



Building Industry Association
of Fresno/Madera Counties, Inc.

BIA Fresno/Madera Counties

UPDATE BULLETIN

Volume 32, Issue 5 – May 31, 2023

LOCAL

Clovis Committee Meeting in May

Discussion of Development Impact fees – John Holt reviewed the discussion by the City Council on May 8 and stated that the Council had directed the staff to come back to the Council with all the fees except the water impact fee and to schedule a workshop for the Council to discuss options available for financing the fees and the cost of the infrastructure. John stated that they are considering hiring a consultant to assist in the process. Sean Smith reported that the staff would be proposing the fee increases on all fees except water and had scheduled a meeting of stakeholders for May 18. Sean indicated that staff would be presenting their recommendation to the Council on June 5 and would continue to discuss the water impact fee. Jeff Harris indicated that the use of a consultant was not the approach intended by the BIA, but rather to continue to meet and discuss options. John committed to continue to meet with the industry.

Update of VMT mitigation measures – Dave Merchen reported that they were continuing to meet with the consultant to analyze the fee options and whether there were sufficient improvements that could be funded with a fee. Dave indicated that they are reviewing the Transportation Plan and other capital projects to qualify for funding by a VMT fee. Dave stated that they were reviewing fee programs of other agencies, including the city of Lancaster. Jeff Harris commented that preparing an EIR for individual projects was detrimental to project development by making the project infeasible. Darius Assemi indicated that trails and bike paths provide limited ability to mitigate VMT impacts. Dave stated that they were discussing alternatives to preparing an EIR just to address VMT.

Permit trends – Jesse Norton announced that there had been 384 single family permits issued since July 1, 2022, and there were 158 in the queue. Jesse stated that they were expecting some multi-family projects to be submitted soon.

Mike Harrison's retirement – Renee Mathis noted that the last day for Mike Harrison would be June 15, and this was his last meeting with the Committee.



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This link takes you to the NAHB

Member Discounts page

LOCAL

Fresno Committee Meeting in May

Status of 2035 General Plan update and SEDA Specific Plan – Jennifer Clark informed the group that the General Plan update would be completed in 2024. Jennifer indicated that the SEDA Specific Plan draft was almost complete and the Draft and the EIR would be available about the end of June with Council approval by the end of September. Jennifer announced that the design of SEDA was intended to reduce VMT by 30%.

Multijurisdictional Housing Element – Jennifer Clark indicated that the city was participating with the county and other cities, except Clovis, in the preparation of the Housing Element. Jennifer stated that Housing Element would be completed by August and submitted to the State for a 60-day review and ultimately be approved by December 31, 2023.

VMT implementation – Sophia Pagoulatos indicated they were working with the administration to avoid negative impacts on the construction of housing. Sophia stated that the goal was to submit the plan and estimated fee schedule for public comment no later than July. Sophia informed the committee that the city would be preparing a focused EIR on the plan, which will take 9 to 12 months to complete. In addition, Sophia stated that a Nexus study would be performed on the fee and the work would run concurrently with the EIR. Jennifer Clark stated that development entitlements could run concurrently with the EIR process.

Negotiations for water for SEDA – Brock Buche stated that the city was negotiating with FID for the water supply for the entire city, including the supply for SEDA, the exchange rate for reclaimed water, and delivery points.

Water Transmission Grid reimbursement – Brock Buche announced that the text amendment to allow full reimbursement for developer installed segments of the water transmission lines would be presented to the City Council on May 25 as a consent item.

Status of tax sharing agreement with Fresno County – Georgeanne White indicated that no progress has been made and it was not likely that there would be progress in the foreseeable future. Georgeanne stated that she and Paul Nerland continue to meet monthly on other joint issues. John A. Bonadelle asked if the individual agreements approved during the impasse could be duplicated for future annexations. Georgeanne stated that there are issues with stand-alone agreements, and she was not in favor of them.

