



May 11th, 2020

(Via email)

Chair Gomez and Members of the Rules Committee
City of San Diego

Re: Item 2A – Coastal Height Limit in the Midway Community

Council President Gomez and Councilmembers,

The affordable housing crisis in San Diego is the result of workers not being able to make enough to pay for rent or mortgage. Service workers in retail, hospitality and essential sectors are hurting. Construction workers are also being priced out of the very projects that they are building. Our communities need career pathways out of poverty as the economic crisis worsens.

On behalf of the San Diego County Building and Construction Trades Council, our 21 affiliated unions and 35,000 members, we strongly urge the provision of community benefits that addresses the needs for residents and workers. The approval of any height increase for a project that is over the 30-foot height limit must be conditional on the provision of the following community benefits:

- (1) Application of the city's prevailing wage requirements (which currently only applies to public projects) for all construction workers employed on the project;
- (2) Requirement of at least 60% of the construction workers on the project must be either:
 - a. graduates from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program; or
 - b. registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program;
- (3) Application of the city's living wage ordinance (which currently applies only to the Sports Arena facility) to all permanent service workers employed on the project; and
- (4) Inclusion of affordable housing of 20 percent of the units at 60% of area median income.

Furthermore, the allowance for any project over the 30-foot height limit must be at the discretion of the City Council with flexibility to impose additional requirements on jobs and housing. This will allow additional conditions to be placed on a project, tailored to its specific size and uses. These requirements will recapture the land value increases as a result of these additional heights, as well as ensure that our local workers and residents will benefit from the construction and operation of the projects seeking these land-use entitlements from the city.

Sincerely,

Tom Lemmon
Business Manager
San Diego Building and Construction Trades Council