



## Baldy View Chapter



Midyear 2019 – Board of Directors

# GOVERNMENT AFFAIRS UPDATE

### 2019 Policy Priorities:

- #1 – Advocate for a balanced approach to fees related to development and zoning regulations
- #2 – Pursue efficiency and best practice improvements with utilities, planning, and engineering departments
- #3 – Increase workforce development and skilled labor programs countywide
- #4 – Strategic communications, coalition building and outreach
- #5 – Monitor Water Conservation Plans and Environmental Regulations
- #6 – Support Federal, State, Regional Policy Priorities through Coalition Building



### Nationally Recognized Government Affairs Program

The NAHB Association Excellence Awards is an annual program designed to recognize the outstanding accomplishments of state and local Homebuilding Associations. For the fifth consecutive year, the BIA Baldy View Chapter was received recognition one of the top three local Government Affairs programs in the nation.



### 2018 Best Local Government Affairs Effort: ("BIA Reaches Across the Aisle to Reform Public Policy")

This category includes government relations or political involvement programs that specifically lobby locally elected and public agencies on local HBA member issues. BIA Baldy View Chapter is committed to pursuing efficiency and best recommended practices improvements with utility agencies, local community development departments and state agencies. In 2018 we identified several best practices and policies for local municipalities to adopt and advocated strongly for their implication, which resulted in several positive reforms throughout San Bernardino County ([click here to learn more](#)).

### PRIORITY #1 – FEES/ZONING/LAND-USE:



#### Chino DIF's

BIA has reviewed the City of Chino's annual development impact fee (DIF) update and secured additional time for an in-depth review for the Park fee component. On July 22<sup>nd</sup> BIA met with the City staff to discuss the methodology of the park fee and is working closely with the city to ensure an accurate fee is adopted.



## Ontario DIFs

The City of Ontario is in the process of conducting an update to their Development Impact Fee schedule. BIABV, in partnering with the NMC Builders LLC, has met with city staff on three occasions to discuss the proposed DIF increases (\$7,581/single-family, \$5,521/attached unit, \$4,081/apartment unit). BIA is conducting a thorough review of the staff report and support documents and secured additional time for review. The revised Development Impact Fees adoption date has been postponed until August 2019. As with all fee related efforts BIA will work on behalf of our members' interest and look to:

1. Confirm all new fees are in compliance with CA Gov. Code 66000
2. Seek to reduce, mitigate or eliminate fee increases (where feasible)
3. Exempt or grandfather mature projects from fee increases (if feasible)
4. Phase in or delay the implementation of new fees (if feasible)



## IEUA Connection Fees

The BIA Baldy View Government affairs Team is working closely with the Inland Empire Utilities Agency (IEUA) as they begin to update their 10-year capital improvement plan, which included changes to the Wastewater and "One-Water" Connection Fees. BIABV has met with the IEUA staff, attended public workshops and is currently reviewing the draft fee calculations. IEUA is a wholesale water and wastewater management utility agency that services the key markets of Chino, Chino Hills, Fontana, Montclair, Ontario, Rancho Cucamonga and Upland.



## Redlands Measure U

On March 5<sup>th</sup>, BIA submitted a letter and made public comments on the City of Redlands' proposed ballot initiative for the downtown specific plan known as the "Transit Orientated Villages". BIA homebuilder members in Redlands are currently working with city staff to draft ballot language for the City Council's consideration. If approved the ballot measure will be placed on March 2020 primary elections and has the potential to significantly improve development opportunities in the City of Redlands.



## Redlands School District Fee

BIA Baldy View secured a 30-day continuance to review Redlands Unified School District's (RUSD) 2019 School Facilities Needs Analysis, which proposed a level 2 fee of \$4.57/square foot for new residential development. BIABV worked closely with the district to ensure accurate forecasting of new homes and at the July 9<sup>th</sup> school board meeting RUSD adopted a new Level 2 fee of \$4.29/square foot (6% lower than the originally proposed fee). **Saving BIA members approx. \$616 per home.** RUSD also allows homebuilders for forego the Level 2 fee by opting in to a School Facilities Assessment District.



