

December 1, 2025

Hon. Buffy Wicks  
Assemblymember, 14<sup>th</sup> Assembly District  
CA State Capitol  
Sacramento, CA 95814

**RE: AB 736 (Wicks) The Affordable Housing Bond Act of 2026 – Letter of Concern**

Dear Assemblymember Wicks,

On behalf of the Los Angeles County Business Federation, an alliance of 240 business organizations representing 420,000 employers with 5 million employees throughout Southern California, we wish to provide you with comments regarding your AB 736 that will help strengthen this specific piece of legislation.

While we appreciate the forward thinking of authorizing \$10 billion in general obligation bonds to provide funding for affordable rental housing, homeownership opportunities, and supportive housing, we also feel that there is a missed opportunity to bolster and provide accountability to this bill.

We ask that you consider amending AB 736 to:

- Include \$1 billion be allocated for public higher education graduate and undergraduate student housing, which will provide funding to support students at both the UC and CSU system. The investment will minimize the impacts of enrollment growth on our local communities, address student housing insecurity, and alleviate the demand in some of the most housing-constrained areas of the state.
- Prohibit the bond funds from being used to purchase single family homes (i.e., 1-4 units) and define "long-term affordability restrictions" to mean 45 years of homeownership and 55 years for rental housing constructed using the bond funds.
- Because power planning and delivery delays have become a significant cost driver in affordable and other housing projects, we urge the author to consider language to incentivize local agencies and power providers to streamline the process for new connections and system upgrades. Ensuring timely and efficient power delivery is critical to controlling housing costs and accelerating project delivery.

BizFed realizes that a significant portion of the housing crisis is the persistent gap between housing supply and demand. With the proposed suggestions above, we feel that this will strengthen, build accountability, and ensure the \$10 billion in bond funding will be spent efficiently and competitively.

Thank you for your consideration. If you have any questions, please don't hesitate to contact our Director of Advocacy, Chris Wilson, at [chris.wilson@bizfed.org](mailto:chris.wilson@bizfed.org)

Sincerely,



Angela Gibson-Shaw  
BizFed 2025 Chair  
GLAAACC



David Fleming  
BizFed Founding Chair



Tracy Hernandez  
BizFed Founding CEO  
IMPOWER, Inc.



David Englin  
BizFed President

# BizFed Association Members

Action Apartment Association  
Advanced Medical Technology Association  
Alhambra Chamber  
American Beverage Association  
Antelope Valley Chamber formerly Lancaster Chamber of Commerce  
Apartment Association of Greater Los Angeles  
Apartment Association of Orange County  
Apartment Association, CA Southern Cities, Inc.  
Apartment Association of California  
Arcadia Association of Realtors  
AREAA North Los Angeles SFV SCV  
Armenian American Business Association  
Armenian Trade & Labor Association  
Arts District Los Angeles  
ASCM Inland Empire Chapter  
Associated Builders & Contractors SoCal (ABC SoCal)  
Associated General Contractors  
Association of Independent Commercial Producers  
AV Edge California  
Azusa Chamber  
Bell Chamber  
Beverly Hills Chamber  
BioCom  
Black Business Association  
Black Professional Network  
Boyle Heights Chamber of Commerce  
Bridge Compton Org  
Building Industry Association - LA/Ventura Counties  
Building Industry Association of Southern California  
Building Industry Association- Baldyview  
Building Owners & Managers Association of Greater Los Angeles  
Burbank Association of Realtors  
Burbank Chamber of Commerce  
Business and Industry Council for Emergency Planning and Preparedness  
Business Resource Group  
CalAsian Chamber  
CalChamber  
California African American Chamber of Commerce  
California Apartment Association- Los Angeles  
California Asphalt Pavement Association  
California Bankers Association  
California Black Chamber of Commerce  
California Business Properties  
California Business Roundtable  
California Cleaners Association  
California Contract Cities Association  
California Council for Environmental & Economic Balance (CCEEB)  
California Fuels & Convenience Alliance- Formerly California Independent Oil Marketers Association (CIOMA)  
California Gaming Association  
California Grocers Association  
California Hispanic Chamber  
California Hotel & Lodging Association  
California Independent Petroleum Association  
California Infrastructure Delivery Coalition  
California Life Sciences Association  
California Manufacturers & Technology Association  
California Metals Coalition  
California Natural Gas Producers Association  
California Restaurant Association  
California Retailers Association  
California Self Storage Association  
California Small Business Alliance  
California Travel Association (CalTravel)  
California Trucking Association  
Californians For Smarter Sustainability  
Carson Chamber of Commerce  
Carson Dominguez Employers Alliance  
Central City Association  
Century City Chamber of Commerce  
Chatsworth Porter Ranch Chamber of Commerce  
Citrus Valley Association of Realtors  
Civil Justice Association of California CJAC  
Claremont Chamber of Commerce  
Commerce Business Council formerly Commercial Industrial Council/Chamber of Commerce  
Compton Chamber of Commerce  
Compton Community Development Corporation  
Compton Entertainment Chamber of Commerce  
Construction Industry Air Quality Coalition  
Construction Industry Coalition on Water Quality  
Council of Infill Builders  
Crenshaw Chamber of Commerce  
Culver City Chamber of Commerce  
Downey Chamber of Commerce

