

NAIOP Corporate State and Local Subcommittee & Advisory Task Force Meeting Summary -October 12, 2023

ARIZONA

- Overall divided government, 400 million deficit, residential rental tax repeal

COLORADO

- Regulation 28 regarding air quality control, building performance standards cost 3.1 billion for compliance with greenhouse gas emissions, workforce problems, rent control bill coming up again (Governor opposes for now)

CALIFORNIA

San Diego

- Just finished legislative session, pro-labor and pro-union regulations, need more emphasis on legislative affairs within chapter

Statewide

- 112 cities, 460 elected officials, LA & Orange County 30% of legislature
- Rough legislative session this year, SB253 greenhouse gas reporting bill, SB1218 industrial developers have to replace and build homes, stopped AB7 transportation projects, proposition 13 tax payer protection act
- Affordable housing trying to use loophole as means to get around 2/3 vote, preparing for battle and trying to raise 3-4 million needed and organizing coalitions
- Shared article from LA times about real estate market <https://www.latimes.com/california/story/2023-05-05/l-a-s-luxury-market-freezes-putting-measure-ula-funds-in-limbo>

ILLINOIS

Chicago

- Transfer tax issue, 16 groups meet on a regular basis, having electrification issue

INDIANA

- Favorable environment, multifamily successful, economic climate challenges

NEW JERSEY

- Huge changes similar to N. Virginia, going on the offense, building plan reviews, issues with ground water regulations, projections on sea level rise (100 years prediction), municipal land use law reforms

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OHIO

- Favorable environment, multifamily successful, economic climate challenges

VIRGINIA

Northern Virginia

- Redistricting of state, huge shift in senators and congress, local governments becoming more progressive, weren't impacted by water ruling, local staffing issues

WASHINGTON

- Committee growing due to legislation, preparing for next legislative session in January, campaigns going to be contributing to, transportation impact fees is a big topic, 2 new lobbyists

WISCONSIN

- Wisconsin having trouble applying TIF financing to housing/residential/multifamily
- Ohio, Colorado, and Indiana able to help

NATIONAL TOPICS

- Potential SEC Regulation regarding greenhouse gases
- Electrification versus continued use of natural gas
- Retrofit of office and retail to residential
- Increases in RPIT

NATIONAL SUBCOMMITTEE MEMBERS FROM OUR CHAPTER

- Tax & Finance:
 - Phillip Dunning, Panattoni
 - Steve Neiger, Colliers
 - John Restrepo, RCG Economics
- Environment & Infrastructure:
 - Marianna Hunnicutt, Kimley-Horn
 - Jennifer Turchin, Coda Group
- State & Local Issues:
 - Jon Leleu, Argentum Partners (NAIOP Southern Nevada Lobbyist)
 - Kerrie Kramer, Argentum Partners (NAIOP Southern Nevada Lobbyist)
 - Venessa McEvoy, Cushman & Wakefield
 - David Strickland, Thomas & Mack Co.