

August/September 2019 Newsletter

PRESIDENT'S MESSAGE



The chapter is wrapping up our summer education series, and [San Diego education offerings](#) do not resume until September, so I will be writing the President's Message for the next two months. However, there is certainly enough going on in the appraisal industry that needs to be addressed, as there were two big decisions made in the lending arena that have an impact on the appraisal industry.

The first is the National Credit Union Administration's decision to increase the appraisal threshold for nonresidential real estate loans from \$250,000 to \$1 million. The NCUA's [final rule can be found here](#), but [here is a simple PowerPoint presentation](#) detailing the rule. In lieu of an appraisal, a "written estimate" can be provided by an "independent and qualified person," with the reasoning that only marginal risk is added; reportedly, commercial real estate accounts for only 4 percent of credit union assets. As [AI National pointed out](#), this new threshold is double the recent threshold established by the federal banking regulatory agencies, which increased the commercial appraisal threshold from \$250,000 to \$500,000.

The second decision was the [Appraisal Subcommittee granting a request from North Dakota for a temporary waiver](#) from appraisal licensing requirements after state officials claimed a scarcity of appraisers. The waiver affects credentialing requirements for appraisers conducting appraisals of federally related transactions under \$500,000 for 1-to-4 family residential real estate transactions and under \$1 million for agricultural and commercial real estate transactions throughout the state. In other words, non-licensed people will be able to provide appraisals (as long as they are USPAP-compliant). The ASC's decision was influenced heavily by the [enclosed heat map](#), which shows the timeliness of appraisals based on calendar days.

It will take a little time to see how this pans out, but there are two takeaways from these events. The first is that appraisers need to be informed. Although these decisions have only been recently made, they have been in the works for some time. I encourage you to keep abreast of these issues by subscribing to the AI newsletters and [reading AI materials](#) about legislative issues.

The other takeaway from this is being involved. The AI Government Relations Committees across the country are working on legislative issues to help appraisers, such as allowing appraisers to perform evaluations in certain states. California has one of the more active GRCs in the organizations, so if you are interested in volunteering for this group, please reach out to the San Diego chair, [Ben Kunkel](#).

Lastly, AI had their national conference last week, and there are two items that I would like to share. First, the [Appraisal Institute Education and Relief Foundation \(AIERF\)](#) recently established a scholarship for Practicing Affiliates working towards state certification. For those working toward getting certified, this is a great opportunity to do so with AI education. Complete the application online by [going to AIERF's website](#).

The other exciting news is that our chapter's own [Steve Roach was honored with the Lifetime Achievement](#)

[Award](#), which is presented to an Appraisal Institute professional who demonstrates high ethical standards; has volunteered several years of service and has contributed to the Appraisal Institute on the international, national, region and/or chapter level; has served his or her community; and has contributed to the appraisal profession for at least 20 years. From one of your countless students, thank you for your support of our profession. Well deserved!

Hope you enjoy the rest of your summer.

Cheers,
Eric Schneider, MAI, SRA, AI-GRS
2019 Chapter President

THIRD QUARTER GENERAL CHAPTER MEETING

Thursday, September 12, 2019 / 12:00 pm to 1:30 pm (check in starts at 11:30)

At Buster's Beach House, 807 West Harbor Drive, San Diego (Seaport Village)

Meal Choices: (1) Del Mar Dip (roast beef, provolone cheese, and sautéed onions on a French roll, served with French fries; (2) Buster's Beach Club Sandwich (grilled chicken breast, lettuce, tomato, mayonnaise, avocado, and bacon on herb focaccia, served with French fries; or (3) Chicken Caesar Salad.

After registering, contact the Chapter office with your meal choice, by phone (858) 292-7324 or by email patti@sdcai.org.

Cost: \$25 for San Diego Chapter Professionals, or \$30 for all others.

The **lunch speaker** will be Josh Dean, Executive Director of the San Diego Green Building Council, who will discuss general trends in green building in the San Diego area, recent green building construction, and/or renovation projects.

Parking: Buster's Beach House will validate for parking in any of Seaport Village's parking lots for up to three hours.

[Register Now](#)

HISTORICAL TOUR OF COMMERCIAL PROPERTIES: DOWNTOWN TO OLD TOWN

Thursday, September 12, 2019

Check in: 1:30 pm / Seminar aboard an Old Town Trolley: 2:00 pm to 5:00 pm

Leave from Seaport Village's East Plaza Parking Lot

Seminar speakers will be knowledgeable individuals from SOHO (Save Our Heritage Organization).

Seminar attendees will tour the Gaslamp Historic District, then stop briefly at the Marston House Museum & Gardens. The tour will continue through Banker's Hill, Hillcrest, the Mission Hill's commercial areas, and Old Town.

This seminar was developed and organized by the San Diego Chapter of the Appraisal Institute with the intent of addressing topics of current local interest solely for educational and informational purposes. The Appraisal Institute national organization was not involved in developing or organizing the program. Attendees are eligible to receive 15 points of Appraisal Institute continuing education credit. This seminar is also

approved for three hours of BREA continuing education credit (Approval No. 19CP754601382).

Seminar Coordinator: Susan Merrick, SRA

For more information, see [Seminar Flyer](#).

[Register Now](#)

AI AFTER HOURS

Thursday, September 12, 2019 / 5:00 pm to 7:00 pm

In the Bar at Harbor House Restaurant (Seaport Village)
831 West Harbor Dr., San Diego

This networking/social event/happy hour is open to everyone. There is no charge to attend, and there will be a cash bar.

