

The Economic Development Working Group is comprised of representatives from the cities of Cerritos, Downey, Lakewood, Long Beach, Norwalk, Paramount, Santa Fe Springs, Signal Hill as well as representatives from Long Beach City College, Gateway Chambers Alliance, SELACO Workforce Development Board, Southern California Edison and LA County CEO Office.

Gateway Cities Council of Governments Economic Development Working Group 2022 Work Plan Discussion

The Economic Development Working Group (EDWG) was created by the Gateway Cities Council of Governments in 2012 with the goal to enhance job development, business retention and workforce education within its 27 incorporated cities and 12 unincorporated communities.

Each year since its creation, the EDWG has undertaken activities to achieve its stated goal. The activities of the working group in any given year are determined by its members. Often an economic opportunity or event influences the work plan. As an example, there is currently a crisis in the national supply chain system, as demonstrated by the number of cargo ships waiting for space outside the Ports of Los Angeles and Long Beach. This event will inevitably cause increasing pressure on our communities to host additional warehouse/distribution centers. Likewise, coming out of the Covid-19 crisis, our businesses are facing the unusual situation of more employers seeking to hire workers than there are available employees. Perhaps these are two areas we might want to address in the work plan.

At our last meeting of October 18th, a suggestion was made that we review prior activities of the Working Group in order to assist with development of a 2022 Work Plan. The following illustrates some of the EDWG's past activities.

Developed Regional Property Site Selector Website



Worked on several Programs to assist the Region's Small Businesses



Partnership Proposal to:

GATEWAY CITIES COUNCIL OF GOVERNMENTS

for expansion of SBDC services in 2014 to increase business starts and job creation for the Gateway Cities.

Amount: \$115,160

December 4, 2013

Organized two regional Economic Development Summits with attendance from city, county, state, federal elected and appointed officials.



Developed Gateway Cities Comprehensive Regional Economic Strategy Making Cities eligible for U.S. Economic Development Administration Funding

Final Report

**Comprehensive Economic Development Strategy (CEDS)
for the
Gateway Cities Region**

Prepared for

Gateway Cities Council of Governments

Attn: Gerald Caton, Chair
Economic Development Working Group

Prepared by

**Sol Price School of Public Policy
USC Center for Economic Development**

Leonard Mitchell, Executive Director
Deepak Bahl, Program Director
Dion Jackson, Program Director

November 17, 2015

Created Manufacturers and Apprenticeship Sub-Committees as well as Public-Private Job Creation/Retention Task Force



Gateway Cities Joint Private/Public Job Creation/Retention Task Force Meeting

Clearwater Building, City of Paramount

16401 Paramount Boulevard, 2nd Floor Meeting Room

June 19, 2016, 11:00 a.m. - 12:30 p.m.

Light Lunch Available

1. Welcome and Self Introductions
2. Purpose of Task Force
3. Discussion - Job Creation Opportunities and Impediments by Task Force Sector Representatives:
 - Manufacturing
 - Medical
 - Trade/Goods Movement
 - Transportation
 - Education/Workforce Development
4. Discussion - Role of Government Task Force Members in Job Creation Process
 - Local
 - State
 - Federal
5. Discussion - Future Agenda Items and Meeting Dates
6. Adjournment

**Worked with USC, CSULB, LBCC and Cerritos College
on Grant Proposals and Programs for our Cities and Businesses**



**Developed Position Paper and drafted Legislation to have the
State financially incentivize Cities to develop new Housing**

**Proposal to have the State financially incentivize communities that choose to rezone
underperforming office, industrial and commercial sites into new housing developments**

- The nature of retail sales has changed significantly in the past decade as more and more businesses are selling their goods and services online instead of utilizing "brick and mortar" stores. As a result, property owners and communities have been faced with the challenge of finding suitable tenants to replace former commercial uses.
- At the same time, the State, facing a crisis in the development of housing, has become more assertive with local governments on mandating the development of additional dwelling units.
- In the case of Long Beach, the proposed RHNA calls for 26,440 new units to be developed during the next 8-year cycle.
- Therefore, an opportunity exists for cities to revitalize their miles of strip commercial properties and financially challenged retail sites by constructing new housing as part of mixed-use and/or transit-oriented developments.
- However, a funding methodology needs to be developed to assist communities, particularly those with low property tax capture, to pay for core city services provided to their new residents; estimated at \$2,000/year/resident.
- To accomplish this change, State legislation needs to be developed and approved which will authorize host communities of transit-oriented, mixed-use and stand-alone residential infill housing developments to receive the property tax revenue generated from those developments.
- The proposal has three qualifications for cities to receive the incentive of property tax revenue:
 - First, cities would only qualify to receive the property tax revenue incentive for the construction of housing that occurs as a result of existing non-residential property being rezoned to accommodate new housing developments.
 - Second, to assure that this program only has a minimal financial impact on other taxing entities, there would be a 2% cap placed on the total number of newly formed parcels that would be authorized to participate in this program during any given housing element Planning Period pursuant to California Government Code Section 675588(f)(1). In accordance with the referenced Code Section, "Planning Period" is defined as the time period between the due date for one housing element and the due date for the next housing element over an eight-year cycle. So, for example, if a community has a total of 20,000 parcels, the maximum number of newly formed parcels that could have the property tax revenue diverted to the participating city for incentivizing new housing construction during the current 2013-2021 Planning Period would be 400 parcels.