34:03.090 --> 00:34:17.710

Assemblymember Buffy Wicks: the bill making process right as you go through committees. You. You put this out into the public dialogue, and then you get a lot of reaction, and then it's taking that reaction and figuring out okay, depending on who it is right. How do we um

131

00:34:17.860 --> 00:34:47.850

Assemblymember Buffy Wicks: take into account what they have to say and think about ways to make the bill stronger with their input. And so, for example, when sca you came on board, it was very important, from their perspective that we had deeper affordability targets. Right? We started off with fifty percent affordable, and then working closely with them. Um and others created a a a different option for the developer. That would be a um uh the eight percent uh affordable five percent deeply affordable um to create more deeply affordable housing. And so that was really a lot.

132

00:34:47.860 --> 00:35:15.270

Assemblymember Buffy Wicks: And back and forth. And Marina was heavily involved in all those negotiations. I've been out more specifically about what the policy and the process, but you know, working with our partners like sca you had any in in my opinion, that makes the bill stronger, Right? Because we're giving more options. We are not compromising the integrity of the bill. I think we are enhancing the bill. Um, and so that's something i'm very willing to sign on to as the author, because it both. I think it's more buy into Scia. It addresses some of their direct concerns about their membership and their needs.

133

00:35:15.280 --> 00:35:41.519

Assemblymember Buffy Wicks: Um, they're more vested in the process as partners with us, and makes still stronger, and also speaks to my values of building more housing for loan and people desperately need it right? That was not a give from my perspective that was strengthening the bill. And so there's, I think, situations like that. That. Um! Those are conversations we are always happy to entertain and and want to work with our partners, but there are also times where you know we were getting um feedback from different signals of things that

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00:35:41.530 --> 00:35:42.649

Assemblymember Buffy Wicks: frankly,

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00:35:44.140 --> 00:36:00.789

Assemblymember Buffy Wicks: we're we're not going to work within the context of our bill. Right kind of, you know, handing us amendments, that sort of got the bill and create a whole different framework. That is not from my perspective. That's a whole separate bill, and they they should find another author to go work on that. But that's not what this is right. And I think,

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00:36:00.800 --> 00:36:03.340

Assemblymember Buffy Wicks: as you're going through the process,

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00:36:03.350 --> 00:36:31.890

Assemblymember Buffy Wicks: what i'm doing is a legislator saying, Okay, how do I get forty? One votes? How do I get twenty? One votes? And I know if I know, I have certain numbers that have certain things that they need, and they wanted to. Bill and i'm getting done with a vote coming stage. And i'm like, Okay, I will make this amendment because it does not curtail the integrity of the Bill, and there's just that process throughout,

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00:36:31.900 --> 00:36:36.379

Assemblymember Buffy Wicks: and i'll tell you there were some of my colleagues in the Senate who come from more.

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00:36:37.410 --> 00:36:49.449

Assemblymember Buffy Wicks: I don't know districts that Don't really want to build as much housing. They were asking for amendments that we felt were just not doable, because it would have too much impacted the the integrity of the bill. And so

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00:36:49.460 --> 00:37:08.410

Assemblymember Buffy Wicks: we said, no like. I can't do that amendment. I can't like. Carve out all of this stuff kind of to get your vote, you know. Um. And I had. I had one. One colleague um asked for a bunch of stuff. And I basically said like, Okay, let me go back and do the math to see how many um affordable housing units won't be built for your one vote.

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00:37:08.500 --> 00:37:16.499

Assemblymember Buffy Wicks: It's too many. So i'm going to go find that vote somewhere else. And so I think you're constantly trying to figure out as the author of the bill.

