



Building Industry Association  
of Fresno/Madera Counties, Inc.

# *BIA Fresno/Madera Counties*

## *UPDATE BULLETIN*

Volume 31, Issue 7 – July 29, 2022

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### **LOCAL**

#### **Clovis Committee Meeting in July**

**Status of the Review of the Development Impact Fee Increases** – Sean Smith reported that he and the BIA committee had been meeting to gather information on the detail of the impact fee costs. Sean stated that he had received some information from the consultants for Water and Sewer but not had time to compile it. Sean Smith reminded the group that the fees could be prepaid up to August 26 to avoid the increases and encouraged those requests for calculation of the fee amount be submitted as soon as possible.

**Permit Activity** – Renee Mathis reviewed the permit activity through the fiscal year and noted that trend for single family permits was slowing. Jeff Harris and Darius Assemi reviewed recent comments by the President of the National Association of Home Builders that NAHB was projecting a 40% reduction in permit activity for the balance of 2022, and because of structural issues the building industry would not be leading the economic recovery.

**Update of VMT Mitigation Measures and Cost** – Dave Merchen indicated that the Supplemental Environmental Impact Report (SEIR) was out for public review with the close of comments on August 15. Dave stated that, depending on the comments received, Staff would be presenting the SEIR to the Planning Commission in September and to the City Council in October.

**Update of PDS Staffing and Projected Turnaround Times** – Renee Mathis reported that they had hired an Assistant Planner and were in the process of hiring two additional planners. Renee also indicated that they were in the process of hiring two additional engineers for Development Review and a Plans Examiner for the Building Division. Renee stated that when the additional employees were on board the turnaround times should return to normal.

**2022 Building Codes** – Jesse Newton reported that the 2022 Building Codes would be effective on January 1, 2023. Jesse stated that the Building Division employees were reviewing the new codes and will report on the significant changes.

**Fresno Committee Meeting in July - None**

**Madera County Committee Meeting in July - None**



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Member Discounts page

# LOCAL

## Fresno County Committee Meeting in July

**General Plan Review/Zoning Ordinance Update** – Will Kettler indicated that the staff and the consultant were reviewing the current General Plan for consistency with State Law and court decisions, reviewing the EIR, and addressing issues raised by the California Attorney General. Will stated that they were working with interested parties on the General Plan.

**Discussion of Negotiations with the City of Fresno on the Tax Sharing Agreement** – Steve White reported that they had received information that the City was okay with the tax sharing formula but had not received any information on the Memorandum of Understanding. Steve stated that they would be contacting the city to continue further discussions. Steve indicated that he would be suggesting a working group that would include the industry to help develop a new MOU. Dennis Gaab recommended that any work on the MOU include changes to the Attachment A that is part of the agreement that has expired. Mike Prandini suggested that the growth percentage in the expired agreement that restricts growth in SEDA until that percentage has been met should be removed.

**Impact Fee Update** – Will Kettler stated that they had been directed not to pursue any further work on a fee update. Dennis Gaab commented that, although it would benefit the industry to keep the fees at the present level, there could be a very large increase when the fees had to be adjusted.

**Staff Efficiency in Processing and Approving Development Applications** – Steve White reported that they wanted to meet with the industry to streamline the current processes. Will Kettler stated that they had fallen behind schedule with processing permits and entitlements, but they were making headway in reducing the turnaround times in the last few weeks.

**Possible Solutions to Timely Assignment of APN's and Timely Recording of Final Maps** – Paul Nerland reported that he was delving into the issues in the Assessor/Recorders office to understand the processing and staffing of the Department. Paul stated that he would be able to have sufficient information for a meeting in a few weeks on his findings.

**Measures to Support Development in the County** – Paul Nerland reported that they were making progress on the tax sharing agreement with the City of Fresno. Paul indicated that he needed to discuss with the Board of Supervisors the position on the referral policy and any impact that a change would have on the County. Steve White stated that they were developing policies for the General Plan to provide an opportunity for development to occur in the County. Dennis Gaab commented that changes need to be made to Attachment A of the MOU. Dennis stated that the discussion needed to begin with the Fresno Irrigation District for an allocation of water, especially for areas where no allocation existed. Darius Assemi commented on the challenge to transfer water from agricultural uses to urban development. Steve White stated that the Board needed to give the CAO direction on any such discussions.

