Grassroots California 2021
Talking Points for AIA Members

The following pages contain talking points on the four California Grassroots issues. These pages are intended for Members participating in Grassroots California; they are not intended for the legislators/legislative staff with whom you are meeting.
California Grassroots 2021
AIA Member Talking Points

Issue
The American Institute of Architects

Purpose of Issue
This issue should be the first one discussed. It is intended to educate the legislator/legislative staff about the AIA and the architectural profession.

Importantly, it is an opportunity to establish the credibility of architects both as members of the community and as a resource to the legislator.

Suggested Talking Points

- The American Institute of Architects is a professional association of individual architects and individuals on path to licensure.

- AIA Members are committed to advancing the profession and practice of architecture.

- AIA Members are firm employees, firm owners, educators, developers, construction managers, government employees, planners, and community volunteers (design review boards, planning commissions, city council members).

- Architects are licensed by California for the sole purpose of protecting the health, safety, and welfare of the public.

- The path to become licensed in not an easy path.

- The most common path includes 5 years of education, 3 years of experience, and around 20 hours of examinations (6 AREs and the California Supplemental Examination).

- Architects design homes, retail and commercial buildings, schools, universities, hospitals.

- Architect constituents are a resource willing to help as you consider legislation that impact our communities.
Issue
Historic Preservation Tax Credit

Purpose of Issue
To encourage legislators to support funding the California Historic Preservation Tax Credit.

The tax credit was created by legislation in 2019, but it was never funded. This means the tax credit mechanism exists, but there is no money to give as a tax credit.

State Senate Leader Toni Atkins (D-San Diego), the author of the 2019 tax credit legislation, may seek to fund the tax credit in this year’s State Budget.

Suggested Talking Points

- AIA California is asking for your support to fund the California Historic Preservation Tax Credit through this year’s Budget Act.
- State Senator Toni Atkins authored SB 451 in 2019 to create the tax credit.
- SB 451 passed the legislature without a single “No” vote.
- SB 451 authorizes a California Historic Preservation Tax Credit totaling only $50 million a year.
- Unfortunately, the tax credit has not yet been funded, so no tax credits have been given.
- The health of this year’s state budget provides a good opportunity to fund this tax credit.
- Senator Atkins is considering asking for its funding in this year’s State Budget.
- The federal government and 35 other states provide a historic preservation tax credit.
- It encourages economic development through the rehabilitation of significant historic buildings.
- It can be used to save and repurpose underused certified historic buildings into tax generating mixed-use developments or affordable housing.
- [PROVIDE EXAMPLES FROM YOUR CHAPTER]
- Another benefit: the most environmentally sensitive way to create new space is through the reuse of an existing building.
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AIA Member Talking Points

Issue
Housing in California

Purpose of Issue
To express support for the ongoing efforts of the legislature to address California’s shortage of housing, and to offer architects as a resource.

Suggested Talking Points

- AIA California supports the ongoing efforts of the legislature to address California’s housing crisis.

- There are many obstacles to developing housing that is affordable.

- Some of these obstacles, such as the cost of land and building material, are outside the control of the legislature.

- The legislature can address other obstacles, such as the entitlement process and zoning restrictions.

- AIA CA supports the following bills that will help promote the development of much-needed housing.
  - AB 115 – allow some residential development in commercial zones
  - AB 345 – allows an Accessory Dwelling Unit to be sold separately from the primary residence
  - AB 561 – encourages banks to make construction loans for ADUs
  - AB 880 – helps the rebuilding of affordable housing in areas that lost homes from a disaster.
  - SB 5 – an Affordable Housing Bond Act to fund affordable housing.
  - SB 6 – allows housing in an office or retail commercial zone.
  - SB 10 – allows a local ordinance to zone a parcel for up to 10 units of residential density per parcel.
  - SB 15 – provides grants to local governments to rezone idle shopping centers for housing.
  - SB 728 – allows nonprofits housing organizations to purchase density bonus units.
Issue
Climate Action and the Built Environment

Purpose of Issue
To encourage support for AIA CA’s AB 1010 (Net Zero Carbon Design continuing education for architects), to encourage continued action to improve the performance of buildings, and to offer architects as a resource.

Suggested Talking Points

- California has a proud history of leading the nation in adopting environmental standards.
- California was the first state to adopt emission standards for vehicles, energy performance standards for appliances, and energy performance standards for buildings.
- And California has strong standards regarding the emission of greenhouse gases.
- We have strong standards on how our electricity is generated.
- We have strong renewable energy standards for residential (2020 NZE) and commercial (2030 NZE) buildings.
- The majority of greenhouse gases in California come from the transportation and industrial sectors.
- A sizeable portion does come from buildings.
- AIA CA supports efforts to further reduce those emissions from buildings.
- AIA CA is sponsoring AB 1010 (Berman), to require architects to take continuing education in Zero Net Carbon Design as a condition of licensure.
- This will prepare architects for upcoming changes to the building codes and growing expectations from clients.
- AB 1010 has passed the State Assembly.
- Additionally, AIA CA is supporting the following bills:
  - AB 1161 – requires the state to procure enough energy from zero-carbon sources to serve all state agencies.
  - SB 30 – prohibits new state buildings from being connected to the gas grid.
  - SB 31 – requires the CA Energy Commission to implement programs to promote decarbonization in existing and new buildings.
  - SB 68 – requires the CA Energy Commission to develop and publish an informational guide for the electrification of buildings.
  - SB 596 – requires the CA Air Resources Board to develop a strategy for California’s cement and concrete sector to reduce the carbon intensity of concrete by at least 40%