



Building Industry Association
of Fresno/Madera Counties, Inc.

BIA Fresno/Madera Counties

UPDATE BULLETIN

Volume 33, Issue 3 – March 29, 2024

LOCAL

Summary of the Meeting with the City of Clovis – March

Update of the Impact Fee review – Sean Smith reported that he was reviewing cost data for the Water and Sewer impact fees and estimated that the work would be completed for a meeting with the industry in April. Sean stated that all other fees would be increased by the Construction Cost Index (CCI).

Update on Affordable Housing litigation – Andy Haussler commented that the Affordable Housing issue began with the adoption of the Cycle 5 Housing Element and the subsequent failure to meet the goals for affordable housing during that cycle. A member of the public sued the city for various violations of State Law and prevailed on several elements of the suit by a decision of the California Supreme Court. Andy reviewed the elements of the settlement agreement, which is awaiting approval by the Fresno Superior Court judge who presided over the initial trial. The major points of the settlement are establishing an Affordable Housing Fund, dedicating city owned property for low- income housing, rezone approximately 24 properties to accommodate 1,300 units, change the R-3 minimum density to 20 units per acre, create a mixed-income housing ordinance that would include a provision for inclusionary zoning, and create an impact fee deferral program. Andy stated that the mixed income ordinance will likely be of concern for the home building industry. Andy indicated that a study would be conducted in preparation for creation of the ordinance, which would take about a year to complete, and that the BIA would be involved in the process. Jeff Harris inquired whether the city had contacted the owners of the designated properties to which Andy replied that he had just started the process of outreach to the property owners. Darius Assemi questioned why the properties were selected to which Scott Cross, City Attorney, responded that the properties met the criteria, but that a decision on which properties would be selected had yet to be made. Dave Merchen informed the group that the zoning change to adjust the R-3 zone to a minimum 20 units per acre and the corresponding General Plan change would be completed sometime this summer.

Permit trends – Jesse Newton reported that there were 66 single family permits and 3 multi-family permits issued in February, 308 single family permits and 3 multi-family permits issued for the 2023-24 fiscal year, and 116 single family permits issued for calendar 2024.

Update of the validation of the Water Master Plan cost estimates – Scott Redelfs indicated that it was planned to make a presentation to the City Council on April 8, which was the same presentation made to the BIA. Scott stated that the consultants provided construction trends for the cost estimates for water projects and was intentionally a very rough estimate. Eric Gibbons commented that he had contacted companies that installed the pipe and that the information he got was that the estimates were 20% high. Scott indicated that the major component of the cost was from the water treatment plant expansion. Arakel Arisian commented on the aggregation of cost estimates that was used for the city's projects. Scott indicated that he was willing to meet with members of the BIA to review the information.



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This link takes you to the NAHB
Member Discounts page

LOCAL

Status of the City’s Housing Element – Dave Merchen stated that the Housing Element had been resubmitted to HCD and had received additional comments on that submittal, and they were working on the responses to those new comments. Dave indicated that it would be submitted to HCD soon. A question was raised about the risks of not having an approved Housing Element. Dave responded that, although it is possible that the city could be sued, the Housing Element would be approved by HCD by the time a suit would be heard by the court.

Changes to the uses of the CFD – Andy Haussler stated that they have been working with consultants to make changes on how the CFD process could be used for financing fees or improvements. Andy indicated that he would be reaching out to the BIA when that had been completed.

General Plan Update – Renee Mathis informed the group that the RFP for the General Plan Update has been released, which was the first step in the process.

Summary of the Meeting with the City of Fresno - March - None

Summary of the meeting with FMFCD - March - None

Summary of the meeting with the County of Madera - March – None

Summary of the meeting with the County of Fresno – March - None

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AROUND THE STATE

Habitat for Humanity puts California families in affordable homes. Insurance crisis puts that at risk
The San Francisco Chronicle

We have recently found ourselves confronted with a new obstacle in our quest to provide housing for lower-income families. And this obstacle is preventing us from putting families in the homes we have built.

Without insurance, we can’t sell our homes to families who need them.

It’s in everyone’s interest to fix this emergency and to do so without delay.

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Self-Inflicted
Inside Sacramento

“We’ve created this system where the high cost of government requirements prices everybody out of the market, and then we say, ‘Oh my God, we have to fix this, so let’s force developers to build the affordable housing as a condition of building new housing,’ which makes it even less affordable.”

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AROUND THE STATE

Homebuilding shrinks in California, but not as fast as the U.S.

The Real Deal

California ranked third among states for the number of permits filed last year.

Of those, 57,959 were for single-family houses, an 8 percent decline from 2022. Multifamily permits across the state totaled 53,262, a 3 percent decline; in the Inland Empire, however, multifamily permits shot up 89 percent.

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Public housing can't solve California's housing crisis

The Orange County Register

With homelessness, rents, and building costs on the rise, governments should demonstrate their commitment to helping those in need by rolling back land-use regulations and streamlining processes.

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Why Private Developers Are Rejecting Government Money for Affordable Housing

The Wall Street Journal

To build affordable housing, SDS raises what is called an impact fund, a relatively low-return private-equity fund with backers that include banks and foundations. Most of these institutions are required by federal laws to make some investments that benefit low-income communities. Major investors in the firm's \$190 million fund include Ally Bank, Synchrony Bank and Kaiser Permanente.

