



Building Industry Association  
of Fresno/Madera Counties, Inc.

# *BIA Fresno/Madera Counties*

## *UPDATE BULLETIN*

Volume 31, Issue 8 – August 31, 2022

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### **LOCAL**

#### **Clovis Committee Meeting in August**

**Review of Development Impact Fee Increases** – Sean Smith reported that the review was continuing with Goldie Lewis, Arakel Arisian, and Mike Prandini and noted that the next review meeting would be next Monday.

**VMT Mitigation** – Dave Merchen informed the group that the deadline had passed for commenting on the SEIR on the Transportation Element and that only a couple of comments had been received. Dave stated that they SEIR would go to the Planning Commission in September for approval and then to the City Council in October. Dave indicated that the adoption of the SEIR will help the development community from preparing a special EIR due to traffic.

**Staffing in PDS and turnaround times** – Renee Mathis reported that the vacancies in Planning had been filled, 3 positions in Engineering were still vacant, 2 positions in Building had been filled with two still vacant. Renee stated that the turnaround times should improve, but requested developers contact them if they were having a problem. Jeff Harris informed the group that it was likely that permit activity would decline as builders slowed production due to the shortage of transformers.

**2022 Building Codes** – Jesse Newton stated that the Building Division staff were reviewing the available codes but had not received all of them. Jesse indicated that the plan was to present a list of important changes to the group in October.

**Impact Fees** – Mike Harrison reminded the group that the deadline for prepaying fees was Friday, August 26. A question was raised about prepaying fees for a tract that was not yet final. Mike stated that to prepay fees required a final map.

**Plan Review Issues** – Sean Smith noted that they were experiencing issues with the review of plans without the final approval of the grading plans. It was suggested that Sean notify the engineering firms about the problem.

**Planning Process Report** – Renee Mathis indicated that PDS would be presenting a report at the September meeting on the metrics of the approval process.

**Housing Element** – Dave Merchen announced that the city had begun the required update of the Housing Element and there would be a public workshop on August 24 to begin the process. Mike Prandini indicated that the city's consultant had contacted him and a meeting had been scheduled for the builders with the consultant on August 25.



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# LOCAL

## Fresno Committee Meeting in August

**Status of VMT implementation** – Sophia Pagoulatos reported that the staff was working with the consultant, LSA, on a VMT mitigation fee and they expected to be ready to present a report by late September. Sophia stated that they were focusing on capital improvements that could be completed within five years for transit, trails, and bikeways.

**General Plan and SEDA Specific Plan Update** – Jennifer Clark stated that the advisory committee appointed by the Council had taken a market demand approach to the land use update and that the City Council had approved funding for a Market Segmentation Study, a Climate Adaptation Study, and an Environmental Justice Plan. Jennifer indicated that they expected to complete work by December 2024. Jennifer informed that group that the SEDA Specific Plan update should be complete by mid-2023. A question was raised about the funds from Measure C to be used for Temperance Avenue improvements. Scott Mozier explained that no funds from the current Measure C were allocated to Temperance but that \$10 million was included for Temperance Avenue in the Measure C Renewal with the balance \$20 million to be funded in the impact fee program. A question was raised about the total cost of improvements for SEDA. Jennifer stated that the calculation of the infrastructure cost had not been completed but would be available at the time the Specific Plan is completed.

A question was raised about the ag mitigation requirements. Jennifer indicated that the mitigation measure ratio was 1 to 1 replacement of ag land as defined by the State.

**Supplemental Water Supply for Growth Area 2** – Brock Buche reported that the city was meeting with FID for the supplemental water supply and the need to work out a separate agreement.

**Text Amendment for final acceptance of subdivision improvements without sidewalks, driveway approaches, and street trees** – Andy Benelli indicated that the text amendment had been approved by all the Council District Review Committees and the Airport Land Use Commission. Andy stated it still needed approval by the Planning Commission and City Council.

**Tax Sharing Agreement with Fresno County** – Georgeanne White informed that group that no action would be taken on the agreement until the passage of the renewal of Measure C in November. Georgeanne stated that they were moving forward on a case-by-case basis if there was a condition of approval that the Public Safety CFD be accepted.

