

Dear NAIOP,

We're pleased to share the NAIOP SoCal 2024 Voter Guide. Many state and local measures under consideration in this year's ballot affect the commercial real estate industry, jobs, economic growth and the quality of life in our communities. NAIOP SoCal's recommendations are rooted in an openness to dialogue and a commitment to exploring balanced solutions related to land use, taxes, regulations, building codes, and development restrictions.

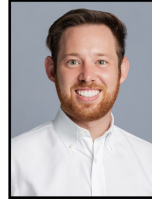
NAIOP SoCal is nonpartisan and does not endorse candidates or ballot measures based on political affiliation. With 122 cities, 2 major counties (Los Angeles and Orange) and several special districts in our region, this guide does not cover every election. Final recommendations were developed with input from the NAIOP SoCal Legislative Affairs Committee – open for all NAIOP SoCal Members to join – and the NAIOP SoCal Candidates PAC.

Some of you have already received your ballots, so please take a moment to vote. In this decisive election year, your voice matters!

Sincerely,



TJ Bard  
Executive Vice President, The Abbey Company  
Co-Chair, NAIOP SoCal Leg. Affairs Committee




Courtney Wing  
Development Manager, Newcastle Partners, Inc.  
Co-Chair, NAIOP SoCal Leg. Affairs Committee

## State Measures (Propositions)

### YES

#### STATE MEASURE 2 - AUTHORIZES BONDS FOR PUBLIC SCHOOL AND COMMUNITY COLLEGE FACILITIES

This \$10 billion bond measure is aimed at funding repairs and upgrades for thousands of K-12 school and community college buildings across California. This measure would encourage much-needed development and enhance our state's economic competitiveness. This proposition was put on the ballot by the Legislature.

**Supporters:** California Teachers Association; California School Nurses Organization; Community College League of California; International Brotherhood of Electrical Workers Local Union 11.

**Opponents:** Howard Jarvis Taxpayers Association.

### YES

#### STATE MEASURE 4 - AUTHORIZES BONDS FOR SAFE DRINKING WATER, WILDFIRE PREVENTION, AND PROTECTING COMMUNITIES AND NATURAL LANDS FROM CLIMATE RISKS

This \$10 billion bond measure would allocate \$3.8 billion for drinking water and groundwater, \$1.5 billion for wildfire and forest programs, and \$1.2 billion for addressing sea level rise. This funding would help offset some recent budget cuts. This proposition was put on the ballot by the Legislature.

**Supporters:** Clean Water Action; CALFIRE Firefighters; National Wildlife Federation; The Nature Conservancy; Community Water Center; Coalition for Clean Air.

**Opponents:** Howard Jarvis Taxpayers Association.

### NO

#### STATE MEASURE 5 - ALLOWS LOCAL BONDS FOR AFFORDABLE HOUSING AND PUBLIC INFRASTRUCTURE WITH 55% VOTER APPROVAL

Currently, most local bond proposals require a two-thirds public vote for approval. If voters pass Proposition 5, this threshold will be lowered to 55% for bonds supporting low-income housing, road and transit expansions, parks, wildlife resilience and other public infrastructure projects. This measure aims to erode taxpayer protections against government spending established with Proposition 13 and will result in higher taxes. This proposition was put on the ballot by the Legislature.

**Supporters:** California Professional Firefighters; League of Women Voters of California; Habitat for Humanity California; League of California Cities; California Nurses Association.

**Opponents:** California Taxpayers Association; California Hispanic Chambers of Commerce; Women Veterans Alliance; California Consumer Advocates for Affordability and Safety; Howard Jarvis Taxpayers Association.

### NO

#### STATE MEASURE 32 – RAISES STATE MINIMUM WAGE TO \$18/HR

This measure would raise the state minimum wage from \$16/hr to \$18/hr. The minimum wage has rapidly increased over the last several years, and higher minimum wages have been established for fast food and healthcare workers. Another increase would further threaten the economic competitiveness of our state and drive businesses out. This proposition was put on the ballot by petition signatures.

**Supporters:** UNITE HERE Local 11; One Fair Wage.

**Opponents:** California Chamber of Commerce; California Restaurant Association; California Grocers Association; National Federation of Independent Business.