## Level 2 School Fees

The BIA Baldy View Government Affairs team remains ever vigilant in reviewing, mitigating and reducing Level 2 School Fees on new residential development in our service region. In 2019, two school districts that we have previously worked with decreased their level 2 fees: Hesperia School District (K-12), Victor Valley Elementary District (K-8). We also are currently reviewing the School Facilities Needs Analysis for the Redlands USD.

School District	2018 Level 2 Fee	2019 Level 2 Fee	Est. Savings
Victor Valley Elem SD	\$3.79/sf	\$2.89/sf	\$1,800/unit
Hesperia Unified SD	\$5.25/sf	\$5.16/sf	\$180/unit



## Rialto Local Transportation DIF

On May 4<sup>th</sup>, BIABV submitted a letter to the Rialto Transportation Committee and met with Public Works staff regarding their proposed new local transportation development impact fee. The new DIF category will replace the existing “fair share” practice which requires homebuilders to perform project specific traffic analysis to determine a mitigation offset cost. BIABV is working closely with staff on the methodology of the new fee category, tentatively scheduled for adoption later this year.

BIABV is also currently working with the City of Rialto on their annual development impact fee update. Currently the DIF update has been reviewed by the city’s economic development committee and has no set time for adoption. As with all fee related efforts BIA will work on behalf of our members to ensure an accurate fee calculation.

## PRIORITY #2 – EFFICIENCY/BEST PRACTICES:

### **Best Recommended Practices Workshops:**



The BIABV Government Affairs team has partnered with City of Chino Development Services Department, the City of Victorville Development Department, and the City of Ontario Economic Development Department to host a series of workshops focused on efficiencies and best practices for staff. The workshops are a joint effort between the respective City Managers, city staff and the BIA as these three cities conduct an internal audit of the processes. Our goal is to improve the plan check process in these top market cities, which issued nearly 4,800 residential permits in over the past 24 months. BIA submitted a memo on Best Practices to the City (major topics included digital submittals and online tracking, faster processing and improved communications).



### **Fontana Planning Commission Workshop**

On Tuesday May 7<sup>th</sup>, the Fontana Planning Commission convened a special BIA workshop to hear from homebuilding experts included Chapter President, Phil Burum (DR Horton), BIA Hall of Famer, Jonathan Weldy (Meridian Land Development) and Executive Committee Member, Ryan Comb (Lennar Homes). The workshop consisted of presentations on housing market trends in Fontana, tips and advice for planning commissioners and a lengthy discussion period on local housing needs. Fontana’s newly appointed Planning Commissioners were confirmed in March 2019 by Mayor Acquanetta Warren and fellow City Councilmembers. BIABV is committed to educating/advocating for the homebuilding industry in a variety of arenas and will continue stakeholder outreach throughout the year ([click here to learn more](#)).



### **Pomona Wayfinding Ordinance**

On May 6<sup>th</sup>, the Pomona City Council voted unanimously (7-0) to adopt Ordinance No. 4260, defining Wayfinding Signage and exempting the category to allow for administrative review. BIABV worked closely with city staff on this amendment to the municipal code, which will permit BIA Signs to administer a residential wayfinding to assist homebuilding in City of Pomona.

## PRIORITY #3 – WORKFORCE DEVELOPMENT/LABOR



### **BIA Entry Level Construction Training Program**

Over the past year and half the BIA Baldy View Chapter has been working closely with the San Bernardino Community College District (SBCCD) to create a residential construction training program to address the growing labor shortage in the homebuilding industry. After several meetings to define a curriculum, specifically for BIA member companies, SBCCD will launch the “BIA Entry Level Construction Training Program” in September 2019. The training program will consist of 275 hours of general construction, safety and communications training. The program will draw from a variety of candidate pools, including the justice involved population, continuation

students and veterans. Twenty-seven (27) BIA companies sent support letters to the district (over three times the usual amount for a comparable courses), offering priority interviews and/or hiring for those who complete the course. For every 1 new home built in San Bernardino County, 7 well-paying jobs are created.

