



**Los Angeles County Boards of Real Estate
525 S. Virgil St. Los Angeles, CA 90020
Wednesday, April 13, 2016 10:00 AM-11:30 PM**

I. Welcome 10:07AM Mark Ramos, Chair

II. Self-Introductions All Participants

Judy Schlagel, James Litz, Laura Lasso, Ira Bland, Jim Elssio, Cecil Griffin, Henry Rogers, Jill Furtado, Matt Leighty Ann Trussle, Thresa Dang, Lee Lieberg

a. Approval of March Minutes Joyce Kristensson,
Secretary

III. Treasurer Report Lee Lieberg, Treasurer

Motion- Jill Furtado

2nd Lee Lieberg

IV. Committee Structure and Schedule

Have a committee report out by all of the chairs

Motion: Ann Trussell

2nd: Joyce Krisesson

Remove Ann Trussell from Membership only keep on advocacy

GSGV Association of Realtors

Discussion of agenda and minutes. Resolved that minutes would be posted if clearly marked as DRAFT minutes.

V. Government Affairs Report PEAR
Strategies

- a. SB 3 Leno- CA Minimum Wage
 - i. Board discussion regarding the passage and implementation of the new minimum wage standards.

Henry Rogers provided an

- b. LA County Real Estate Assessment- Online Portal
- c. LA County Annual Report
- d. Net Zero Water [http://scvnews.com/2016/04/05/supervisors-approve-netzero-water-use-policy-more/](http://scvnews.com/2016/04/05/supervisors-approve-net-zero-water-use-policy-more/)
- e. James Litz- Beverly Hills Greater Los Angeles Association of Realtors update on the work and conversations they are having with the city regarding housing within the City of Los Angeles.

VI. Closing Remarks Mark

Ramos, Chair

- a. Next LACBOR Meeting Wednesday, May 18, 2016- Glendale AOR
10:00AM-1130PM

2016 Committee Directory

Budget and Finance				
	Lee	Lieberg	lee@landzrealestate.com	
	Moses	Dennis	theemperormoses@gmail.com	
	Steve	Rice	steveric58@gmail.com	
	Sid	Karsh		
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SB 3 (Leno) Minimum Wage

The Legislature passed [SB 3 \(Leno; D-San Francisco\)](#), a bill that will increase the minimum wage in California to \$15 per hour by 2022 (2023 for companies employing 25 or fewer people since there is a one-year implementation delay for small business). The Governor signed the bill on Monday, April 4.

SB 3 calls for an increase of \$.50 per hour beginning January 1, 2017 and an increase of \$.50 per hour in January 2018. The rate would increase \$1 per year thereafter until 2022. Small business would not be required to begin the scheduled increases until 2018.

Once the minimum wage reaches \$15, it will be adjusted annually according to national inflation rates without any real ability to suspend the increases.

Until the time it reaches \$15, the Governor has discretionary authority to suspend increases based on current economic conditions. However, these “offramps” are discretionary and would come into play only if there are declining state revenues from sales tax, a decline in the labor market or if there is a budget deficit (this offramp is permitted to occur only twice).

At a March 28 news conference announcing the agreement on SB 3, the Governor cited the union-backed minimum wage hike currently qualified to appear on the November ballot as a factor in the discussions. Supporters of the initiative have until the end of June to decide whether to withdraw their measure from the ballot.

California "Fair Wage Act of 2016" \$15 Minimum Wage Initiative 2016

Background

A "yes" vote is a vote in favor of raising the state's minimum wage to \$15 per hour by 2021.

A "no" vote is a vote against raising the state's minimum wage to \$15 per hour by 2021.

Initiative measure 15-0032 is supported by the Service Employees International Union-United Healthcare Workers West (SEIU-UHW) and was designed to increase the minimum hourly wage to \$15 per hour by 2021

Summary

Under existing law, California's minimum wage will increase from \$9.00 per hour to \$10.00 per hour on January 1, 2016. This measure increases the minimum wage to \$11.00 per hour, effective January 1, 2017, and by \$1.00 each of the next four years, to \$15.00 per hour on January 1, 2021. Thereafter, adjusts the minimum wage annually based on the rate of inflation for the previous year, using the California Consumer Price Index for Urban Wage Earners and Clerical Workers.

Fiscal Impact

Change in annual state and local tax revenues potentially ranging from a loss of hundreds of millions of dollars to a gain of more than \$1 billion. Changes in state revenues would affect required state budget reserves, debt payments, and funding for schools and community colleges. Increase in state and local government spending totaling billions of dollars per year.

California Raise the Wage and Paid Sick Days Initiative (2016)

Background

California ballot on November 8, 2016.

The measure would increase the state's minimum wage until it reached \$15 per hour by July 2020

Fiscal Impact

Change in annual state and local tax revenues potentially ranging from a loss of hundreds of millions of dollars to a gain of over \$1 billion. Changes in state revenues would affect required state budget reserves, debt payments, and funding for schools and community colleges. Net increase in state and local government spending totaling billions of dollars per year. Cost increases, primarily for government employees and home care providers, would be offset in part by savings from lower enrollment in health and social services programs.

Ballot Summary

Annually increases minimum wage paid by employers with 26 or more employees until it reaches \$15.00 per hour on July 1, 2020. For employers with 25 or fewer employees, annually increases minimum wage until it reaches \$15.00 per hour on July 1, 2021. Thereafter, adjusts minimum wage annually based on prior year's rate of inflation, using California Consumer Price Index for Urban Wage Earners and Clerical Workers. Increases minimum amount of annual paid sick leave employees can earn and may use from three to six days. Effective January 1, 2018, applies minimum sick leave provisions to in-home supportive services providers.

Analysis

Increasing the minimum wage will add to the cumulative costs already experienced by California employers including high personal income taxes, high sales tax rates, medical costs, workers' compensation costs, litigation costs, energy costs, and water costs/restrictions.

Placing the minimum wage on auto-pilot by tying it to inflation creates a significant risk of the minimum wage going up even when the economy is in a recession. Even though the economy may be experiencing high inflation, revenues could be down for both private and public sector employers creating significant cost pressures.

In Governor Brown's proposed 2016–17 budget, he indicated that a \$15 minimum wage would have a major impact on the state. According to the budget, the General Fund "would face major increased costs, estimated at more than \$4 billion annually by 2021. Based on current projections, such a change would return the state budget to annual deficits—even assuming a continued economic expansion."

Assessor offers online access to property data

Los Angeles County Assessor Jeffrey Prang has launched a new public online source to improve public access to property data in Los Angeles County.

Anyone who has Internet access can find detailed information about Los Angeles' nearly 2.4 million real property parcels in an easy to access and read format. The Assessor Portal provides comprehensive property information and 32 years of assessment history in a modern, intuitive and searchable website.

"This on-line update will make accessing and interpreting assessment data much easier and faster for the public," Prang said.

"It will contribute significantly to my efforts to make transparency and accountability synonymous with my administration. By making information easier to find on-line, both assessor staff and members of the public will save time and resources that previously relied on phone calls and manual research. This is an important component of our transformative technology initiative that will reduce costs and promote innovation."

Rigorous security has been built into the new Assessor Portal to safeguard confidentiality and legal restrictions. The release of 32 years of assessment data represents a new nationwide record for the largest online release of assessment data by a public agency.

www.portal.assessor.lacounty.gov

LA County Annual Report

<http://lacountyannualreport.com/reports/>

Add a link to the report

Storm Water clean up for the county

Water committee and parcel tax ...