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ICYMI: INSURANCE UPDATE CBIA's President and CEO Dan Dunmoyer spoke to members of the Assembly Insurance Committee at an oversight hearing about the California FAIR Plan. He emphasized that prompt regulatory action is needed to revive the insurance market and provide consumers with more insurance options. He also stressed the urgent need for higher commercial coverage limits for HOAs and other business properties covered by the California FAIR Plan.

New Home Sales Hold Steady in February

National Association of Home Builders

"A slight uptick in mortgage rates held back the pace of new home sales in February," said NAHB Chief Economist Robert Dietz. "Our latest builder surveys show that roughly one-quarter of builders reported cutting home prices in March. The price cuts, in combination with building slightly smaller homes, can be seen in today's data that show a 7.6% year-over-year decline for median new home prices."

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Buying and Selling a Home in California Is About to Change: Here's How

KQED

The settlement agreement, slated to go into effect in mid-July, would no longer allow agents to publish the commission in the listing. That rate would be set during negotiations. Because commission rates can't be set up front, realtors will have to compete for business and may offer lower rates to their clients. But it could also mean bad news for part-time realtors, who have otherwise relied on that 5%–6% commission as an occasional income.

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AROUND THE STATE

What you need to know about California housing and corporate landlords CalMatters

Do corporate landlords own a lot of homes? Compared to the housing stock as a whole, it's less than half a percent. "We sell 99% of our homes to individuals," **said Dan Dunmoyer, president of the California Building Industry Association.** For most first-time homebuyers in California, "it's not like you are competing with a big institutional player, other than a rich, single person from the Bay Area."

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Rural Northern California voters reject housing development in wildfire country Politico (subscription may be required)

Voters in the Northern California city of Chico on Tuesday rejected a controversial 2,700-home development on the outskirts of town that has exemplified California's push-and-pull over building in disaster-prone areas.

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Elon Musk: AI will run out of electricity and transformers in 2025 New Atlas

"I've never seen any technology advance faster than this." The chip shortage may be behind us, but AI and EVs are expanding at such a rapacious rate that the world will face supply crunches in electricity and transformers next year, says Elon Musk.

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US transformer demand could triple by 2050 — DOE study E&E News

The U.S. transformer shortage raises questions about whether the country will have enough of the "bedrock" grid equipment to support the transition to renewable energy, according to a new report from the National Renewable Energy Laboratory.

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AROUND THE STATE

Wither Gas Bans?

California Globe

“There is no regulation limiting gas appliances in California and there is no plan for a ban. CARB expects the Board to consider a potential regulation to reduce emissions from space and water heaters in 2025. The concept for the rule is that new space and water heaters purchased in California would be zero-emission starting in 2030,” said a CARB spokesman.

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Adaptive Reuse Bills Introduced in California Assembly

Planetizen

Two proposed California Assembly bills take aim at the housing supply through adaptive reuse, according to an article in Beverly Press. The bills aim to make the process of converting commercial buildings easier and less expensive.

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A Quick Glance at Upcoming Educational Opportunities from NAHB

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.

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.**

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.**

A Quick Glance at Verizon Corporate Discount

BIAFM members can get great discounts on Verizon and more through NPP. Eligible businesses who join NPP (signup is free) can receive a corporate discount of **22% off Verizon monthly access fees.***



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Visit www.verizon.com/proservices for details on how to apply for this offer. Offer is available for members of NAHB.

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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Sherwin-Williams

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- 5G/4G LTE
- 5G Ultra Wideband
- 200 GB mobile hotspot (5G Ultra Wideband/5G/4G LTE data)
- 1080p video on 5G/4G LTE.
- 4 included Travel Pass days per month.
- New lines only



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MEMBER SAVINGS PROGRAM

at a glance
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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. Redeemable with most national retail & fleet offers. NAHB Member household family eligible.	Chevrolet, Buick, GMC	nahb.org/gm
NISSAN	Save between \$2,000 - \$9,900 per vehicle. Must be purchased in member's company name. NOT redeemable with most national offers. Member company eligible.	Nissan	nahb.org/nissan
AVIS	Save up to 30% off the RENTAL RATES when making a reservation with Avis Worldwide Discount (AWD) number 9572930.	Rental Cars	avis.com/nahb 800-831-1112 AWD 95572930
Budget	Save up to 35% off Budget RENTAL RATES when making a reservation using Budget Customer Discount (BCD) number 2156930.	Rental Cars	budget.com/nahb 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 discounts (one payment method).	Building Materials	lowes.com/nahb 877-431-5849

SHOPPING & ENTERTAINMENT

COMPANY	SAVINGS	PRODUCTS	INFO
MEMBER DEALS	Up to 20% off.	Theme Parks, Movie Tickets, Concerts, Water Parks, Gift Cards	memberdeals.com/nahb/ 867-914-1821
SAM'S CLUB	One year membership for \$24.99.	Bulk Discount Retail	samsclub.com 877-914-1821
HOTELPLANNER	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
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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 promotional 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	100 members can qualify 1-800-944-6395
	YRC FREIGHT	At least 75% off Less Than Truckload (LTL) shipping over 150lbs	Freight Shipping	100 members can qualify 1-800-944-6395
	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) 411-0848
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	HEARTLAND	Reduce, reuse and recycle your waste for 20% off.	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 & GreenSource.	Books	aiabooks.com
	ONLINE EDUCATION	Up to 20% off webinars, Up to 30% off online courses.	Education	nahb.org/education

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*Based on savings from the activation of your member account.

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