Text amendment for final acceptance of subdivision improvements without sidewalks, driveway approaches, and street trees – Scott Mozier informed the committee that the amendment has been approved by all the Council District Advisory committees and it would be processed through the Planning Commission in June and be heard by the City Council in July.

Process to accelerate approval of final maps – Scott Mozier stated that Public Works had done everything within the department to speed approval of final maps, but due to the rules set by the City Council a final map had to be complete, including bonds, insurance, and agreements at the time of submittal to the City Attorney's office 17 workdays prior to the Council meeting date. Georgeanne White stated that she has discussed this issue with the Councilmembers.

Park Impact fee update – Scott Mozier indicated that the fee report would be released for review in July. Scott announced that they were developing a tiered square footage fee schedule so that the smaller homes would pay less than larger homes.

Requirement for base rock under curb and sidewalk – Scott Mozier indicated that this new requirement was included in the update of the standards in January and that no comments were received. Darius Assemi suggested changes to the approval process for the standards to allow review through the BIA committee. Gary Giannetta suggested that the city require 95% compaction under the sidewalk instead of base rock. It was the consensus to allow Gary and Scott to meet to work out a solution and if not schedule a focus group meeting.

Completion of infrastructure, building permits, and occupancy – Scott Mozier commented that there were certain capital improvements that had to be completed for some subdivisions before occupancy could be allowed. Scott was requesting that buyers sign a disclosure form acknowledging that certain improvements had to be completed prior to them moving into the home.

Madera County Committee Meeting in May - None

Fresno County Committee Meeting in May - None

Fresno Metropolitan Flood Control District in May - None



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AROUND THE STATE

A Bay Area homebuilder planned a project with union rules. Can it work anywhere else? | Cal-Matters

For many Democrats in the Legislature who want to see the state turbocharge its housing construction and who argue that the union-hire rule places too onerous a standard on developers amid a dire housing shortage, Quito Village is a case in point.

"When you have to use 'skilled and trained,' then you can't move until you find that worker or that contractor. That may delay me three or four months per trade," **said Dan Dunmoyer, head of the California Building Industry Association.**

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The First Step to Solving the Housing Crisis Might Be Simpler Than You Think | Politico

This crisis has been building for decades, in part because we don't have the metrics to see it. Studies have shown that for the past 40 years, housing supply has not kept pace with demand, resulting in a housing shortage ranging between 2 million and 6 million homes. Yet across America, a combination of recalcitrant homeowners and outdated zoning laws routinely block attempts to build more housing.

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Tight Supply Fuels Demand for Newly Built Homes | The Wall Street Journal

Home builders are enjoying stronger-than-expected business this spring, capitalizing on the recent fall in mortgage rates and the shortage of existing homes for sale.

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Bipartisan House and Senate Bills Would Boost Housing Production | National Association of Home Builders

The House and Senate have introduced identical bipartisan bills supported by NAHB that will improve the Low-Income Housing Tax Credit and allow builders to increase production of badly needed affordable housing.

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'A nothingburger': YIMBY activists frustrated by Gov. Gavin Newsom's plan to reform CEQA | San Francisco Chronicle

The exclusion of a housing-related CEQA reform from the centerpiece of Newsom's plan didn't go unnoticed by YIMBY activists and other pro-housing advocates. They said one of the most critical needs is to avert CEQA challenges that have exacerbated the housing crisis by making it more difficult, expensive and time-consuming to build multifamily housing.

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AROUND THE STATE

California's next housing crackdown could force cities to plan more homeless shelters | CalMatters

At a recent hearing, some bill critics wondered where the money would come from to build all this extra housing.

