Summary of November Discussions with the City of Fresno

Specific Plan for SEDA – Jennifer Clark reported that the State had approved the City’s application for funding and a contract with a consultant would be approved in January. Jennifer estimated that the Plan, Infrastructure Plans and EIR should be completed by December 2020. An inquiry was made about the proposal by Councilmember Chavez to amend the General Plan and its impact on the SEDA Plan. Jennifer indicated that the General Plan change would not affect the SEDA Specific Plan.

Water Supply for Growth Area 2 – Mike Carbajal indicated that the City was reviewing the Clovis Water Supply Agreement with FID to determine what was best for the City. Mike stated that the development of the Groundwater Sustainability Plan (GSP) was causing a delay in analyzing what water supply the City needed. Mike noted that approval of the GSP would be considered by the Groundwater Sustainability Authority on November 21.

Status of 2035 General Plan – An inquiry was made about the proposal by Councilmember Chavez to amend the General Plan. Jennifer Clark informed the group that the City was in the process of updating the Master Environmental Impact Report (MEIR) as the current MEIR expires at the end of December 2019. The update involves analysis changes in the law, changes in growth assumptions and the requirement for Vehicle Miles Traveled analysis. Jennifer stated that the goal was to have the MEIR to the City Council by the end of February 2020.

Tract Acceptance without all Sidewalks, Driveways Approaches & Street Trees – Scott Mozier reported that a text amendment to accomplish the change was scheduled for December 12 for Council consideration.

Fire Station 18 Construction Contract and Start of Construction – Andy Benelli informed the group that the award of the bid was scheduled for the City Council on November 14 and, if approved, construction should start in January.

www.nahb.org/ma
This link takes you to the NAHB Member Discounts page
Schedule for Construction for the Relocation of Station 10 – Ten Semionious indicated that the staff was still analyzing which station should be built first, but at the present time there was no urgency to move Station 10 as the City had a mutual aid agreement with Clovis to support the Station 10 area if needed.

Fire Department Proposed Changes to the Master Fee Schedule – Ted Semionious presented information on the changes to the Fire Department Master Fee Schedule being proposed by the Department. Ted stated that the funds generated by the fee increase would be used to hire additional plan reviewers and inspectors. Ted indicated that the Fee proposal had not been scheduled before the City Council. Dennis Gaab noted that the Nexus Study being relied upon for the Fee update was 8 years old and there was no indication that a time and motion study was used for the update.

Plan Check Discrepancies – Nick Crawford, of Don Pickett & Associates, noted that a Building Plan Checker was requiring changes to the site plan conditions that conflicted with the Public Works Standards, such as requiring a utility plan, onsite slope and soil movement. Jennifer Clark and Scott Mozier agreed to meet with Nick to resolve the issues.

Community Solar – Mike Prandini informed the group of an application before the California Energy Commission to allow Sacramento Municipal Utility District to provide solar power from a solar farm in Fresno County to new homes built in the District and to waive the requirement for rooftop solar. City Staff indicated that they would monitor the situation.

Veterans Boulevard Update – Scott Mozier stated that the City had received a grant for the final piece of funding to complete the entire Veterans Boulevard Project, although it would take several years to complete.

Summary of November Discussions with the City of Clovis

Updating Policies and Guidelines for Encroachment Permits - Mike Harrison reported that he had not received any comments and was planning to proceed to the City Council in December. Several members requested addition time to review and comment. Mike stated that he would delay submittal to the City Council until January 2020.

Update for City Standard Specifications and Drawings – Stan Harbour informed the group that he had a meeting with City staff on the issue of material used for trench backfill. Stan indicated that they had reached a compromise that the standard would be to use sand, but it would provide for the use of other suitable material if conditions warranted.

Development and Permit Fee Payment Processing – Doug Stawarski stated that the interface issues had been resolved and they were building the portal data to allow multiple company representatives to access the permit data. Doug indicated that their goal was to open the portal in January 2020.
NEW OPTION TO MEET SOLAR REQUIREMENT WITH OFF-SITE SOLAR GENERATION – Doug Stawarski indicated that he was researching the option. John Quiring, of QK, informed that group that the Public Utilities Commission had postponed the hearing on the request by the Sacramento Municipal Utility District (SMUD) to use power generated by the SMUD solar farm in western Fresno County to offset the need for rooftop solar in the District.