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00:37:16.510 --> 00:37:36.089

Assemblymember Buffy Wicks: How do I present? How do I get to the governor's desk the vehicle from my perspective? That is the strongest labor standards and build the most housing that we can possibly get that it crosses the twenty, one and forty one threshold, and that's where I think we genuinely landed, and it's always that kind of negotiation like throughout the whole process. If that makes sense,

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00:37:36.790 --> 00:37:40.909

Michael Lane: you know. That's great. Other comments on on the Amendment and negotiations process

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00:37:41.100 --> 00:37:44.009

Jay Bradshaw: i'll. I'll share just two really quick things.

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00:37:44.020 --> 00:38:11.869

Jay Bradshaw: I'm going to apologize if i'm funny. I'm going to brag on my team a little bit here. I would argue. I have the best research department and research analysts in the country when it comes to land use. But anyway, it is fantastic. But Buffy mentioned a lot about amendments, and we would do again. It was always about getting to the actual facts and the data, and you know it seems very simple. But if it improved, the bill enhanced the bill like, Buffy said, or it was workable in a good way. Maybe something we hadn't anticipated or thought about.

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00:38:11.880 --> 00:38:21.280

Jay Bradshaw: We're all in. But also it was the idea that when we answered certain, and we weren't always part of this, it just depends on where it was at the process. But whenever we were asked about

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00:38:21.290 --> 00:38:43.280

Jay Bradshaw: certain changes around land. Use things like that. We're certainly going to defer to our developers in most cases, and to buff these crew. But there was times when we were just said, Hey, this is what it will look like. You're going to take seventy. Five percent of the potential development sites off the table. That's not. That's not an amendment. That's a gut and a me to throw in the garbage camp. I mean so. But having the data and the facts was really

148

00:38:43.290 --> 00:39:02.140

Jay Bradshaw: really important on the labor side. We just made it really clear as well. It's not. I don't mean this in any kind of threatening manner, but we just said, Look, we were getting a lot of pressure to compromise, and we're like, Hey, You know the carpenter's Union. We're not interested in having our name on a bill

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00:39:02.150 --> 00:39:03.649

Jay Bradshaw: that doesn't work.

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00:39:04.000 --> 00:39:14.210

Jay Bradshaw: We'll just come right back at it next year, right? Because again, we've had experiences for years of maybe really good intentions that just did not produce the housing

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00:39:14.220 --> 00:39:27.459

Jay Bradshaw: we need in order to lead to a whole bunch of more union jobs, nor did it lead to raises for nine-year workers. So that was important, too. Again. Not playing like tough. It was just a matter that, hey, for us to compromise on certain things

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00:39:27.470 --> 00:39:34.880

Jay Bradshaw: just to get this through is not of what is about. This was to get through a solution that was workable,

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00:39:34.890 --> 00:39:49.990

Jay Bradshaw: and to build off that, and we made it clear a number of times in many talks, and I appreciate all the efforts that went into the talk, still can be wrong, but that we're not going to put our name on something we know for a fact, and we've been educated even further by our

154

00:39:50.000 --> 00:40:19.090

Jay Bradshaw: contractors and our development partners that it won't work just to get it through. And now that wasn't something we had and decide we're part of the coalition and buff, he said it the best just now if it improved it and enhanced it, you bet. But just to give you a little flavor on labor talks that were going on right, that we were very clear about that. It has to be workable. It can't destroy the integrity of the bill. And you know, Hey, man, God damn it! We want to organize the workers man, and we need housing.

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00:40:19.190 --> 00:40:21.690

Jay Bradshaw: So if we get down in this minutia, we're like,

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00:40:21.700 --> 00:40:32.019

Jay Bradshaw: that is not the point. It's housing. It's lives. It's jobs. It's rights on the jobs it's wages, you know. That's the real stuff, and we just stuck to that to the end.

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00:40:32.030 --> 00:40:33.889

Michael Lane: You know. That's so refreshing.

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00:40:33.900 --> 00:40:36.189

Michael Lane: That's wonderful. Uh, Marina! Did you have thoughts, too?

