



Building Industry Association
of Fresno/Madera Counties, Inc.

BIA Fresno/Madera Counties

UPDATE BULLETIN

Volume 31, Issue 11 – November 30, 2022

LOCAL

Clovis Committee Meeting in November

Status of review of Development Impact Fee increases – Sean Smith reported that the committee continues to meet on the fees and that he was collecting data on the costs for fire stations and water and sewer facilities. In addition, Sean indicated that they were analyzing the data on capacity. Jeff Harris commented that staff needs to meet with the BIA to determine a path forward in planning for new growth. Jeff expressed concern about the high cost of the fire stations and suggested that the city look at design and materials alternatives. John Holt informed the group that he would be scheduling a workshop on the capacity issues in March.

Update of VMT mitigation measures – Dave Merchen stated it was the intent to initiate a fee analysis with Kittleson and that Kittleson will prepare a white paper on the options available, including a mitigation bank. Jeff Harris suggested that the city contact other valley cities on their approach. Jeff indicated that he was opposed to a regional fee because of the risk that the funds collected from Clovis would be used in downtown Fresno.

Permit trends – Jesse Newton reviewed the permit activity since July 1 and indicated that only 85 permits have been issued since the start of the fiscal year. Jeff Harris suggested that this information be provided to the City Council. Jeff and Walter Diamond indicated that the major reasons for the reduction in permit activity was the delay by PG&E to connect new subdivisions and the sudden rise in interest rates. Darius Assemi added that an additional reason was the significant increase in the city's fees.

Instructions for new city permit portal – Jesse Newton informed the group that the Building Division was available for one-on-one training for utilizing the new permit portal.



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Member Discounts page

LOCAL

Fresno Committee Meeting in November

Status of VMT Implementation – Sophia Pagoulatos reported that work was continuing with the consultant on an impact fee to assure that any fee is accurate and realistic for all development. Sophia indicated that the fee study would be released in January 2023 and would be shared with stakeholders when it is available. John A Bonadelle asked if a project was on hold what would the city recommend. Jennifer Clark stated that any developer should meet with the city to review what mitigation could be achieved through design and then calculate the fee based on the portion that could not be mitigated.

General Plan Update and SEDA Specific Plan – Jennifer Clark reported they were updating the elements of the General Plan, including new Climate Adaptation and Social Justice elements. Jennifer informed the group that the Draft Specific Plan and EIR would be released in the spring of 2023 with adoption in late summer 2023. Jennifer stated that it would include a fiscal impact analysis and the options available to finance the cost of infrastructure. Jennifer stated that development plans would be accepted after approval of the Specific Plan.

Status of negotiations with FID for a water supply agreement – Brock Buche could not participate in the meeting but reported via email that negotiations were underway, and he was optimistic that an agreement on a supply of water could be reached.

Multijurisdictional Housing Element – Sophia Pagoulatos indicated that the process had begun on a multijurisdictional approach for updating all Fresno County agencies housing elements. Sophia stated that workshops would be conducted, and a draft would be released in late January or February. Sophia stated that each agency would have to adopt their update by December 2023.

Text amendment for final acceptance of subdivision improvements without sidewalks, driveway approaches, and street trees – Andy Benelli reported that the text amendment had been submitted to all the District Committees and the Airport Land Use Commission. Andy stated that it was likely that the proposed amendment would be to the City Council in February 2023.

Status of tax sharing agreement with Fresno County – Georgeanne White could not participate in the meeting but reported via email that with the failure of Measure C the city would have to regroup and restart the negotiations.

Status of changes to the indemnification clause in subdivision agreements – Georgeanne White could not participate in the meeting but provided a revised agreement via email and noted that the change had been made as requested by the BIA. John A Bonadelle stated that he had read the agreement and stated that it was as requested. Andy Benelli stated that they would be using this agreement going forward.

Status of processes to accelerate approval of final maps – Andy Benelli indicated one of the elements to speed up processing was to hire an additional surveyor but that their recruitment failed to attract any candidates. Andy stated that they have been working with the City Attorney's office to reduce turnaround time to no more than 10 days.

Status of inclusionary zoning and restrictive covenants in the One Fresno Housing Plan – Jennifer Clark stated that it was not a high priority for moving those items forward.

