



Building Industry Association
of Fresno/Madera Counties, Inc.

BIA Fresno/Madera Counties

UPDATE BULLETIN

Volume 32, Issue 11 – November 30, 2023

LOCAL

Clovis Committee Meeting in November

Update of impact fee review – John Holt summarized the progress to-date on the review of the water and sewer impact fees and indicated that Kosmont had provided a few cities for comparison, but the city requested a few more, including cities in the Valley. John estimated that they would have information to share in early December and a presentation to the City Council in January.

Update of VMT mitigation measures for inclusion in a fee program – Dave Merchen reported that there was no updated information to share and that Kittleson was continuing to review the data.

Permit trends – Jesse Norton reported that for single family homes there were 18 permits issued in October, 112 permits issued for fiscal year 2023-24 through October, and 612 permits issued calendar 2023.

Discussion of changes to the R-3 and R-4 Zone Districts – Dave Merchen indicated that there was nothing to report and that Kittleson was reviewing the impact of proceeding with changes prior to the General Plan Update.

Update on the status of the city's Housing Element – Renee Mathis reported they were finalizing the second submittal to HCD, which would be soon, and that HCD had 60 days to review. Darius Assemi raised a question about inclusionary zoning. Lily Cha stated that it is not presently included in the city's Housing Element, but that doesn't mean that HCD won't request that it be included. Lily commented that because of the delay by HCD the city will not be in compliance with state law, but there is a 120-day grace period before any sanctions are imposed.

Discussion of annexation issues affecting development in Heritage Grove – Renee Mathis reviewed the process for annexations and commented on the most recent annexation in Heritage Grove and the city did not experience any issues. Renee indicated that future annexations may experience problems with having to include rural residential properties.

City acquiring PG&E streetlights – Sean Smith informed the group that the city was considering assuming the responsibility for street lights in the city and for future installation of street lights. Sean stated he would have more information in the near future.



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LOCAL

Fresno Committee Meeting in November

VMT implementation – Georgeanne White stated that they were having difficulty scheduling a meeting with Council President Maxwell and Council Vice President Perea to provide a briefing on the VMT issues but indicated that they would be meeting with them on November 30 and BIA should be able to schedule a meeting with them after that date.

Tax sharing agreement with Fresno County – Georgeanne White reported that there was an informal group meeting to try to reach an agreement.

General Plan Update and SEDA Specific Plan – Jennifer Clark indicated that they had posted the draft plans and EIRs on the city’s website and had recirculated the EIR. Jennifer indicated that comment period would end on November 17. Jennifer stated that after the staff has had an opportunity to review the comments received, the plans would be scheduled for City Council consideration and that the Capital Improvement plans would be completed. Jennifer noted that there was organized opposition to the adoption of the SEDA Specific Plan.

Multi-jurisdictional Housing Element – Jennifer Clark stated that they were working to meet the requirements of HCD and had submitted the document to HCD on November 3. Jennifer informed that group that HCD had 90 days to review the document and was allowed at least two reviews, which could push completion of the Housing Element to late spring or early summer for adoption. Jennifer commented that HCD was stressing production of affordable housing in the Housing Elements.

Parks Impact Fee update – Scott Mozier reported that the city had retained EPS to prepare the Nexus study and the process would begin after the first of the year.

Text amendment for acceptance of tract improvements without all sidewalks, driveway approaches, and street trees installed – Scott Mozier stated that the proposal that had been worked out with the BIA had been approved by all Council Committees and the Planning Commission and would be heard by the City Council on December 7.

Request for time extension for house plans – Jennifer Clark, Eric Frampton, and Doug Ediger explained that all permit applications submitted prior to December 31, 2022, would have until December 22, 2023, to begin construction under the 2019 code. Darius Assemi inquired about allowing foundation only permits for single family homes. Jennifer stated that they had recently changed the policy and would now be allowing the foundation only permit.

Madera County Committee Meeting in November - None

Fresno County Committee Meeting in November - None

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LOCAL

Fresno Metropolitan Flood Control District in November

Discussion on processing and communication issues – Peter Sanchez commented that since the last meeting on these issues the District has made some changes to shorten processing times and to improve communication. Peter noted that the industry’s commitment to have early discussions with the District on project plans to identify possible problems had the result of improving processing times. Walter Diamond indicated that knowing early in the process conditions that have to be met makes the process less confrontational, even if he doesn’t like the answer, he can plan for it. Corine Demetrious reviewed their process for processing plans, and it is very helpful if they know how long the turnaround time is so they can build that into the schedule. Peter indicated that having pre-engineering discussions with the District helps to identify issues that will have to be addressed. Peter stated that the District is striving to begin the project review at the same time as cities begin their review. It was agreed to continue to work for better communications and submittal of complete plans.