**Creation of a CFD for Public Safety** – Scott Mozier reported that they were working on the draft study, which should be completed soon. Scott indicated that the initial amount for single family residential would be about \$200 and would be used for operational costs.

**Changes to the Indemnification Clause in the Subdivision Agreements** – Georgeanne White stated that the language was being amended to conform to the statutory requirements. Sumeet Malhi reviewed the changes to the insurance requirements. Georgeanne indicated that the draft changes would be released soon.

**Impact Fee Update** – Scott Mozier indicated that all the impact fees had been adjusted except for the Parks Fee. Scott stated that they would be contracting with a consultant to prepare the Park Fee study.

**Water Transmission Grid reimbursement** – Brock Buche stated that he was analyzing the data to resolve the issue.

**Use of Auxiliary Power for model homes, sales trailers, and construction trailers** – Mike Prandini stated that this item was being addressed separately with the Fire Department.

# LOCAL

## Madera County Committee Meeting in August

**Road Impact Fee Update** – Matt Treber reported that they were targeting October for a presentation to the Board of Supervisors. Matt noted that VRPA was the consultant preparing the cost analysis for the fee update. Matt stated that, based on the revised project cost estimates, it was likely that a fee adjustment of about 20% was possible for the three fee areas. Matt commented that major improvements to Avenue 9 had been added to the SR145 South fee area, which covers southeast Madera County. Dennis Gaab requested that given current trends in the housing market that the County consider phasing any increase. Matt indicated that he was considering recommending a 3-to-5-year phase in. Mike Prandini inquired if any Measure T funds would be used on the projects. Matt stated that SR41, Avenue 9 and Avenue 12 improvements were included as projects in the proposed renewal of Measure T. Darius Assemi questioned whether the County was considering applying for Federal Transportation dollars for bike lanes and transit. Matt confirmed that they would be making applications for such funds.

**Development of the VMT Baseline Threshold** – Matt Treber indicated that they were working with the consultant to complete the work on Vehicle Miles Traveled. Jamie Bax informed the Committee that the County had received a letter from Caltrans suggesting that the County establish an impact fee on new development to pay for its VMT impacts VMT. Matt stated that it was likely the matter would be before the Board in October or November.

**SR41 Widening Schedule** – Matt Treber reported that the design work was nearing 60% complete and when that occurred the plans would be submitted to Caltrans for review and for authorization to proceed with right-of-way acquisition. Matt indicated that they were expecting to be out to bid by the end of 2023.

## Fresno County Committee Meeting in August - None

## Fresno Metropolitan Flood Control District in August - None

# AROUND THE STATE

## Power Companies Enter Peak Hurricane Season Lacking Enough Transformers The Wall Street Journal

“The fundamental problem with transformers is they’re used in everything that is related to electricity,” said Ray Kowalik, chief executive of engineering, architecture and construction company Burns & McDonnell Inc. The move to electric vehicles as well as rising interest in power-hungry cryptocurrencies and the development of solar and wind farms are a few factors pushing up demand for transformers of all sizes. Data center growth, increased residential construction and the replacement of old equipment also are contributing to the higher demand.

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## **AROUND THE STATE**

### **California's Housing Shortage is Not for Lack of Money**

Los Angeles Magazine

But the appallingly disorganized and complicated ways in which this money is distributed are largely responsible for the infuriating sloth of such projects.

According to CN, California's cities rely on highly competitive state and federal funds, such as the Community Development Block Grant Program, which awards housing grants annually. Otherwise, grants can be allocated by the governor and state legislature for certain housing projects that demonstrate how they will benefit their community. The state has recently set aside hundreds of millions for similar programs that pit cities against one another as they compete for cash.

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### **Housing 'Out of Reach' for Bay Area Minimum Wage Workers: Report**

NBC Bay Area

The National Low Income Housing Coalition's 2022 Out of Reach report highlights the affordability crisis in the Bay Area and nationwide. It says full-time minimum wage workers are unable to afford a modest two-bedroom rental home in any state, metropolitan area, or county. In 91 percent of U.S. counties, a one-bedroom rental home at fair market rent is also out of reach for a full-time minimum-wage worker.