Status of the creation of a CFD for Public Safety – Andy Benelli indicated that the public hearing on the creation of the district would be on the December 1 agenda. Andy stated that this new CFD would be applied to all projects within the areas where the old tax sharing ratio would apply. Andy commented that for new projects subject to the CFD they would report to the Council that a project would be revenue neutral.

Status of the use of auxiliary generators for model homes and construction trailers – Billy Alcorn reported that a revised policy had been sent to Mike Prandini that included language to allow the use of auxiliary generators for both uses. Mike Prandini indicated that he would route the revised policy for review.

Status of the Parks Fee update – Andy Benelli told the group that the city had hired DPS to prepare an updated nexus study for the Parks Fee, which would include a new state requirement that the cost be allocated by the sq. ft. for residential. Andy noted that the city would have to prepare a Master Plan and a Capital Improvement Program for Parks. Andy stated that regional parks and trails are not in the fee program. Andy indicated that there were 8 years remaining on the bond debt for Parks.

Status of Water Transmission Grid reimbursement – Brock Buche could not participate in the meeting but sent an email message that the Water Utilities section was in the process of reviewing the data to arrive at a conclusion on a reimbursement rate.

Status of the Ag mitigation – Jennifer Clark indicated that the requirement for ag land mitigation was in the General in accordance with CEQA and the West Area Neighborhood Plan would be revised to reflect the condition in the General Plan. Jennifer stated that revisions to the West Area Plan would be completed in the spring of 2023 and would likely be approved in the summer of 2023.

Discussion of the meetings dates and times for 2023 – Mike Prandini indicated that there were no more meetings scheduled for 2022 and inquired about the meeting schedule for 2023. It was the consensus of the group to retain the meeting schedule for the third Wednesday of February, May, August, and November and that the meetings begin at 3:00pm.

LOCAL

Madera County Committee Meeting in November

Road impact fee increases – Matt Treber presented a report on the proposed increases to the Road Impact Fees that will be presented to the Board of Supervisors on December 13. Matt explained that the fees had not been adjusted since 2012 and were inadequate to build the road infrastructure to accommodate growth. Matt stated that the staff would be recommending that the fees be implemented in phases with about a \$1,500 increase 60 days after approval in February 2023, about a \$6,000 increase on January 1, 2024, and about a \$6,000 increase on January 1, 2025. Matt reviewed the sources of funding for the road projects and noted that over \$13,000 of the total increase was due to the SR 41 improvements.

Development of a VMT baseline threshold – Matt Treber indicated that the County was continuing to work on Madera County specific VMT numbers and noted that the current major developments in Southeast Madera County are exempt from the VMT requirement.

SR41 widening schedule – Matt Treber reported that when the project was 60% designed it would be submitted to Caltrans for consideration to allow right-of-way acquisition to begin. Matt noted that an issue regarding storm drainage had been slowing the process, but it had been resolved and it was hoped that bids would be out to bid in late 2023 or early 2024.

Fresno County Committee Meeting in November - None

Fresno Metropolitan Flood Control District in November

Processing issues with multiple layers of plan review – Jason Clark reported that part of the problem existed due to issues with the first submittal and the district had created a checklist with items needed for a complete application. In addition, Jason stated that the district was reviewing the process to assure the proper personnel were being assigned to the plan review.

Annual Fee Update – Denise Wade presented the fee update and indicated that the staff was proposing an across the board 7% increase for pipe and structures and reviewed the other cost increases. A question was raised about the across the board of 7% when some of the pipe sizes may have gone up but some may have gone down. Denise commented that the increases were based on the contract cost increases, the increase in the Engineering News Record for pipe, and the cost increases of the suppliers. The group discussed the increases. The District agreed to provide additional information with a request to return comments by December 1. Denise noted that the fee update would be considered by the Board on December 14.

New Storm Water Discharge Permit – Gabriel LeDesma provided a report on the new requirements effective January 1, 2023. Gabriel stated that sites will be required to be inspected once a month instead of by-weekly and the inspection had to be performed by a certified QSP. Gabriel informed the group that when a project is completed the builder must submit a Notice of Intention to the local Water Quality Control Board and that the district may be required to sign off by the WQCB. Gabriel stated that post-development control plan needed to be submitted with Notice of Intention.

