



Building Industry Association
of Fresno/Madera Counties, Inc.

BIA Fresno/Madera Counties

UPDATE BULLETIN

Volume 32, Issue 2 – February 28, 2023

LOCAL

Clovis Committee Meeting in February

Status of review of Development Impact Fees – Sean Smith stated that they would be having the small group meeting on February 22 to continue the discussion on the 2022-23 fees and would then have a meeting in early March for the stakeholder meeting to begin the discussion of the 2023-24 fee program.

Update of VMT Analysis – Dave Merchen indicated that they had received the consultant’s report and that it was being reviewed internally. Dave stated he thought it would be released in a couple of weeks.

Permit Trends – Jesse Newton reported that they had issued 176 single family permits and they were processing 457 single family permits and 56 multi-family permits. Jess indicated that at this time last year they had issued 304 single family permits.

Alternative designs for side yard drains - Mike Harrison reported that they had a small meeting and had discussed alternatives to the current design. Mike stated that they could be ready in a few months with an alternative design.

Summary of the joint meeting of the City Council and Planning Commission – Renee Mathis provided a summary of the discussion by the Council members and Planning Commissioners on their opinions on the city’s assets and challenges. Renee stated they all cited a need to sustain a strong community for families, maintain a safe community and a welcoming community. Renee indicated that they were concerned about providing services to a planned expanded Sphere of Influence. Renee informed the group that the next step would be to provide an analysis of the current General Plan and strategies going forward. Renee stated that the City Council and Planning Commission would be meeting in joint session on March 20 to discuss the Housing Element.

California Pro-Housing Program – Renee Mathis reported on a program developed by the State Department of Housing and Community Development. Renee reported that an agency had to apply for the designation and in order to be designated an agency needed to meet certain requirements. Renee indicated that the new Housing Element addressed the Pro-Housing designation. Renee stated that such a designation would assist the city in obtaining grants for housing.



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LOCAL

Fresno Committee Meeting in February

Status of Negotiation with FID – Brock Buche reported that negotiations were ongoing, but the District informed that city that it was unlikely to agree to a firm source of water similar to what Clovis has in its agreement. Brock stated that, because of no secure supply, the city was exploring new concepts to provide water to Growth Area 2. Brock noted that FID was conducting a Prop 218 rate increase process and a substantial increase was being proposed for 2024 with other increases through 2028. Brock indicated that Public Utilities will be conducting its own Prop 218 process to adjust service rates for water, sewer, and solid waste, which will include an amount to secure bond financing for the water and sewer improvements for SEDA.

Transmission Grid reimbursement – Brock Buche indicated that the resolution to the issue was delayed allowing for the appropriate method to be used to reimburse developers who install the transmission mains. Darius Assemi and Gary Giannetta asked why it should not be a simple reimbursement process. Brock replied that the Municipal Code set the reimbursement rate, which was very low. It was agreed to meet next week to attempt to resolve the issue.

Status of VMT implementation – Jennifer Clark indicated that they were working on an activity calculator and a fee, which would be released sometime this spring. In the interim Jennifer suggested that developers prepare a focused EIR. John A. Bonadelle inquired if maps could be processed simultaneously with the city's work on the fee. Jennifer stated that it would be possible for Planning and Development Services to process applications with the understanding that the projects would be subject to whatever conditions were ultimately approved by the City Council. Jennifer indicated that it was anticipated that the fee would be per unit and would be big.

Status of the 2035 General Plan Update and SEDA Specific Plan – Jennifer Clark reported that the update of the General Plan was in process and would be concluded by the end of 2024. Jennifer stated that the SEDA Specific Plan should be released in April with the goal of approving the Plan and EIR in August of this year. Jennifer indicated that the zoning changes would be completed by June 2024. Jennifer reviewed that timeline for the construction of the sewer trunk to serve SEDA, which should be finished by March of 2028. Mayor Dyer informed the group that it is going to be a tough battle to get the Council to support a new bond to pay for the infrastructure for water and sewer improvements for SEDA. A question was raised about using package plants instead of building a new trunk line. Brock Buche stated that an estimates for the cost of a satellite plant would be about \$90 million versus \$60 million to construct the trunk line.

LOCAL

Multi-jurisdictional Housing Element – Jennifer Clark reported that the city was participating with Fresno County and the cities of Fresno County, except Clovis, in the preparation of their Housing Element. Jennifer stated that the document should be released in April with the goal of submitting it to the State by summer. Jennifer indicated that the Housing Element had to be approved by December 31, 2023.

Fresno City/Fresno County Tax Sharing agreement – Mayor Dyer and Georgeanne White reported that it was unlikely a new agreement could be reached in the short term. Mayor Dyer stated that, although it may take a turnover at the Board of Supervisors to reach a new agreement, he was planning to meet with Board members in March.

California Pro Housing Program – Georgeanne White reported that they were on track to receive certification from the State. Georgeanne stated that this could assist the city in receiving grants for housing.

Text Amendment for final Acceptance of Final Maps – Andy Benelli reported that amendment needed to be approved by the Planning Commission and suggested that members of the BIA be present to support it.

