



Building Industry Association
of Fresno/Madera Counties, Inc.

BIA Fresno/Madera Counties

UPDATE BULLETIN

Volume 31, Issue 2 – March 3, 2022

LOCAL

Clovis Committee Meeting in February

Status of Workshop on BIA request for High-Density Single-Family Residential Zone District – Renee Mathis reported that it was not possible to conduct the workshop in March and it has been tentatively scheduled for the first meeting in April.

VMT Analysis and Fee development – Sean Smith informed the group that they were working with a consultant on the EIR. Sean stated that the VMT map had been changed that showed more areas meeting the VMT threshold, especially the Heritage Grove area. Sean indicated that the map could be released soon. Sean stated that projects over 50 units would have to run the model to determine the project's impact.

Discussion of possible State intervention re RHNA Allocation – Dave Merchen reported that HCD was tightening the requirements for Housing Elements, but there were no changes to the RHNA Allocation process. Renee Mathis indicated that the State was providing more funding for construction of homes for the low-and-moderate-income segment. Renee also indicated that the city was developing the necessary provisions to comply with SB9.

General Plan Update – Ricky Caperton informed the group that they were preparing to interview consultants to conduct the first phase, which was a review for compliance with State law. Renee Mathis assured the Committee that the stakeholders would be included in the General Plan Update process. Jeff Harris suggested that the builders be included in the 1st phase to assist in identifying implementation issues in the current General Plan. Darius Assemi and Jeff Harris recommended that the city conduct separate meetings for the various stakeholder groups when the Update commenced.

Impact Fee Update – Mike Harrison reported that it was taking longer than expected to gather all the necessary information for the Fee Update and they were anticipating that it would be mid-March before meetings could be scheduled.

Impact of SB1383 on diversion of organic waste – Mike Prandini indicated that the item was on the agenda to ascertain whether the law had any impact on new construction. Jeff Harris inquired about the affect on high density residential that don't have greenwaste service. Ivette Rodriquez informed the Committee that the law was passed in 2016 and was effective January 1, 2022. Ivette stated that the goal was reduce waste entering the landfills by requiring the recycling of all organic waste. Ivette indicated that the State would be providing inspectors to monitor compliance, which means randomly inspecting containers. Scott Redelfs commented that the city's biggest problem was commercial and multi-family since they don't currently have green waste containers. Scott indicated that they are working on new regulations and would be creating a working group that would include stakeholders and city departments.

COVID restrictions – Mike Prandini inquired about in-person meetings now that the Mask Mandate had been lifted for non-medical locations. Renee Mathis informed the Committee that Clovis was still meeting virtually, but would inform the group if anything changed.



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This link takes you to the NAHB

Member Discounts page

LOCAL

Fresno Committee Meeting in February

Status of negotiations for City/FID supplemental water supply – Brock Buche, Interim Director of Public Utilities, indicated that there was nothing to report as they were still gathering information on how much water will be needed.

Status of General Plan Update and SEDA Specific Plan – Jennifer Clark reported that they are working from the original draft of the SEDA Plan and working to complete the EIR for the Specific Plan. Jennifer stated that public meetings would be held in March or April with a draft being available by end of summer. Jennifer explained that the review would include the infrastructure plans for water, sewer and streets. Jennifer also stated that there would be a financing plan included in the approval process. Jennifer indicated that the Plan would include mitigation measures and policies for implementation. Jennifer stated that that goal was to adopt the Plan by the end of 2022. John A. Bonadelle inquired when tentative maps could be submitted for SEDA. Brock Buche informed the Committee that development would depend on the construction of the Temperance Avenue Trunk Main and that it was likely to be completed in 2025 or 2026 at a cost of \$55 million. Brock indicated that, since it was unlikely to be able to develop water wells north of Belmont, a surface water supply was critical for development of the area. Dennis Gaab raised a question about annexation and when does the city plan to address the lack of a tax sharing agreement with the County of Fresno that is currently delaying annexations. Dennis also asked whether the Council was supportive of the infrastructure costs. Jennifer stated that there would be a fiscal analysis completed for SEDA. Jennifer indicated that Clovis Unified was pursuing the development of the Bradley Educational Center and the city was meeting with them to provide services to the campus. Scott Mozier informed that group that they were considering Temperance and DeWolf as the two main north-south corridors through SEDA. Jeff Harris commented that with all the rural residential along DeWolf the city should consider Highland for a north-south corridor.

Status of Final Acceptance of subdivision improvements without all sidewalks, driveway approaches, and street trees – Andy Benelli reported that the text amendment to accomplish this required that it be submitted to each Council District Committee and that they had one more to go. Andy stated that they would then ask the Airport Land Use Commission for comment, after which it would be scheduled before the Planning Commission and the City Council. Andy indicated that they were hoping to have it approved by the end of April.