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### **Housing affordability falls to lowest level since Great Recession**

LBM Journal

For the seventh straight quarter, Los Angeles-Long Beach-Glendale, Calif., remained the nation's least affordable major housing market. There, just 3.6% of the homes sold during the second quarter were affordable to families earning the area's median income of \$90,100.

The top five least affordable small housing markets were also in the Golden State. At the very bottom of the affordability chart was Salinas, Calif., where 5.3% of all new and existing homes sold in the second quarter were affordable to families earning the area's median income of \$90,100.

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### **Housing factions use two state laws as weapons**

CalMatters

As California ramps up pressure on local governments to increase housing production, two state laws are being employed by warring factions.

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### **The Cost to Build New Housing Keeps Rising: State Legislation Aiming to Reverse the Upwards**

UC Berkeley Turner Center for Housing Innovation

The largest driver of costs continues to be materials and labor. A recent investigation by *the Los Angeles Times* found that the cost of building several new affordable housing developments has ballooned to nearly a million dollars per unit. The projects included in the article are located in the Bay Area, which may now possibly be producing the most expensive affordable housing in the country.

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## AROUND THE STATE

### Editorial: NIMBY cities, watch out. California is cracking down on housing scofflaws

Los Angeles Times

The review will examine why San Francisco's approval process takes so long, which projects get approved or denied and why, and what barriers are preventing the development of low- and moderate-income housing. The analysis will be conducted by the new Housing Accountability Unit, which Newsom created last year to put teeth behind state laws aimed at boosting housing production, protecting rent-controlled units and reducing racial segregation. If the review finds that San Francisco is breaking state law, details about the violations will be sent to the state attorney general's Housing Strike Force.

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### Cities still seeking housing quota escape plans

CalMatters

As many as 40 California cities adopted policies that were clearly aimed at discouraging the kind of dense development the state sought. The most famous, or infamous, example was Woodside, a very wealthy San Francisco Peninsula hamlet, which early this year declared itself mountain lion habitat.

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### Why Housing Is So Expensive — Particularly in Blue States

The Ezra Klein Show

America is experiencing a housing crisis — or, more accurately, multiple housing crises. A massive housing shortage in major cities has resulted in skyrocketing rents. Low- and middle-income individuals find themselves priced out of the places with the most opportunity. Homelessness is rampant in cities across the country. Developers often face the steepest obstacles to building in the places where new housing is needed most. And young people are increasingly viewing homeownership, once a vital part of the American dream, as hopelessly out of reach.

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### Here's why Austin and Seattle are building way more housing than San Francisco

San Francisco Chronicle (subscription required)

The Chronicle looked at six years worth of building permit data in 15 cities with populations between 600,000 and 1.1 million people and found that San Francisco ranked in the bottom half. At under 2,900 housing units approved per 100,000 residents, San Francisco trailed behind Columbus and just barely surpassed Las Vegas. Whereas San Jose and Detroit approved the least number of residential building permits overall, Austin, Seattle and Denver topped the charts. (The census uses building permit data to measure local housing construction because most permitted housing eventually gets built.)

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## AROUND THE STATE

**'We're heading into a housing recession': Here's what the NAHB CEO sees in real estate right now — and why it spells trouble for the economy**  
MSN

The fundamental weakness in both demand and supply-side factors creates a "dangerous situation," said Howard. Housing has not only led the country into every recession, but it has also led the nation out of every recession since the Second World War. This time the recovery could be slower.

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**Canadian Lumber Tariffs Cut by More than Half**  
National Association of Home Builders

The Department of Commerce has issued its final third administrative review to reduce duties on shipments of Canadian lumber into the United States by more than half from 17.99% to 8.59%. This is even lower than the initial third administrative review that would have set the tariffs at 11.64%.

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**Here's the cost of building a new home in Northern California that is 'wildfire-resistant'**  
KCRA3

Earlier this year the Insurance Institute for Business and Home Safety (IBHS), a nonprofit focusing on disaster mitigation research, revealed its own science-based standard called the "Wildfire Prepared Home." The program lays out a series of requirements covering everything from the roof to landscaping.

