

NAIOP SoCal news & updates

Message from NAIOP SoCal CEO

On February 9, NAIOP SoCal launched the [Call for Nominations](#) for our inaugural awards event. I can't tell you how excited I am to recognize the icons, innovators and NAIOP SoCal members at what promises to be a memorable evening. There are many worthy projects, companies and individuals and the event will showcase the talent and inspiration of commercial real estate in Southern California. And there will be a very cool, live "People's Choice" vote at the event for Developer of the Year and Deal of Year.



This week I attended a YPG class which is in full swing. One of our goals is to deepen the pipeline of commercial real estate professionals and leaders and there is no more important program to accomplish that than our YPG. We just issued the [call for applications](#) and I encourage young professionals to apply. I am proud that over one-third of our current Board of Directors are graduates of our YPG program.

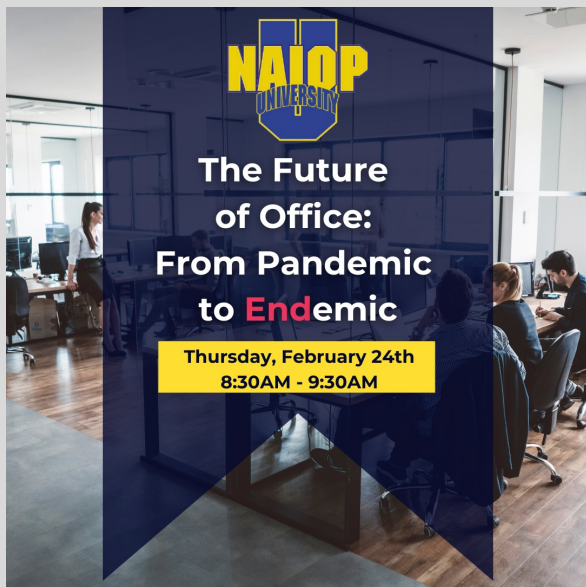
On Legislative front, NAIOP SoCal is at tip of the spear as leading and unifying the commercial real estate industry on critical public policy issues. Now that the State Legislature has re-convened, our members are facing a steady stream of bills to raise taxes, impede development or mandate new regulations. This same is occurring at the local levels. We have been actively engaging elected officials and their staff to educate them on the positive impacts commercial real estate has on their communities and be an expert resource to find solutions.

My door is always open to questions and new ideas.



Timothy Jemal
CEO | NAIOP SoCal

Upcoming Events



NAIOP U - The Future of Office: From Pandemic to ENdemic

Thursday, February 24th, 2022

Zoom

Join us for an interactive session to explore the future of the Office as we transition out of the pandemic phase. Using data, project examples, and end user experience we will fact check or debunk some of the theories about the Office that has circulated since the start of the pandemic. Hear from experts across all sectors from design to procurement, and building ownership to occupier at worldwide locations. Share your theories or challenge our speakers by participating in the discussion or email your

questions to the panel early
to dickson@oarchinc.com

[Click HERE to register!](#)



I.Con West: The Industrial Conference

March 23rd-March 24th, 2022

Westin Long Beach, Long Beach, CA

The early bird deadline for I.Con West is fast approaching on February 17th! The premier event exclusively focused on the development, operation and expansion of industrial real estate, I.CON is the nation's largest gathering of industrial real estate professionals.

Hear the big ideas, trends and new technologies in industrial development from the best in the business, and make new professional contacts in the enthusiastic networking environment.

[Click HERE for more information and to register!](#)



2022 Kick-Off

Tuesday, March 1st, 2021

The Pacific Club - Newport Beach, CA

Join us January 19th at the Pacific Club to kick-off the New Year with friends, food, networking, and an impressive panel of industry professionals led by Richard Green, Director and Chair of the Lusk Real Estate program at USC.

[Click HERE to register!](#)

Thank you to our existing sponsors for your support!

[Click HERE to view sponsorship opportunities!](#)

NAIOP SoCal Awards Gala

Thursday, May 12th, 2022

The Westin Anaheim

The inaugural NAIOP SoCal Awards Gala will take place at the Westin Anaheim on



Thursday, May 12, 2022. This newly introduced annual Awards Gala will recognize leaders in the Southern California Commercial Real Estate Development Industry and bring together NAIOP SoCal members, nominees, and guests to celebrate their innovation and commitment to the commercial real estate industry and NAIOP SoCal.