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00:40:36.200 --> 00:40:48.829

Michael Lane: Um, just like two quick thoughts, you know it was just a real pleasure to work on a bill with an author and a coalition and colleagues who who really wanted to stay true to the real goal which is

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00:40:48.840 --> 00:41:18.539

Marina Wiant: getting more Housing Bill and um it is, and and wanting to thread that fine line between negotiating but negotiating on good things and kind of drawing a line when it was going to destroy the efficacy of the bill, and you know um. I worked on a bill the beginning of my career with C. H. C. It took us five years to pass the bill, and like that final bill like I can't say i'm proud of what it ended up looking like, because, like the way we needed to get those votes in that

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00:41:18.550 --> 00:41:33.309

Marina Wiant: of things that were negotiated away at the end. You know, I don't know how meaningful that final bill has been because of that. And so it was really nice. You know. We worked for three. This was three, a three year effort

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00:41:33.320 --> 00:41:44.110

Marina Wiant: of kind of holding a line figuring out how to thread that needle. And I'm really proud of what we ended up with, and the memories we took, and I want to. You know they're not going to like this, but it's like

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00:41:44.410 --> 00:41:59.399

Marina Wiant: some of our opposition. Really were partners along the way, because there were a lot of folks that held back their opposition for a long time.

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00:41:59.410 --> 00:42:16.340

Marina Wiant: Um! There are a lot of folks who took push their organizations to take support of amended positions instead of opposed and less amended positions. Um, you know, and they may not be that happy with what you know the the bill passed, but I think

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00:42:16.350 --> 00:42:46.280

Marina Wiant: I really want to thank them and honor those people because they did us a real solid in this process of seeing the big picture, and seeing that while philosophically, they maybe couldn't be the biggest supporters of the bill. They wanted to give the space for um us to try to thread that needle and pass a bill that balanced labor and land use and production in a thoughtful way, even if their own constituents maybe didn't see it.

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00:42:46.290 --> 00:43:06.140

Marina Wiant: Um! And so that was A. It's like the Silent coalition that was really helpful, because if we had had a lot of those folks opposing the bill early on, especially when the bill was working its way through the assembly. It would have been much harder to have passed the bill.

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00:43:06.150 --> 00:43:17.350

Assemblymember Buffy Wicks: Yeah, that's ah sorry. I just want to underscore that that I think that's absolutely right, Marina. That was really critical. And then the other thing I just wanted to school with. Jay said, You know, once it kind of left my committee.

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00:43:17.360 --> 00:43:38.199

Assemblymember Buffy Wicks: It's going through other People's, committees, right appropriations look up housing, and all these other things right, and you kind of have less control as the author of the bill when it's not on your committee anymore. Um! And being willing to have to walk away from the bill if it becomes something that that is useless is an important like emotional place for me to have been in,

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00:43:38.210 --> 00:43:41.719

Assemblymember Buffy Wicks: and I will say, like, I mean, I joked about this, but it was really like

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00:43:41.850 --> 00:44:10.649

Assemblymember Buffy Wicks: I had like a five-year-old little girl, and a two-year-old little girl. And then I had like eighty two thousand and eleven like that was my third child, for like a good like five months, and and I had, like a whole other bill package that there were. There were weeks on end, where I was spending about forty hours a week on this one bill, just this one bill. And so when you put that kind of emotional investment. And you want to solve this problem, and you see the finish line. But you also know, like like I as the author, and they suddenly. Don't have as much control once, at least, my committee.

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00:44:10.660 --> 00:44:23.190

Assemblymember Buffy Wicks: But I have to be willing to walk away if it turns into something that doesn't honor what we're trying to do. I have to be comfortable with that. And so, and I got to that place where I was like, Okay, if this thing gets like

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00:44:23.200 --> 00:44:44.919

Assemblymember Buffy Wicks: hijacked or like I. You know we get forced amendments on this that really like hard hurt the integrity. I will. I will kill this bill. I will walk away from this bill, and we're going to start all over again next year, and i'm glad we didn't have to get there, but I think you have to understand going, and that that that can happen right. And it happens on big bills. So I don't want to pass something that's a useless product, because then we've all wasted our time,

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00:44:44.930 --> 00:44:48.490

Assemblymember Buffy Wicks: and then we can't go back at it again next year. Right?