RTMF INCREASE – Mike Harrison and Luke Serpa indicated that Clovis had raised the issues raised about the appropriateness of the inclusion of the North/Cedar Interchange Improvements in the RTMF program. Luke stated that both the Transportation Technical Committee and the Policy Advisory Committee had voted to recommend the increase and that the RTMF Authority would consider the matter on November 21.

LITIGATION RE AFFORDABLE HOUSING – Luke Serpa reported that the City had a strong defense against the lawsuit because of the changes made late last year and the fact that the State approved the changes the City made.

NEW WATER SUPPLY FEE – Scott Redelfs updated the group on the meeting with the BIA. Scott stated that there would be a meeting on the matter in December that would include landowners, builders and other interested parties. The group discussed whether the fee would be considered a new fee or an increase to an existing fee. Scott indicated that their goal was to have the public hearing on the fee in late February 2020 and to have the fee effective no later than May 2020.

UPDATE ON HOUSING LEGISLATION – Dave Merchand updated the group on SB330 and its likely effect on the City’s General Plan, Zoning and approval processes. Dave noted that if a builder wished to use the City’s PRD ordinance the protections provided by SB330 would not be applicable. Dave informed the Committee that under SB330 the City had to implement a Pre-application process using the law’s 17 point checklist and once the application was accepted as complete the project would be protected under the rules of SB330. Dave stated they were in the process of preparing a new ordinance for Council consideration on December 9 to comply with the new law, including development of objective criteria to evaluate projects and to eliminate subjective language in the Clovis Municipal Code. The Committee discussed concerns about the pre-app process and the effect on fee increases. The conclusion was that there was no clear answer.
AROUND THE STATE

Podcast: A debate between polar opposites over the California housing crisis

Cal Matters

San Francisco's Democratic state Sen. Scott Wiener and Beverly Hills Mayor John Mirisch don’t agree on how to solve California’s housing affordability crisis.

Wiener thinks the answer lies in forcing cities to allow denser housing within their borders - apartment buildings right next to single family homes. Mirisch has characterized Wiener's efforts as a giveaway to developers and Wall Street, which will only exacerbate California's housing woes.

On this episode of "Gimme Shelter: The California Housing Crisis Podcast," CalMatters' Matt Levin and the L.A. Times' Liam Dillon moderate a lively conversation between Wiener and Mirisch on the root causes of California's affordability challenges and what the state and local governments should do about it.

Click here to listen the entire podcast.

California's intense fire seasons expose poor planning decisions

San Francisco Chronicle

One is an instance. Two may be a coincidence. Three annual fire seasons? In a row?

Climate change has given us this grim new time of year, and its rhythm warns us that it will not operate on a leisurely schedule. George Carlin quipped that it's called the American Dream because you've got to be asleep to believe it. The smoke that approaches for a third straight year should wake us all from the California Dream of urban homesteads, endless tracts of single-family homes, and the urban/rural interface.

We paved over paradise, perched endless dwellings on hills and intermingled with forestry. We demanded power grids serve not a network of dense, well-contained cities, but sprawling suburbs flowing one into another. As our commutes into town warmed our climate one tank of gasoline at a time, the tinder got hotter and drier. When people live around things that easily catch fire, they will cause more fires. When we allow housing to be built where we know there's an extreme fire risk - and draw people there with apartment bans in job centers - we do not merely stand by as tragedies like Paradise unfold. We are complicit.

Click here to read this article.
Paso Robles gives an update on Grand View tenant aid and long-term housing shortage solutions

New Times SLO

In collaboration with local housing organizations, businesses, and other agencies within SLO County, Paso Robles announced an interim housing plan for Grand View Apartments tenants at the Oct. 29 City Council meeting. The council also adopted an urgency ordinance to temporarily prohibit the conversion of houses to nonresidential uses in order to meet a state mandate.

"It's really to ensure that throughout this entire period they have not only housing that's clean, habitable, and meets their needs in the near-term, but they also have a progression to ensure they have long-term housing well into the future that allows them to stay residents of Paso Robles," City Manager Tom Frutchey said at the meeting. "Because these are Paso Robles residents, they are our people."

Click here to read this article.

California REALTORS® call for renewed and robust legislative action to prioritize housing supply in 2020

PR Newswire

"The California Association of REALTORS® is continuing its call for state lawmakers to advance policies that will increase the housing supply in the upcoming 2020 legislative session. As all signs show California's housing affordability and availability crisis worsening, our state's leaders must prioritize improving supply as the solution because our future depends on it. Simply put, it's time to get serious on housing supply," C.A.R. President Jared Martin said.

