



# *BIA Fresno/Madera Counties*

## *UPDATE BULLETIN*

Volume 26, Issue 2 – March 3, 2017

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### **LOCAL**

#### **Water Issues**

The City of Fresno has been working with the industry on establishing a new Water Capacity Impact Fee. The process of consulting with the industry began when we opposed the adoption of the fee last December and the Council directed the staff to work with the industry on the fee. The proposal put forth by the City was to change the method of charging the impact fee to a fee based on the size of the meter. The initial fee was over \$6,000 for a 1 inch meter. Over a period of 6 weeks, based on questions by the BIA and others, the fee now being proposed is \$4,246 for the 1 inch meter.

A hearing by the City Council on the proposed fee will be on March 9 at 10:15 am.



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**Message from CBIA**

#

Letter to Assemblymember Chu from the CBIA and Coalition Partners opposing AB199 which would make private construction subject to prevailing wages.

February 28, 2017

The Honorable Kansen Chu  
State Capitol, Room 2160  
Sacramento, CA 95814

RE: Assembly Bill 199 – Prevailing Wage on Private Residential Construction - OPPOSE

Dear Assemblymember Chu:

# The organizations listed below write to express our strong opposition to your measure, AB 199. Specifically, AB 199 would eliminate the long-standing residential exemption from prevailing wage rates and thereby make private, market-rate residential development a public work project for which a prevailing wage would be paid. This measure would have dramatic negative cost implications for newly constructed and privately financed housing in California and it could not come at a worse time.

Countless newspaper articles and recent reports have highlighted the dire condition of housing in California. California's Department of Housing and Community Development estimates that we must build at least 180,000 units to keep pace with demand, not accounting for the backlog of 2 million units that has accrued over the past several decades. Homeownership rates are at abysmal levels – the lowest level since the 1940s – currently 49th nationally.

The Legislative Analyst Office found that (1) California’s average housing costs are two and a half times the national average; (2) faced with high housing costs, commute distances and the resulting adverse environmental consequences are significantly increased as they search for more affordable housing; (3) higher housing costs shift spending away from paying health insurance resulting in adverse health consequences, increased likelihood of becoming homeless, increased dependence on government subsidized services and shortened lifespan.

With the current crisis of undersupply, highest-in-the-nation housing costs, and exploding proposal to add as much as 45-50 percent to the cost of a newly built home is ill-advised as it will definitely hamper housing production in the state and make housing more expensive and more out of reach for an ever-growing number of Californians. Given that for every \$1,000 increase in the cost of a home, 15,000 California households are priced out of the market,<sup>1</sup> this measure would directly impact hundreds of thousands of Californians and their ability to attain the American dream of homeownership, disproportionately impacting teachers, firefighters, police, nurses, service employees in the public and private sector, minorities and millennials. This can only increase inequality in California.

While the legislative session is already witnessing an influx of bills hoping to ameliorate the housing crisis, AB 199's mandate to pay prevailing wages for private residential projects constructed on private property would undoubtedly further exacerbate it. For these reasons, we voice our ardent opposition to this measure.



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## AROUND THE STATE

### Housing Crunch Exacts a Heavy Price on Californians

**KQED**

California is producing less than half the new homes it needs to meet demand in the Golden State.

In its first comprehensive analysis since the year 2000, California's Department of Housing and Community Development paints a bleak picture of the state's housing landscape. While it points to some hopeful developments, the report suggests lawmakers will need to consider serious policy changes if California is going to build the projected 1.8 million new homes needed by 2025.

The Statewide Housing Assessment Report is still in draft form, and its authors are gathering public input at workshops around the state. On Monday a small group of mostly local government representatives and advocates met in Fresno to hear the report's findings.

<https://goo.gl/3cK5A0>

### States Challenge Cities, Nonprofit Low-Income Housing Industrial Complex

**Forbes**

By now it's conventional wisdom that cities, especially cities dominated by left-leaning politics, have high housing prices. Often cited among these expensive cities are San Francisco and Seattle with their growing tech sectors, legendary locations with access to many amenities, and relative opportunity. However, frustration is growing at the state level in California and Washington over the intransigence of local city governments' inability to get control of rising housing prices. Part of this includes impatience with the costs of housing produced by what I call the Non-Profit Low-Income Housing Industrial Complex, the organizations that typically use tax credits to build very expensive subsidized housing. As I've suggested before, non-profits have grown reliant on more and more subsidies and not argued for lowering regulatory barriers to increase production.