Elimination of temporary basins – Stan Harbour inquired about the elimination of temporary basins. Peter Sanchez reported that the district is continuing to evaluate the feasibility of removing any temporary basin.

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AROUND THE STATE

The Fed crashed the housing market. Builders and banks want help. Politico

Lobbyists are scrambling to get help from Washington to goose the housing market as demand tanks in response to rising interest rates and high prices.

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Governor Newsom Addresses California Housing Goals

Governor Newsom has addressed criticism as a result of California's worsening housing crisis by setting new goals and taking action.

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PG&E pledges millions of dollars to fix power delays in Fresno. 'This is just the start'

The Fresno Bee

During a Monday meeting with the **California Building Industry Association**, the energy company said it will spend \$86 million to rehire independent contractors to supply power to newly built Fresno homes by the end of the year so home buyers don't lose their locked mortgage rates. The company also added a transformer manufacturing firm set to come online in January and relieve power shortages.

Mike Prandini, CEO of the Building Industry Association of Fresno/Madera Counties, was part of the Monday meeting with PG&E [and] helped to alert local elected officials to PG&E's delays in electrifying hundreds of newly built homes, leaving buyers scrambling to find housing and even causing them to lose their locked-in mortgage rates. Overall, Prandini said he's satisfied with the outcome of the meeting and said it was productive. Prandini said PG&E CEO Patti Poppe attended the meeting and made the commitments to the building industry association.

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What Are ADUs and What Do They Mean for California?

The number of Accessory Dwelling Units has skyrocketed in the last few years.

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Housing Affordability Falls to More than 10-Year Low as Rising Interest Rates Take a Toll

National Association of Home Builders

Housing affordability fell to its lowest level since the National Association of Home Builders (NAHB) began tracking it on a consistent basis in 2012 as rising mortgage rates, ongoing building material supply chain disruptions, high inflation and elevated home prices pushed the housing market into a recession. And with mortgage rates moving even higher in the fall, affordability conditions are expected to further deteriorate through the end of the year.

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Housing Industry Braces for a Downturn, but Investors Are Piling In

The Wall Street Journal

Investors are seizing on any sign inflation has peaked as a reason to snap up beaten-down shares. Just look at housing stocks.

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AROUND THE STATE

Dwindling Housing Market Leads to Industry Layoffs

Major players in online real estate have begun downsizing in order to stay afloat.

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Housing market predictions: the forecast for the next 5 years

Bankrate

Mortgage interest rates could continue to increase for a few weeks or months, says Yun, adding that seven percent looks to be the level for the rest of this year and most of next year. Within two years, the rate should return to five-and-a-half or six percent, he adds. Nanayakkara-Skillington agrees, predicting rates will drop to about six percent by the middle of 2024.

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Pandemic led to sharp spike in Black, Asian and Latino homeownership

The Washington Post

Helped by pandemic-era stimulus programs, Black, Latino and Asian households saw the sharpest increase in homeownership in 2021 since the Great Recession, when all their levels of owning had fallen, according to an analysis of new federal data by The Washington Post. The growth for minority households was more pronounced than for White households.

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Slashing greenhouse gases: California revises climate change strategy

CalMatters

The plan also sets a more aggressive goal of cutting carbon emissions 48% below 1990 levels by 2030 — up from the 40% by 2030 required under state law — until reaching net-zero emissions in 2045. (Net-zero or carbon neutrality means striking a balance between the carbon dioxide added to the air and the carbon that's removed.)

California has a long way to go to meet the new 48% goal in just eight years. By 2020 it had cut emissions only about 14% below 1990 levels, according to air board officials.

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Electric Truck Stops Will Need as Much Power as a Small Town

Bloomberg

Even the authors who planned the study were caught off guard by how quickly highway power demands will change. A connection to the grid that can handle more than 5 megawatts takes up to eight years to build, at a cost tens of millions of dollars. If power upgrades don't start soon, the transition to electric vehicles—let alone electric trucks—will quickly be constrained by a grid unprepared for the demand, warned Bart Franey, vice president of clean energy development at National Grid.

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AROUND THE STATE

Take a look inside the only large-scale 3D printed housing development in the U.S.

