



# *BIA Fresno/Madera Counties*

## *UPDATE BULLETIN*

Volume 26, Issue 1 – January 31, 2017

---

### **LOCAL**

#### **Water Issues**

An issue that began with the signing of AB 1739 and SB 1319 in 2014 is now becoming much clearer as local governments begin to tackle the requirements of the law. These two bills make up the Sustainable Groundwater Management Act. Locally, several agencies, including Fresno Irrigation District, City of Fresno, City of Clovis and Fresno County, have formed a Joint Powers Authority called the "North Kings Groundwater Sustainability Agency Joint Powers Authority" (referred to as the North Kings GSA) to address the requirements of the law and have begun to meet. The outcome of the decisions by the Authority will have significant impacts on where development, including new homes, will occur. One of the first actions by the Authority is to develop a Groundwater Sustainability Plan and have it approved by the State by 2020.

The BIA will be engaged in the process to monitor the activities of the Authority and to provide input in the decision-making process.



This is "linked" direct to the NAHB Member Advantage page  
—simply left click on the ad



Type  
<http://www.newhomesource.com/biafm>  
into your browser to get started



## California Homebuilding Foundation



The California Homebuilding Foundation (CHF) recently announced the 2017 Hall of Fame inductees and one of our own is included. It is Gary McDonald, of Gary McDonald Homes. The following is the press release by the CHF on Gary.

Gary L. McDonald: Chairman of the Board of Gary McDonald Homes in Fresno, CA. Gary McDonald emerged in the industry as a custom homebuilder in 1970 and has since constructed over 7,500 homes and lots, including partnering with Wilson Homes to develop the Dominion—a 3,000-unit Planned Community in Fresno. McDonald is currently partnering with Granville Homes, developing and building Copper River Ranch, a 900-acre Golf Course Community. McDonald is known for his high-quality workmanship and attention to detail, as well as his environmental advocacy for clean air building practices. McDonald has been an active member of the BIA of Fresno and Madera counties since 1975 and became board chairman in 2002. For Gary McDonald’s full biography



**brag** about your new found structural home warranty partner.

**Patricia Raymer**, Risk Management Specialist  
916.365.6192 | [praymer@2-10.com](mailto:praymer@2-10.com)



LONG LIVE HAPPY HOMES®

[2-10.com](http://2-10.com)

## AROUND THE STATE

### California needs to build a staggering number of homes and we are way behind

#### Los Angeles Daily News

It's no secret that California is grappling with a housing shortage, but a new report quantifies how serious the problem is.

180,000 NEW HOMES ARE NEEDED EACH YEAR

Developers are building an average of 80,000 new California homes a year, but that falls well below the 180,000 that are needed, according to the California Department of Housing and Community Development.

The department's "California Housing Future: Challenges and Opportunities" report shows new home construction is being constrained by a variety of factors, including regulatory barriers, high permitting costs and diminishing public resources.

<https://goo.gl/LqjihU>

### Suburbs Still the Choice for Housing Consumers

#### Fox and Hounds

Let me hear it again. What's wrong with the suburbs? Nothing, says the latest report of the Urban Land Institute (ULI). While urban centers are experiencing a revival, suburban areas are thriving, too, according to the recently published report, Evolving U.S. Suburbs Continue to Shape Residential Demand and Development.

Indeed, the white-picket fence enclosing a large backyard is still the preferred choice of families and individuals. The report reveals that outward migration is alive and well and builders are showing up to meet the need.

<https://goo.gl/qDrr8q>



## **AROUND THE STATE**

### **Report: CA faces deepening affordable housing shortage**

#### **Construction Dive**

California is in the grips of a major affordable housing shortage as the state's population levels rise, putting considerable pressure on the need for low- to middle-income properties in many of its metros.

Relief is not expected in the near-term, with the HCD report forecasting the state's population to reach 50 million by 2050 from 39 million currently. Meanwhile, an average of 80,000 homes have been built annually in the state over the last 10 years, below the 180,000 needed each year to sustain growth.

State officials are seeking solutions, but, the Times notes, they haven't of late passed wide-reaching housing legislation.

