Summary of January Discussions with the City of Fresno

Water Supply for Growth Area 2 – Tim Orman reported that Mike Carbajal would not be attending today’s meeting because he was meeting with the Fresno Irrigation District on the water supply.

2035 General Plan Implementation Review Committee – Jennifer Clark reported that the members of the Committee had been appointed and the first meeting would be the week of January 27. Jennifer stated that the Committee would be meeting every two weeks with the goal of reporting to the City Council by the end of June. Jennifer indicated that the Committee was covered by the Brown Act and, as such, the meetings would be open to the public. Jennifer reported that the initial meeting would be a review of the General Plan and subsequent meetings would cover each chapter and element of the General Plan. Tim Orman informed the group that a public announcement of the appointees would be made January 10, but that Darius Assemi, Jeff Roberts, Sal Gonzales, Josh Peterson and Gary Giannetta would be representing the building industry.

Tract Acceptance Without All Sidewalks, Driveway Approaches & Street Trees – Scott Mozier reported that the City Council postponed consideration of the proposal indefinitely. Scott indicated that when the matter was reconsidered it would have to be heard by the Planning Commission first then to the City Council. Scott indicated that some members of the City Council strayed from the discussion on improvements within a tract to sidewalk gaps along major streets, which discussion caused the postponement. Scott indicated that it was suggested by a couple of BIA members that the BIA have an opportunity to meet with the City Council members to discuss the industry’s proposal and the connectivity issue which needed to be dealt with separately.

Fire Station 18 Construction – Scott Mozier reported that contracts had been signed and it was expected that construction grading would begin about February 15.
**LOCAL**

**Fire Department Proposed Master Fee Schedule Changes** – Ted Semonious reported that the consultant who prepared the 2011 Nexus Study and the most recent Nexus Study for Planning and Development Services was hired to review the 2011 Nexus Study and update it for current conditions. Ted stated that the work should be completed by the end of January. Ted indicated that the Department was tentatively scheduling the matter for Council consideration at the end of February.

**Accela/FASTER System Corrections** – Jennifer Clark informed the group that the issue that was reported last month about an error in the systems was caused by new personnel not understanding the process and neglecting to include the appropriate individuals in the system. Jennifer stated that that issue had been corrected. Jennifer indicated that Chuck Clark would be taking charge of corrections to the system, including issues with uploading and scheduling inspections. Chuck stated that Staff was meeting weekly to identify and fix problems and he was meeting bi-weekly with the software company to make corrections and improvements.

**Submittal of Projects to Avoid the New Requirement to Comply with Vehicle Miles Traveled (VMT)** – An inquiry was made as to the deadline for submittal of projects to have the environmental review completed and accepted by the City. Jennifer Clark stated that for a project with proper General Plan Designation and proper Zoning to receive approval by June 30 the project would have to be submitted by March 1. Any project that needed a General Plan change or rezoning would not meet the June 30 deadline.

**SEDA Specific Plan Approval** – Jennifer Clark reported that the State approved the grant for preparation of the Specific Plan and Infrastructure Plans SEDA. Jennifer stated that they were proceeding to select the consultant to prepare the documents but would be waiting to proceed with a contract until the City had received the grant contract documents from the State.

**Summary of January Discussions with the City of Clovis**

1. **Discussion – Reimbursements for Development Exactions** – Mike Prandini raised a question about the value used for reimbursement for dedications for street purposes. Mike Harrison explained that the City Code provided that the reimbursement to a developer for street right-of-way was at the developer’s cost. After discussion about the apparent inequity, it was agreed to form a committee in an attempt to resolve the matter.

2. **Updating Policies and Guidelines for Encroachment Permits** – Mike Harrison reported that the proposed ordinance amendment would be presented to the City Council on February 18.

3. **Update for City Standard Specifications and Drawings** – Sean Smith stated that another batch of specifications would be distributed by the end of the week.

4. **Development and Permit Fee Payment Processing** – Doug Stawarski indicated that they were continuing the work building the portal data to allow multiple company representatives to access the permit data. Doug stated that their intent was to open the portal in February for solar permits to beta test the system and that, if successful, they would open to portal sometime in March.
5. **New Water Supply Fee** – Mike Harrison informed the group that when the draft ordinance was completed he would schedule a meeting to discuss the proposed option, whether it would be considered a new fee, and a proposed implementation date.

6. **Implementation of SB743 – Mitigation for Air Quality Impacts for Vehicle Miles Travelled** – Luke Serpa indicated that the City would be hiring a consultant to assist the City in setting the baseline threshold for the City and to establish feasible mitigation measures. In addition, they were considering the evaluation of the General Plan as to Vehicle Miles Traveled.

