



Building Industry Association
of Fresno/Madera Counties, Inc.

BIA Fresno/Madera Counties

UPDATE BULLETIN

Volume 33, Issue 2 – March 1, 2024

LOCAL

Summary of the Meeting with the City of Clovis – February

Update of impact fee review for 2023-24 – Sean Smith reported that except for the Water and Sewer Impact fees the annual adjustment would be 7.7% which is the CCI through December 2023. Sean stated that they would be scheduling meetings to discuss the recommendation with the goal to have the fees adopted to be effective in July.

Permit trends – Jesse Newton reported that 66 single family permits and 3 multi-family permits were issued in January 2024. For the calendar year there were 604 single family permits issued. Renee Mathis stated that to-date the city had issued a little more than 300 single family permits and were projecting about 550 for the fiscal year 2023-24.

Validation of Water Master Plan cost estimates – Paul Armendariz informed the committee that they were moving forward with the review and have scheduled February 27 for an industry meeting. Paul stated that they hoped to be to the City Council by late March or early April.

Litigation settlement re low-income housing – Darius Assemi understood that the city has settled the litigation and inquired what the city agreed to do. Andy Hausler stated that the Council approved the settlement, and it required the city to designate more properties with higher density zoning by right, programs to be implemented, and housing for mixed income. John Holt indicated that they had a meeting scheduled with Mike Prandini to go over the details of the settlement.

Multi-family insurance issue – Jeff Harris informed that committee that he had learned that insurance companies were now reluctant to provide insurance for multi-family housing over 2 stories which would affect higher density apartment construction in Clovis and elsewhere.

High density standards for expedited processing – Darius Assemi inquired about the status of the BIA proposal to establish standards for high density residential to facilitate faster processing. Dave Merchan reviewed that history of the proposal and indicated that the City Council had strongly rejected the proposal in 2022 and did not want it returned for consideration. Jeff Harris suggested that the BIA needed to meet individually with the Councilmembers. Darius recommended that the BIA first meet to develop the standards before meeting with Councilmembers.

Status of the city's Housing Element – Jeff Harris inquired if the Housing Element would be presented soon to the City Council. Dave Merchan stated that they had received additional comments from HCD and were reviewing those comments and no date had been set to begin the hearing process.



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LOCAL

Summary of the Meeting with the City of Fresno – February

Tax Sharing Agreement with Fresno County – Georgeanne White reported that the City Council on February 22 would be establishing a Council Subcommittee to begin negotiations with the County on a new agreement.

Status of EIR for VMT – Jennifer Clark commented that the BIA has supported the city’s proposed VMT fee program. As a result, the city will begin the preparation of an EIR for the fee program and noted that the first step would be to schedule an EIR scoping meeting, which will likely be in April. Jennifer stated that it was expected that the study would take about 8 months. Dennis Gaab raised a question about the need for an EIR for a project if the VMT fee program is approved before a project’s EIR on VMT was completed. Jennifer indicated that it would be up to the project applicant whether to wait until the city’s process is complete and noted that several builders were delaying their projects.

2035 General Plan update – Jennifer Clark indicated that the update of the General Plan was in process for inclusion of an element for Climate Adaptation and Social Equity. Jennifer estimated that the draft would be completed by late 2025 or early 2026. Jennifer noted that this update would include an ag mitigation program.

Status of SEDA – Jennifer Clark reviewed the differences between the population estimates required by the Department of Finance and the Housing and Community Development Department which was creating problems for projecting growth which affects the timeline for implementation of growth projections and absorption. Jennifer stated that they are continuing to work with the consultant.

Status of the Multi jurisdiction Housing Element – Jennifer Clark reported that all the cities in the county, except Clovis, had participated in the update of their housing elements. Jennifer stated that the city had received comments from HCD and was analyzing those comments and hoped to be complete by summer. Jennifer noted that the population estimates noted on the previous item were creating issues for ultimate completion. A question was asked if the population estimates for SEDA were included in the Regional Housing Needs Analysis. Jennifer responded that they were not, which was in accordance with HCD guidelines.

Inspection delays with Construction Management and Traffic Signal/Street Light sections to energize signals and streetlights – Georgeanne White indicated that she had just recently become aware of the issue and introduced Nick Mascia, Assistant City Manager. Nick reported that he was reviewing the processes for inspection and approval and would be meeting with the sections to resolve the delays.