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00:44:48.780 --> 00:44:51.729

Assemblymember Buffy Wicks: I was in the same place as these guys on that.

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00:44:52.010 --> 00:45:01.529

Michael Lane: That's fantastic and just tremendous amount of work. We're so grateful to you. I think you had absolutely the right, the right author for this that was absolutely necessary for the past few years. We've all passed

176

00:45:01.540 --> 00:45:31.529

Michael Lane: housing bills, but a lot of low hanging fruit has gone. We we want to make real progress. We've got to do these heavy lives, and it takes a strong, totally committed author, and you'd also mentioned the back end of the speaker. That was critical. But then also to build a strong coalition across sectors, which is so important, I think going forward to to really get additional work done. So you've really set up a model here, and and we admire you very much for all that you've done so. If you don't mind, let's go ahead and and pivot to some questions here. Q. And A. We got some great questions, and i'll go ahead and and run three threes, and allow you to answer the ones

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00:45:31.540 --> 00:45:35.739

Michael Lane: that you'd like to. But lots of interest here, and i'll just start off with.

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00:45:35.940 --> 00:45:46.729

Michael Lane: We got a couple implementation questions so kind of like, What's what do we do now? What? What's the course? Once the bill signed in the law, of course, and we urge the governor to do so. But

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00:45:46.740 --> 00:46:05.660

Michael Lane: let's talk a bit about implementation. What are some of the potential barriers that you see? And how might those be addressed? And then how do you see more insular communities, say, on the central coast, or the central valley, or other places, for that matter, who might be more resistant? And how would a eighty, twenty, eleven work in those places as as well.

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00:46:06.930 --> 00:46:36.180

Assemblymember Buffy Wicks: I mean, i'll just start kind of broad strokes, and I think the the premise of the bill is really built on the market right, like giving a tool for the developer to be able to streamline the housing that they want to build by using the prevailing wage. I think the things that are a little bit out of our control are like the interest rates, and you know the housing market as is, and I mean, I think you know Marina can speak. I think, more to that around house. And then, obviously, the other issue on the affordable side obviously is financing for affordable housing. Um, And so those are things that are beyond the scope of this bill.

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00:46:36.190 --> 00:46:42.530

Assemblymember Buffy Wicks: But I think the market will kind of dictate how how useful this is, and it's always been our our

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00:46:42.540 --> 00:46:57.169

Assemblymember Buffy Wicks: because we are working with the the four Bosnian developers and the carpeters that we have created a product that we think will be useful for developers to build housing and to to streamline it, to kick, started to get it going. But I think we will find out if that is true.

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00:46:57.180 --> 00:47:27.069

Assemblymember Buffy Wicks: Um, you know. And I think that's that's what we're gonna see here in the next. You know we we didn't delay the

limitations. So I think there's what July of next year. Right? Um! So we have some time for this to go through, and the other thing i'll say is, we did put some provisions in there at the request of um some different cities. We worked with cities on specific provisions, but also we had a vision there that allows for land swapping. If there were certain parts of the commercial quarters that they wanted to be protected, they could swap out other lands. So we gave you some flexibility, so we'll see how that like, I think, interplays

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00:47:27.080 --> 00:47:35.310

Assemblymember Buffy Wicks: with this. But in terms of the insular communities I think it's. It's really that the market will dictate. I think it's usefulness, but I

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00:47:35.370 --> 00:47:39.609

Assemblymember Buffy Wicks: leave it to Marina to and J. To talk that through

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00:47:40.040 --> 00:47:41.669

Michael Lane: implementation.

