



**BizFed's Member Alliance**

Action Apartment Association  
AIA - Los Angeles  
Airlines for America  
Alhambra Chamber  
American Beverage Association  
American Hotel & Lodging Association  
Antelope Valley Board of Trade  
Angeles Emeralds  
Apartment Association, California Southern Cities  
Apartment Association of Greater Los Angeles  
Arcadia Association of Realtors  
Asian Business Association  
Association of Independent Commercial Producers  
Azusa Chamber  
Beverly Hills Chamber  
Beverly Hills / Greater LA Association of Realtors  
BNI4SUCCESS  
Burbank Association of Realtors  
Building Industry Association, LA / Ventura Counties  
Building Owners & Managers Association, Greater LA  
Business & Industry Council for Emergency Planning & Preparedness  
CalAsian Chamber  
California Apartment Association, Los Angeles  
California Asphalt Pavement Association  
California Business Roundtable  
California Cannabis Industry Association  
California Construction Industry and Materials Association  
California Contract Cities Association  
California Employers Association  
California Fashion Association  
California Grocers Association  
California Hotel & Lodging Association  
California Independent Oil Marketers  
California Independent Petroleum Association  
California Life Sciences Association  
California Metals Coalition  
California Restaurant Association  
California Small Business Alliance  
California Sportfishing League  
California Trucking Association  
CALInnovates  
Carson Chamber of Commerce  
Carson Dominguez Employers Alliance  
CDC Small Business Finance  
Central City Association  
Century City Chamber of Commerce  
Cerritos Chamber  
Citrus Valley Association of Realtors  
Construction Industry Air and Water Quality Coalitions  
Consumer Healthcare Products Association  
Council on Trade and Investment for Filipino Americans  
Downey Association of Realtors  
Downtown Long Beach Alliance  
Downtown Pomona Owners Association  
El Monte/South El Monte Chamber  
Employers Group  
Engineering Contractor's Association  
F.A.S.T.-Fixing Angelenos Stuck In Traffic  
FilmLA  
Foreign Trade Association  
FuturePorts  
Gateway to LA  
Glendale Association of Realtors  
Glendale Chamber  
Glendora Chamber  
Greater Antelope Valley AOR  
Greater Lakewood Chamber  
Greater Los Angeles African American Chamber  
Greater Los Angeles New Car Dealers Association  
Harbor Association of Industry and Commerce  
Harbor Trucking Association  
Historic Core Bid  
Hollywood Chamber  
Hong Kong Trade Development Council  
Hospital Association of Southern California  
Hotel Association of Los Angeles  
Independent Cities Association  
Industry Manufacturers Council  
International Warehouse Logistics Association  
Investing in Place  
Irwindale Chamber  
Japan Business Association of Southern California  
La Canada Flintridge Chamber  
LAX Coastal Area Chamber  
League of California Cities  
Local Search Association  
Long Beach Area Chamber  
Los Angeles Area Chamber

December 4, 2018

Supervisor Janice Hahn  
Chair of the Board of Supervisors  
Kenneth Hahn Hall of Administration  
500 W. Temple Street, Room 822  
Los Angeles, CA 90012

**Re: Centennial at Tejon Ranch (SUPPORT)**

To the Honorable Supervisor Janice Hahn, Chair of the Board of Supervisors,

On behalf of the Los Angeles County Business Federation, BizFed, we are writing to express our **SUPPORT for the Centennial at Tejon Ranch mixed use project** which is planned to build 19,333 new homes with 10 million square feet of commercial space ultimately creating nearly 23,000 permanent jobs, 25,000 construction jobs, a local hire program of 30% focusing on disadvantaged business and those owned by women and minorities, and over \$3.1 billion in annual total output that will benefit ALL of LA County.

Centennial is Los Angeles County's opportunity to take advantage of population growth by providing diverse working-class and middle-income families an opportunity for homeownership. Not only does this project bring about the much-needed moderate income housing and secondary housing units, this project has set aside fifteen percent of the housing units to be designated as affordable housing, all without subsidy. **The amount of affordable housing produced by the Centennial project is more than what has been produced in LA County over the last 2 decades, ultimately producing 2,900 new affordable housing units for the families that most need it.**

Currently, the County of Los Angeles is facing a housing supply and affordability crisis and is short by over 72,000 housing units. This undersupply of housing is driving up cost and forcing many households to make significant trade-offs in their quality of life, and these trade-offs are particularly challenging for working-class households. Many families now find themselves spending a greater share of their income on housing; postponing or foregoing homeownership; and in some cases, choosing to work and live elsewhere. Whether buying or renting, the fact is that housing is increasingly unaffordable for families all over Los Angeles County.