Park Impact fee update – Scott Mozier reported that the update was moving slowly due to staff shortages and that he had taken over the project to move it forward. Georgeanne White stated that with the update she wanted to address reimbursing builders who construct parks to a higher standard than dictated by the city, which results in less money to reimburse other builders in the future. Georgeanne indicated that the BIA should be involved in the process. Dennis Gaab suggested that the city determine if it is possible to develop a reimbursement plan for higher standards similar to the program used with CFD improvements. Darius Assemi inquired about the present policy for park development. Scott stated that the standard was changed in 2016 to 2.4 acres per 1,000 of population, removed trails, and removed regional parks from the fee. Scott noted that pocket parks are not included in the fee. Darius, Corine Demetreos, and John A. Bonadelle urged the city to include trails in the fee program.

Update of entitlement fees – Jennifer Clark informed the group that they had started the process to update the entitlement fees.

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LOCAL

Summary of the meeting with FMFCD – February

District Policy on not signing street plans until drainage plans are signed – Debbie Campbell stated that this issue was recently raised because an agency wanted to review again the street plans as it had been several weeks since they had been reviewed, which caused additional delays. Discussion by the group and it was agreed that the District would sign the street plans when complete but only for design purposes and not for construction and the District would sign for construction only after the drainage plans had been signed.

Communication issues – The group agreed that the communication between the District and the applicants had improved. Debbie Campbell noted that District would appreciate applicants contact the District early in the development process to identify potential drainage problems. This was especially so when the property being developed included or was close to a rural stream.

Mitigation measures for discharge to the San Joaquin River – Jared Shuman reported that if a project’s drainage ultimately drained to the river and not to a basin, the developer needed to consult with the District early on to avoid issues and delays.

Procedures for reimbursement – Debbie Campbell reported that recently a developer’s engineer had submitted a claim for reimbursement for installation of District facilities for significantly more than the original bid. Debbie indicated that it was discovered that the District’s required bidding process was not followed and resulted in a rejection of the amount over the bid. Debbie stressed that when desiring reimbursement for District facilities, it was important for the developer to follow the District’s bidding requirements.

Summary of the meeting with the County of Madera – February

Road Impact fee update – Matt Treber reported that the Road Impact fees were increased January 1, 2024, in accordance with the action by the Board of Supervisors in December 2022. Matt indicated that the last increase as part of the phase-in approved in 2022 would be January 1, 2025. Matt stated that the facilities fees had not been adjusted since October 2022 and the review of those fees would begin later this year.

VMT Update – Matt Treber stated that the County was using the state guidelines for Vehicle Miles Traveled.

SR41 widening schedule update – Matt reported that Caltrans was working to complete the final design and that the County was meeting with property owners on acquisition of the required right of way. Matt indicated that the County had been approved for \$25 million of federal funding and had made an application for \$14 million in state funding. Matt informed the group that the Rio Mesa Boulevard project would be first, and the project was planned to start this spring. Matt stated that the SR41 project would be constructed from south to north with an estimated construction schedule of 18 months.

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

AROUND THE STATE

Why California’s Housing Market Is Destined To Go Up In Flames The LAist

When pro-housing groups made a deal with labor unions last year to expand that 2017 permitting bill into California’s restricted coastal areas, environmental groups like the Sierra Club objected.

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Texas and Florida Snag 70% of Top 50 Master Plans; Southwest Cools John Burns Research & Consulting

In 2023, the Top 50 Master-Planned Communities (MPCs) enjoyed strong new home sales despite elevated interest rates and economic uncertainty. Florida continues to lead the regions with 40% of the combined new home sales in the top 50 master plans. Southwest MPCs captured 12% of sales, flat from 2022, and Southern California MPCs took 6%.

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AROUND THE STATE

The Gap in Selling Intentions Between Those With Rates Above and Below 5% Shrank at the End of 2023

Zillow

Why were we seeing this gap? Increased mortgage rates since 2021 have implied additional financial costs to moving to a new home. A house of the same value now requires a substantially higher monthly mortgage payment than it did a couple of years ago.

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Chris Ward sees 'culture shift' for housing

Politico

Conservation groups and YIMBYs have long clashed over development in California, but new Assembly Housing Committee Chair Chris Ward could be the one who finally brings them together. We talked with Ward about his vision for a "culture shift" around land use in the state.

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Fight intensifies over delays in approving California auto, home insurance price hikes

The Sacramento Bee

Trade groups representing insurers want the process to move faster. The resulting debate has made the complex reviews a major tension point for organizations closely watching the state's insurance prices. And it's a process Insurance Commissioner Ricardo Lara is vowing to speed up.