The California Building Industry Association opposes Blakespear's bill, worrying money to fund it would come from raising taxes and fees paid by homebuilders. Furthermore, existing law already requires cities and counties to assess their need for emergency shelter, **said Cornelious Burke, the association's vice president of legislative affairs.**

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Opinion: California has passed more than 100 housing laws since 2016. Are any of them working? | Los Angeles Times

California's housing crisis should indeed serve as a cautionary tale for other states, a warning to actively increase supply before it's too late. Despite the recent reforms, broader challenges still threaten to stymie California's apparent progress, among them stubbornly high construction costs and uncertain economic conditions.

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A Quick Glance at Upcoming Educational Opportunities from NAHB

Trainings

Train the Trainer (June 5) Held before the NAHB Leadership Meeting

Webinars

New Free NAHB | IBS Education Webinar Series

Exploring the current trends & topics that impact your business.

NAHB is proud to present the launch of a new IBS Education webinar series. These free monthly webinars will explore the current industry trends and topics that impact your business. We're bringing you some of the most popular IBS speakers to bring you up to date on popular industry topics, trends and more.

Register for this upcoming webinars which is free for all:

How ChatGPT, AI & Automation Are Changing Home Building Now (June 21)

BizTools Video Series

In these monthly videos, industry experts share the latest tips and discuss essential strategies to enhance business operations and boost long-term profitability. Follow-up Shop Talks and articles accompany each episode. A new video will be released the second Tuesday of the month. **Sign-up today. It's free for NAHB Members.** Here's the current line-up:

Cash Flow – Part 3: Company Cash Flow (June 13)

Shop Talks

Informal, peer-to-peer discussions led by leading industry professionals that explore segment and audience-specific topics of interest. **All Shop Talks are free.**



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

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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

at a glance
nahb.org/savings

AUTO

COMPANY	SAVINGS	PRODUCTS	INFO
	Save \$20 per vehicle on model vehicles for retail customers. Save \$200 - \$2,000 per vehicle on used vehicles for fleet customers. Stackable with most national retail & fleet offers. NAHB Member household family eligible.	Chevrolet, Buick, GMC	nahb.org/gm
	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	nahb.org/nissan
	Save up to 30% off the RAY RWD rates when making a reservation with Avis Worldwide Discount (AWD) number 5572930.	Rental Cars	avis.com/nahb 800-831-1112 AWD 5572930
	Save up to 35% off Budget RAY RWD rates when making a reservation using Budget Customer Discount (BCD) number 2156930.	Rental Cars	budget.com/nahb 600-255-4357 BCD 2156930

BUILDING MATERIALS

COMPANY	SAVINGS	PRODUCTS	INFO
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SHOPPING & ENTERTAINMENT

COMPANY	SAVINGS	PRODUCTS	INFO
	Up to 20% off.	Theme Parks, Movie Tickets, Concerts, Water Parks, Gift Cards	memberdeals.com/nahb/ 800-441-6970 215-1201
	One year membership for \$24.99.	Bulk Discount Retail	samsclub.com 877-215-1201
	NAHB members receive up to 10% on hotel room rates at over 200,000 properties worldwide (max 25% credit).	Hotels	naib.com/planner.com 1-800-431-2175

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



MEMBER SAVINGS PROGRAM

at a glance
nahb.org/savings

BUSINESS MANAGEMENT

	COMPANY	SAVINGS	PRODUCTS	INFO
	DELL	Up to 40% off Dell computers, servers, electronics & accessories.	Computers & Hardware	dell.com/nahb 1-800-757-8442
	HOZZZ	20% Off Houzz Pro, free help with best practices, 12% trade discount on HouzzShop purchases.	Marketing solutions, building products	houzz.com/proandtraders (888) 225-3051
	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 6997
	UPS SHIPPING	Flat rate on up to 50% discount for next day shipping, 50% for ground commercial/residential.	Business Shipping	1000 members can qualify 1-800-950-8595
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	CONSTRUCTION JOBS.COM	20% discount on standard rates.	Job Posting	nahb.org/careers 828-251-1344

NAHB ASSOCIATION DISCOUNTS

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	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

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