

00:09:58 Sherry Zhu / SPUR Public Engagement: Learn more about becoming a SPUR member at spur.org/join!

00:10:56 Sherry Zhu / SPUR Public Engagement: Join us for our next program in-person at the Urban Center on Tuesday, 6/6! <https://www.spur.org/events/2023-06-06/transformative-community-government-partnerships-housing-policy-person-program>

00:13:36 Sherry Zhu / SPUR Public Engagement: Thanks for joining us this evening! 😊 As a quick reminder, we'll be pulling questions from the Q&A panel towards the end of our discussion so make sure to add any questions you have there! Feel free to share your thoughts in the chat!

00:33:58 Louis Mirante: I love paying taxes

00:34:56 Eli Lipmen: In Los Angeles, the Legislature just created the LA County Affordable Housing Agency (LACAHS). Could this mechanism be used to fund affordable housing production with a voter initiative?

00:35:40 Eli Lipmen: Is this similar to tax increment financing?

00:35:41 Sarah Karlinsky: Hi Everyone, please put questions in the Q and A

00:35:50 Sarah Karlinsky: Expressions of love for taxes may be added to the chat

00:36:15 Sarah Karlinsky: They will share the slide deck. SPUR will send it out to all the participants.

00:38:42 Nico Calavita: Wouldn't it be better to tie plan changes/upzonings that increase the value of the land to additional public facilities and affordable housing? Such provisions would also lower the value of the land increases resulting from the plan changes. And no need for going to the voters.

00:40:55 Jackson Nutt-Beers / SPUR Public Engagement (They/Them): Here is the paper: https://papers.ssrn.com/sol3/papers.cfm?abstract_id=4461286

00:44:17 b5en doverr]: https://www.view_video.php?viewkey=645b98bc4068f

00:46:14 MARK MOLLINEAUX: Clarification for Nico: why would more public facilities lead to lower land value? I would say the exact opposite is true

00:47:34 Louis Mirante: I agree with Mr Mollineaux. Affordable housing requirements have caused land values to skyrocket in the Bay Area. If they caused reductions, SF land would be very affordable

00:52:54 Nico Calavita: For the same reasons the speakers mentioned; because the developer cannot pay the asking price; and negotiate for a lower price. The speakers said as much. That is why Darien mentioned that land sellers might not sell as a problem.

00:55:55 Nico Calavita: Land values have not gone up because of IH. It might have kept land values for going even higher

00:57:59 MARK MOLLINEAUX: To clarify again, I wasn't talking about IZ, but rather "public facilities"; such a thing produces an amenity effect that increases land value in general

01:00:47 Nico Calavita: NNNN. The eastern Neighborhoods Plan was based on ADDITIONAL fees

01:03:36 Nico Calavita: But you just said that infrastructure cost lower the value of land

01:06:04 Nico Calavita: My last comment

01:06:22 Sarah Karlinsky: Nico, you and Chris would have fun talking. I hope you get a coffee one day!

01:06:45 Nico Calavita: OK

01:09:00 Caleb Smith: Thank you! This was a great talk

01:09:04 Jay Tharp: Thanks all
01:09:06 Laura Fingal-Surma: Super interesting, thank you!
01:09:12 Bayley Boggess: Thank you!
01:09:15 Shannon Dodge: Thanks!
01:09:23 MARK MOLLINEAUX: Fantastic talk, looking forward to reading over the
paper in depth!