

DEVELOPMENT & SUSTAINABILITY



PRESENTATION TO:

CV WATER ACADEMY – FEBRUARY 25

Mission Statement:

The DVBA is the Trade Association of the Building Industry Professionals, representing all levels of the construction industry and committed to ensuring that building of all types remains vibrant and strong in our region.

We are dedicated to providing excellence in community development while protecting the natural beauty of the Coachella & Imperial Valleys.

We are engaged with over 50 Agencies comprised of:

Local City Governments & County Agencies

School Districts

Water Districts

Air Quality Management Agencies &

Regional Transportation Agencies &

Variety of Other Regulatory Agencies

Throughout the Region & at the

State/National Levels





March 19, 2020

The Day California came to
a screeching halt within
the Economy!

COALITION BUILDING RESULTING FROM COVID 19

COACHELLA VALLEY ECONOMY RECOVERY TASK FORCE

BUSINESS RECOVERY ALLIANCE: COACHELLA VALLEY

WAYS YOU & YOUR COMPANY CAN BE ENGAGED:

MASK UP/MAINTAIN SOCIAL DISTANCE:

- ✓ DVBA - "Take The Pledge" <https://conta.cc/3024wo2>
- ✓ Riverside County – "Take the Pledge" <https://rivcoccsd.org/take-the-pledge>
- ✓ Riverside County Mask Up Video: <https://vimeo.com/433786645>



What's happened to the Coachella Valley with Home Sales since COVID 19 Hit Us?

The resale market has gone a LOT crazy the past few months










- ✓ Low inventory
 - ✓ Multiple Offers for Resales
 - ✓ Low Low Interest Rates – so lots of Refi's as well as
 - ✓ Pushing Purchasing Power



***And On the New Home Side of Sales??
(Just as Crazy! For Sales)***

- ✓ Sales Office Moved to Appointments/Virtual Tours Initially
- ✓ Past Few Months – Reopened to include Walk Ins – But many remain Virtual Tours as optional
- ✓ Buyers are predominately California Based
- ✓ Will Seasonal/Snowbirds/2nd Homeowners Ever Return to the Market?
- ✓ New Housing Projects Sold Out Months Earlier than Forecast

Housing Permits Issued

	<u>2020</u>	<u>2019</u>
<i>Cathedral City</i>	242 	110
<i>Coachella</i>	82 	69
<i>Desert Hot Springs</i>	98 	21
<i>Indian Wells</i>	15 	77
<i>Indio</i>	415 	265
<i>La Quinta</i>	190 	138
<i>Palm Desert</i>	31 	65 (plus 304 Multi-family units)
<i>Palm Springs</i>	144 	198 (plus 22 Multi-family units)
<i>Rancho Mirage</i>	<u>202</u> 	<u>199</u>
TOTALS	1419	1142

How Many Houses Were Really!!!! Built?

**Last building boom (2008!!) saw nearly 8,800 permits issued across the
9 Coachella Valley Cities....**

But how does it look since the Economic Downturn?

While we are told it ended in 2013 – the Reality is this

2015..... 794 permits issued

2016..... 742 permits issued

2017..... 900 permits issued

2018..... 995 permits issued (Only 5 more than the prior year!)

**2019.....January thru December – ONLY 1142 Single Family Permits Issued
Definitely NOT meeting the need**

Why isn't More Housing of all types being built?

Burdens to housing starts: **Tri Annual Updates to Construction Building Codes/Standards
(Last Updated & Begun - January 2020)**

State Government ever increasing regulations

Land Costs – available/finished lots are diminishing in availability

Fees – ever increasing costs of permitting

Length of time to gain approvals

Environmental Challenges

NIMBY Challenges

Materials/Construction Labor Costs ever-increasing

How can Cities/Counties/State help?

Thoroughly review/adjust to appropriate levels development and impact fees –

Reductions as appropriate rather than annual/ever increasing fee costs

Expedited processing of plan submittals versus multiple years of review/revisions/rejections

TIME IS MONEY and starting COMMUNITIES is good for Meeting the Need!!

Work with the Development Community to provide the best quality of housing for ALL!

Water Availability as Needed For Construction

- ✓ **Do We Have It?**
- ✓ **What's the Plan(s) to Get More?**
- ✓ **Are We Managing It Well?**
- ✓ **Brief Update on Various Water Districts
Facilities Plans moving ahead**



DVBA Presented on October 8th, 2020: National Economist Dr. Elliot Eisenberg

Economic Forecast for the Coachella Valley AND Beyond!

Participants attended LIVE & IN PERSON ... & Via Zoom

Video is Available for Viewing

Beyond the Current Housing Market – Also Presented: Does New Housing Pay for Itself?

Why yes it does!

Phase One – Builder/Developers Spend \$\$ on Trades, Materials & Staffing – Workers earn those Wages and so the money Starts into the Local Economy (and of course – let’s not forget those pesky FEES we all pay to the various agencies to allow us to Build!)

Phase Two – Spending those wages & profits! – Dining, Shopping, Tutors for the Kids!!... the list is endless and the ripple of \$\$ continues

Phase Three – And the Benefits Last!

Once occupied – more \$\$ go out into the local economy – Continuing to generate Continuing Economic Growth & Stability

The DVBA is a partner/participant with:

- ✓ **California League of Cities – Only Building Industry Partner in the State**
- ✓ **Coachella Valley Housing Coalition (CVHC) – Advisory Board Member**
 - ✓ **College of the Desert – Advisory Board Member**
- ✓ **Coachella Valley Regional Housing Trust Foundation – Vice Chair**
 - ✓ **California Desert Association of Realtors Partner Member**
 - ✓ **Palm Springs Association of Realtors Partner Member**
 - ✓ **Rancho Mirage Chamber of Commerce Partner Member**
 - ✓ **Palm Desert Chamber of Commerce Partner Member**
 - ✓ **Indian Wells Chamber of Commerce Partner Member**
- ✓ **Desert Business Association Chamber of Commerce Partner Member**

DVBA also maintains as a Separate Subsidiary:

**“The Coachella Imperial Valleys Strategies PAC”
Involved with Local & County Elections & Issues**

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