California Governor Jerry Brown and State Senator Scott Weiner have lost their patience with the Complex and with local government. Governor Brown for his part outlined his disinterest in setting aside further subsidies until producers can find a way to lower their production costs.

<https://goo.gl/KATxz9>



## **AROUND THE STATE**

### **CEQA - Environmental Protection or Principal Constraint to Housing Production?**

#### **Fox & Hounds**

"The California Environmental Quality Act (CEQA) has been turned on its head, becoming a full employment act for lawyers and their client neighborhood groups.

The result is that CEQA has become not a protector of the environment, but a promoter of sprawl, pushing the housing market away from existing neighborhoods and onto farmland, where the cows don't sue."

Those are the words of the Sacramento Bee which on several occasions both before and after this editorial appeared in 2003 has spoken critically of the state's premier environmental law, CEQA. That's because rather than protecting Yosemite and the coastline, CEQA intervenes in every development project - especially housing - from downtown Oakland to suburban San Diego.

<https://goo.gl/MldSZ7>

### **Who's Accountable for the California Housing Crisis**

#### **NBC Bay Area**

California's affordable housing crisis has reached an epidemic level, with rents at an all-time high and home ownership rates at their lowest since the 1940's.

Still, despite the housing crunch, California has some of the country's toughest laws requiring affordable housing. But as the NBC Bay Area Investigative Unit uncovered, those rules are rarely enforced, leaving millions of people looking for alternative ways to live.

Serial entrepreneur Cat Volz is among the Bay Area workers feeling the housing burden. Volz gave the Investigative Unit a tour of the 10' by 10' office space that she calls home.

"It was like the nicest space for the cheapest, so I got it," Volz told NBC Bay Area. For the past year and a half, Volz has lived in the tiny office in the heart of Silicon Valley, paying \$300 per month for rent. Volz says she knows it isn't legal, but it's all she can afford.

<https://goo.gl/m0qkQA>

### **California Today: Why Does It Cost So Much to Live in California?**

#### **New York Times**

California is crazy expensive. But should it be?

The Upshot recently took a look at how much housing costs in various cities in the United States in relation to how much economists think it should cost. Not surprisingly, coastal California tops the list of the country's most overpriced places.

As the chart shows, the worst discrepancy is the San Francisco metropolitan area, where a standard house should cost about \$300,000 - but in reality is more like \$800,000 (based on 2013 figures). Next comes cities and counties in coastal Southern California - basically a band of overpriced housing that stretches downward from Ventura to the San Diego border.

<https://goo.gl/iOgo7I>

## AROUND THE STATE

### Less Than 40 Percent Of Californians Can Afford Median Priced Homes

#### KPBS

The share of California home buyers who could afford the state's median priced home remained at just 31 percent during the last quarter of 2016, according to a new report.

That percentage was the same as the previous quarter. That home affordability index has been under 40 percent for nearly four years, according to the report by the California Realtors Association.

Jordan Levine, a senior economist with the association, said the reason home prices remain high and affordability low is simple:

"One of the big issues is supply. Supply and affordability go hand in hand. We really haven't kept pace with population growth in terms of building new housing units."

<https://goo.gl/cjnne3>

### California Senate leader's new bill: 100% clean energy

#### The Desert Sun

Kevin de León has promised to lead the resistance to President Trump. A new bill could make good on that promise.

The California Senate leader has introduced legislation that would require the Golden State to get 100 percent of its electricity from climate-friendly energy sources by 2045. That's a big step up from the state's current renewable energy mandate, 50 percent by 2030 - a target that's only been on the books for a year and a half, and that California is still a long way from meeting.

<https://goo.gl/ViJB50>





## *BIA-Fresno/Madera Member Benefits*

### **Three-In-One Membership**

When you join the Building Industry Association of Fresno/Madera Counties you also become a member of the California Building Industry Association (CBIA [www.cbia.org](http://www.cbia.org)) and the National Association of Home Builders (NAHB [www.nahb.org](http://www.nahb.org))

These associations work together to ensure sufficient affordable housing and to make the American dream of homeownership a reality. Your local, state and national memberships provide many valuable benefits, services and opportunities that range from advocacy, education, technical support, industry resources and the latest data and information.