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**California Churches Want to Build Affordable Housing on Their Land, So Why Is It So Hard?**  
KQED

The movement to take advantage of that land is known as YIGBY — Yes in God's Backyard. But it's not been easy. Affordable housing is notoriously difficult to build in California, and without deep pockets or the experience of developers, many churches have tried and failed.

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## AROUND THE STATE

**Column: Newsom tries to have it both ways on fighting climate change and California's housing shortage**  
Los Angeles Times

Newsom is pushing hard behind the scenes for a package of ambitious proposals that would accelerate the state's climate and energy goals.

Many lawmakers are privately perturbed that he waited until the last minute of the session, which ends Aug. 31. They justifiably complain that there isn't adequate time to study the proposals' impacts, including on housing. Those actions would affect housing development in at least two ways:

First, it would jack up building costs with requirements that dwellings include such climate-fighting tools as rooftop solar, heat pumps and storage batteries.

**Dan Dunmoyer, who heads the California Building Industry Assn.**, estimates a "very conservative minimum" additional cost per house of \$50,000.

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**Anti-Housing CEQA Lawsuits Filed in 2020 Challenge Nearly 50% of California's Annual Housing Production**  
California Center for Jobs and the Economy | Guest Author: Jennifer Hernandez, Holland & Knight

The housing crisis, and housing and homeownership opportunities for working families (the majority of whom are now members of communities of color), has continued to worsen over Governor Newsom's term in office. The median price of homes in California has escalated to \$800,000, median household income stands at just under \$80,000, and the number of Californians who could afford to buy a home decreased from 28% to 26%. California's homeless population also increased, even as state and local agencies invested billions in new housing construction, temporary housing in hotels and motels, supportive housing, and shelters. California's housing-cost adjusted poverty rate, as reported by the US Census, remains the highest in the nation.

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**Does California have enough water for lots of new homes? Yes, experts say, despite drought**  
Los Angeles Times

Case in point: Angelenos use 44% less water per person annually than they did four decades ago, according to the Los Angeles Department of Water and Power.

Some of the changes that have freed up additional water supplies in the past, and could continue to free up water, go unnoticed by many people. New development almost always includes more water-efficient faucets, toilets, appliances and showers than older homes.

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**Column: California legislators push politics aside to get a big housing deal done**  
Los Angeles Times

Last week's legislative agreement broke a years-long stalemate, caused largely by a battle between two labor factions: the State Building and Construction Trades Council — colloquially known as "the trades" — and the carpenters' union.

Developers will have an option: They can build under whichever new law they choose.

Too many boxes for **Dan Dunmoyer, who heads the California Building Industry Assn.** He complains about all the conditions a developer must meet.

"By the time all the boxes are checked, there won't be as much building as they think," he says.

But he praises Wicks and Caballero: "Two courageous legislators who stepped up and got labor to the table. That's very, very positive."

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**Fannie Mae sees dark days ahead for the housing market**  
HousingWire

A brutal housing market has already tested the business models of mortgage lenders, and it will be a while before conditions improve. In the second quarter of 2022, nonbank mortgage lenders on average lost \$82 per loan, according to the Mortgage Bankers Association. Combining both production and servicing operations, only 57% of companies in the MBA report were profitable in the second quarter.

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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](http://www.cbia.org)) and the National Association of Home Builders (NAHB [www.nahb.org](http://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.

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For more information, contact Chris Vlautin, [cvlautin@amesgrenz.com](mailto: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](mailto:chf-cirb@mychf.org) or visit the CIRB website at <https://www.cirbreport.org/>

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at a glance  
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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	<a href="http://nahb.org/nissan">nahb.org/nissan</a>
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## MEMBER SAVINGS PROGRAM

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### BUSINESS MANAGEMENT

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	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
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	HODURBECK ECONOMICS	\$100 off annual subscriptions.	Economic & Housing Data	housingeconomics.com
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KB Home

### DIRECTORS

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**Stan Harbour**  
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Gary McDonald Homes  
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