



BIA Fresno/Madera Counties

UPDATE BULLETIN

Volume 26, Issue 3 – March 31, 2017



AROUND THE STATE

The state's housing crisis won't be solved unless Californians embrace new home building, report says

Los Angeles Times

The largest barrier to California resolving the state's housing affordability crisis is Californians themselves, according to a new report from the state's nonpartisan Legislative Analyst Office.

Local opposition to planning and building new housing to accommodate demand from current and future residents has led to an extreme shortage of homes that is driving up prices to record levels, the report said. Developers need to roughly double the amount of new homes built every year in California - at least 100,000 more - to keep pace with demand, according to a recent report from the state housing department.

Cities and counties are primarily responsible for approving new housing, and if local attitudes don't change, any action the state takes won't come close to solving the problem, the legislative analyst's report said.

<https://goo.gl/D6wra0>



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



Affordable Housing Bill Clears First Hurdle In California Legislature

KPBS

Legislation to address California's affordable housing crisis cleared its first hurdle at the state Capitol this week, passing out of the Senate Transportation and Housing Committee.

Senate Bill 2, also known as The Building Homes and Jobs Act, would impose a \$75 recording fee on real estate documents, excluding property sales.

Similar bills have failed to make it out of the Legislature in recent years. Advocates have said SB 2 would create a permanent funding stream for affordable housing, helping replace some of the more than \$1 billion lost annually when the state eliminated redevelopment in 2011.

<https://goo.gl/2wlnZJ>

CEQA an obstacle for needed housing in California

San Diego Union Tribune

By 2050, San Diego's regional population will increase from 3.14 million to 4.07 million. That's mostly due to births exceeding deaths, not from immigration or people moving here from elsewhere in the U.S. We can't pretend our population won't increase any more than we can pretend there isn't climate change or old age. We need to get ready for more people.

How can we accommodate them and retain the natural beauty and lifestyle that makes San Diego so great?

Our best strategy is infill. That's the use of vacant or underused land in already-developed areas for new construction. Planners and environmentalists agree that more sprawl is a bad idea; it consumes open space, requires more taxpayer investments in new roads and pipes, and results in longer commutes, more pollution and more congestion.

<https://goo.gl/meOIh8>

Prevailing wage bill passes committee

San Diego Union Tribune

A union-backed bill opposed by building and business organizations because they said it will increase housing costs made it out of a committee in Sacramento on Wednesday, positioning it eventually for a vote in the state Assembly.

Assembly Bill 199 from Kansen Chu (D-San Jose) and California Building and Construction Trades Council, a labor union group, would compel workers be paid higher wages on more housing projects than are required now.

The bill now moves to the Assembly's Committee on Appropriations with both sides agreeing to meet to discuss changes in language.

<https://goo.gl/xzPt9r>



brag about your new found structural home warranty partner.

Patricia Raymer, Risk Management Specialist
916.365.6192 | praymer@2-10.com



LONG LIVE HAPPY HOMES™

2-10.com

AROUND THE STATE

California gas prices could rise if the state's cap-and-trade program is extended, legislative analyst says

Los Angeles Times

As California lawmakers debate the future of the state's battle against global warming, there's one politically sensitive issue they'll have to consider: gas prices.

Gov. Jerry Brown wants lawmakers to extend the cap-and-trade program, which requires companies to buy permits to release greenhouse gas emissions. Right now, the price of permits sold in state-run auctions is less than \$14.

However, if the program is extended and the state pushes forward with its tougher climate goals, the price of allowances could rise to \$50 over several years, according to Ross Brown from the nonpartisan Legislative Analyst's Office.

<https://goo.gl/NXXVgv>

California home sales start year off strong...but will that last?

Housing Wire

California had a lot working in its favor heading into 2017, but the Federal Reserve's recent decision to raise interest rates could start to change that.

The Golden State recorded an increase in home sales between December and January this year, which is a major feat given that this hasn't happened since 2012.

But, according to the latest existing-home sales report from the California Association of Realtors, California home sales and median price backpedaled on a monthly basis in February. However, both still showed strong gains on a yearly basis.

<https://goo.gl/fgSTsS>



AROUND THE STATE

Legislative Democrats trying to increase housing costs

Los Angeles Daily News

It is universally acknowledged that California has a serious housing supply and affordability crisis, yet Democrats in the Legislature seem intent on increasing housing costs even more.