To solve our housing and affordability crisis, the County needs to approve all types of housing wherever it's possible within the County. BizFed understands there is no one path to solving our housing crisis and all options must be on the table. According to economic and environmental professionals, a key factor leading to our region's housing crisis stems

Los Angeles Cleantech Incubator  
 Los Angeles County Bicycle Coalition  
 Los Angeles County Boards of Real Estate  
 Los Angeles County Waste Management Association  
 Los Angeles Gateway Chamber of Commerce  
 Los Angeles Gay & Lesbian Chamber of Commerce  
 Los Angeles Latino Chamber  
 Los Angeles Parking Association  
 Maple Business Council  
 Motion Picture Association of America  
 MoveLA  
 NAIFA - OC  
 NAIOP Southern California Chapter  
 National Association of Royalty Owners  
 National Association of Tobacco Outlets  
 National Association of Women Business Owners  
 National Association of Women Business Owners, LA  
 National Hispanic Medical Association  
 National Latina Business Women's Association  
 Nederlands-America Foundation  
 Orange County Business Council  
 Pacific Merchant Shipping Association  
 Pacific Palisades Chamber  
 Panorama City Chamber  
 Paramount Chamber of Commerce  
 Pasadena Chamber  
 Pasadena-Foothills Association of Realtors  
 PhRMA  
 Planned Parenthood Southern California Affiliates  
 Pomona Chamber  
 Rancho Southeast Association of Realtors  
 Recording Industry Association of America  
 Regional Black Chamber - San Fernando Valley  
 Regional San Gabriel Valley Chamber  
 Rosemead Chamber  
 San Gabriel Chamber  
 San Gabriel Valley Civic Alliance  
 San Gabriel Valley Economic Partnership  
 Santa Clarita Valley Chamber  
 Santa Clarita Valley Economic Development Corp.  
 San Pedro Peninsula Chamber  
 Santa Monica Chamber  
 Santa Monica Junior Chamber  
 Sherman Oaks Chamber of Commerce  
 South Bay Association of Chambers  
 South Bay Association of Realtors  
 Southern California Contractors Association  
 Southern California Golf Association  
 Southern California Grantmakers  
 Southern California Minority Supplier Development Council Inc.  
 Southern California Water Coalition  
 Southland Regional Association of Realtors  
 The Young Professionals at the Petroleum Club  
 Torrance Area Chamber  
 Town Hall Los Angeles  
 Tri-Counties Association of Realtors  
 United Chambers San Fernando Valley  
 United States-Mexico Chamber  
 Unmanned Autonomous Vehicle Systems Association  
 US Resiliency Council  
 Valley Economic Alliance  
 Valley Economic Development Corp.  
 Valley Industry & Commerce Association  
 Vernon Chamber  
 Vietnamese American Chamber  
 Warner Center Association  
 West Hollywood Chamber  
 West Los Angeles Chamber  
 West San Gabriel Valley Association of Realtors  
 West Valley/Warner Center Chamber  
 Western Manufactured Housing Association  
 Western States Petroleum Association  
 Westside Council of Chambers  
 Westwood Village Rotary Club  
 Wilmington Chamber  
 World Trade Center  
 Young Professionals in Energy - LA Chapter

from not building enough housing supply to keep up with growth over the last two decades.

Many regional plans such as SCAG's Sustainable Communities Strategies and environmental advocacy organizations such as Sierra Club suggest that building more infill multi-family housing projects in urban areas next to transit is a key strategy to ending our housing affordability and housing supply crisis. However, these projects are not being built.

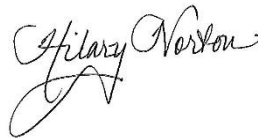
Since 2013, over 70% of CEQA lawsuits in Los Angeles County are targeted at stopping urban infill, multi-family, transit-oriented housing. The very housing suggested by the environmental justice opponents of the Centennial project that we desperately need. However, these same well-funded environmental justice opponents prevent these infill housing projects from moving forward through CEQA lawsuits and legal challenges, making our housing crisis worse.

Centennial will power the community with its own clean, renewable energy, use state-of-the-art water conservation measures, and include 95 miles of trails and clustered walkable development. The community masterplan is a balanced plan of economic opportunity and environmental conservation that everyone in Los Angeles County will benefit from. Tejon Ranch entered into an agreement with the Sierra Club, Audubon California, NRDC, Endangered Habitats League and the Planning Conservation League to permanently conserve 90% of the Ranch, over 240,000 acres.

Lastly, Centennial is consistent with the County Antelope Valley Area Plan, General Plan and SCAG's Sustainable Community Strategy.

BizFed, and its 400,000 employers, believes that Centennial at Tejon Ranch is just one of many opportunities to stimulate increasing housing production in the County to solve our housing crisis and we urge that you approve this project on December 11<sup>th</sup> because #HousingSupplyMatters and #BusinessMakesLAWork.

Sincerely,



Hilary Norton  
 BizFed Chair  
 Fixing Angelenos  
 Stuck in Traffic  
 (FAST)



David Fleming  
 BizFed Founding Chair



Tracy Hernandez  
 BizFed Founding CEO  
 IMPOWER, Inc.

CC: Supervisor Hilda Solis,  
 Supervisor Mark Ridley-Thomas,  
 Supervisor Sheila Kuehl,  
 Supervisor Kathryn Barger