7. **Changes to Development Standards for Small Lot Single Family Subdivisions** – Dave Merchen reported that the review of the development standards for small lot subdivisions was in progress and he would keep the builders advised as the review progressed.

8. **New PG&E Gas Tie Policy** – In that PG&E no longer allows private contractors to perform gas ties or compaction/paving repairs it had been suggested that the City Inspectors develop a process to work directly with PG&E for this work. Mike Harrison indicated that they agreed but had not yet set a meeting with PG&E to discuss the process.

9. **PG&E Streetlight Repairs** – In that PG&E accepts the street lights at the time the subdivision is energized, it was suggested that PG&E provide an acknowledgement that the street lights had been accepted by PG&E and would then be responsible for any repairs. Laura Tieman and Michael Redman indicated that they would meet with the City to work on a solution. It was requested that the City not delay tract acceptance due to issues with streetlights.

**Summary of January Discussions with the County of Fresno**

**Planning Documents Preparation Fee** – Bernard Jimenez reported that they were developing the scope of what the fee would apply to and, once that was completed, they would contract with a consultant to prepare a Nexus Study. Bernard stated that the BIA would be included in the scoping process.

**General Plan Review/Zoning Ordinance Update/Housing Element Implementation** – Bernard Jimenez presented an overview of the process that County is using to make changes to comply with the new State laws. Chris Motta reviewed that Action Plan for the Multi-Jurisdictional Housing Element, including providing adequate sites, Farmworker Housing, and Fair Housing.

**Proposed Monument Replacement Fee** – Steve White stated that the County was having difficulty retaining Survey Monuments destroyed by construction and was evaluating a fee and process to protect and replace the survey monuments.

**Sustainable Groundwater Management Act (SGMA)** – Bernard Jimenez reported that all the Groundwater Sustainability Agencies (GSA) in the Kings River Basin had approved their respective Groundwater Sustainability Plans (GSP) and all would be submitted to the State by the deadline. Bernard stated that he was unsure how long it would take to receive approval.

**Acquisition of Right-of-Way in the County** – Steve White introduced the County’s new Property Manager, Ava Jourdain, who would be handling all Right-of-Way acquisitions. Steve indicated that Ava needed to be advised when a project needed right-of-way that was in the County.

**Process for Vacating Right-of-Way** – Steve White stated that Ava Jourdain needed to be advised about any request for vacating County right-of-way and that the Board of Supervisors had to approve the vacation of any right-of-way.

**Road Maintenance and Operations Division’s Role in Plan Review** – John Thompson reported that the Division was in the process of data collection to provide the Design Division with accurate data on County roads. John indicated that they were discussing with the City of Fresno coordination on road improvements.
AROUND THE STATE

Solar panels now required on new California homes. Why that’s so controversial in Sacramento

Sacramento Bee

Solar panels are now required on many new homes built in the state of California. But in Sacramento, that's causing some controversy, as the county's electrical provider seeks a carve out from the new policy.

And then there's the question prospective home buyers will ask: how much more will a new home cost now that solar panels must be part of the plan?

Read the entire article here

January could be a busy month for the tax hikers in Sacramento

The Orange County Register

The state Legislature returns to work on Jan. 6, and taxpayers should be on their guard as lawmakers consider new laws that would grease the skids for even more tax increases.

One especially concerning threat is Assembly Constitutional Amendment 1, which was defeated on the floor of the Assembly in August but is eligible for reconsideration. ACA1 would make it easier to pass local tax increases for infrastructure or affordable housing. Currently, under Proposition 13, those taxes require the approval of two-thirds of voters. ACA1 would lower that requirement to just 55 percent.

Read the entire opinion piece here

The facts on housing affordability in the United States

PolitiFact

"Housing affordability is at crisis levels," said Robert Dietz, chief economist for the National Association of Home Builders.

The topic has taken a backseat on the campaign trail to hot-button issues like health care, but the candidates in Atlanta weren't the only ones to take a stab at it. Democrats in Congress have recently introduced bills on housing, and President Donald Trump signed an executive order in June to establish a council focused on removing regulations that limit the supply of housing.

In September, the U.S. Treasury quietly unveiled a separate Trump administration plan to reshape the housing market by reducing the federal government's role.

PolitiFact checked out the available research and talked to experts to get a sense of how bad the nation's affordable housing problems have become for both homeowners and renters.

Read the entire article here
AROUND THE STATE

An In-Depth Look at the Preparations and Lingering Controversies around California’s Landmark Home Solar Requirement

Green Tech Media

Builders Brace for California’s 2020 Home Solar Mandate

December 16, 2019- One in five newly constructed California homes now comes topped with a solar installation. Starting in January, that needs to jump to five out of five.