<https://goo.gl/znsWNp>

### **Legislature to chip away at big issues: Lawmakers: Democrat supermajority prioritizing housing, transportation**

#### **The Daily Journal**

Local legislators are hopeful the new year will bring an advantage needed to address some of the region's most troublesome issues - housing and transportation.

While Republicans shook up the White House and retained control of Congress in November, California Democrats edged into a supermajority in the state Legislature. That is encouraging to lawmakers who are reviving several spending bills that previously failed.

Now, Assemblyman Kevin Mullin, D-South San Francisco, and state Sen. Jerry Hill, D-San Mateo, are cautiously optimistic the two-thirds majority will enable them and their colleagues to chip away at statewide problems felt acutely in the Bay Area.

<https://goo.gl/IoJAzJ>

### **Northern California now on pace for 'wettest water year on record'**

#### **San Francisco Chronicle**

After many long years of waiting, California's drought relief may finally be here. Snow has piled up over five feet in some parts of the Sierra Nevada since the Sunday storm. And while the first snow survey of the year actually came in below average in terms of snow accumulation, there are reasons for optimism.

"Right now we are on pace to have the wettest water year on record," said forecaster Mike Kochasic with the National Weather Service in Sacramento, referencing conditions in Northern California. "The wettest was 1982-1983, and we're on pace or even slightly better than that at this point in the water year. We still have a long way to go, though."

Central California is on track to be the second wettest water year on record, and Southern California is expected to tie the wettest year, which was the year of '68-'69.

<https://goo.gl/yJRlss>

## **AROUND THE STATE**

### **Scott Wiener models state solar bill on S.F. law**

#### **San Francisco Chronicle**

Newly sworn-in state Sen. Scott Wiener, D-San Francisco, plans to introduce legislation Monday requiring all new construction in the state to include solar panels.

The bill expands on a San Francisco city ordinance Wiener wrote while on the Board of Supervisors that requires solar panels to be put on new construction within the city, including residential and some commercial buildings. The city ordinance was passed last year and applies to any project that receives building permits after Jan. 1.

<https://goo.gl/XzPD9l>

### **Brown revisits plan to increase housing construction statewide**

#### **Sacramento Business Journal**

In releasing a state spending plan for the next fiscal year, Gov. Jerry Brown revisited efforts to increase new housing through legislation that would streamline permitting and create incentives for local governments to meet housing goals.

The plan released Tuesday is far less specific than a permit-streamlining proposal floated by the administration last year. That proposal was defeated in the Legislature. But Tuesday's plan asks for a bill package containing the same basic provisions of the prior proposal: creating incentives for local governments to lower fees and streamlining the lengthy building approvals process.

<https://goo.gl/rbYZdq>

### **This forecast isn't pretty for Southern California home prices**

#### **Orange County Register**

While many housing forecasts call for moderate price gains in 2017, an outlook from Clear Capital may be one of the most circumspect on the prospects for Southern California real estate.

Analysts at the Truckee-based research firm say national home-price appreciation will slow to 2.4 percent this year vs. gains of 5.8 percent in 2016. Just one of the 50 largest metro areas is forecast by Clear Capital to have rising appreciation in 2017: Milwaukee, and that's with a gain of 1 percentage point to 7.1 percent.

"In combination with affordability concerns already plaguing demand in some markets, the potential for additional interest rate increases over the coming year, as well as any potential market shake-ups due to the new presidential administration, could further jeopardize the housing market's now moderating recovery," says Clear Capital's Alex Villacorta.

<https://goo.gl/p0IT4r>

## **AROUND THE STATE**

### **Should California drought rules be lifted? State ponders question as storms roll in**

#### **Sacramento Bee**

With rivers roaring and more rain coming, California's drought cops are wrestling with a complicated question: Should they keep patrolling the beat?

A chorus of urban water districts Wednesday urged the State Water Resources Control Board, California's chief drought regulator, to allow the state's emergency conservation rules to expire.

At a lengthy hearing in Sacramento, representatives of the water districts said the state board is losing credibility by insisting the drought still exists when residents can see how much conditions have eased.