#### STATE MEASURE 33 – EXPANDS LOCAL GOVERNMENTS' AUTHORITY TO ENACT RENT CONTROL ON RESIDENTIAL

**NO**

**PROPERTY**

This measure would permit local governments to enforce rent controls. It would repeal the Costa-Hawkins Rental Housing Act that generally prohibits cities and counties from imposing rent limits on properties occupied after February 1, 1995. Proposition 33 would have an adverse impact on property values and the economic competitiveness of California. This proposition was put on the ballot by petition signatures.

**Supporters:** AIDS Healthcare Foundation; CA Nurses Assoc.; CA Alliance for Retired Americans; Mental Health Advocacy; Coalition for Economic Survival; Tenants Together.

**Opponents:** California Apartment Association; California Council for Affordable Housing; Women Veterans Alliance; California Chamber of Commerce.

**YES**

**STATE MEASURE 34 – RESTRICTS SPENDING OF PRESCRIPTION DRUG REVENUES BY CERTAIN HEALTH CARE PROVIDERS**

This measure would mandate specific healthcare providers to allocate almost all funds from a federal prescription job program towards patient care. Specifically, it would forbid the AIDS Healthcare Foundation from using the organization’s coffers to advance a political agenda through a ballot, and ensure public tax dollars meant for patients are spent on patients. This proposition was put on the ballot by petition signatures.

**Supporters:** The ALS Association; California Apartment Association; California Chronic Care Coalition; Latino Heritage Los Angeles.

**Opponents:** National Org. for Women; Consumer Watchdog; Coalition for Economic Survival; AIDS Healthcare Foundation; Dolores Huerta.

**YES**

**STATE MEASURE 36 – ALLOWS FELONY CHARGES AND INCREASES SENTENCES FOR CERTAIN DRUG AND THEFT CRIMES**

Proposition 36, the Homelessness, Drug Addiction and Theft Reduction Act, would partially roll back Proposition 47, increasing penalties for theft and drug trafficking. Proposition 36 would address the drastic increase in retail theft and organized retail crime by reclassifying retail theft with 2 or more prior convictions as a felony. Retail theft is a key issue not only impacting our industry, but the economic health of California. This proposition was put on the ballot by petition signatures.

**Supporters:** Crime Victims United of California; California District Attorneys Association; Family Business Association of California; California Small Business Association.

**Opponents:** Diana Becton, District Attorney Contra Costa County; Crime Survivors for Safety and Justice.

**California State Legislature**

<b>Senate District 35</b>	<b>Laura Richardson</b> , Businesswoman / Housing Advocate
<b>Senate District 37</b>	<b>Josh Newman</b> , California State Senator
<b>Assembly District 41</b>	<b>John Harabedian</b> , California State Boardmember
<b>Assembly District 48</b>	<b>Blanca Rubio</b> , State Assemblywoman / Teacher
<b>Assembly District 51</b>	<b>Rick Chavez Zbur</b> , California Assemblymember
<b>Assembly District 53</b>	<b>Michelle Rodriguez</b> , Public Safety Commissioner
<b>Assembly District 56</b>	<b>Lisa Calderon</b> , Assembly Member / Mom
<b>Assembly District 57</b>	<b>Efren Martinez</b> , Education Commissioner / Businessman
<b>Assembly District 62</b>	<b>Jose Luis Solache</b> , Mayor / Nonprofit Director
<b>Assembly District 64</b>	<b>Blanca Pacheco</b> , California State Assemblywoman
<b>Assembly District 67</b>	<b>Sharon Quirk-Silva</b> , California Assemblymember
<b>Assembly District 70</b>	<b>Tri Ta</b> , California Assemblyman / Businessman
<b>Assembly District 71</b>	<b>Kate Sanchez</b> , California State Assemblywoman
<b>Assembly District 72</b>	<b>Diane Dixon</b> , Member of the Assembly
<b>Assembly District 73</b>	<b>Cottie Petrie-Norris</b> , California State Assemblymember
<b>Assembly District 74</b>	<b>Laurie Davies</b> , Assemblymember / Small Businesswoman