For more information, awards criteria, and to submit your application -- [Click HERE!](#)

Thank you to our existing sponsors for your support!

[Click HERE to view sponsorship opportunities!](#)

2022 Corporate Sponsorship Opportunities

BE A SPONSOR,
PARTNER, AND
LEADER IN THE
INDUSTRY WITH
NAIOP SoCAL

2022 Corporate Sponsorship Opportunities

Stand out amongst the competition as a supporter of the industry's most important commercial real estate organization. A NAIOP SoCal sponsorship provides access to more than 1,000 real estate professionals and 500 of the top commercial real estate firms in Southern California through high-profile promotion at sold-out hallmark events and within our social media and website.

[Click Here to Become a Sponsor Today!](#)

Membership Update



2022 Membership Renewal

NAIOP is all about CONNECTIONS... to advanced education, exclusive business opportunities, and indispensable information... a connection to the future of commercial real estate development. Your participation and involvement are important to NAIOP SoCal and to the commercial real estate industry. Renewing your NAIOP SoCal membership gives you continued access to NAIOP U educational programs, exclusive legislative affairs advocacy, and the return of carefully planned in-person hallmark events including Night at the Fights, BBQ Bash, Golf Tournaments, and more!

[Click Here to Renew Your Membership Now!](#)

Review NAIOP Corporate's 2021 Accomplishments and 2022 Plans:



JOIN NAIOP Today!

Suffering from FOMO? Are you concerned that you might miss the NEXT BIG THING? The answer is Yes if you are not a member of NAIOP SoCal.

2022 promises more superior networking events, industry education, engagement in our committees and a robust legislative affairs program with NAIOP SoCal as the primary voice for the commercial real estate industry.

Your membership in NAIOP SoCal provides a substantial return:

- EDUCATION to help you grow your business
- NETWORKING with industry leaders
- LEGISLATION giving you a voice in state and federal matters affecting your business

[Click Here to Join Today!](#)

Welcome NAIOP SoCal New Members | February 2022

Stephen J. Armstrong - **RT Specialty LLC**
Tyler C. Banton - **Lovett Industrial**
Alex Chong - **The Carlyle Group**
Jim Cottrell - **Goodman**
Davie Cowan - **Kimley-Horn**
Gonzalo D'Ambrosio - **Goodman**
John Dang - **Oltmans Construction Co.**
Matthew Davidson - **Goodman**
Larissa E. Davila - **Hillwood Investment Properties**
Member Delegate - **Gantry**
Spencer Eldred - **Ballard Spahr**
Kent Elliott - **RETS Associates**
Andrew Goodman - **Trammell Crow Company**
Rob Guthrie - **Guthrie Development**
Jack Harryman - **Unire Real Estate Group, Inc.**
Tom Kenny - **Bellwether Enterprise**
Tae Han Kim - **Link Logistics Real Estate**

Katy Leung - **Brookfield Properties**
Eric Liu - **Ramboll**
Lindsey N. Mansker - **bradCM, Inc.**
Ben Morrison - **Hines**
Matthew Muns - **KPRS Construction Services, Inc.**
Marlenia N. Myers - **eXp Commercial**
CoeSen Ngwun - **Alere Property Group**
Evan Pearlman - **Alvarez & Marsal Capital Real Estate LLC**
Andrew raufi - **McCarthy Building Companies Inc.**
Leo Rebele - **Ramboll**
Robin L. Robinson - **Fuscoe Engineering, Inc.**
Mike Ruppert - **CBRE**
Zachary Singerman - **Oltmans Construction Co.**
Ted Tobiasz - **BKM Capital Partners**
Zac Torres - **Fidelity National Title**
NoRhett Walls - **Stewart Title Guaranty Company National Commercial Services**
Dana White - **Nuveen Green Capital**
Christine Worden - **Encore Offices**
Jolie Zaki - **Alere Property Group**

Calling All Members

**YPG
2022-2023
APPLICATION
NOW OPEN**

Apply Today: YPG Class of 2022-2023

NAIOP SoCal is pleased to announce that applications for the 2022-23 Young Professionals Group (YPG) are now being accepted. Designed for individuals age 35 and younger who wish to further their educational and leadership skills, this 12-month, 70-hour course provides a broad-based understanding of the critical components of the real estate business, as well as key business and operating principles and networking opportunities with leading industry executives.