Process to accelerate approval of Final Maps – Scott Mozier informed the group that the delay was due to the rules set by the City Council that required all items be completed before it could be scheduled on the Council agenda, including review by the City Attorney. Scott stated that Public Works was reviewing as fast as possible, including the use of third-party review.

Implementation of the CFD for Public Safety Services – Andy Benelli reported that the CFD was in place and had been applied to two subdivisions and was in the process for two additional subdivisions.

Parks Impact Fee update – Scott Mozier stated that they were behind schedule and it would be a couple of months before they would be ready for a stakeholder meeting. It was suggested that staff review projects to determine if any could be paid with Prop P funds.

Introduction of Deputy Chief for Fire Prevention Jonathan Chew – Georgeanne White reported that Billy Alcorn declined to apply for the Fire Chief's position and that he had been reassigned as Deputy Chief for Operations. Georgeanne indicated that Jonathan Chew was the new Deputy Chief for Fire Prevention.

Madera County Committee Meeting in February - None

Fresno County Committee Meeting in February - None

Fresno Metropolitan Flood Control District in February - None

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AROUND THE STATE

Bill Would Speed Statewide Housing Development

Davis Vanguard

Cortese noted in a release. "SB 405 would require the local planning agency to notify a property owner that their land is being included in a draft housing plan. If the owner didn't wish to develop 80 percent of potential housing units that the agency identified for development, the site would not be included in the housing plan."

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Gimme Shelter: Can an obscure law unleash a lot more housing in California?

CalMatters

With a majority of housing plans out of compliance with state housing law, developers could theoretically use a little-known law to kick building into high gear. On this week's podcast, a housing law expert breaks down the untested "builder's remedy."

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Opinion: California housing development remains abysmal despite reforms. Here's what's missing

Los Angeles Times

If California actually wants housing to be inexpensively produced, it must enable large-scale production of housing by private firms that have strong incentives to cut costs. Whether politicians like it or not, housing production is indeed governed by the laws of supply and demand.

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Construction Industry Forecast

Wells Fargo

Wells Fargo released its 2023 Construction Industry Forecast, a survey designed to gather insights on sentiment and current business conditions in the construction industry. This year's survey indicates a level of cautious optimism prevailing among nonresidential contractors and distributors. Most notably, respondents shared several top concerns, including the availability of skilled workers, rising interest rates, economic uncertainty, and supply chain disruptions. Despite the economic challenges of 2022, however, the non-residential construction industry largely maintains a hopeful long-term outlook for 2023.

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Building More Housing Makes It Cheaper. Really.

Bloomberg

In a recent interview with the new leader of America's second-largest city, Los Angeles Times reporters Liam Dillon and Ben Oreskes ran through a "lightning round" of statements that Mayor Karen Bass was supposed to declare true or false. It led to this exchange.

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AROUND THE STATE

Editorial: CEQA is too easily weaponized to block housing and slow environmental progress

Los Angeles Times

California has so much work to do to make this state more affordable, equitable and sustainable. State leaders cannot allow CEQA to be used as an impediment to progress.

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California cities face flurry of lawsuits over missed housing mandate

Courthouse News Service

Californians for Homeownership, California Housing Defense Fund and YIMBY Law have filed 12 lawsuits in Contra Costa, Santa Clara, Marin and San Mateo counties, accusing cities and counties of failing to finish their housing plans in time.

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California's population dropped by 500,000 in two years as exodus continues

Los Angeles Times

The California exodus has shown no sign of slowing down as the state's population dropped by more than 500,000 people between April 2020 and July 2022, with the number of residents leaving surpassing those moving in by nearly 700,000.

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The Climate Crusaders Are Coming for Electric Cars Too

The Wall Street Journal

The report offers an honest look at the vast personal, environmental and economic sacrifices needed to meet the left's net-zero climate goals. Progressives' dirty little secret is that everyone will have to make do with much less—fewer cars, smaller houses and yards, and a significantly lower standard of living.

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Sacramento and Placer are 'prohousing,' according to the state, but what does that designation actually mean?

CapRadio

Both counties have streamlined their housing development processes, making it easier, faster and cheaper to build more apartments, duplexes and homes for all income levels, according to state and local officials.

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SB 9 a non-factor in state's housing supply

Chico Enterprise-Record

SB 9, sponsored by San Diego's Democratic state Sen. Toni Atkins, was intended to help solve the California housing shortage by encouraging owners of current single-family homes to divide their lots in two, with each half eligible for a duplex and an additional dwelling unit, often known as an ADU.

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Data Whiplash Clouds Housing Market Outlook | BuilderOnline

There's an interesting dynamic in the housing market right now. The improvement in demand seen so far in 2023 is a welcome surprise to the home building community, but it is being carefully watched by policymakers trying to get inflation under control.

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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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For more information, contact Chris Vlautin, cvlautin@amesgrenz.com or (916) 486-2900, Ext. 122

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MEMBER SAVINGS PROGRAM

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PROFESSIONAL WOMEN IN BUILDING

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