**Los Angeles County**

**NO**

**COUNTY MEASURE A – HOMELESSNESS SERVICES AND AFFORDABLE HOUSING ORDINANCE**

To require accountability and results, create affordable housing, support home ownership, provide rental assistance, increase mental health and addiction treatment, reduce and prevent homelessness; and provide services for children, families, veterans, domestic violence survivors, seniors, and disabled people experiencing homelessness; shall the measure repealing the Measure H tax and replacing it with a **1/2 cent (\$0.005) sales tax**, raising approximately \$1,076,076,350 annually until voters decide to end it, with new audits and oversight, be adopted?

**Note:** This measure requires a simple majority (50% + 1) to pass.

**Supporters:** United Way of Greater Los Angeles; California Community Foundation.

**Opponents:** Howard Jarvis Taxpayers Association; Los Angeles Area Chamber of Commerce; Los Angeles County Business Federation (BizFed); Valley Industry & Commerce Association.

# NO

## COUNTY MEASURE E – CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY EMERGENCY RESPONSE AND INFRASTRUCTURE ORDINANCE

Shall an ordinance ensuring local firefighter/paramedic emergency response, involving wildfires, house fires, heart attacks, strokes, and car accidents; to hire/train firefighters/paramedics, upgrade/replace aging firefighter safety equipment, fire engines, helicopters, facilities, life-saving rescue tools, and 911 communications technology; by levying a 6-cents-per-square-foot of certain parcel improvements (i.e., a **\$0.06/sq. ft. parcel tax**), providing \$152 million annually, limited to 2% annual adjustment, until ended by voters, exempting low-income seniors, with independent citizens oversight, be adopted?

**Note:** This measure requires a simple majority (50% + 1) to pass.

**Supporters:** Firefighters IAFF Local 1014; Assembly Member Freddie Rodriguez..

**Opponents:** Howard Jarvis Taxpayers Association; Mike Antonovich, (Ret.) L.A. County Supervisor.

### City of Carson

**Mayor** **Jim Dear**, Carson Councilmember / Teacher

### City of El Monte

**Mayor** **Jessica Ancona**, Mayor / Educator

### City of Pomona

**City Council 1st District** **Debra Martin**, Library Commissioner / Businesswoman

**City Council 4th District** **Elizabeth Ontiveros-Cole**, City Council / Nurse

**City Council 6th District** **Lorraine Canales**, Retired Counselor / Teacher

### City of Santa Fe Springs

**Sante Fe Springs City Council** **John Mora**, Planning Commissioner

### Special District

**Central Basin Municipal Water District Board of Directors Division 1** **Jose R. Gonzalez**, Technologist / Mayor / Businessman

### County of Orange

**Supervisor 1<sup>st</sup> District** **Janet Nguyen**, State Senator / businesswoman

### City of Costa Mesa

**Mayor** **John Stephens**, Mayor / Attorney

**City Council District 6** **Jeffrey Harlan**, City Councilmember / Attorney

### City of Cypress

**City Council District 3** **Mark H. Plager**, Small Business Owner

**City Council District 4** **Glenn Button**, Business Owner / Engineer

### City of Huntington Beach

**City Council** **Dan Kalmick**, City Councilmember, City of Huntington Beach

### City of Irvine

**City Council District 1 (Short Term)** **John Park**, Irvine Commissioner / Businessowner

**City Council District 3** **James Mai**, Irvine Commissioner / Businessman

**City Council District 4** **Mike Carroll**, Councilmember, City of Irvine

### City of Newport Beach

**City Council District 2** **Michelle Barto**, Newport Beach Businessowner / Parent

**City Council** **Noah Blom**, Councilmember, City of Newport Beach

**District 5**

**City Council  
District 7**

**Sara J. Weber, CPA / Business Owner**

## City of Santa Ana

**Mayor**

**Valerie Amezcua, Santa Ana Mayor**

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*Questions on NAIOP SoCal Legislative Affairs or on joining the Leg. Affairs Committee? Contact NAIOP SoCal  
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or Legislative Advocate Jose Cornejo, [jose@cornejost.com](mailto:jose@cornejost.com).*

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