**Measure to Deal with Vehicle Miles Traveled** – Steve White indicated that they were observing the process being developed by the City of Clovis and the City of Fresno to address the VMT issue. Steve stated that the solutions for County development would be different than for urban development. Amina Flores-Becker reported that they were working with the consultants to work through the issues.

## Fresno Metropolitan Flood Control District in June - None

## **AROUND THE STATE**

### **The housing market slowdown is showing up in shipping data from China**

CNBC

Spending cutbacks by the consumer already led to a decrease in Chinese manufacturing orders by U.S. importers of 20-30%, as recently reported by CNBC, and more recent data from U.S. shippers shows the housing market slowdown is now showing up in the Asian supply chain data too.

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### **Housing Begins to Slow as Financial Conditions Tighten**

National Association of Home Builders

Rising inflation and higher mortgage rates are slowing traffic of prospective home buyers and putting a damper on builder sentiment. In June, the NAHB/Wells Fargo Housing Market (HMI) fell two more points to a level of 67 — the lowest HMI reading since June 2020. Six consecutive monthly declines for the HMI is a clear sign of a slowing housing market amidst a high-inflation, slow-growth economic environment.

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### **Highest Mortgage Rates Since 2008 Housing Crisis Cool Sales**

The New York Times

The culprit is rising mortgage rates, which have spiked to their highest levels since the 2008 housing crisis in response to the Federal Reserve's recent efforts to tame inflation. The jump in borrowing costs, adding hundreds of dollars a month to the typical mortgage payment and coming on top of two years of home price increases, has pushed wishful home buyers past their financial limits.

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### **California's economic outlook hits Biden-era low**

The Orange County Register

California is no outlier. Among the seven other states tracked by this consumer confidence research, June expectations were the lowest of the Biden presidency in Texas, Pennsylvania, Michigan — and nationwide. It was second worst in Florida, Illinois and Ohio, and No. 4 in New York.

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### **U.S. housing hold-ups put thousands of jobs on the line**

Reuters

"We're seeing a reduction in buyer interest because of the cost of buying home and that's due to both the run up in interest rates as well as the ongoing high cost of actually building a home," said Robert Dietz, chief economist at the National Association of Home Builders.

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### **Affordable housing in California now routinely tops \$1 million per apartment to build**

Los Angeles Times

A key driver of the increases is labor and material prices, which have soared because of inflation, supply-chain problems and worker shortages during the COVID-19 pandemic. But a Times investigation published in 2020 found numerous factors within the control of state and local governments also to blame for the high cost of building affordable housing in California.

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## AROUND THE STATE

### California Home Sales Plunge 21% as Soaring Mortgage Rates Hit Bloomberg

It was the biggest drop since California's three-month pandemic lockdown in 2020, the California Association of Realtors said. If excluding the early Covid-19 lockdown, June's sales were at the lowest level since April 2008, when a housing bubble was bursting after sub-prime mortgages dried up for borrowers with limited ability to repay their debts.

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### A bold case against zoning FastCompany

Thanks in part to a lack of zoning, Houston builds housing at nearly three times the per capita rate of cities like New York City and San Jose. It isn't all just sprawl either: In 2019, Houston built roughly the same number of apartments as Los Angeles, despite the latter being nearly twice as large. This ongoing supernova of housing construction has helped to keep Houston one of the most affordable big cities in the U.S., offering new arrivals modest rents and accessible home prices even amid seemingly endless demand.

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### UNFILTERED – Is the Housing Market Crashing? GVWire

In this week's Unfiltered episode, the panel discusses the housing market on a local, state, and federal level.