"Our membership of more than 200,000 real estate professionals are united in urging the legislature to make increasing housing supply its top priority in the next legislative session. While some meaningful progress was made this year with the enactment of Sen. Nancy Skinner's SB 330 to streamline the development permitting process, this crisis demands even more robust and meaningful policy changes. The Legislature must advance bold new solutions like C.A.R. co-sponsored SB 50 by Sen. Scott Wiener if we are to have any hope of closing the state's widening supply gap."

Click here to read this article.

Arbitration Trumps Litigation: Home Builder Construction Disputes

This month’s featured article from Walt Keaveny is focused on the benefit of arbitration in the warranty. Learn how to settle construction disputes in a manner that is fast, fair, cost-effective and equitable for all parties.

Please visit Walt’s Corner to read the full article.

Please visit Walt’s Corner to read the full article.

Website: 2-10.com/walts-corner-1
Phone: 877.777.1344
Please visit Walt’s Corner to read the full article.
AROUND THE STATE

Fresh ideas and collaboration is the only way to solve California's housing crisis
Sacramento Bee

Tackling California's housing affordability and supply crisis requires fresh, new approaches - and close collaborations to achieve them. That goes not just for policymakers but for advocates of different backgrounds, including ourselves. We recognize that to create a California with homes for all, we need to think, act and do business differently.

California needs to add more homes, especially homes that are affordable to families struggling the most to make ends meet. For these families, we are 1.4 million homes short. About two-thirds of the 2 million renter households classified as very low-income are considered severely rent burdened, paying more than 50 percent of their income on rent and leaving little left over for other necessities, like healthcare, food and transportation.

Click here to read this article.

State Officials Praise SANDAG's Housing Plan
KPBS

State housing officials have given high marks to the San Diego Association of Governments for the planning agency's proposal to require more housing in communities with a lot of jobs and access to transit.

The California Department of Housing and Community Development sent SANDAG a letter last week praising its proposal for where to locate nearly 172,000 homes expected to be needed throughout San Diego County in the coming years.

Every eight years, SANDAG allocates a certain number of new housing units to each city in San Diego County, as well as the county's unincorporated areas. The process, known as the Regional Housing Needs Assessment, is designed to ensure communities are planning for enough homes to match projected population growth.

Click here to listen the entire podcast.

Why $4.5 Billion From Big Tech Won't End California Housing Crisis
NY Times

A mile from Apple's headquarters in Cupertino lies the sun-faded carcass of the Vallco Shopping Mall. At the moment it consists of empty, buff-colored buildings, acres of black asphalt and a pile of rubble where the parking garage used to be.

About a year ago, a developer submitted a proposal to build 2,400 apartments on the site, half of them subsidized to put rents below the market rate. The city approved the plan reluctantly, and afterward a community group sued. The project is stuck in court.

Stories like that hang heavy over Apple's $2.5 billion plan, announced Monday, to help solve the dire shortage of affordable housing that has come to dominate life and politics in the most populous state. The pledge came weeks after Facebook announced $1 billion for a similar program, and months after Google did the same. Earlier, in January, Microsoft committed $500 million for affordable housing in the Seattle area.

Click here to listen the entire podcast.
AROUND THE STATE

Pre-Construction Planning Especially Crucial on Affordable Projects

Globe St.

Rising construction costs are the biggest challenge for all developers, but for affordable developers, it can be a crippling one. In fact, the increased construction costs are one of an amalgam of reasons that the affordable housing supply is shrinking. However, there are solutions. Partnering with an established affordable builder is one of the essential ways that developers get costs under control, along with pre-construction planning to stay on schedule and work out potential cost-increasing issues before they happen.

"Affordable housing projects face several inherent challenges to completion, especially in California," Richard Lara, president and CEO of RAAM Construction, tells GlobeSt.com. "Among these challenges are rising construction costs and scarcity of quality labor, which, while they don't exclusively affect affordable development, these challenges do hit the affordable sector especially hard."