Discussion of Annual Fee update – Denise Wade reported on the component price increases, which averaged 10%, and the effect on the fees for the drainage zones. Denise also indicated that the street fees charged to the District have increased and will contribute to increased District fees. Denise stated that it is expected that the fees would be effective on March 1, 2024, and the amount of increase for each drainage zone would depend on the amount of infrastructure to be completed in a particular zone. Denise stated that she would be sending the new fees by drainage zone in the near future.

Discussion of the new Storm Water Discharge Permit – Gabe Ledesma reported that the new permit went into effect in September and reviewed the changes in the new permit from the previous permit. Gabe advised that some being less restrictive and some more restrictive, and the District would be glad to assist developers with implementation of the new requirements.

AROUND THE STATE

California has 11 of largest housing shortages in US, study says | The Orange County Register (subscription may be required)

The Golden State’s high housing costs are often tied to construction failing to keep pace with population and economic growth.

Here are the 11 biggest homebuilding deficits in the state, ranked by their shortfall’s share of local housing supply.

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Why it’s so hard to stop building homes in places at risk from climate disasters | NPR

"Other parts of the country are in a hurricane zone, and they have codes and standards that say, if you build to these standards, you can go ahead and build a home," says Kent Aden, senior vice president of HomeFed. "We have all these standards for building in wildfire zones, but there seems to be a resistance to allow projects to move forward that meet or exceed those standards."

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AROUND THE STATE

Droves of Californians are moving to Texas. Here's the life they are finding | Los Angeles Times

Jordan's move is reflective of a larger trend for California, where more residents have been moving out over the past few years than new people moving in. In 2022, 818,000 Californians left for other states, while 476,000 moved in, resulting in a total domestic loss of 342,000 to the Golden State, according to newly released Census data. But some states have been taking in more of California's former residents than others, with Texas leading in that category.

In 41 U.S. states, more people arrived from California than moved to California last year, according to the data.

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California's third largest city is a mostly empty, forgotten dream | SFGate

They believed that LA, which appeared to be pressing against its population ceiling, was unprepared for California's postwar population boom. New communities would need to pick up the slack. California City was designed to fit the bill: a sprawling, self-sufficient city in the desert. In the original plan, Starkey said, the city was projected to hold 400,000 people.

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Huntington Beach loses effort to dodge California housing requirements | Courthouse News

A federal judge has dismissed a lawsuit filed by the Southern California city of Huntington Beach against the state of California in a bid to wriggle free of its legal obligation to build 13,000 additional housing units.

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The incredible shrinking heat pump | The Verge

Can New York make heat pumps work for renters? It'll try with public housing first. So far, the state has purchased 30,000 of them for New York City's public housing as part of its plan to tackle climate change. They're supposed to save energy, cut down utility costs, reduce pollution, and give residents access to air conditioning that didn't have it before.

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AROUND THE STATE

To buy a house in today's market, more people turn to an alternative lender: their parents | CNBC

To bridge the gap, a growing share of younger house hunters are now considered “nepo-homebuyers,” because they rely on family money to complete their purchase, the Redfin report said. Nearly 40% of recent homebuyers under age 30 used either a cash gift from a family member or an inheritance to afford their down payment, Redfin also found.

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Column: California strikes another blow against rooftop solar | Los Angeles Times

Thursday's 5-0 vote by the California Public Utilities Commission will make solar panels less economically enticing for apartment dwellers, farmers, schools and strip malls, solar companies say. The commission approved similarly dramatic solar incentive cuts for single-family homes in December — a decision the industry says has prompted a steep drop-off in sales.

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Microgrids Can Bolster Creaky Electricity Systems, But Most States Do Little to Encourage Their Development | Inside Climate News

An August wildfire cut off electricity to Del Norte County, California. Residents might have been in the dark for weeks—except for the use of a makeshift microgrid that generated power locally.

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California needs more housing — especially in the suburbs | The Orange County Register

We know that California has a housing shortage. Back in 2017, a team of UCLA economists estimated that the state would need to build at least three million new homes to close the gap — a gap that has widened over the past half-decade. Notwithstanding Governor Gavin Newsom's campaign promise to produce 3.5 million new homes by 2025, permitting data suggests that housing construction in the Golden State has flatlined.