The state's housing affordability numbers are pretty ugly. California housing prices are two-and-a-half times the national average, the Legislative Analyst's Office noted in a March 2015 report. Overall homeownership rates are at their lowest since the 1940s, a January report from the California Department of Housing and Community Development report informs, and, over the past 10 years, new home construction has averaged just 80,000 of the projected 180,000 needed each year. California's 54.6 percent homeownership rate is second-worst in the country, ahead of only New York, according to the U.S. Census Bureau.

Assemblyman Kansen Chu, D-San Jose, has offered Assembly Bill 199, which would require new residential housing projects to pay prevailing wages. The Business Council of San Joaquin County estimates that this will increase the cost of a 1,500-square-foot home by \$75,000.

<https://goo.gl/cKuf5b>

With housing costs skyrocketing, rent control is on the docket again in Sacramento

Los Angeles Times

Amid California's housing crisis, several state lawmakers want to give cities the ability to dramatically expand rent control, including imposing the kind of strict limits that once existed in Santa Monica and West Hollywood but have been barred since the 1990s.

A bill that would do so, introduced last month, marks the most significant move yet in a growing movement to cap skyrocketing rents as California's economy booms and housing production lags.

Protests over the high cost of housing and aggressive landlord tactics have erupted in Los Angeles and throughout the San Francisco Bay Area. And voters in two cities up north passed new limits on rent increases in November, seeing them as a way to stop dramatic hikes that have displaced lower- and middle-income households.

<https://goo.gl/5yf2RO>

Why California stinks for first-time home buyers

Los Angeles Times

If you're a millennial living in California, buying your first home doesn't come any harder.

California ranked as the toughest state in the nation for first-time home buyers, who typically would be in the millennial age bracket of 18 to 34, according to a recent report by Claes Bell, an analyst with Bankrate.com.

There are several reasons the Golden State placed last in the report, including the relatively high cost of housing, the tight market for available entry-level homes and the struggle that millennials face in saving for a down payment.

In Southern California, the median home price for new and resale homes hit \$460,000 in February, up 7% from a year earlier and the latest gain in nearly five years of steady price increases, real estate firm CoreLogic reported recently.

<https://goo.gl/OgFBKi>

AROUND THE STATE

Prevailing wage bill: Better income for construction workers or higher housing price?

Fresno Bee

Home builders, housing advocates and Fresno leaders say a new law making its way through the California Legislature could raise home prices, widening the gap of housing affordability for central San Joaquin Valley families.

The current wage rate in the Valley is two to four times higher than what is identified by the state Department of Industrial Relations depending on the job class, said Mike Prandini, president and chief executive officer of the Building Industry Association of Fresno and Madera Counties. If the bill passes, it would increase the cost of a house by \$35,000 to \$60,000, depending on size, and "that's huge here."

<https://goo.gl/VEYNgw>

What does California need to meet its climate-change goals? For starters, denser housing and less driving, report says

Los Angeles Times

California will need billions of dollars in new funding for housing and transportation improvements, and to make extraordinary changes to state and local government policies, in order to meet its new 2030 climate change goals, according to new reports from state and regional government officials and UC Berkeley researchers.

Californians will need to cut their driving by 1.6 miles per day, which they could accomplish through telecommuting, carpooling, biking or taking transit to work once a month as well as replacing short car trips with walking and combining multiple errands into one trip, state climate regulators said.

<https://goo.gl/INWUvy>

California is shattering solar records. This bill could take renewable energy to the next level.

Desert Sun

A month ago, California broke its all-time solar record, with nearly 8,800 megawatts of solar power flooding the state's main electric grid on a Friday afternoon. The record stood until the following Wednesday, when more than 9,000 megawatts of solar powered the Golden State, according to the California Independent System Operator, which runs the grid.

That record didn't even last 24 hours.

With the costs of solar continuing to fall, and wind still one of the cheapest sources of new electricity around, California should have no problem hitting its 50 percent clean energy target by 2030.

<https://goo.gl/v6nNPO>

LOCAL

Water Issues

The City of Fresno still has not finished with the Water Capacity fee. The proposed fee was to be considered by the City Council on March 9, but was postponed to March 23. After a contentious hearing on March 23 when several issues were raised as to the cost of a significant project and CEQA issues, the City Council sent the issue back to the City Staff for more information. The hearing is now scheduled for April 6.

AB199 – The prevailing wage bill

As indicated by the several articles on AB199, this is a serious threat to the building industry. If approved, it will make buying a home even less affordable by increasing labor costs on all residential, single family and multiple family, housing by as much as 46%, according to Beacon Economics. To raise awareness about the impact of the bill, Assemblymember Patterson, in cooperation with the BIA, held a press conference to highlight the damage that could be caused by the measure. As you can see from the photo taken at the event, there was a large crowd that was able to attend and support the BIA. See picture below.





