



Business Advocacy Committee

Wednesday, September 21, 2016

8:00 am – 9:00 am North San Diego Business Chamber

MEETING AGENDA

- I. Welcome and Introductions** Mike Nagy, Meena Westford
- II. Chamber Update (3 minutes)** Fletcher Damon
- Member Orientation: Thursday, Sept. 22, 7:30-9:00 AM, Chamber Office. [Details & Registration.](#)
 - Insights (formerly Actionable Economics): Wednesday, Sept. 28, 7:30-9:00 AM, Bernardo Heights Country Club. [Details & Registration.](#)
 - Topic: The Future and Trends in Healthcare and Insurance.
 - Speakers: Dr. Dan Dworsky, VP at Scripps; Gene Rapisardi, President & GM at CIGNA Healthcare; Erik Bruvold, President at National University System Institute for Policy Research.
 - Regional Connect: Wednesday, Oct. 12, 5:00-7:00 PM, Scripps Business Services Complex. [Details & Registration.](#)
- III. Consent Agenda (5 minutes)** Fletcher Damon
- ADA Reform - [SB 1142](#) - SUPPORT
 - Flexible workweek - [SB 985](#) - SUPPORT
 - Legislative transparency – [CA Prop. 54](#) – SUPPORT
 - Committee agrees to support all consent agenda items.

Topic: Housing Affordability

- IV. Guest Presentation (20 minutes)**
- Dr. Lynn Reaser, Chief Economist, Fermanian Business & Economic Institute, Point Loma Nazarene University. Joined by Cathy Gallagher, Executive Director, Fermanian Institute.
 - Housing regulations are expensive on 2 fronts: 1) Explicit fees for permitting, studies, etc. and 2) Owning/maintaining land throughout the permitting process while not bringing in any money on it. Time costs are more expensive than most people realize.
 - Entitlement is generally the longest portion of the development process.
 - Regulatory costs are pricing out about 21% of the market. This has created a “martini glass-shaped market” in which there is mostly high-end housing being built, a little bit of low-end housing, and virtually no middle-tier housing.
 - We should aim to improve by marginal amounts, i.e. Dr. Reaser’s goal of reducing regulatory costs by 3%. Even this amount would increase the region’s economic wellbeing.
 - Policy Recommendations:
 - Entitlements: Set benchmarks for project approval times; Establish master plans; Prevent legal challenges after tentative or final map.
 - Mapping: Replace full cost recover with flat fee; Allow communication with builder/developer; Grandfather all phases of project.
 - Land Dev. & Building: Establish “one-stop shops” for permits; Standardize Title 24 requirements (energy) across building phases.
 - Affordable Housing: Implement sliding scale; Allow inclusionary and density bonus units off-site.



- Excessive costs hurt businesses because they can't find quality workers who can afford to live nearby; hurts economy as a whole. Creates significant gaps in educational opportunity and economic mobility.
- Lori Pfeiler, President & CEO, San Diego Habitat for Humanity
 - HousingYouMatters.org is a coalition that is trying to help resolve the housing crisis on 3 fronts: 1) Ask all cities to establish an annual housing goal, 2) Review regulations that have accumulated over the years, and 3) Look for opportunities to streamline regulations.
 - They have been in contact with the City of San Diego and are making progress with other cities in the county. Seeking support from more organizations.
- Q & A

V. New Business/Old Business

Mike Nagy, Meena Westford

- Determine September Action Item: Research and discuss the possibility of the Chamber being an official endorsement of HousingYouMatters.org and its efforts to improve the housing crisis in San Diego County.
- Lilac Hills recap: Neither presenter completed the written questions that our committee posed to them, so the Chamber will be taking no stance on this issue.

VI. Legislative Offices Updates

Legislative Representatives

- Business Related Issues Only – 2 minutes each
- CA Sen. Joel Anderson: Currently working to contact all constituents with unclaimed funds in their name, i.e. safe deposit box contents or uncashed cashier's checks. State of California currently holds more than \$8 billion in unclaimed property belonging to 32.5 million individuals.

VII. Adjourn/Networking

**Next Meeting:
Wednesday, October 19, 2016
8:00 – 9:00 am**