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00:47:42.010 --> 00:48:10.790

Marina Wiant: I mean, I think we learned a lot of lessons from Sp thirty, five um, and and applied some of them in the drafting of this legislation to avoid some of the challenges and implementation, or the loopholes and implementation that had happened, and have since been tightened up around s thirty, five, too. Um. Hc. It will have um regulatory authority on um a two thousand and eleven, so they'll be drafting regulations. They will be a big.

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00:48:10.800 --> 00:48:21.709

Marina Wiant: They will be enforcing this if there's jurisdictions that Aren't doing it. And so what it really comes down to then is educating the Development Community on

189

00:48:21.720 --> 00:48:41.150

Marina Wiant: on this tool and for them to use it. And you know Jane and I were talking about this earlier, and how how do we do that? Because we want this to be successful, and we want this to be a model of what can get done. Um like. I know. You know we represent affordable developers. They're very well aware of this tool. They're also really comfortable with prevailing ways.

190

00:48:41.160 --> 00:49:00.350

Marina Wiant: Um! So this is going to be an easy, easier transition for them to take advantage of this tool Um, and it's going to be probably, and a little bit of a learning curve for more traditionally market rate or just inclusionary type developers, because they traditionally Don't build prevailing-based projects,

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00:49:00.360 --> 00:49:16.009

Marina Wiant: and so getting them comfortable. And what does this mean? And how do you work with the right contractors They are willing to do that? But then, what are the benefits and helping you really take this to a level of production that offsets those new challenges for them?

192

00:49:17.400 --> 00:49:21.310

Jay Bradshaw: Uh, I'll just jump in real quick. And uh, you know,

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00:49:21.670 --> 00:49:50.940

Jay Bradshaw: maybe it's a really optimistic view, but I I believe it. I I believe we're ah affordable housing like Marina described. Really Well, um, so I could couldn't add to that, because I think in that arena it's gonna It's gonna take off on that one note on affordable. I would like to sit down and talk about ah financing of affordable products. I think we need to build. I believe we need to develop new tools at the State level to kick, start that and take the developers doing nonprofit

194

00:49:50.950 --> 00:50:19.710

Jay Bradshaw: housing and find better ways to get access to real funds to get that going, but obviously maybe two thousand and eleven. I think we'll take off that world, I think, in Northern California we're ten private projects from a housing revolution in a good way that you, when you get ten developers right or five, doing two projects each private in the commercial corridor that streamlines through entitlements that workforces are ready and get going on, and immediately

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00:50:19.720 --> 00:50:25.590

Jay Bradshaw: that the community and labor is going. Let's go right. That's going to wake it up. The

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00:50:25.600 --> 00:50:33.689

Jay Bradshaw: we're working already internally, and then we'll be talking to our partners in more detail about it. But just what the

next steps are, and a lot of his education,

197

00:50:33.700 --> 00:51:01.640

Jay Bradshaw: of what a you two thousand and eleven means. How does it affect the cities? We'll be engaging with cities, counties directly. Just kind of going back to it on the details on behalf of carpenters, and obviously one of our coalition, and then educate the Development community. What it means getting in there early and identifying. You know where it's at. I think there's probably ways. It's not fully thought through It's a little off track. I apologize, but I think there's ways we can probably incentivize underutilized commercial

198

00:51:01.650 --> 00:51:30.820

Jay Bradshaw: Ah, property owners right, looking at some legislative stuff there as well to just kick loose even more desire to sell to residential developers. So all these things are coming on, Jack, but I think a real education. Push a and marketing push as well. This is what it's about. It's both housing. Let's get it done. What we need to help get you there, Get you comfortable? I will share that in a very informal way. I did a poll at the very beginning of a number of different private developers from the Bay area,

199

00:51:30.830 --> 00:51:40.440

Jay Bradshaw: and just ran by them a very screwy sketch. We Hadn't even drafted the first version yet, and said, What would you think about ministerial approval? Right?