Special Guests:

**Dan Dunmoyer, President & CEO, CA Building Industry Association**

Steve Flach, President, Fresno Area Realtors

Robin Kane, Senior Vice President, The Mogharebi Group

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### Report: California has most severe housing deficit in the nation The Denver Gazette

At the state level, California leads the nation in housing underproduction, with the report estimating the state has a deficit of 978,000 homes – an increase of 82% since 2012. The state with the second-highest deficit is Texas at 322,000 homes and Florida at 289,000 homes.

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## AROUND THE STATE

### **Could California labor law derail the supply chain?** CalMatters

California's long-simmering war over a controversial state labor law is threatening to boil over at the ports of Los Angeles, Long Beach and Oakland — sparking fears of disastrous ripple effects across a global supply chain already at its breaking point amid pandemic backlogs, ongoing labor disputes and inflation at a 40-year high.

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### **Home building stalls as the real estate market cools. That won't help affordability** KCRA3

The drop in construction starts was most concentrated among single-family units, which were down 15.7% from a year ago.

The number of permits for construction of single-family homes and some multi-family buildings also fell in June from May, on a seasonally-adjusted basis. All new building permits fell 0.6% from May while single-family permits dropped more significantly by 8%. Compared to a year ago, all permits are actually up 1.4%, but those for single-family homes are down 11.4%

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### **Treasury Will Help Multifamily Builders Boost Production Through LIHTC** National Association of Home Builders

Specifically, the Treasury action will allow state and local governments to use SLFRF funds to fully finance long-term affordable housing loans, including the principal of any such loans, subject to certain conditions. These changes will facilitate significant additional financing for affordable housing projects, including those that would be eligible for additional assistance under the LIHTC.

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## AROUND THE STATE

### Mortgage demand reaches lowest level in two decades

HousingWire

Borrowers' demand for mortgage loans decreased for the fourth consecutive week to the lowest level in more than two decades, according to the Mortgage Bankers Association (MBA).

The market composite index, a measure of mortgage loan application volume, declined 1.8% for the week ending July 22 compared to the previous week. The refinance index dipped 3.7% in the same period, while the purchase index decreased 0.77%.

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### LA Times Today: Affordable housing in California now routinely tops \$1 million per apartment to build

Los Angeles Times

It's called affordable housing, but it sure doesn't sound affordable. Some projects here in California cost more than a million dollars per apartment to build.

And that's making it harder to house the growing number of low-income Californians who need help paying rent.

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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](http://www.cbia.org)) and the National Association of Home Builders (NAHB [www.nahb.org](http://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](http://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](mailto: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](mailto: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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at a glance  
[nabh.org/savings](http://nabh.org/savings)

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	Save between \$2,000 - \$9,900 per vehicle. Must be purchased in member's company name. NOT stackable with most national offers. Member company eligible.	Nissan	<a href="http://nabh.org/nissan">nabh.org/nissan</a>
	Save up to 30% off the RENTAL RATES when making a reservation with Avis Worldwide Discount (AWD) number 5572930.	Rental Cars	<a href="http://avis.com/nabh">avis.com/nabh</a> 800-831-1112 AWD 5572930
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### BUILDING MATERIALS

COMPANY	SAVINGS	PRODUCTS	INFO
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### SHOPPING & ENTERTAINMENT

COMPANY	SAVINGS	PRODUCTS	INFO
	Up to 20% off.	Theme Parks, Movie Tickets, Concerts, Water Parks, Gift Cards	<a href="http://memberdeals.com/nabh/">memberdeals.com/nabh/</a> 800-441-6970 575-1201
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## MEMBER SAVINGS PROGRAM

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	NAHB CONTRACTS	Up to 30% off contract rates.	Legal	na.org/nahbcontracts
	HODURBECDOWNLOADS	\$100 off annual subscriptions.	Economic & Housing Data	housingeconomics.com
	BUILDER BOOKS	10% off books from AIA & Research.	Books	aiabooks.com
	ONLINE EDUCATION	Up to 20% off webinars, Up to 30% off online courses.	Education	na.org/education

Excludes use of 10% OFFER. Subject to change at any time. Visit na.org/savings for latest deals & limited time offers.

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Please call them if you are in need of services they provide.

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