CNBC

One of the nation's largest homebuilders, Lennar, is partnering with ICON, a 3D printing company, to develop the project. Lennar was an early investor in ICON, which has printed just about a dozen homes in Texas and in Mexico. These homes will go on the market in 2023, starting in the mid-\$400,000 range.

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California seeks to pair home energy storage, rooftop solar

Yahoo! News

It's the California Public Utilities Commission's second attempt at updating the state's incentive program for home solar systems. Last December, the commission proposed new charges for solar customers and lessened the subsidies for installing rooftop panels, which utilities wanted but solar companies warned would cripple the booming industry and hinder the state's move to clean energy.

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How Can Workforce Development Fight Climate Change?

If California legislators want to curb greenhouse gas emissions, they must first address labor.

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An experimental green suburb rises in Riverside County. Is it the future of single-family housing?

Los Angeles Times

The 78 homes under construction at Durango are connected to form a microgrid, a self-contained power system that can operate independent of California's grid if it fails. That's an increasingly likely occurrence as climate-driven wildfires, heat waves and storms trigger blackouts.

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Housing shortage, worst in California, is moving to America's heartland

Orange County Register (subscription may be required)

The nation's shortfall reached 3.8 million homes in 2019, more than double 2012's tally of 1.7 million "missing" homes, according to a study by the non-profit group Up For Growth. With a shortage of 978,000 homes, California had the nation's biggest shortfall in 2019.

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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.

Save Money

2-10 Home Buyers Warranty: Members receive exclusive discounts for multiple 2-10 HBW products including 10-year Insurance-Backed Structural Coverage, Front Line Warranty Service, Systems & Appliance Warranties and more. For more information call or text your local Risk Management Specialist, Ben Farris, at 559-612-6246.

NAHB—Through agreements with more than 20 national companies, NAHB offers exclusive discounts on a variety of products and services that can benefit your business, employees or family.

Explore the range of member savings available below. (see following pages) You can also download an overview of all discounts, including phone numbers and program codes. Go to www.nahb.org/ma

CBIA has an Affinity Partnership with **Ames Grenz Insurance Services** to provide guaranteed Issue medical, dental and vision plans to our association members. Ames Grenz Insurance Services is a locally owned agency that has provided Association members individual and group benefit plans for more than 47 years.

Various medical plans with Western Health Advantage and Kaiser are available for groups as few as one member. There are no health questionnaires to complete or pre-existing conditions that would preclude members from obtaining coverage. Employers may select from 15 different medical plans for flexible enrollment options. Enrollment is as simple as an enrollment form and a premium check for CBIA members to realize medical coverage.

If you have been experiencing increases in your medical plans and need the flexibility of multiple plan offerings, look no further than the CBIA-sponsored medical plans.

For more information, contact Chris Vlautin, cvlautin@amesgrenz.com or (916) 486-2900, Ext. 122

CIRB is a service provided by the California Homebuilding Foundation and serves as the premier statistical resource for the State of California. CIRB publications and datasets serve as the primary data source for various state agencies including the California Energy Commission and the Department of Housing and Community Development. Operating at an almost perfect annual data compliance rate, CIRB produces comprehensive datasets for residential and non-residential construction covering all 58 California counties and all 500+ incorporated cities. For more information on monthly subscriptions or custom reports, please email chf-cirb@mychf.org or visit the CIRB website at <https://www.cirbreport.org/>

BIA-Fresno/Madera Member Benefits

Did you know that as a BIAFM member you also have access to savings by using these, and other additional benefits? National Purchasing Partners (NPP) is a member benefit provider of BIAFM and helps members reduce costs with exclusive pricing through a variety of brands used by millions of businesses nationwide. Enroll your company for FREE and unlock discounts for your business and employees. Enroll here: <https://mynpp.com/association/bia-fresno-madera/>



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MEMBER SAVINGS PROGRAM

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AUTO

COMPANY	SAVINGS	PRODUCTS	INFO
GM	Save \$20 per vehicle on model vehicles for retail customers. Save \$99 - \$100 per vehicle on used vehicles for fleet customers. Stackable with most national retail & fleet offers. NAHB Member household family eligible.	Chevrolet, Buick, GMC	nabh.org/gm
NISSAN	Save between \$2,000 - \$9,900 per vehicle. Must be purchased in member's company name. NOT stackable with most national offers. Member company eligible.	Nissan	nabh.org/nissan
AVIS	Save up to 30% off the RENTAL RATES when making a reservation with Avis Worldwide Discount (AWD) number 5572930.	Rental Cars	avis.com/nabh 800-831-1112 AWD 5572930
Budget	Save up to 35% off Budget RENTAL RATES when making a reservation using Budget Customer Discount (BCD) number 2156930.	Rental Cars	budget.com/nabh 800-255-4357 BCD 2156930

