

Sustainability, Land Use, and Economic Development

***South Bay Cities Council of Governments – General Assembly
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What is Sustainability?

***The Economist Livability Index:
stability, health care,
culture and environment,
education, infrastructure***



A City with:

- Healthy (and happy!) population
- Attractive investments
- Stable and diverse tax base
- Strong infrastructure
- Ability to provide services
- Fiscally responsible governance

Is a City that can sustain itself for many generations

Green Is The New Green!

THE BOND BUYER

Infrastructure spending gaps may pose a greater risk than pension shortfalls

MOODY'S
INVESTORS SERVICE

Announcement: Moody's: Climate change is forecast to heighten US exposure to economic loss placing short- and long-term credit pressure on US states and local governments

Global Credit Research - 28 Nov 2017

Conclusion:
sustainable investing
has been beneficial
to bond returns

- Barclays, "Sustainable Investing and Bond Returns" (2016)



Sustainability = Risk Management of Community Assets
→ Livability

Climate Action and Land Use

Select CA Legislation

AB 32 / SB 32	Reduce GHG below 1990 levels by 2020; and 40% below by 2030
SB 375	Integrated RTP / SCS
SB 535 / AB 1550	Disadvantaged and Low Income Communities cap and trade investments
AB 1358	Complete streets incorporated into General Plan updates
SB 97	Qualified Climate Action Plans, EIR streamlining

Climate Action Plans – Framework

- CA Air Pollution Control Officers Assoc (CAPCOA)
- SCAG RTP/SCS
- Sustainable South Bay Strategies
- Sub-regional CAP
- City CAP

Land Use & Transportation – Strategies

- Slow Speed Network
- Neighborhood Oriented Development
- Strip mall conversion – Neighborhood Centers
- Mixed Use
- Parking Strategies
- Mobility Options

Implementation?

Economic Development: *Reduced, Reused, Recycled!*

Economic development is the KEY to address housing, climate action, and the changing face of retail

State Priority: Economic Development helps cities meet climate action targets

- Attract businesses and new development that fulfill your City's CAP strategies – clean tech, telecommuting, neighborhood retail, mixed use / NOD
- Land use approvals that require business to invest in sustainability (higher density, fewer trips, Title 24, electric vehicles)

City Priority: Economic Development attracts private investment for jobs and taxes

- Retail being replaced by “Creating a Place”
- Retail meets industrial = *REDUSTRIAL*
- Zoning policies should be focused on placemaking, housing, and mixed use
- Address retail changes AND sustainability at the same time

Human Priority: Housing is where jobs sleep at night

- New legislation provides tools, streamlining, and funding for affordable housing
- Tax Increment and other districts can accelerate compliance

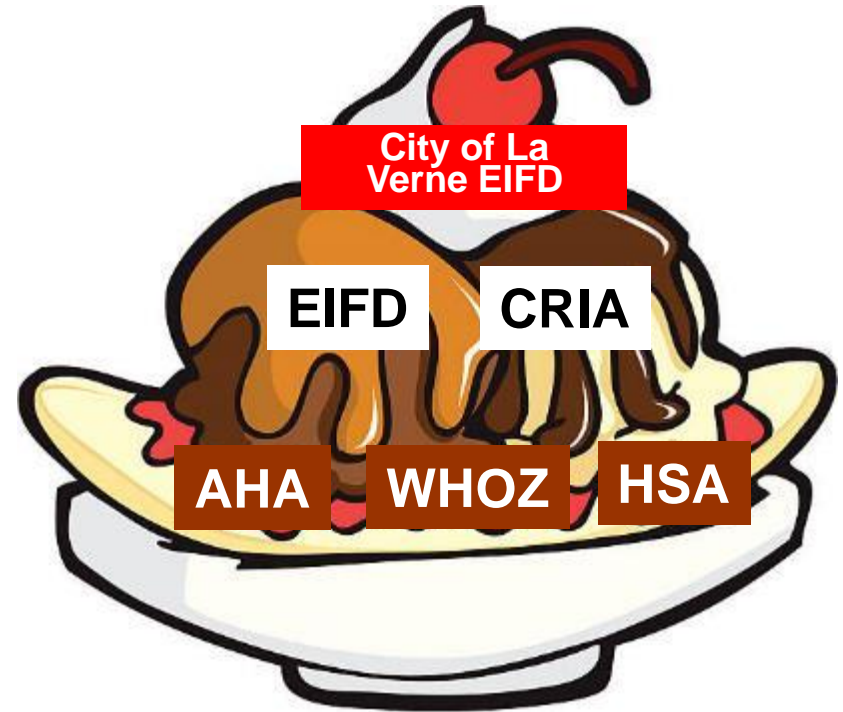
Bringing It All Together: *The Whole Enchilada*

The Sustainability District Dessert

Implement climate action,
retail changes, and housing
priorities. . .



The Quality of Life Enchilada



. . . through newly-created
sustainability districts!

More to come.

THANK YOU

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