For more information about YPG, program requirements, and curriculum: [Click HERE](#)

Deadline for all application materials is March 11, 2022

Click Here to Apply Today!

**POTENTIAL
SITE?**



We Are Looking For Potential Project Sites

As we head into Spring 2022 we are excited to bring our esteemed Real Estate Challenge to Orange County! This year student teams from Chapman University and UCI will compete head-to-head to determine the best use of a commercial real estate site in Southern California. Students will spend 6 weeks conducting intensive research to present their cases before a panel of real estate veterans and an enthusiastic audience.

We are looking for a site to be evaluated by these teams! This is an excellent opportunity to have your company promoted in our marketing materials as well as at the event. Additionally, participation enables you to form a professional relationship with these soon to be graduate students!

If you have a site that you would like to be considered please contact our OC Real Estate Challenge Chair, David Salisbury at

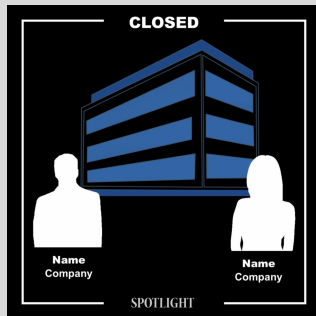


JOB BOARD

NAIOP SoCal member companies may submit a job, internship, and externship opportunities free in the [Member Hub](#). All visitors are welcome to apply.

Not a member but interested in posting a job opportunity? For \$25/week, non-members are able to post job, internship and externship opportunities to the NAIOP SoCal Job Board. For more information, please contact [Becky Ezell](#)

[Click HERE to View Job Board](#)



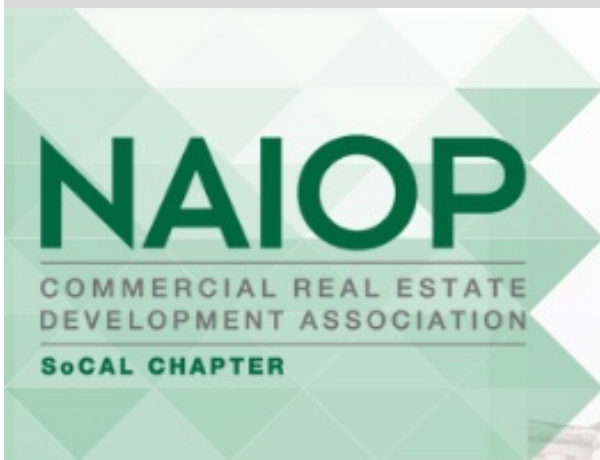
Tell Us Your Deals

One of the best benefits of chapter membership is networking and in many cases those business relationships turn into business deals. We're inviting NAIOP SoCal members who complete successful transactions with other NAIOP SoCal members to share the news with the chapter so we can include it on our social media platforms. We're especially interested in sharing news from our YPG alumni who are doing deals with fellow YPG alums.

Please submit your name, email along with the name, title and company for each primary individual involved in the transaction. Also include a brief description of the transaction. Photos are a must – such as property specific and headshots for those involved. Please include relevant hashtags, such as location, company and individual, so we can be sure to tag all involved.

[CLICK HERE to Submit](#)

Legislative Affairs Update



LEGISLATIVE AFFAIRS

Single-Payer Healthcare Fails

AB 1400, a measure that would have created a state-run single-payer health care system in California failed to meet a key legislative deadline earlier this week and is stalled for the year. The bill's author, Assemblyman Ash Kalra, [pulled the bill before the full Assembly](#) could vote on it because the votes were not there to pass the measure.

NAIOP SoCal joined with a broad coalition of 130 members to oppose the measure as it would have resulted in significantly higher taxes and more job loss in California. The legislation was estimated to cost between \$314 billion and \$391 billion annually - twice the as much as the state budget.