On Thursday, May 23<sup>rd</sup> a joint kickoff event was held to highlight this collaborative partnering and sign a memorandum of understanding. KVCR local television and radio was in attendance to capture the event. The district expects to secure funding and the first enrollees to start training in August 2019 (visit [www.biabuild.com/jobs](http://www.biabuild.com/jobs) to learn more).



### BITA Construction Site Tour- Upland High School



The Building Industry Technology Academy (BITA) prepares high school students for a career in homebuilding. On Thursday May 2<sup>nd</sup>, 2019, William Lyon Homes and VP of Government Affairs, Jim Perry, hosted a construction site tour for BITA students from Upland High School. The field trip exposed new BITA students to careers in the homebuilding industry at William Lyon's newest community, Rivera in Riverside CA. Students toured all phases of construction: trenching, grading,

storm drain, framing, plumbing, electrical, HVAC, drywall, telecommunications and sales ([click here to learn more](#)).

Several representatives from William Lyon Homes donated their time to speak to the students and share their personal experiences. The tour concluded with taco man lunch and a model home viewing. BIA Baldy View is committed to supporting BITA and inspiring the next generation of homebuilders.



### Tour Schedule

- Station 1 – Homebuilding (10:00am)
  - Overview of Homebuilding Trades (vertical construction)
- Station 2 –Infrastructure Overview &Land Development (10:45am)
  - Infrastructure Overview (non-vertical construction)
  - General Overview of Land Development Process (pre-construction)
- Station 3 – Lunch/Model Home Tour (11:30am)
  - Lunch Sponsor – Taco vendor
  - Overview of Marketing and Selling Homes (12:10pm)

### BITA Program Recognition: Los Osos High School



On Friday May 17<sup>th</sup>, the BIA Baldy View Chapter honored the Los Osos BITA program for placing third in the statewide Home Builders Committee (HBC) Design/Build Competition. The six students and their instructor received certificates of recognition from US Congress, CA State Legislature, County Board of Supervisors, and Rancho Cucamonga City Council along with a

\$2,500 donation to the program from BIABV. HBC Design/Build is a two-day event bringing tomorrow's builders and today's professionals together in a fast-paced construction competition, portraying the genuine pressures and demands of an actual jobsite for BITA students statewide ([click here to learn more](#)).



#### **PRIORITY #4 – COMMUNICATIONS/COALITION BUILDING**



##### **Coldwell Banker High Desert Real Estate Symposium**

On March 14<sup>th</sup>, BIA hosted a builder discussion panel at the Coldwell Banker High Desert Real Estate Symposium for 250+ attendees. Panelist included BIA members: Barry Dluzen-Walton Group, Beau Cooper–United Engineering Group, Dean Paradise–David Evans & Assoc. and Phil Burum–DR Horton. A lively discussion ensued from our panel covering numerous topics, including: defining workforce housing, building in the Mojave River Valley, and why new housing is better and desirable.

#### **Community Outreach/Speaking Engagements**

The BIA Baldy View Chapter has been active in the community in 2019, engaging stakeholder groups and building strategic partnership to assist our Government Affairs program. BIA Baldy View has spoken at several business events and met with elected leaders at all levels of government. Below are highlights of our advocacy at work.

##### **Ben Carson, HUD Secretary**

On February 20<sup>th</sup>, U.S. Secretary of Housing and Urban Development Ben Carson met with a select group of community and business leaders including BIA Baldy View Chapter President Phil Burum in a round-table discussion. Numerous topics were discussed during the meeting including opportunity zones, and policies that directly impact housing and help increase development. The historic meeting was facilitated by Fontana Mayor, Acquanetta Warren.



##### **Ontario Business Council**

On February 7<sup>th</sup>, Chapter President Burum addressed the Ontario Business Council at the Vision 2019 breakfast. Phil spoke to 100+ business owners on the topics of the labor, home affordability and housing legislation.