A year ago, California gave final approval to updated building codes that require all new homes to come with solar attached. Multifamily units below three stories must also adhere to the mandate.

Since then, residential installers have worked to cement partnerships with home-builders. Builders have practiced their solar pitches. And one local utility, Sacramento Municipal Utility District (SMUD), offered up a program designed to meet the mandate through community solar - sparking significant controversy in the process.

Read the entire article [here](#)

California housing bill gets major makeover - and it gives local governments more control

Sacramento Bee

Last year, California local governments effectively blocked the broadest proposal out of the Legislature that attempted to boost home construction across the state.

This year, lawmakers behind that bill are trying to win over cities and counties by promising them a lot more control over their zoning laws.

State Sen. Scott Wiener, D-San Francisco, modified Senate Bill 50 after months of negotiations with local government leaders who raised concerns about the state infringing on local regulations. Wiener and other housing advocates view local zoning restrictions as obstacles to home construction, and want to legislatively require cities to clear a path for more development.

Read the entire article [here](#)

Protesters take over press conference announcing new California housing bill

The Mercury News

Protesters shouted down Sen. Scott Wiener on Tuesday as he stood on the steps of Oakland City Hall, attempting to introduce a revamped bill to spur more housing development throughout California.

For nearly an hour, while Wiener and other supporters ran through the merits of Senate Bill 50, protesters including activist group Moms 4 Housing drowned them out with chants of "Hey hey, ho ho, luxury housing has got to go" and "Where's the affordable housing?"

The clash between two pro-housing groups - both of which believe the Bay Area faces a crippling affordability crisis but disagree over how to fix it - symbolizes the contentious nature of the California housing debate.

Read the entire article [here](#)
A R O U N D  T H E  S T A T E

Make housing cheaper? Here’s how California lawmakers are getting started in 2020

Sacramento Bee

Gov. Gavin Newsom signed housing laws during his first year in office that aimed to protect tenants from egregious rent increases, prevent discrimination against people who pay rent with vouchers, and block cities from stymieing new construction.

But the year concluded without Newsom signing a game-changing law that would spur construction of new homes, which is largely seen by advocates and lawmakers as the key to solving California’s housing crisis.

Read the entire article here

Bay Area Mega Projects - Housing on hold: Where 13 major developments stand

San Francisco Chronicle

As the Bay Area grapples with a massive regional housing shortage, many cities have sought a solution in megaprojects - massive developments that promise to deliver thousands of homes and to help stem the tide of displacement and homelessness.

But this strategy presents an immense challenge: It means that much of the region's future housing stock is dependent on these extremely challenging and complex large-scale redevelopments.

Read about the status of the 13 developments here

Bay Area mega projects fail to deliver on big housing promises

San Francisco Chronicle

San Francisco lawmakers approved three historic, neighborhood-transforming redevelopment proposals during the 12 months leading up to summer 2011.

While the projects look promising on paper, the reality has been different. After nine years, only 350 homes - 1.3% of the total - have been completed. Even as housing prices have skyrocketed and developers have scrambled to build condos and apartments, progress at the three mega-developments has languished.

Read the entire article here

SF bans natural gas in new city buildings, plans all construction ban

San Francisco Chronicle

San Francisco’s Board of Supervisors has voted unanimously to ban gas appliances in new and significantly renovated city buildings. It’s just the beginning, officials say: The board also passed a law to give incentives for all-electric construction, paving the way for a possible gas ban in all new buildings this year.

Tuesday’s action is the latest in a controversial wave of laws across the Bay Area to reduce greenhouse gas emissions from buildings by phasing out gas. San Francisco's Environment Department said buildings produced 44% of the city's emissions in 2017, the most recent year data were available.

Read the entire article here
AROUND THE STATE

Fact or Fiction? A Look At Claims About SB 50, One Of California’s Most Controversial Housing Bills

Politifact
When one of the most contested California housing bills in years resurfaced at the state Capitol this month, so did the heated, often exaggerated claims about how it would ease the state's affordable housing crisis - or possibly make it worse.

Senate Bill 50, authored by Democratic state Sen. Scott Wiener of San Francisco, would require cities and counties to allow higher-density housing near job and transit centers. Most new units would be priced at the market rate, but the bill requires up to a quarter to be affordable.

Read the entire article here

Editorial: NIMBYs beware: California could make it harder to block homeless and affordable housing

Los Angeles Times
Last fall, state lawmakers passed a narrowly tailored bill that exempted homeless shelters and permanent supportive housing projects in Los Angeles from the California Environmental Quality Act, or CEQA, for five years. The bill was designed to make it faster and easier to build much-needed homeless housing and to block Not-In-My-Backyard lawsuits against such projects.