### **Advocacy**

Our advocates and member volunteers work year-round in your community, Sacramento and Washington, D.C. to encourage local government officials and lawmakers to provide incentives for people to purchase new homes and lower the costs of homebuilding, such as through fee reductions and eliminating high-cost regulations.

### **Targeted Networking and Marketing Opportunities**

We encourage our members to *do business with members*. Local, state and national events also offer opportunities to build business relationships.

Our committees hold regularly scheduled meetings to fulfill tasks and goals.

Create brand awareness and make yourself known. Use your membership to promote your brand and market your business message to potential customers through advertising and sponsorships.

### **Save Money**

- ◆ 2-10 Home Buyers Warranty: New Home Warranty Discount
- ◆ Ames Grenz Insurance Services: Dental, Medical and Vision Benefits
- ◆ BDx (Builders Digital Experience): List Communities/Homes for Free
- ◆ CBIA Workers Compensation Group Program: 5% Group Discount on Premium Rates
- ◆ CIRB Report: A Comprehensive Summary of Construction Permit Data for California: 20% Discount
- ◆ GM New Vehicle Purchase: \$500 Discount
- ◆ Member Rebate Program: Quarterly rebates on materials purchased
- ◆ APP: Fueling Program and Discounts
- ◆ FTD: 20% off floral arrangements and gifts
- ◆ Hewlett Packard Computers, etc.: Various discounts on notebooks, printers/scanners/handhelds, workstations, servers, storage third party options, FREE ground shipping
- ◆ NAHB Career Center: 20% off standard rates for job posting and 15% off human resources services
- ◆ NPP (National Purchasing Power): Verizon Wireless—up to 22% off standard rates (with 5 business lines), Expedia, Cradlepoint and Fastenal
- ◆ Avis: Up to 25% off rental cars and FREE Avis Preferred Service membership



## Member Advantage at a Glance

[www.nahb.org/ma](http://www.nahb.org/ma)

**Houzz** - Free access to Houzz Concierge Service, plus special discounts on local advertising programs and up to 10% off Houzz Shop products. Learn more at [www.houzz.com/NAHBmembers](http://www.houzz.com/NAHBmembers) or call 800-640-8061.

**FCAUS LLC** - A \$500 cash allowance for members, employees and household family members. This offer is good toward many new models in the Chrysler, Dodge, Jeep®, Ram or FIAT® vehicle lineup and is stackable with most current local or national incentives. Visit [www.nahb.org/fca](http://www.nahb.org/fca) to learn more.

**Lowe's** - Visit [www.LoweForPros.com/NAHB](http://www.LoweForPros.com/NAHB) or call 877-435-2440 and register to save 2% on your Lowe's Accounts Receivable (LAR) purchases and free delivery on purchases over \$500. Save an additional 5% every day at the store when you mention the 5% at time of purchase and when using your LAR.

**General Motors** - \$500 private offer on most Buick, Chevrolet and GMC vehicles. Business owners receive a \$1000 private offer on select vehicles and may also qualify for additional incentives. Visit [www.nahb.org/gm](http://www.nahb.org/gm) to find out more.

**G&K Services** - Enjoy up to 20% guaranteed savings off standard pricing on uniforms, facility services, and direct purchase customized apparel. Visit [www.eMemberBenefits.com/NAHB](http://www.eMemberBenefits.com/NAHB) or call Your National Account Specialist at 713-967-6214 to request quote or free site assessment.

**2-10 Home Buyers Warranty** - Visit [www.2-10.com/NAHB](http://www.2-10.com/NAHB) or call 855-280-1328 to receive exclusive access to discounts on select products, including the Builder Backed Service Program and the systems and appliances warranty.

**AXA Equitable** - Offers full-service, low-cost retirement plans that can help reduce taxes while saving for life in retirement. Visit [www.axa.com/nahb](http://www.axa.com/nahb) or call 800-523-1125, Option 3, Department 2046 and mention NAHB.

**UPS Savings Program & YRC Freight** - UPS discounts of up to 36% on a broad portfolio of shipping services. Savings of at least 70% on less-than-truckload shipments 150 lbs. or more with UPS Freight and YRC Freight. Visit [www.1800members.com/NAHB](http://www.1800members.com/NAHB) or call 1-800-MEMBERS (800-636-2377) for more information.