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00:51:40.450 --> 00:51:55.620

Jay Bradshaw: This type of project? No endless sequel appeals, and maybe cut your entitlement process. If it was going to be three years, we get it down to a year. That's probably a little too optimistic. But just for an example, and for that it's pervading wages and private right of enforcement.

201

00:51:55.630 --> 00:52:24.509

Jay Bradshaw: And they said we won't. Throw you a parade, or we'll sign on that tomorrow, because I was talking to developers and other projects delayed three, four, five years last-minute secret appeal. I talked to one that just had their project shut down. We even had a piece of a getting stopped. Be honest with you, a bad player in our world that I talked to three days after that, and said we got this idea. Come, what do you think? And so again, I think the opportunity is there, and once we get five or ten private ones moving, and it happens for real.

202

00:52:24.520 --> 00:52:40.429

Jay Bradshaw: Then there'll be Ah, it'll take off, you know, on a side note. Ah, I believe we need to sit down. I've talked to a few myself. And so, as my team rural developers in the valley that ended up, some of them were the people we were talking about earlier that they were kind of quiet, with quietly supporting

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00:52:40.440 --> 00:52:47.960

Jay Bradshaw: Bill, but not coming out publicly, but commitments that we need to look at some of the uniqueness and the rural development, and what that looks like

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00:52:47.970 --> 00:52:59.070

Jay Bradshaw: uh, at every level. And so that's something else. We want to talk with our partners about. As we move forward. We need to come up price even more unique solutions for the central valley and other areas similar.

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00:52:59.200 --> 00:53:00.190

Jay Bradshaw: My two sons.

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00:53:00.200 --> 00:53:13.999

Michael Lane: Great thanks. We've got a few minutes left. So before we go to our lightning round of of of Q. And A. If each of our panelists, if you have a place where people can follow your work. It could be a twitter handle or a website, or where they can sign up for your newsletter. Feel free to put that in the chat

207

00:53:14.010 --> 00:53:30.049

Michael Lane: um for those who are watching, and we'll make that available. And then what i'll do is i'll go ahead now and run through some of the the final questions that we have here, and we'll just ask for one panelists, and i'll call out the panelists to answer the question, to see if we can get through as many as as possible.

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00:53:30.900 --> 00:53:36.590

Michael Lane: Of course this is a spur of it, so we will have some wonky in the weeds kind of questions as well for you.

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00:53:36.600 --> 00:53:42.289

Michael Lane: There's a couple that I can just answer quickly. Do you want me? Just do that? You want to do that? I'll be great. Thank you.



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00:53:42.300 --> 00:53:44.589

Michael Lane: You're going to type in or you want to. I'm going to type in

211

00:53:44.600 --> 00:53:55.690

Michael Lane: Okay, Great. And then So while you're doing that one was about the the street on the street with, and then maybe, the difference between um the affordable and mixed use provisions in the bill was that when you were thinking of Marina.

212

00:53:55.700 --> 00:53:57.490

Marina Wiant: Um, no,

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00:53:57.500 --> 00:54:08.710

Michael Lane: okay. We'll come back for you on that one. So, Jay, There was a question about how the developer provides for health care for workers, and and just how that functions on the ground. Could you speak to that for a moment?

214

00:54:08.840 --> 00:54:38.140

Jay Bradshaw: Yeah. Well, in in a nutshell? Ah, it's the the developer needs to show that their contractors have provided a health plan right? It's very similar to the to the permitting wage model that there's a standard right in the unionized industry. Frankly, that's a fully a family health plan. So we use the silver plan. Ah, from the from healthy California, as that puts it really close to what the Indian negotiated health care plan is. We went that direction

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00:54:38.150 --> 00:54:46.689

Jay Bradshaw: right because we want it to be a level playing field, and also to actually have proper family coverage. So they would need to be able to show that

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00:54:46.700 --> 00:55:00.629