<https://goo.gl/Z5OF46>

### **No New Affordable Housing Money in Gov's Budget**

#### **Voice of San Diego**

The governor's new budget makes clear that he isn't willing to spend more money from the state's general fund on affordable housing.

Gov. Jerry Brown didn't propose any new funding for low-income housing and made clear he wouldn't support proposed legislation that would increase spending. Even the \$400 million Brown had agreed to spend last year if lawmakers signed off on his plan to streamline local development was taken off the table.

He reiterated his stance from last year that obstacles created locally - such as community opposition, delays in permit approvals, impact fees and parking requirements - are driving up the cost of building homes. He urged a continued push for legislation that would eliminate discretionary local reviews for housing developments that comply with local rules.

<https://goo.gl/zXzZns>

### **Affordable Housing Is Now a Middle-Class Crisis in California**

#### **KCET**

California has a housing crisis.

This probably doesn't sound like news given the recent publicity about disputes over homelessness, rapidly rising rents, and gentrification-and the flurry of policy proposals for everything from rent control to fees on commercial construction and property sales used to support affordable housing programs. Unfortunately, the conversation about housing is largely disconnected from the reality of the problem, its causes, and potential fixes.

Debate about the housing crisis typically revolves around low-income households, and understandably so. The rule of thumb is that people shouldn't spend more than 30 percent of their income on housing. Meeting such a standard is nearly impossible for most low-income families. More than 90 percent of California families earning less than \$35,000 per year spend more than 30 percent of their income on housing. But this isn't new; that percentage has been stubbornly high for years. Nor is this an exclusively Californian problem-the comparable figure for the United States overall is 83 percent.

<https://goo.gl/zKWwzY>

## AROUND THE STATE

### California Housing Crunch Prompts Push to Allow Building

#### Wall Street Journal

Construction workers are seen on the exterior of a commercial and residential building going up in Hollywood, Calif., in 2014. Coastal metro areas in California between 1980 and 2010 added new housing units at about half the rate of the typical U.S. metro area. Photo: Frederic J. Brown/Agence France-Presse/Getty Images

Marco Gonzalez spent more than a decade suing real-estate developers in California over housing proposals that would have spoiled wetlands and gutted hillsides. The environmental lawyer won cases that stopped scores of units from being built.

Now he is on the opposite side, fighting cities and neighborhood groups in Southern California that fail to provide enough new housing units.

<https://goo.gl/qLUmW9>

### Trump's swift mortgage move angers real estate industry

#### San Francisco Chronicle

Donald Trump may have made his fortune in real estate, but one of his administration's first moves has upset the state and national Realtors associations.

Shortly after the inauguration on Friday, the U.S. Department of Housing and Urban Development "suspended indefinitely" a planned cut in the annual mortgage insurance premium on home loans insured by the Federal Housing Administration.

What's not clear is whether the Trump team is signaling that it wants less government involvement in housing and mortgage markets or whether it was simply reacting to a move the Obama administration made on its way out the door.

<https://goo.gl/VxOyBG>





## *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.

**TransFirst** - Payment solutions with average savings of 16% per year. Web/mobile tools, credit card and eCheck processing and more. Free "Savings Analysis" call 800-613-0148 or visit [www.TransFirstAssociation.com/NAHB](http://www.TransFirstAssociation.com/NAHB).

**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.

## NPP MEMBERSHIP IS FREE.

Available products include:

- |                      |                     |
|----------------------|---------------------|
| Wireless Service     | Tech Devices        |
| Office Supplies      | Fleet Management    |
| Travel               | Remote Surveillance |
| Maintenance & Repair | and more...         |



Access the nation's largest and most reliable 4G LTE network.

**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.**

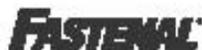
**Text Message Offer** - 250 per month for free, 500 per month for \$5, or unlimited per month for \$10.

**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.



Discount pricing on maintenance, repair and operating supplies.

Local products and service at over 2,600 stores.



Exclusive savings with the world's largest online travel agency.

Save 5% on hotel bookings—over and above Expedia's industry leading prices.