And it worked. Just two months after Gov. Gavin Newsom signed the measure into law, a judge threw out a lawsuit seeking to stop the city from putting a 154-bed shelter on an abandoned bus yard in Venice. The city has granted exemptions to three other homeless shelters, and nine permanent supportive housing projects have requested the same protection, which can help shave months or even years off a project's timeline.

Read the entire editorial here

Realtors president: California must get serious serious about housing supply

The Orange County Register
Lawmakers who worked to fix California's housing shortage and affordability crisis learned hard lessons in 2019. Despite much fanfare and commitments, the gap between housing supply and demand actually worsened.

As a new decade dawns, we will soon determine if California has learned the lessons of 2019 or will simply repeat them.

Will the state have the courage to make increasing housing supply a top priority? Will we have the courage to stand up to local governments that vigorously block housing development? Will we do the right thing in the face of overwhelming evidence that the housing shortage and affordability crisis is contributing to homelessness and driving college graduates and working families to leave California?
Read the entire article here
**AROUND THE STATE**

**SB 50's failure exposes California Democrats' ineptitude on affordable housing crisis**

*Sacramento Bee - Editorial*

Do California's elected leaders truly want to fix California's housing crisis? It doesn't seem like it, given the failure of Senate Bill 50, which fell three votes shy of passing last night. The bill lost a floor vote 18-15. Oddly, six senators abstained, apparently refusing to pick sides on a major bill to address the most important issues facing the state: housing and homelessness.

The ambitious and controversial bill by state Sen. Scott Wiener, D-San Francisco, would spur California's cities to build more housing, increasing affordability by increasing supply.

Read the entire editorial [here](#).

**More States See Zoning as Lever to Lower Housing Costs**

*PEW*

California state Sen. Scott Wiener has a simple explanation for the Golden State's affordable housing crisis: "Decades of bad housing policy."

The Democrat particularly blames cities' longtime embrace of single-family zoning, which he says has contributed to a housing shortage that's pushing up rents and home prices and encouraging sprawl. "It's not sustainable," Wiener recently told Stateline.

As state lawmakers look for ways to bring down housing costs, a growing number are taking aim at the American dream of a family home surrounded by a white picket fence.

Read the entire article [here](#).

**Gov. Newsom admits he stretched housing truth about a 3.5 million-unit shortfall**

*The Mercury News*

Gov. Gavin Newsom has recanted his repeated and insistent suggestion that the state's housing challenges require 3.5 million homes to be swiftly built.

He recently described this target - based on a flawed and outdated consultant's study - as a "stretch goal," whatever that means. Plus, he says he's tossed that math and is having new construction goals formulated. Sadly, the governor's very public stretching of the housing-shortage truth only further hardens the lines drawn between the warring factions trying to solve (and/or profit from) the chore of sheltering 40 million Californians.

It'd be easy for me to drone on about Newsom's major policy mistake - it added up to a wasted year on the housing front. Or I could use the trusty spreadsheet to help find a better number. Rather, let me applaud his words as a positive signal.

Read the entire article [here](#).

**Who's to blame for high housing costs? It's more complicated than you think**

*Brookings*

Public debate falls into two schools of thought as to why housing costs are so high in many parts of the U.S. The YIMBY ("Yes In My Backyard") school argues that housing is expensive because local governments and voters have adopted overly restrictive land use regulations that limit the construction of new housing. On the other hand, left-leaning politicians like Bernie Sanders contend that housing is expensive because "corrupt real estate developers are gentrifying neighborhoods."

In this piece, I lay out some basic facts about the financial ecosystem of housing development, and discuss the ways land use regulations affect development decisions. How do regulatory barriers impact the profitability of a new housing development? And how are the costs of development (including complying with regulations) shared among developers, lenders, and investors?