Increase of street widths via Amended Standard Drawings – Andy Benelli reported that the current residential street width was 49 feet with a 5-foot sidewalk and 1 foot behind the walk. Andy stated this was adopted some time ago and has not changed. Andy agreed to meet to discuss the matter to resolve any issues.

Streetlight spacing on collectors, arterials, and local streets – Scott Mozier informed the Committee that the standard had not changed for arterials or collectors but was reduced to 250 feet from 265 feet for local streets. Scott stated he would be available to review any issues.

Status of Tax Sharing agreement with Fresno County – Kelli Furtado, Chief of Staff for the Mayor, commented that the agreement was long overdue, and a new agreement was a top priority for the Mayor. Kelli stated that they hoped to have a new agreement in the 2nd quarter.

Processes to accelerate approval of Final Maps – Scott Mozier reviewed the current process for approval of final maps and indicated there were two issues slowing the processing. One was the lead time for the City Attorney to review all documents prior to scheduling the item before the City Council and the second was the reduced number of Council meetings to twice per month. Dennis Gaab reviewed the process for the City of Tulare and stated he would provide information from other cities to identify ways to improve processing. Dennis suggested a workgroup of BIA members and staff to address the problem with the County processing.

VMT Implementation – Sophia Pagoulatos, Planning Manager, commented that they were on target to be before the City Council by the end of summer. Sophia indicated that they planned to have the VMT Plan and Impact Fee plus an urban design calculation available by May for review.

Impact of Transform Fresno on Greenfield Development – Jennifer Clark informed the Committee that there would be no impact on new developments unless the development was in the Southwest Area or in Downtown.

Permit Processing for Multi-family projects – Chuck Clark informed that group that they had made revisions for processing permits for multi-family projects and asked for volunteers for a group to test the new processes and to let him know if they had an interest.

Industry Bulletin for Building and Fire inspections – Chuck Clark stated that they would be issuing an Industry Bulletin with the requirements for inspections and reminded the builders that both building and fire inspection cards should be available to the inspectors.

LOCAL

Madera County Committee Meeting in February

Update of Road Impact Fees – Jared Carter explained that the fee update was back on track with the consultant getting updated construction costs, but the consultant may need to run new models. Jared estimated that the consultant’s work should be completed in 4 to 5 weeks.

Update on Sustainable Groundwater Management Act – Matt Treber indicated that the Plan for Chowchilla had been returned for modification and it was expected that the remainder of the Plans would be completed by October. Matt stated he felt that Riverstone and Tesoro Viejo were in good shape for a sustainable water supply.

Update on Development of the VMT Baseline Threshold – Matt Treber indicated that it was still in process and that it would be a countywide baseline.

Update on Projects from the SR41-AVE 9 Corridor Study – Matt Treber informed the Committee that a grade separation for the railroad tracks would be included as a project for the Road Impact Fees and that Avenue 9 would ultimately be designated an expressway.

Update on SR41 Extension to Avenue 15 – Jared Carter stated that the County had received approval from Caltrans for the geometrics for the extension. Jared indicated that the next hurdle would be the approval of the environmental impact report. Jared estimated that construction could be underway by the end of 2023.

Discussion of Delays in Plan Check Processing – Matt Treber indicated that they were seeing an uptick in the amount of time it took for Plan Check to about three weeks and they were working to get that back down to the 2-week standard. Mark Meyers indicated that they were keeping up with the issuance of permits and the scheduled inspections and were working on process changes to keep inspections as a priority.

AROUND THE STATE

SoCal's housing inventory is at a 'catastrophically' low level to start the year

Spectrum News 1

In Los Angeles, there are about 4,700 active listings in January. Last year, about 7,600 homes were available when interest rates were at a record low of 2.6%. Before the pandemic in January 2019, there were 12,400 homes for sale, and interest rates were at 4.5%.

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The Ratkovich Company, Fighting to Build Urgently Needed Affordable Housing in Southern California, Heads to LA Superior Court

BusinessWire

After nearly four years and over 20 public hearings, which violated the streamlining provisions of the state’s Housing Crisis Act, the City Council denied The Villages based on a hodgepodge of classic anti-development “justifications.”

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Posh California town backtracks on mountain lion habitat claims to sidestep affordable housing plan

KIRO7

Following Sunday’s heated, nearly 90-minute emergency town council meeting to address the topic, the council released a statement indicating that the California Department of Fish and Wildlife “had advised that the entire Town of Woodside cannot be considered habitat.”

“As such, the Town Council has instructed staff to immediately begin accepting SB 9 applications,” the council stated.