This will not be the last attempt at a major healthcare overhaul in California, and NAIOP SoCal will be a part of any future attempts that do not make sense for California's economy.

COVID-19 Supplemental Paid Sick Leave

Governor Newsome signed into law COVID-19 supplemental paid sick leave (SPSL). This new SPSL benefit will apply retroactively to employers with more than 25 employees. A full-time covered employee is entitled to 40 hours of SPSL. A part-time employee is entitled to a proportionate number of hours of SPSL based on the type of schedule the employee maintains.

SCAQMD Expansion Fails

Senate Bill adding two Environmental Justice representatives to the 13 board members South Coast Air Quality Management District (SCAQMD) failed passage in the California State Senate. NAIOP SoCal, California Business Properties Association (CBPA) and other allied groups opposed the bill.

The two "new members" would have been required to live in and work directly with communities in the South Coast Air Basin that are "disproportionately" impacted by high levels of pollution. This was an effort to pack the SCAQMD board which would have reduced transparency and shield officials from accountability. The author, Senator Lena Gonzales of Long Beach, has stated that she plans to re-introduce the bill.

Bill Introduced Requiring EV Charging Retrofit of Existing Buildings

AB 1738 (Boerner-Horvath) was introduced earlier this week requiring the State Building Standards Commission (BSC) and two other agencies to adopt standards requiring the installation of fully functioning Level 2 or Level 3 electric vehicle charging equipment in **existing** commercial, residential, and school buildings. The bill requires the implementation of the new regulations by July 1, 2024.

Since 2015, **new** residential and commercial construction have been required to apply EV-charging standards to a minimum percentage of parking spaces. However, EV advocates recognize that new construction represents only a small percentage of the total building stock and are now focusing attention on existing building stock.

Unfortunately, the bill does not address who pays for the retrofitting. The bill does indicate that the BSC should seek to establish "cost-effective trigger points" to reduce the overall impact on the project, but it fails to define what is "cost-effective."

NAIOP SoCal and our Sacramento partner the CBPA will monitor the bill and register our concerns with the bill's author.

Construction Moratorium Bill

Another troublesome bill for commercial real estate was introduced earlier this week earlier this week. **AB 1749 (Garcia)** was introduced which would in effect create a construction moratorium in many areas of the state, worsen the housing crisis worse and disrupt an already-stressed supply chain.

This legislation will create a basis for legal challenges to projects near sensitive communities throughout all of California. This bill could give the State Air Resources Board more control over projects and the ability to stop them if that project would contribute to an increase in criteria air pollutants or toxic air contaminants in a disadvantaged community.

NAIOP SoCal and CBPA will be seeking input from members as our initial analysis looks like this bill would negatively impact housing, and goods movement/supply chain projects which are extremely important

Los Angeles County Eviction Ordinance Lifted

LA County's Eviction Ordinance for commercial tenants has been allowed to expire.

As of February 1, 2022, Commercial Tenants are no longer protected from eviction due to nonpayment of rent. Commercial Tenants will have the following time to repay past due rent from March 2020-January 2022: Twelve (12) months for those with 0-9 employees; Six (6) months for those with 10-100 employees in equal installments.

While eviction protections for nonpayment of rent are expiring, anti-harassment and retaliation protections will continue during the protection period, as well as a personal guarantee protection for smaller (0-9 employees) commercial tenants.

South Coast AQMD Rulemaking Schedule

At its February 4, 2022, meeting the South Coast Air Quality Management District released its proposed "Rule and Control Measure Forecast SYNOPSIS": This report highlights South Coast AQMD rulemaking activities and public hearings scheduled for 2022. The 2022 Master Calendar provides a list of proposed or proposed amended rules for each month, with a brief description. Jose Cornejo, NAIOP SoCal's Senior Director of Government Relations continues to monitor the SCAQMD activities. If you would like to see the AQMD's master calendar [click HERE](#).

Please contact NAIOP SoCal's Senior Director of Government Relations, Jose Cornejo, 213-444-6502 or jose@cornejost.com, with any questions.

THANK YOU TO OUR 2022 DIAMOND & PLATINUM SPONSORS



Follow us on social media for more information and updates on membership, sponsorship, events, and more!