Jay Bradshaw: if it's, if it's the one of these type of projects. I mean we get more in the weeds on it. But frankly, it's that's part of the Enforcement aspect is that we need folks to provide health care to their workers

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00:55:00.700 --> 00:55:16.429

Jay Bradshaw: to use this tool, which which is doable. Uh, it's

doable. It's not a it's not a time issue. It certainly could come into the Health Exchange right and get it done. But we saw what the level would be to make it equal to what prevailing wages frankly from out to be

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00:55:17.090 --> 00:55:23.590

Michael Lane: great, and the enforcement in terms of wages is that that's somewhat of what's done with preventing wages and certified payrolls. And that kind of thing is that? Right? Yeah,

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00:55:23.600 --> 00:55:46.969

Jay Bradshaw: Yeah, it it is. But the difference is really the you know the music shorthand. Again, the private right to action is very strong that it's empowered labor management cooperation committees. We got to be legit registered and all that. No, no funny business but that we literally can go in, and of course we'll continue to talk to workers right, but to go in and actually see what the payroll is. See how many workers work for each contract.

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00:55:47.430 --> 00:56:07.519

Jay Bradshaw: Did they offer health, plan, or not right? And did they give an opportunity, apprentices or not? And what were they paying for craft? So it's it the good. It's a very efficient system. The States certainly could get involved. But I I figure that the prior right enforcement would be how mostly it happens. Um! It'll be frankly more efficient for the contractors as well.

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00:56:08.160 --> 00:56:10.359

Jay Bradshaw: You get her opinion right

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00:56:10.570 --> 00:56:15.889

Michael Lane: Great! Some of them were wicked. Is there any reason Governor Newsom might not sign this bill. It says

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00:56:15.900 --> 00:56:19.790

Assemblymember Buffy Wicks: there's absolutely no reason

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00:56:19.800 --> 00:56:21.549

Assemblymember Buffy Wicks: That's right.

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00:56:21.790 --> 00:56:24.589

Assemblymember Buffy Wicks: I'm. I'm. I'm pretty optimistic.

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00:56:24.600 --> 00:56:25.290

Michael Lane: He is.

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00:56:25.300 --> 00:56:34.940

Michael Lane: So are we? Um, Marina? Could you talk just briefly about the difference between the affordable and the mixed income projects and how the bill applies.

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00:56:34.950 --> 00:57:00.639

Marina Wiant: Yeah, um. The basic difference is that the one hundred percent affordable projects. Um have access to a larger swath of sites. Um! And the mixed income sites are a little bit more narrowly tailored. The development standards are slightly different, but also density, bonus benefits, and other sort of development benefits are different. And so, while, like sort of the density, standards

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00:57:00.650 --> 00:57:10.939

Marina Wiant: in the bill appear lower for the one hundred percent affordable projects. The density benefits for one hundred percent affordable projects are much higher in density bonus law. So it allowed us to sort of

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00:57:11.140 --> 00:57:21.459

Marina Wiant: appear to have low, worse, like kind of less giant projects on the forpal side, even though they might still be larger projects.

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00:57:21.620 --> 00:57:35.950

Marina Wiant: But it was really to kind of create opportunity, additional opportunities for affordable developers that didn't exist for the market developed mark grade developers, so there wouldn't be as much competition on some of the the highly desirable sites

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00:57:35.960 --> 00:57:41.489

Michael Lane: the the transit core definition would be two lanes going each direction essentially right for for market rate and all the

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00:57:41.500 --> 00:57:59.669

Marina Wiant: yeah. It's four to six. I don't know exactly how that's measured, and we use seeds instead of planes, because we wanted to capture those corridors that might, where, like one lane, may be a

dedicated bus lane, or a muni line, or one of those like

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00:58:00.150 --> 00:58:09.289

Marina Wiant: halves. Um, so that it was really sort of the breadth of the of the right of way versus just like number of lanes of cars.