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AROUND THE STATE

California court says developers exempt from local rules

Associated Press

The case involved local opposition to a 20-story mixed-use project currently being built near Balboa Park in San Diego. The city approved a plan for a building more than 25% higher than local development standards normally would allow, with 204 housing units instead of 147, after the developer promised to make 18 units affordable.

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As Earth warms, air conditioning use could exceed power supply in next decade

Los Angeles Times

The findings are in line with a Los Angeles Times investigation that revealed that extreme heat likely caused 3,900 deaths in California over the previous decade — six times the state's official tally — and that the undercounting has contributed to a lack of urgency in confronting the crisis. The effects of these worsening heat waves fall disproportionately on the poor and communities of color, the series found.

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The California Assembly Voted to Expand CEQA and Make the Housing Crisis Worse

CalChamber

The last thing the California Legislature should be doing during an ongoing housing crisis is voting to pass laws that make constructing any new housing harder and more expensive in the golden state. Yet, last week the California Assembly did just that by passing AB 1001 (C. Garcia), a bill that proposes to redress historical land use injustices by expanding the California Environmental Quality Act (CEQA) to create new avenues of litigation and limit local government's ability to mitigate environmental impacts for all types of housing projects, from 100% affordable to market rate units.

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California Democrats are reliably pro-labor. But one union is testing their patience.

Politico

To the Trades and its supporters, they are simply doing what their members expect: fighting to ensure the Legislature includes working people in its efforts to build millions of housing units and dramatically reorient the energy economy. To that end, labor has linked arms with oil industry employers against environmentalists and pushed to ensure that bills to accelerate affordable housing construction preserve a place for union-trained workers.

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AROUND THE STATE

2021 home-price jumps: 19.2% in LA-Orange County, 19.8% nationally, says Case-Shiller

Los Angeles Daily News

1A persistent low inventory of homes dropped to record low levels in December, according to a recent report from the National Association of Realtors. In the face of continued strong demand, prices were pushed higher. Newly constructed homes are in the pipeline, but a long-running shortage, combined with the lingering effects of the pandemic mean it will take years to meet demand.

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Would you buy a new home online? Builder launches that in Central Valley

The Business Journal

Imagine finding a home you want to buy online, filling out a form and slapping down a \$495 deposit and — voila — you are under contract to purchase the house.

Colorado-based builder Century Communities is rolling out that digital capability to all of its 40 markets in 17 states, including communities in Fresno and Madera counties, promising in its marketing that “your new dream house is just a few clicks away.”

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As new Bay Area SB9 housing applications grow, so does rift between suburbs, developers

The Mercury News

San Jose civil engineer Terry Szewczyk had lined up more than two dozen clients, a collection of Bay Area homeowners stretching from Redwood City to Fremont to Concord looking to split their properties and build new homes and accessory units.

The projects were designed to carefully conform with a new state law, Senate Bill 9, that streamlines approval for small, residential projects. But a few localities immediately questioned his applications.

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Disney Launching New Residential Communities For Fans

Forbes

Disney plans to build residential houses—including a neighborhood dedicated for those ages 55 and up—and a mixed-use district that includes shopping, dining, a beachfront hotel and beach park, as well as a 24-acre “grand oasis” lagoon.

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Mortgage Rates Close In on 4%, Making Home Affordability Tougher

The Wall Street Journal

Mortgage applications fell 5.4% from a week earlier last week, according to Mortgage Bankers Association data. Mortgages are less affordable relative to income than at any time since the fall of 2008, according to the Federal Reserve Bank of Atlanta.

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Supervisors adopt new housing plan based on vehicle miles traveled

The Coast News Group

New housing development in unincorporated areas will be directed closer to previously developed zones with fewer impacts from vehicle miles traveled, or VMT, as a method to combat greenhouse gas emissions.

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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.

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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.

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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

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	NAHB members receive up to 10% on hotel room rates at over 200,000 properties worldwide (max 25% credit).	Hotels	naib.com/planner.com 1-800-437-2175

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MEMBER SAVINGS PROGRAM

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	OFFICE DEPOT	Up to 25% off in-store or the online regular prices on their Best Value List of promotional 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 flat day shipping, 50% for ground commercial/residential.	Business Shipping	100 members can qualify 1-800-950-0005
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	CONSTRUCTIONJOBS.COM	20% discount on standard rates.	Job Posting	na-b.org/careers 828-251-1344

NAHB ASSOCIATION DISCOUNTS

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	NAHB CONTRACTS	Up to 30% off contract rates.	Legal	na.org/nahbcontracts
	HODURBECKE ECONOMICS	\$200 off annual subscriptions.	Economic & Housing Data	housingeconomics.com
	BUILDERS BOOKS	10% off books from AIA & GreenSource.	Books	buildersbooks.com
	ONLINE EDUCATION	Up to 20% off webinars, Up to 30% off online courses.	Education	na.org/education

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