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**Dell** - Up to 30% off on all Dell computers. Call 800-757-8442 and Mention NAHB or visit [www.dell.com/nahb](http://www.dell.com/nahb).

**Associated Petroleum Products (APP)** - Earn \$0.015 for EVERY gallon purchased using the APP Fuel Card program. Visit [www.associatedpetroleum.com/nahb](http://www.associatedpetroleum.com/nahb) to enroll or call 800-929-5243, Option 6 and mention NAHB.

**GEICO** - Exclusive NAHB discounts for members on Auto insurance. Visit [www.geico.com/disc/nahb](http://www.geico.com/disc/nahb) or call 800-368-2734. Mention NAHB for auto, homeowners, and commercial auto quotes.

**Hertz** - Up to 20% off on rental cars and FREE Gold Plus Rewards membership. Visit [www.hertz.com/nahb](http://www.hertz.com/nahb), or call 800-654-2200 and use CDP# 51046.

**Avis** - Up to 25% off rental cars and FREE Avis Preferred Service membership at [www.avis.com/nahb](http://www.avis.com/nahb), or call 800-331-1212 and use AWD code G572900.

**Budget** - Up to 20% off rental cars and FREE Budget Fastbreak at [www.budget.com/nahb](http://www.budget.com/nahb), or call 800-283-4387 and use BCD code Z536900.

**Office Depot** - 10% off all delivery orders. Free shipping on orders of \$50 or more. Call 800-274-2753 and mention NAHB.

**Omaha Steaks** - Save 10%, in addition to any online specials. [www.OSincentives.com/promo/nahb](http://www.OSincentives.com/promo/nahb)

**Endless Vacation Rentals** - 25% discount on over 200,000 vacation rentals worldwide. Call 877-782-9387 and mention NAHB at time of reservation or go to [www.endlessvacationrentals.com/nahb](http://www.endlessvacationrentals.com/nahb).



# DISCOUNT PRICING for BIAFM MEMBERS

The BIA of Fresno/Madera Counties partners with NPP to provide discounts on products and services. NPP negotiates the rates, and makes them available to BIAFM members.

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**Corporate Discount** - 22% discount on eligible wireless calling plans \$34.99 and higher (five line minimum, two corporate lines required).

**\$20 for 3GB data** on 3G/4G devices or **\$30 for 5GB** with Mobile Hotspot on 4G smartphone devices for corporate subscribers.

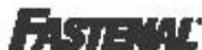
**Text Message Offer** - 250 per month for free, 500 per month for \$5, or unlimited per month for \$10.

**Employee Discount** - Up to 18% discount on eligible wireless calling plans \$34.99 and higher (15% discount, plus 3% if enrolled in paperless billing and My Verizon).

**Accessories** - 25% discount on select accessories.

**\*Eligibility Requirement:** Company must be a commercial construction company, home builder, remodeler or other trade craftsman.

All Verizon Wireless offers are for a limited time only and are subject to equipment availability. Verizon Wireless reserves the right to change or modify all offers at any time without notice. All terms and conditions are subject to and governed by Verizon Wireless' Agreement with Customer including, but not limited to, Customer eligibility requirements. Every effort is made to ensure the accuracy of the Verizon Wireless offers, however, Verizon Wireless is not responsible for any errors or omissions.



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Signing up to be an NPP member is free and easy:

- Visit [www.mynpp.com](http://www.mynpp.com), click on "Join Now."
- Select "Company," then "Construction," then "Residential."
- Select "HBA-Home Builders Association" from the Association dropdown menu and complete enrollment.



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[customerservice@mynpp.com](mailto:customerservice@mynpp.com)

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## **Calendar of Events**

### **March**

- |    |                                                                               |
|----|-------------------------------------------------------------------------------|
| 1  | BIA Board of Directors—8:45 am—265 E. River Park Circle, Ste. 160             |
| 7  | BIA/Fresno Committee—9:00 am—Fresno City Hall, Room 4017                      |
| 14 | PWB Membership/Executive Board—12:00 noon—2695 N. Fowler, Ste. 101, Fresno    |
| 15 | BIA/Clovis Committee—9:00 am—Clovis Police/Fire Department HQ—Exec. Conf. Rm. |