California: Political Challenges and Potential

Michael Garrison

Director, Grassroots International Council of Shopping Centers





Why is California influential?



Population: 39.5 million residents!



<u>Wealth:</u> More millionaires and billionaires reside there than anywhere else in the world



Societal Influence: Cultural trendsetter that controls much of what we see, hear and read. Movies, music, social media, etc.

What folks __about The Golden State Like _____Dislike

- The Weather!
- The landscape: ocean, mountains, lakes, etc.
- The activities: You can surf in San Diego, hike Yosemite, ski at Mammoth, go wine tasting, golf, and then go gambling all within hours of each other.
- The beautiful people
- Did I mention The Weather?

- The high gas prices and high cost of living.
- The homelessness
- The housing crisis
- The quality of public schools
- The debt
- The crime
- Too many policy failures





Illegal Immigration?



California's harsh reality

- More than 20% of Californians live in poverty under the calculation that includes the cost of living, this is the highest poverty rate in the nation.
- For every 1 billionaire that is created, CA creates 100,000 people that will live below the poverty line! That is a banana republic.
- One-third of the nation's welfare recipients now reside in California.
- There is a housing shortage and home prices are exorbitant. Many are "house poor."
- Last year's homeless count revealed that about 130,000 Californians were homeless—nearly a quarter of the national total.
- California is the #1 importer of low-skilled, uneducated workers from across the globe. When manual labor jobs disappear, they will become completely reliant on the state.
- There is a middle class exodus as California has become state that is very good only for the very rich and the very poor.
- CA's debt is \$1.3 trillion including its unfunded pension liability.

Sources, US Department of Housing and Urban Development, U.S. Census Bureau, Public Policy Institute of California & CA Policy Center



The Politics of California

- Strong Governor and a statutorily weak Lt. Gov.
- Legislature: Assembly and Senate both of which are controlled by Democratic super-majorities. 45 years of almost unbroken one party control. 12 year term limits!
- Executive branch and state bureaucracy are also under one party control. Not one Republican won statewide office in the last several election cycles.
- The "Third House" which consists of lobbying firms, unions, special interests and local gov'ts. The California Coastal Commission?
- Direct Democracy. Statewide ballot measures.
- CA is a divided state. Divided along political lines, regional lines (coastal elites vs inland/agriculture), economic lines, etc.





Ballot Measures





Ballot Measures

You can pass powerful policies by using mass marketing campaigns that cost tens of millions of dollars.

- There are around 20 of these measures on each ballot.
- Many of these measures are often intentionally misleading in nature, often redirects money to the general fund and/or the Governor's discretionary fund, and targets an uninformed public.
- These initiatives range in subject from plastic bags usage, to gas taxes, to the early release of felons.
- <u>Propositions can put fiscal restraints or constraints on the state, either</u> <u>limiting spending or requiring spending.</u>
- Extremely divisive and controversial in many cases. Notable measures affecting education, public safety and finance.
- Not enough of the voting public reads the fine print.

• "If you put schools or marijuana in the title, chances are the measure will pass." *Every California Government Affairs Professional*

Ballot Measures affecting Education, Finance and Public Safety

- Prop 13 (1978) Capped raises on property tax.
- Prop 98 (1988) Guaranteed certain funding for K-14.
- Prop 111 (1990) Guaranteed that guarantee, except for bad economic times.
- Prop 30 (2012) Titled "The Schools and Public Safety Protection Act of 2012 - Temporary Taxes to Fund Education Measure."
- Prop 47 (2014) Titled the "The Safe Neighborhoods and Schools Act." It recategorized some nonviolent offenses as misdemeanors, rather than felonies.
- Prop 51 (2016) Enables the state to sell bonds in order to pay for school facilities.
- Prop 57 (2016) "Public Safety and Rehabilitation Act" provided for early release of nonviolent offenders.
- Prop 6 (2018) Repeal of gas tax (Failed).
- What's the myth? What's the reality? Where did the money go?

Current Example - Split Roll Tax

An \$11 billion property tax initiative has qualified for the November 2020 ballot euphemistically titled "The California Schools and Local Community Funding Act of 2018."

- This is a proposal for a split roll property tax. Currently all property tax in CA is capped thanks to Prop 13.
- If approved, this initiative would amend Prop. 13 and increase taxes by reassessing business property every twothree years to the market price.
- The impact on retail, commercial and industrial property will be huge; we are talking 100% property tax increases.
- This would then ultimately effect those tenants who pay rent. Small businesses cannot absorb a huge increases to operating costs.



Continuing & Emerging Issues

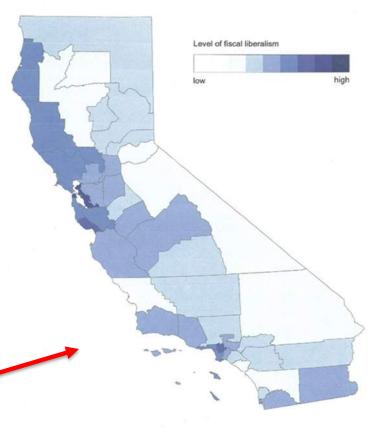
- Artificially inflated economy & tech relocation
- Unfunded Pension Liability
- Gas, gas, gas
- Water Shortages
- Housing shortage
- Statewide Rent Control
- Skilled labor shortage
- Exodus of middle class & businesses
- Automation will lead to higher unemployment
- Move towards a 100% green economy



Tips to Help You Navigate GR in CA

- Manage your clients' expectations.
- Understand that CA is state of ideological extremes in political leadership.
- Be a coalition builder.
- Engage with stakeholders early and often.
- Be a news maven and know more than your opposition.
- Be the institutional knowledge where there isn't any.
- Know your audience (CA has several different ones).
- Understand maps like this (PPIC).
- Know people, be connected.
- Enjoy the weather!

Size of government, reducing the deficit



Note: Numbers are the average of (i) the percent who support a larger government, one that taxes more and provides more services, and (ii) 100 percent minus the percent who support reducing the state budget deficit mostly with spending cuts. Higher numbers suggest a more fiscally liberal community.

Source: PPIC Statewide Surveys: January, March, May, August, September, October 2008; January, May, September, December 2009; January, March, May 2010.

Michael Garrison

Director, Grassroots International Council of Shopping Centers mgarrison@icsc.com