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00:58:09.300 --> 00:58:26.939

Michael Lane: Yeah, And I I think that's what they're caching, and maybe Kirby Cover could actually be sidewalks. But that's basically that. The width of ah, these larger ah transit for for the for the for the market rate, the mixed mixed income. Yeah, Great. Any final comments before we we have to sign up, We're so grateful for your for your time this evening.

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00:58:28.060 --> 00:58:30.189

Jay Bradshaw: I just have a couple of quick things. Oh, sorry

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00:58:30.200 --> 00:58:31.190

Assemblymember Buffy Wicks: you go. J.

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00:58:31.200 --> 00:58:44.539

Jay Bradshaw: Um just a couple so, and I I probably misspoke. I think it's platinum-level, health, health coverage. Ah, but what I wanted to talk about that didn't come up as well. We We need to recruit this being conservative, but you know

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00:58:44.550 --> 00:59:14.519

Jay Bradshaw: over one hundred thousand new construction workers in the next period, and we're not going to be able to do that with the current production model in in private work. And This is another opportunity for us to recruit that workforce by pulling the standards up, and also be able to train those folks as they come up is very important and a quick question to come up, I think, somewhere in the chat, just to really, you know, carbon is be able to afford the market rate. Well, when we look at these mixed um use, so to speak, these different income level projects. That's exactly where the missing

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00:59:14.530 --> 00:59:42.949

Jay Bradshaw: middle we call it the workforce housing is going to be, but also I will say, and i'll echo again. Ah, buffy on this, that when you look at affordability, and with an ultra affordability more and more especially with our newer workers coming in, young men and women coming into the trade. They're going to qualify for some of that as

well. So it's at every level. Really, what's really blocking workforce. Level housing for Blue Collar workers is the lack of volume for lack of production. So By the time a project happens

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00:59:42.960 --> 01:00:10.439

Jay Bradshaw: it's either very, extremely high. Setting aside the one hundred percent affordable projects, extremely high high cost, or extremely, which we support as well Lower right. Subsidized housing and working class often misses both. So um to that question there will be projects obviously housing, or wouldn't be involved with. Partners can afford to live in, but that's part of raising the scale as well for renewing, and folks to bring them out of competition against us on wages.

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01:00:10.560 --> 01:00:12.399

Jay Bradshaw: Couple of last slots. Thanks.

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01:00:14.390 --> 01:00:20.959

Assemblymember Buffy Wicks: I just. I want to say, thanks to everyone on the the zoom who who followed and contacted your

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01:00:20.970 --> 01:00:49.909

Assemblymember Buffy Wicks: member, Um, the legislature to tell them to support the bill. Um! All of that really helps me. I know there's a lot of different organizational folks on this call as Well, um, but it truly to take a take a village um, and i'm excited to work with the coalition and expand it even more. So next year to bigger and older things that we need to have, including more financing for affordable housing and other things that we need to get to. So it's a huge thanks to to everyone who is involved in the bill, and obviously our sponsors for key. But I know that there are a lot of folks here. So

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01:00:49.920 --> 01:00:57.169

Assemblymember Buffy Wicks: the of uh victory has a lot of. They say fathers, I prefer mothers personally, but you know

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01:00:58.100 --> 01:00:59.500

Assemblymember Buffy Wicks: thanks everyone,

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01:01:00.640 --> 01:01:16.870

Marina Wiant: and same thing for me. It's been just a real pleasure to work on this bill. Um! And with such a great coalition, and look forward to this partnership, continuing into the future. And what

other great things we might be able to do together.

248

01:01:16.880 --> 01:01:26.300

Michael Lane: Great! Well, thank you, everyone for joining us tonight for this happy hour, celebration, and for our our champions of of homes and high road jobs. We appreciate you very much. Have a good evening,

249

01:01:26.400 --> 01:01:28.279

Jay Bradshaw: Thanks a lot. Everybody.