Downtown Alliance  
Downtown Long Beach Alliance  
DTLA Chamber of Commerce  
El Monte/South El Monte Chamber  
El Salvador Corridor Association  
El Segundo Chamber of Commerce  
Employers Group  
Energy Independence Now EIN  
Engineering Contractor's Association  
EXP The Opportunity Engine  
FastLink DTLA  
Filipino American Chamber of Commerce  
Friends of Hollywood Central Park  
FuturePorts  
Gardena Valley Chamber  
Gateway to LA  
Glendale Association of Realtors  
Glendale Chamber  
Glendora Chamber  
Greater Antelope Valley AOR  
Greater Bakersfield Chamber of Commerce  
Greater Coachella Valley Chamber of Commerce  
Greater Downey Association of REALTORS  
Greater Lakewood Chamber of Commerce  
Greater Leimert Park Crenshaw Corridor BID  
Greater Los Angeles African American Chamber  
Greater Los Angeles Association of Realtors  
Greater Los Angeles New Car Dealers Association  
Greater San Fernando Valley Chamber  
Harbor Association of Industry and Commerce  
Harbor Trucking Association  
Historic Core BID of Downtown Los Angeles  
Hollywood Chamber  
Hospital Association of Southern California  
Hotel Association of Los Angeles  
ICBWA- International Cannabis Women Business Association  
Independent Cities Association  
Independent Hospitality Coalition  
Industrial Environmental Association  
Industry Business Council  
Inglewood Board of Realtors  
Inland Empire Economic Partnership  
Irwindale Chamber of Commerce  
Kombucha Brewers International  
La Cañada Flintridge Chamber  
LA County Medical Association  
LA Fashion District BID  
LA South Chamber of Commerce  
Larchmont Boulevard Association  
Latin Business Association  
Latino Food Industry Association  
Latino Golfers Association  
Latino Restaurant Association  
LAX Coastal Area Chamber  
Licensed Adult Residential Care Association- LARCA  
Long Beach Area Chamber  
Long Beach Economic Partnership  
Long Beach Major Arts Consortium  
Los Angeles Area Chamber  
Los Angeles Economic Development Center  
Los Angeles Gateway Chamber of Commerce  
Los Angeles Latino Chamber  
Los Angeles LGBTQ Chamber of Commerce  
Los Angeles Parking Association  
Los Angeles Regional Food Bank  
MADIA Tech Launch  
Malibu Chamber of Commerce  
Manhattan Beach Chamber of Commerce  
Manhattan Beach Downtown Business & Professional Association  
Marina Del Rey Lessees Association  
Marketplace Industry Association  
Monrovia Chamber  
Motion Picture Association of America, Inc.  
MoveLA  
MultiCultural Business Alliance  
NAIOP Southern California Chapter  
NAREIT  
National Association of Minority Contractors  
National Association of Theatre Owners CA/Nevada  
National Association of Women Business Owners  
National Association of Women Business Owners - LA  
National Association of Women Business Owners- California  
National Federation of Independent Business Owners California  
National Hookah  
National Latina Business Women's Association  
Norwegian American Chamber of Commerce  
Ofiso Community Foundation

Orange County Business Council  
Orange County Hispanic Chamber of Commerce  
Pacific Merchant Shipping Association  
Panorama City Chamber of Commerce  
Paramount Chamber of Commerce  
Pasadena Chamber  
Pasadena Foothills Association of Realtors  
PGA  
Pharmaceutical Care Management Association  
PhRMA  
Pico Rivera Chamber of Commerce  
Pomona Chamber  
Rancho Southeast REALTORS  
ReadyNation California  
Recording Industry Association of America  
Regional CAL Black Chamber, SVF  
Regional Hispanic Chambers  
San Gabriel Valley Economic Partnership  
San Pedro Peninsula Chamber of Commerce  
Santa Clarita Valley Chamber  
Santa Clarita Valley Economic Development Corp.  
Santa Monica Chamber of Commerce  
Secure Water Alliance  
Sherman Oaks Chamber  
Signal Hill Chamber  
South Bay Association of Chambers  
South Bay Association of Realtors  
South Gate Chamber of Commerce  
Southern California Contractors Association  
Southern California Golf Association  
Southern California Grantmakers  
Southern California KFC Franchise  
Southern California Leadership Council  
Southern California Minority Suppliers Development Council Inc.  
Southern California Water Coalition  
Southland Regional Association of Realtors  
Specialty Equipment Market Association  
Structural Engineers Association of Southern California  
Sunland/Tujunga Chamber  
Sunset Strip Business Improvement District  
Swiss American Chamber of Commerce  
Thai American Chamber of Commerce  
The Bridge Network  
The LA Coalition for the Economy & Jobs  
The Los Angeles Taxpayers Association  
The Two Hundred for Homeownership  
Torrance Area Chamber  
Tri-Counties Association of Realtors  
United Chambers - San Fernando Valley & Region  
United Contractors  
United States-Mexico Chamber  
Unmanned Autonomous Vehicle Systems Association  
Urban Business Council  
US Green Building Council  
US Resiliency Council  
Valley Economic Alliance, The  
Valley Industry & Commerce Association  
Venice Chamber of Commerce  
Vermont Slouson Economic Development Corporation  
Veterans in Business  
Vietnamese American Chamber  
Village of Sherman Oaks BID  
Warner Center Association  
West Covina Chamber  
West Hollywood Chamber  
West Hollywood Design District  
West Los Angeles Chamber  
West San Gabriel Valley Association of Realtors  
West Valley/Warner Center Chamber  
Westchester BID  
Western Electrical Contractors Association  
Western Manufactured Housing Association  
Western Propane Gas Association  
Western States Petroleum Association  
Westside Council of Chambers  
Westwood Community Council  
Whittier Chamber of Commerce  
Wilmington Chamber  
World Trade Center  
Yes in My Backyard  
7-Eleven Franchise Owners Association of Southern California