Read the entire report [here](#).
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) and the National Association of Home Builders (NAHB 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: Exclusive access to discounts on select products, including the Builder Backed Service Program and the systems and appliances warranty
♦ Amazon: Business-only pricing and products, Purchasing approvals and workflows, Improved spending visibility and Multiple payment options.
♦ Lowe’s: Save 2% on Lowe’s accounts receivable purchases, plus free delivery on purchases of $500 or more
♦ UPS: UPS discounts of up to 36% on a broad portfolio of shipping services including air letters & packages, ground shipments, international imports and exports.
♦ TSYS (formerly TransFirst): Complete payment solutions with proven savings of 16% per year average. Web/mobile tools, credit card and eCheck processing, check services and more. Free “Savings Analysis” for members.
♦ CBIA has an Affinity Program with Ames Grenz Insurance, to provide members with guaranteed issue medical, dental and vision plans. For details, please contact Reggie Conley at Ames Grenz Insurance Services at (916) 486-2900 or rconley@amesgrenz.com
♦ The CIRB Report, a research service provided by the California Homebuilding Foundation (CHF), produces and distributes current and historical statewide building permit statistics for all 58 counties and 538 incorporated cities. Contact the Research Team at 916-340-3340 or CHF-CIRB@mychf.org for more information.
♦ Member Rebate Program: Quarterly rebates on materials purchased
♦ NPP (National Purchasing Power): Verizon Wireless—up to 22% off standard rates
   (with 5 business lines), Expedia, Cradlepoint and Fastenal
## Member Savings Program

### Auto

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<td>Geo RO</td>
<td>Over $25,000,000 last year</td>
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### Auto Rental

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<tr>
<td>Budget</td>
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<td>Hertz</td>
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### Building Materials

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**NAHB Members Saved**

**over $25,000,000 last year**
### BUSINESS MANAGEMENT

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<td>SMALL BUSINESS</td>
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<td>800-223-510</td>
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<tr>
<td>Office Depot</td>
<td>20% off</td>
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<td>House</td>
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<td>UPS</td>
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<td>Coaches, managers, school</td>
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### SHOPPING AND ENTERTAINMENT

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<td>CTD Travel</td>
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### NAHB ASSOCIATION DISCOUNTS

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<td>NAHB</td>
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<tr>
<td>National Association</td>
<td>20% off</td>
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<tr>
<td>Adams &amp; Westlake</td>
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<tr>
<td>NAHB</td>
<td>20% off</td>
<td>Orchestral, ballet, opera, theatre, concerts, tours, circuses, and sports</td>
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<td>National Association</td>
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Discounts are valid 20% off the regular price of tickets. Prices vary. Not redeemable for travel or transfers.
BIA recognizes and appreciates new and renewing members
Please call them if you are in need of services they provide.

Renewing Members

Broussard Associates
Dal-Tile
Woodside Homes

WELCOME NEW MEMBERS

***NONE***

Thank You!

DO BUSINESS
WITH MEMBERS
KEEP YOUR INDUSTRY
STRONG

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 1/31/2020
Citadel Roofing and Solar
2020 Board of Directors

Dennis Gaab, Chairman
Century Communities

John A. Bonadelle, Secretary/Treasurer
Bonadelle Neighborhoods

DIRECTORS

Arakel Arisian
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Deborah Coe
Baker Manock & Jensen
Mitch Covington
R. M. Covington Homes
Patrick Darnell
D R Horton
David Dick
Donald P. Dick Air Conditioning
Ed Dunkel, Jr.
Precision Civil Engineering
Gary Giannetta
Gary Giannetta, Civil Engineer
Zack Gomes
KB Home
Stan Harbour
Harbour & Associates
Jeff Harris
Wilson Homes
James Jimison
KJS Investment Services
Ash Knowlton
McCaffrey Homes
Brent McCaffrey
McCaffrey Homes

Gary McDonald
Gary McDonald Homes
Jay Medellin
Woodside Homes
Sarah Oliveira
Wathen Mansionette Homes
Josh Peterson
WCP Developers
Mike Pickett
Don Pickett & Associates
Jeff Reid
McCormick, Barstow
Brad Roznovsky
The Roz Group
Matt Smith
Woodside Homes
Carl Swanson
Housing Capital Company
Kurt Vote
Wanger Jones Helsley
Ron Wathen
QK
Leo Wilson
Wilson Homes

PROFESSIONAL WOMEN IN BUILDING

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Precision Civil Engineering
President-Elect - Caryn Wiser
JLS Environmental
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Motivational Systems, Inc.
Treasurer - Linda Pickett
Don Pickett & Associates
Secretary - Cynthia Cantu
Browning Contractors
Parliamentarian - Marcia Russell

Community Outreach Chair— Alison Berry
Arthur J. Gallagher
Historian—Terri Emmett
Dave Christian Construction

Directors

Donna Giannetta
Gary Giannetta, Civil Engineer
Sheri Mitcheltree
Retired
Patti Wasemiller
Valley Pacific Builders
Laura Wilson
Wilson Homes

Calendar of Events

February

3  BIA/Madera County Committee—2:00 pm
5  BIA Board of Directors—8:45 am
12  PWB—4:00 pm
12  BIA/Fresno Committee—3:00 pm
19  BIA/Clovis Committee—9:00 am
26  BIA/FMFCD Committee—9:00 am