## Non-Profit Organizations

BIA Senior Government Affairs Director, Gordon Nichols gave speeches at the High Desert Association of Realtors on Jan. 23rd and the Rancho Cucamonga Chamber of Commerce on Feb. 7th annual membership meetings. Nichols gave a market overview and highlighted the need for more housing. Both Phil and Gordon promoted the importance of being a YIMBY (yes in my back yard) and the Housing Families Coalition ([www.housing4families.org](http://www.housing4families.org)).



## **BIA High Desert Luncheon**



On April 11<sup>th</sup>, 2019 the BIA Baldy View Chapter held a High Desert BIA Luncheon at the Hilton Garden Inn in Victorville. Over 250 guests attended, including representatives from the Apple Valley, Adelanto, Barstow, Hesperia, Victorville and County of San Bernardino. The program consisted of a Housing Market Overview, Homebuilder Discussion Panel, and a presentation on Opportunity Zones by the National Association of Home Builders. The event was also covered by the local newspaper, Victorville Valley Daily Press ([click here to learn more](#)).

## PRIORITY #6 FEDERAL/STATE/REGIONAL POLICIES



### **Senator Connie Leyva New Home Development Tour**

March 11<sup>th</sup>, BIA hosted a new home tour for CA State Senator Connie Leyva at the Preserve in Chino. Accompanying her were CEO Carlos Rodriguez, Randall Lewis of Lewis Group of Companies, Chapter President Phil Burum, CBIA Senior V.P. of Legislative Affairs Michael Gunning, and Chino Councilmember Marc Lucio. During our tour we were able to convey to the Senator the importance of housing for all income levels and show her the advances in new residential home building techniques.



### **2019 Housing Policy Conference**

On Friday, June 28th, BIA Baldy View hosted its 6th Annual Housing Policy Conference at the DoubleTree by Hilton Hotel in Ontario. Speakers on our four panels discussed what current issues the housing market is facing. The keynote panel featured State Senator Mike Morrell, CBIA President Dan Dunmoyer, NAHB VP of Government Affairs Lake Coulson, and moderator Mike Madrid with the California Latino Economic Institute. Over 250 people attended the event, including many of the region's elected officials and business leaders. Visit the event recap page here: [www.biabuild.com/latest-news/2019/2019-housing-policy-conference-recap](http://www.biabuild.com/latest-news/2019/2019-housing-policy-conference-recap)

## HPC Event Program:

### **Local Housing Trends and Policy Solutions**

- *Phil Burum, DR Horton Homes, BIA Baldy View President*
- *Jim Perry, William Lyon Homes*
- *Maria Razo, Housing Authority of the County of San Bernardino*
- *Deanna Krehbiel, San Bernardino Community College District*
- *Carlos Rodriguez, BIA Baldy View Chapter CEO (moderator)*

### **Energy Efficiency Innovation Case Study (presented by SCE)**

- *Terry Kent, Crestwood Communities*
- *Ian Hammon-Hogan, Program Manager, Co-Founder BIRA*
- *Jerine Ahmed, Southern California Edison Emerging Products*
- *Jill Anderson, Southern California Edison (moderator)*

### **Regional Housing Needs Assessment (RHNA) Roundtable**

- *Bill Jahn, Big Bear Lake Councilmember/SCAG President*
- *Kome Ajise, SCAG Executive Director*
- *L. Dennis Michaels, Rancho Cucamonga Mayor/League of California Cities*
- *Peggy Huang, Yorba Linda Councilmember/ SCAG, RHNA Committee Chair*
- *Randall Lewis, Lewis Group of Companies (moderator)*

### **State & Federal Policy Focus**

- *Dan Dunmoyer, California Building Industry Association President*
- *Lake Coulson, National Association of Home Builders- VP Government Affairs*
- *Mike Morrell, CA Senator/Senate Housing Vice Chair*
- *Mike Madrid, California Latino Economic Institute (moderator)*

For more information contact:  
**Gordon Nichols, Senior Government Affairs Director**  
Ph. 909-942-2072, Email: [Gordon@biabuid.com](mailto:Gordon@biabuid.com)