



*Piasky Solutions*

Real Estate and Development

## Real Estates Bullets #19

### How the Carpenters' Union Broke the California Logjam Over New Housing Laws

Hello to our **6,375 familiar faces** from last week, and a **warm welcome** to all our **new readers!**

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# SEAWOLF

**Seawolf** is the bridge between private projects and government entities. Our expediting **eliminates red tape**, increases communication, **neutralizes opposition**, and promotes transparency. Seawolf utilizes the **skills and opinions** of experts who are the best in their field. We'll help you get your development project on track.

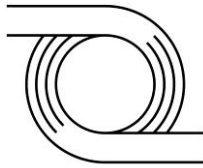
Our expediting plans result in a **50% or more reduction** in delivery time with utilities and departments, including SoCal Gas, Edison, DBS, DWP, Fire, City Planning, & multiple cities **across the LA Region**.

Recent victories include:

- LADOT Traffic Control Plan, from quoted **4-6 months to 3 days**.
- LA Bureau of Engineering u-permit, from quoted 4 months to 10 days.
- Urban Forestry tree conflict, from **6-12 months to 5 business days**, with an inspector on-site within 2 days.
- LADWP Construction crews beginning work, from quoted **6-8 weeks to 2 days**.
- SoCal Gas parts shortages were making builders wait 2+ months until parts arrived. **Seawolf got parts delivered** and prioritized for the builder, installing parts in 3 days.
- SoCal Edison crews were non-responsive on meter installation date. After weeks of waiting, **Seawolf got meters installed in 2 days**.

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D & D ENGINEERING, INC.



# How the Carpenters' Union Broke the California Logjam Over New Housing Laws

Here is a summary of **Hannah Wiley's LA Times** article about how the carpenters' union broke the **California logjam** over new housing laws:

- Over the past **two years**, California carpenters have been actively lobbying for high-profile housing legislation at the **state Capitol**.
- Their efforts have resulted in significant legislative victories, including the recent signing of **two housing construction bills** by Governor Gavin Newsom.
- These laws address California's severe housing shortage, but they also reflect a **shift in power dynamics** among unions in the state, particularly in terms of influence over labor standards at residential construction sites.
- The first bill, **SB 4**, facilitates nonprofit colleges and faith organizations in building affordable housing, while **SB 423** expands construction of **multifamily projects** in cities falling behind on housing goals.
- This shift in dynamics stems from **disagreements within the labor movement**, with the California Conference of Carpenters gaining newfound influence and **advocating for labor standards** that differ from those preferred by the State Building and Construction Trades Council.
- The disagreement revolves around the "**skilled and trained**" standard, which the building trades union favors, and the carpenters' approach to **organizing members on job sites**.
- Despite opposition, the carpenters' influence played a pivotal role in **passing new housing legislation**, and their success has opened the door for further housing bills with **similar labor language**.
- The dispute over labor standards is far from over, as **both sides argue** for the protection of workers and labor standards.
- Governor Newsom signed **SB 423 into law**, extending the policy allowing developers to streamline multifamily development in cities with housing shortages, and the original law has led to the **proposal of thousands** of low-income family units.
- The coalition supporting these housing measures includes **various unions** and **affordable housing groups**.
- While some **criticize the legislation** as undemocratic and a potential issue for legislators in the future, the **carpenters believe their labor**

**standards** have become the blueprint for future housing legislation in California.

[Full Article](#)

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