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: 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

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 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 to learn more.

Lowe's - Visit 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 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 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 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 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 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.

Dell - Up to 30% off on all Dell computers. Call 800-757-8442 and Mention NAHB or visit 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 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 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, 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, 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, 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

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.



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
Office Supplies
Travel
Maintenance & Repair

Tech Devices
Fleet Management
Remote Surveillance
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.

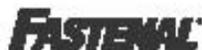
Text Message Offer - 250 per month for free, 500 per month for \$5, or unlimited per month for \$10.

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, 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
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

See's Consulting & Testing
LinkUs Enterprises, Inc.
McCaffrey Homes
Terry Tuell Concrete, Inc.
Krazan & Associates

WELCOME NEW MEMBERS

*** NONE ***

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 3/31/17*

**Robert Boyajian Real Estate
The Fresno Bee**

DO BUSINESS WITH MEMBERS
KEEP YOUR INDUSTRY STRONG

2017 Board of Directors

Brent McCaffrey, Chairman

Matt Smith, Secretary/Treasurer

McCaffrey Homes

Woodside Homes

DIRECTORS

<p><i>Arakel Arisian</i> Arisian Group</p> <p><i>Greg Bardini</i> Morton & Pitalo</p> <p><i>John Bonadelle</i> Bonadelle Neighborhoods</p> <p><i>John A. Bonadelle</i> Bonadelle Neighborhoods</p> <p><i>Terry Broussard</i> Broussard Associates</p> <p><i>Nick Bruno</i> Valley Development Company</p> <p><i>Jeff Callaway</i> Lennar</p> <p><i>Deborah Coe</i> Baker Manock & Jensen</p> <p><i>Mitch Covington</i> R. M. Covington Homes</p> <p><i>Patrick Darnell</i> D R Horton</p> <p><i>David Dick</i> Donald P. Dick Air Conditioning</p> <p><i>Bob Dillon</i> Gary McDonald Homes</p> <p><i>Ed Dunkel</i> Precision Civil Engineering</p> <p><i>Dennis Gaab</i> Benchmark Communities</p>	<p><i>Zach Gomes</i> KB Home</p> <p><i>Stan Harbour</i> Harbour & Associates</p> <p><i>Jeff Harris</i> Wilson Homes</p> <p><i>James Jimison</i> Benchmark Communities</p> <p><i>Ash Knowlton</i> McCaffrey Homes</p> <p><i>Gary McDonald</i> Gary McDonald Homes</p> <p><i>Sarah Oliveira</i> Wathen Family Builders</p> <p><i>Mike Pickett</i> Don Pickett & Associates</p> <p><i>Jeff Reid</i> McCormick, Barstow</p> <p><i>Brad Roznovsky</i> The Roz Group</p> <p><i>Carl Swanson</i> Housing Capital Company</p> <p><i>Ron Wathen</i> QK</p> <p><i>Leo Wilson</i> Wilson Homes</p>
---	--

PROFESSIONAL WOMEN IN BUILDING

Officers

<p><i>President - Caryn Wiser</i> JLS Environmental</p> <p><i>President-Elect - Jamie Ohanesian</i> Precision Civil Engineering</p> <p><i>Vice President - Membership - Donna Measell</i> Motivational Systems, Inc.</p> <p><i>Treasurer - Linda Pickett</i> Don Pickett & Associates</p> <p><i>Secretary - Charlene Crabtree</i> BIAFM</p> <p><i>Parliamentarian - Marcia Russell</i></p>
--

Directors

<p><i>Donna Giannetta</i> Gary Giannetta, Civil Engineer</p> <p><i>Sheri Mitcheltree</i> <i>Patti Wasemiller</i> Valley Pacific Builders</p> <p><i>Laura Wilson</i> Wilson Homes</p>
--

Calendar of Events

April

4	BIA/Fresno Committee—9:00 am—Fresno City Hall, Room 4017
5	BIA Board of Directors—8:45 am—265 E. River Park Circle, Ste. 160
11	PWB Membership/Executive Board—12:00 noon—2695 N. Fowler, Ste. 101, Fresno
12	BIA/Fresno County Committee—9:00 am—Fresno County Plaza, Eighth Floor, Conf. Room A
14	BIA OFFICE CLOSED—12:00 noon
19	BIA/Clovis Committee—9:00 am—Clovis Police/Fire Department HQ—Exec. Conf. Rm.