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Desperate for affordable housing, some cities sweeten tax breaks for developers

The Orange County Register

Last month, city council members in Fort Worth, Texas, decided developers that received massive tax breaks to build affordable housing would no longer be able to buy their way out of the obligation by paying a \$200 annual fee in lieu of each unbuilt low-income unit.

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You need a \$73,000 pay raise to buy Southern California's median-priced home

The Orange County Register

A Southern California house hunter needed a \$73,000 pay bump in the past two years to remain qualified to buy a median-priced home, pinching affordability to levels not seen since before the Great Recession.

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AROUND THE STATE

CEQA: The Surprising Story of the State's Keystone Environmental Law California Local

Gov. Gavin Newsom, however, appears to side with the CEQA critics. In 2023 Newsom announced a broad plan to scale back CEQA procedures, limiting the time courts take to consider CEQA cases, providing funding to speed up agency environmental reviews under the law, and creating a raft of new exemptions to CEQA that would allow certain projects to skip environmental reviews altogether.

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Insurers such as State Farm and Allstate are leaving fire-and flood-prone areas. Home values could take a hit CNBC

First Street Foundation's research in California concluded that "the moment that an individual gets a non-renewal letter from the private insurance market, they essentially lose 12% of their property value."

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Water meter shortage impacting home builders in Sacramento County ABC10

"Everyone's looking to comply, but also additionally be part of water conservation efforts. That's the original need for a water meter is to make sure that homes aren't overusing water unnecessarily," **said Vance Jarrard, with the (North State) BIA.**

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Home shopping early may pay off as price cuts abound Zillow

Buyers have a few more choices available than last year. Total inventory is up more than 3% from a year ago, while the flow of new listings to the market is up nearly 6%. January typically sees a significant jump in new inventory over December, and this year that monthly boost was 43%.

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California housing lawsuit making 'political statement,' Huntington Beach says Courthouse News Service

Deputy Attorney General Matthew T. Struhar argued that the state isn't arguing that the city isn't approving the construction of housing, it's that they don't have a set policy to accommodate the construction of enough housing. The city's position is that it can opt out of having to comply with state law, Struhar said, and because of that, the city is standing in the way of the entire region's need for more housing.

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California court ruling could limit CEQA homebuilding delays The Orange County Register

If not overturned by the state Supreme Court, would make it much more difficult to use CEQA to stop projects that conform to local zoning laws.

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AROUND THE STATE

What's happened since California cut home solar payments? Demand has plunged 80% CalMatters

As rooftop solar projects have plummeted, about 17,000 workers could lose their jobs. Will this derail the state's climate and clean energy goals?

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Judge recommends rejecting Norco's request to make Edison bury power lines for Riverside project The Orange County Register

The CPUC's judge called Norco's arguments about how fire risks have increased since the project was approved "unpersuasive." During the prior review, she said regulators considered the undergrounding option but "determined the project poses a less-than-significant risk of wildfire."

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California's budget problem could be worse than expected, deficit may balloon to \$73 Billion KCRA3

The revised budget shortage came in at an estimated \$73 billion, which is \$15 billion more than was previously projected. The number is nearly double the \$38 billion shortfall Governor Gavin Newsom estimated.

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Fresno County supervisors approve changes to zoning and more ABC30

New zoning impacts how multifamily developments are designed, the locations of emergency shelters, a proposed community north of State Route 180, and much more. County officials say it's been a balancing act to meet the county's many needs while complying with state laws and directives.

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California where you need to earn more than \$500K annually to afford a median-priced home Palo Alto Online

According to the report, which analyzed housing data in the fourth quarter of 2023, only 15% of homebuyers could afford to purchase the statewide median-priced single-family home of \$833,170. That's down from 17% a year ago. To afford the statewide median, buyers need to earn a minimum annual income of \$222,800 to make monthly payments of \$5,570, including principal, interest and taxes on a 30-year fixed-rate mortgage, assuming a 20% down payment and an interest rate of 7.39%.

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Inclusionary zoning has failed to deliver on affordable housing promise The Philadelphia Inquirer

Philadelphia is also hardly the only city to see inclusionary zoning struggle to deliver on its potential while drying up new housing production.

California towns with inclusionary zoning saw housing prices increase by 20% relative to towns without it. Those kinds of spikes limit the restrictions' potential to stave off gentrification. It isn't much use to provide 30 new affordable apartments if the price of Philadelphia's existing 700,000-plus homes goes up.

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A Quick Glance at Upcoming Educational Opportunities from NAHB

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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

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/>

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MEMBER SAVINGS PROGRAM

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