Click here to read this article.
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**
- **CBIA has an exclusive offer for its members: A workers’ compensation safety group program that provides affordable workers’ compensation insurance at a discounted rate. In addition to savings, the program provides resources and tools to promote safety – which ultimately protects or drives down your experience modification. 5% Group Discount on Premium Rates. Group Program Eligibility – Minimum Annual PAYROLL of $30,000**
- **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
- **BDX (Builders Digital Experience)**: List Communities/Homes for Free
Savings at a Glance

Amazon Business - Create an Amazon Business account and gain access to the NAHB Amazon store which offers recommended products tailored to your industry's needs while unlocking additional business savings. Sign up here, amazon.com/NAHB.

BF Goodrich® Tires - NAHB is pleased to offer our members a discount on BF Goodrich® Tires! Members save $100 on a set of 4 BF Goodrich® All-Terrain® T/A KO2 tires. Why? Because downtime isn't an option when there is a job to do. #BuiltonBFG, https://bfgoodr.ch/2GToVDu

Kabbage® created a new way to provide flexible access to small business financing. They use an online application to provide a quick decision. Kabbage.com/NAHB has provided access to over $5 billion in funding.*

FCA US 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 nahb.com/fca to learn more.

Lowe's - Visit LowesForPros.com/NAHB or call 877-435-2440 and register to save 2% on your Lowe's Accounts Receivable (LAR) or Lowe's Business Accounts (LBA) 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 or LBA.

General Motors – General Motors is proud to offer NAHB Members a Private Offer of up to $1,000 on your next Chevrolet, Buick and GMC vehicle. Visit nahb.org/gm to learn more.

Ticket Monster – NEW! MemberDeals is pleased to offer entertainment and travel discounts for both regional and nationwide attractions and events to all NAHB members. Access exclusive savings on movie tickets, theme parks, hotels, tours, Broadway and Vegas shows & more. Visit memberdeals.com/NAHB to learn more.

Nissan/Infiniti Commercial Vehicles – NEW! Nissan North America presents NAHB Members, their employees and HBA staff with a program allowing exclusive incentives off various Nissan and Infiniti vehicles. You can save thousands! Learn more at nahb.org/Nissan.

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 1800members.com/NAHB or call 1-800-MEMBERS (800-636-2377) for more information.

GEICO - Exclusive NAHB discounts for members on auto insurance. Visit geico.com/disc/NAHB or call 800-368-2734. Mention NAHB for auto, homeowners, and commercial auto quotes.

2-10 Home Buyers Warranty - Visit 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.

TSYS - 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 tsysassociation.com/NAHB.

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ConstructionJobs.com - NAHB offers a recruitment tool to all NAHB members in their search for new employees. NAHB members enjoy a 20% discount off standard rates. Visit nahb.org/en/members/member-discounts/archived-webpages/nahb-career-center.aspx to connect with top talent and top employers in the construction industry today.

Hertz - Up to 20% off on rental cars and FREE Gold Plus Rewards membership. Visit hertz.com/NAHB, or call 800-654-2200 and use CDP# 51046.

Avis - Up to 25% off car rental base rates and FREE Avis Preferred Service membership at avis.com/NAHB, or call 800-331-1212 and use AWD code G572900.

Budget - Up to 25% off car rental base rates and FREE Budget Fastbreak at budget.com/NAHB, or call 800-283-4387 and use BCD code Z536900.

Office Depot - Office Depot – Save up to 80% in-store or online. Free shipping on orders of $50 or more. Visit www.officediscounts.org/NAHB or call Jeremy Kirkland for assistance with your business account; 855-337-9811 Ext. 2897

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FTD - 20% off floral arrangements and gifts at ftd.com/NAHB or call 800-SEND-FTD use code 17421.

Houzz - Free access to the concierge service, instant approval into the Houzz Trade Program giving trade-only discounts up to 50% off, plus special discounts on local advertising. Visit houzz.com/NAHBmembers

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Thank You!
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Calendar of Events

December

4 BIA Board of Directors—8:45 am—5260 N. Palm Ave., Ste. 421

10 PWB Honoring Veterans—2:00 PM—Veterans Home

11 BIA/Fresno Committee—3:00 pm—Fresno City Hall, Room 4017

13 BIA ANNUAL HOLIDAY SOIREE—6:30 pm—The Ranch House Clubhouse—Madera

18 BIA/Clovis Committee—9:00 am—Clovis Police/Fire Dept. HQ—Exec. Conf. Rm.

24 BIA OFFICE CLOSED—12 noon

25 BIA OFFICE CLOSED

31 BIA OFFICE CLOSED—12 noon