BUILDING MATERIALS

COMPANY	SAVINGS	PRODUCTS	INFO
LOWE'S	5% off in-store plus 2% online on Local with Commercial Account (CA) or cash Business Advantage (BA). \$10000 limit on discount on any one purchase.	Building Materials	lowes.com/nabh 877-435-2449

SHOPPING & ENTERTAINMENT

COMPANY	SAVINGS	PRODUCTS	INFO
MEMBER DEALS	Up to 20% off.	Theme Parks, Movie Tickets, Concerts, Water Parks, Gift Cards	memberdeals.com/nabh/ 867-575-1261
SAM'S CLUB	One year membership for \$24.99.	Bulk Discount Retail	samsclub.com 877-575-1261
HOTELPLANNER	NAHB members receive up to 10% on hotel room rates at over 200,000 properties worldwide from over 250 countries.	Hotels	nhh.com/planner.com 1-800-437-2175

NAHB Members Saved
 over **\$29,000,000** last year



MEMBER SAVINGS PROGRAM

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BUSINESS MANAGEMENT

	COMPANY	SAVINGS	PRODUCTS	INFO
	DELL	Up to 40% off Dell computers, servers, electronics & accessories.	Computer Hardware	dell.com/nahb 1-800-757-8442
	HOZZ	20% Off Houzz Pro, free help with best practices, 12% trade discount on HouzzShop purchases.	Marketing solutions, building products	houzz.com/proandtradeshowers (888) 225-3054
	OFFICE DEPOT	Up to 75% off in-store or the online regular prices on their Best Value List of premiere products. Plus, free shipping over \$50.	Office Supplies	officedepot.com/nahb 1-855-337-6011 ext 897
	UPS SHIPPING	Flat rate on up to 50% discount for next day shipping. 50% for ground commercial/residential.	Business Shipping	1000 members can qualify 1-800-944-6345
	YRC FREIGHT	At least 75% off Less Than Truckload (LTL) shipping over 150lbs	Freight Shipping	1000 members can qualify 1-800-944-6345
	RINGCENTRAL	Save 15% off monthly on a new RingCentral Office service. Receive \$50 off the list price on any RingCentral phone. Current NAHB RingCentral users are eligible for discounts by calling and requesting a 24 month agreement.	Message, Video, Phone	ringcentral.com/nahb (800) 411-1000
	AMERICAN EXPRESS	Eligible NAHB members can earn 175,000 Membership Rewards® points when they spend \$50,000 on the Card in the first three months of Card Membership. Terms Apply.	Business Platinum Card®	nahb.org/ames
	HEARTLAND	Reduce, reuse and reward customer service for NAHB members	Payment & POS Solutions	go.heartlandpaymentsolutions.com/nahb 800-333-0148
	CONSTRUCTION JOBS.COM	20% discount on standard rates.	Job Posting	nahb.org/careers 828-251-1344

NAHB ASSOCIATION DISCOUNTS

	COMPANY	SAVINGS	PRODUCTS	INFO
	SALES INTERNATIONAL BUILDING SHOWS	Up to \$200 off show registration. Up to \$2.75 per sq. ft. of exhibit space.	Trade Show	saibuildingshow.com
	NAHB CONTRACTS	Up to 30% off contract rates.	Legal	nahb.org/nahbcontracts
	HOMERECONOMICS	\$100 off annual subscriptions.	Economic & Housing Data	housingeconomics.com
	BUILDER BOOKS	10% off books from AIA & Research.	Books	aiabooks.com
	ONLINE EDUCATION	Up to 20% off webinars. Up to 30% off online courses.	Education	nahb.org/education

Discounts are for NAHB members only. Subject to change at any time. Visit nahb.org/savings for latest deals & limited time offers.

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*** NONE ***



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PROFESSIONAL WOMEN IN BUILDING

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