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Californians want solar and wind in their backyards | Los Angeles Times

For all the opposition to wind turbines and solar farms bubbling up across California, most Golden State voters would have no objection to a renewable energy project in their backyard. That's according to a new poll co-sponsored by the L.A. Times and conducted by UC Berkeley's Institute of Governmental Studies. Pollsters found that 56% of registered voters would be comfortable with wind turbines near their community, compared with 32% opposed. Solar farms earned an even stronger endorsement, with 69% of respondents supportive and 22% opposed.

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State orders San Francisco to remove barriers to housing | San Francisco Examiner

In a repudiation of the status quo, the California Department of Housing and Community Development released Wednesday a review of San Francisco's oft-critiqued housing practices that identified more than a dozen issues The City must begin to quickly rectify or risk a takeover of its local authority over land use.

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A Quick Glance at Upcoming Educational Opportunities from NAHB

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AROUND THE STATE

First-time homebuyers in California may be eligible for \$10K grants to cover closing costs | Palo Alto Online

The California Association of Realtors has announced that its Housing Affordability Fund program will provide another \$500,000 in closing-cost assistance for eligible first-time California homebuyers from underserved communities. The additional funding brings the total amount of grant money for the program to \$2 million.

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California's budget gap is likely to grow as state tax collections fall far below projections | MSN

As of Oct. 25, California collected just \$18 billion, according to new disclosures from the agency. A lot was riding on the amount of state revenue collected this month. Newsom foreshadowed this in many of his veto messages earlier this month when he cited fiscal concerns regarding the state's current and expected budget deficits in the coming year.

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Brace for 8% mortgage rates to drag the US housing market into a 1980s-style recession, Wells Fargo warns | Business Insider

"After perking up at the start of year, nearly every facet of housing activity has shown signs of relapse as the Fed has maintained a restrictive policy stance and mortgage rates have breached 7%," they added, referring to the fact that home sales, mortgage applications, and indices tracking homebuilder confidence have all declined in recent months.

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California's 2024 Housing Laws: What You Need to Know | JD Supra

In 2023, the California Legislature enacted and extended significant housing streamlining laws – most, but not all, are limited to projects that pay prevailing wage for construction labor and contain significant amounts of Below Market Rate (BMR) housing. The session also saw important signs of legislative frustration at California Environmental Quality Act (CEQA) abuse. This Holland & Knight alert takes a closer look at some of the most significant housing laws that the Legislature passed and that Gov. Gavin Newsom has signed into law, grouped into categories.

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The First Commercial Carbon-Sucking Facility in the US Opens in California | Bloomberg

The US is getting its first commercial facility to soak up carbon dioxide from the ambient air for permanent storage, a nascent technology that's been both lauded as crucial in fighting climate change and derided as a distraction that will delay the clean energy transition.

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While All Inflation Feels Bad, Housing Inflation Is the Worst | The Wall Street Journal

Two weeks ago, I asked why Americans were in such a rotten mood when the data said the economy is in such good shape. The disconnect has only grown since. Inflation, we just learned, eased in October, extending a two-week rally in stocks and bonds. And yet the University of Michigan's index of consumer sentiment keeps falling.

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AROUND THE STATE

California facing electrical transformer troubles as new homes continue to be built | CBS News

California is facing a new energy crisis, and this time, it could impact the state's goal of building more than 2 million new homes by 2030. Now, utilities are warning developers that they may not be able to provide power to new homes and businesses. "It was an inconvenience at first, but then it became a real problem," **said Chris Ochoa with the California Building Industry Association.**

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The Other Housing Crisis: Too Many Sick, Aging Homes
Bloomberg

An aging US housing stock poses health risks to residents as much-needed repairs fall behind and the effects of climate change take a toll.

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How San Diego hacked California housing law to build ADU 'apartment buildings'
The Orange County Register

The city's one-of-a-kind ordinance offers landlords a one-for-one deal. If they agree to construct an ADU and keep the rent low enough for San Diegans making under a certain income, they're automatically permitted to build a second "bonus" unit, which they can rent at whatever price they like.

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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.

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Our committees hold regularly scheduled meetings to fulfill tasks and goals.

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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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NAHB Members Saved
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MEMBER SAVINGS PROGRAM

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