[Register Now](#)

REPORT FROM REGIONAL MEETING

On July 21 Eric Schneider, MAI, SRA, AI-GRS (Chapter President), Jeremy Darner, MAI, SRA, AI-GRS (Chapter Vice President), and Alison Roach (Regional Representative) attended a regional meeting in Denver, prior to the annual conference. In the morning we had the pleasure to represent our region and our chapter at the joint regional meeting. A few items discussed in the State of the Appraisal Institute:

* On October 1st the national association management system will go live, which will include a new national website with improvements to the education pages, online store, membership profile, and the find an appraiser database - to facilitate this update, the website will have limited utility from September 26-30.

* A 45-day notice is being released that will remove the E-Demo and Defense of Reports options for the demonstration of knowledge - these are rarely utilized options and their removal allows for greater focus on the traditional demonstration report as well as the capstone program.

After the joint regional meeting, we also attended the Region VII meeting. A few items discussed were:

* Paula Konikoff, JD, MAI, AI-GRS was voted Region VII 3rd Director.

* The region voted to attend the 2020 annual conference in Orlando, as well as to hold a regional meeting somewhere in Southern California in 2020.

* The new Appraisal Institute/Freddie Mac co-branded Appraisal of Manufactured Homes Featuring Next-Generation Manufactured Homes course will be available for chapter offerings in early 2020 - the course focuses on how to meet the specific requirements of the FHA, VA, USDA, and Fannie Mae and includes a case study and new appraisal worksheet for this new housing type.

Guests of the Region VII meeting included:

* Jim Murrett, MAI, SRA (National Immediate Past President)

* George Dell, MAI, SRA (National Nominating Committee Member)

* Steve Roach, MAI, SRA, AI-GRS (National Education Chair)

* Doug Potts, Sr., MAI, AI-GRS (National Government Relations Chair)

* Scott Hartman, SRA (Freddie Mac Subject Matter Expert)

GOLF TOURNAMENT

The 2019 San Diego Real Estate Golf Team Championship will be held on Friday, October 18, 2019, at Admiral Baker Golf Course, 2400 Admiral Baker Rd., Building 3604, San Diego, CA 92120. Check in begins at 11:00 am and includes a box lunch. Tee time is 12:00. A social mixer/networking event will follow golf at 5:00 that will include cocktails, dinner, awards, and a brief, big-ticket-item raffle.

Sponsorships are available. Net proceeds from the tournament help fund the Chapter's two scholarship programs and scholarship-related activities, including sponsoring leadership development through the Appraisal Institute.

For more information and to sign up to participate, see [Golf Flyer](#).

Questions? Contact Tournament Organizer Andre Desjardins, MAI, AI-GRS, at (619) 296-7100 ext. 104, or email andred@mdsrealty.com.

WEBSITE BLOG

The Chapter website now has a Blog! See [Blog](#).

Chapter professionals are welcome to submit ideas for posts to the Blog. Submissions are subject to the approval of the Chapter Board of Directors.

TAKE NOTE

The Chapter office will be closed on August 5-9, and on August 26 and 27.

On October 1, 2019, the Appraisal Institute will be launching a new Association Management System (AMS). To facilitate the transition, the National Appraisal Institute website and online registration system will go dark from September 26-30.

WELCOME NEW MEMBERS

During July, Ricardo D. Castillo joined the Chapter as a Practicing Affiliate.

Also during July, George J. Laning joined the Chapter as an Affiliate.

ON THE MOVE

Chapter member Richard L. Anderson, MAI, has changed firm affiliations. Richard can now be reached at:

Cortland Valuation Group
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 353-9638
Email: randerson@cortlandvaluation.com

CHAPTER MEETING CALENDAR

August 22 - Board of Directors meeting in the Chapter office conference room
September 12 - General Chapter Lunch meeting at Buster's Beach House
September 12 - AI After Hours at the Harbor House Restaurant
September 26 - Board of Directors meeting in the Chapter office conference room

UPCOMING EDUCATION

Review Theory - Residential

September 19-21, 2019 / 8:30 am to 5:00 pm / At National University, 9388 Lightwave Avenue, San Diego, CA 92123.

This course is the fundamental review course that all reviewers should have in their education background. It is a required course for individuals pursuing the Appraisal Institute's Residential Review designation.

Instructor is Dawn Molitor-Gennrich, SRA, AI-RRS.

Review Theory - General

October 8-12, 2019 / 8:30 am to 5:00 pm / At National University, 9388 Lightwave Avenue, San Diego, CA 92123.

In this course, participants will embark on an in-depth journey of the seven steps that are outlined through the review process.

Instructor is Joe Magdziarz, MAI, SRA, AI-GRS, AI-RRS

Litigation Appraising: Specialized Topics and Applications

October 23-25, 2019 / 8:30 am to 5:00 pm / At National University, 9388 Lightwave Avenue, San Diego, CA 92123.

This course has been expanded from two to three days, and delves more deeply into inverse condemnation, an exciting niche market with increasing demand for appraisers.

Instructor is Steve Roach, MAI, SRA, AI-GRS.

Registration will be open soon.

Advanced Income Capitalization

November 4-8, 2019 / 8:30 am to 5:00 pm / At National University, 9388 Lightwave Avenue, San Diego, CA 92123.

This course introduces advanced topics that a seasoned general appraiser can expect to meet in everyday practice.

[REGISTER NOW](#)

Online Education: Learn at your own pace anytime, anywhere. Top-notch Appraisal Institute courses and seminars come straight to your desktop with online education. Learn from any computer anywhere, whenever you have time. It's easy, convenient and a great way to get the education you want. [Check out the current course listing now!](#)

CHAPTER LEADERSHIP

- President - Eric Schneider, MAI, SRA, AI-GRS; eric@jrcvaluation.com
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