The nation's leading provider of online legal document services and legal plans to families and small businesses.

15% discount for NPP members.

## HOW TO GET STARTED

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.



**National  
Purchasing  
Partners**

800.810.3909  
[mynpp.com](http://mynpp.com)  
[customerservice@mynpp.com](mailto:customerservice@mynpp.com)

# ***MEMBERSHIP***

**BIA recognizes and appreciates new and renewing members  
Please call them if you are in need of services they provide.**

## **Renewing Members**

**Baker Custom Cabinets**

**Harbour & Associates**



## **WELCOME NEW MEMBERS**

**Mike Miller**

**Lennar**

**559/447-3404**

**Dan Mueller**

**HomeStreet Bank**

**559/558-9777**

***Thank You!***

***We're Sorry To See You Go!***

***Do you know any of these members?  
Call and urge them to renew their membership today!***

***These memberships are set to expire  
on 1/31/17***

**Dal-Tile**

***DO BUSINESS WITH MEMBERS***  
**KEEP YOUR INDUSTRY STRONG**

## **2017 Board of Directors**

**Brent McCaffrey, Chairman**

**Matt Smith, Secretary/Treasurer**

McCaffrey Homes

Woodside Homes

### **DIRECTORS**

**Arakel Arisian**  
Arisian Group

**Greg Bardini**  
Morton & Pitalo

**John Bonadelle**  
Bonadelle Neighborhoods

**John A. Bonadelle**  
Bonadelle Neighborhoods

**Terry Broussard**  
Broussard Associates

**Nick Bruno**  
Valley Development Company

**Mitch Covington**  
R. M. Covington Homes

**Patrick Darnell**  
D R Horton

**David Dick**  
Donald P. Dick Air Conditioning

**Bob Dillon**  
Gary McDonald Homes

**Ed Dunkel**  
Precision Civil Engineering

**Dennis Gaab**  
Benchmark Communities

**Zach Gomes**  
KB Home

**Stan Harbour**  
Harbour & Associates

**Jeff Harris**  
Wilson Homes

**James Jimison**  
Benchmark Communities

**Ash Knowlton**  
McCaffrey Homes

**Gary McDonald**  
Gary McDonald Homes

**Sarah Oliveira**  
Wathen Family Builders

**Mike Pickett**  
Don Pickett & Associates

**Jeff Reid**  
McCormick, Barstow

**Brad Roznovsky**  
The Roz Group

**Carl Swanson**  
Housing Capital Company

**Ron Wathen**  
QK

**Leo Wilson**  
Wilson Homes

### **PROFESSIONAL WOMEN IN BUILDING**

#### **Officers**

**President - Caryn Wiser**  
JLS Environmental

**President-Elect - Jamie Ohanesian**  
Precision Civil Engineering

**Vice President - Membership - Donna Measell**  
Motivational Systems, Inc.

**Treasurer - Linda Pickett**  
Don Pickett & Associates

**Secretary - Charlene Crabtree**  
BIAFM

**Parliamentarian - Marcia Russell**

#### **Directors**

**Donna Giannetta**  
Gary Giannetta, Civil Engineer

**Sheri Mitcheltree**  
**Patti Wasemiller**  
Valley Pacific Builders

**Laura Wilson**  
Wilson Homes

## **Calendar of Events**

### **February**

- |    |   |
|----|---|
| 1  | BIA Board of Directors—8:45 am—265 E. River Park Circle, Ste. 160                 |
| 7  | BIA/P G & E Meeting—10:00 am—Clovis Fire/Police HQ, Community Room                |
| 14 | <b>PWB Membership/Executive Board—12:00 noon—2695 N. Fowler, Ste. 101, Fresno</b> |
| 15 | BIA/Clovis Committee—9:00 am—Clovis Police/Fire Department HQ—Exec. Conf. Rm.     |
| 20 | BIA OFFICE CLOSED   |
| 22 | BIA/FMFCDD Meeting—9:00 am—Flood Control District Office                          |
| 23 | BIA/Madera County Committee—3:00 pm—200 W. Fourth St., Madera                     |