



# HCDWEBNEWS

Department of Housing and Community Development



**January 19, 2018**

## **TODAY'S NEWS**

### **AFFORDABLE HOUSING**

#### **SFGate: Mayor Announces Incentives for More Low-income Housing Units**

By Bay City News Service [1-17-18] // Oakland Mayor Libby Schaaf said the new "Housing Oakland" program gives property owners who sign a contract with OHA and allow a Section 8 family to move in a **\$500 cash signing bonus** and up to \$2,500 in interest-free loans for repairs and upgrades.

#### **Multifamily Executive: Affordable Bill Sorro Community Opens in San Francisco**

By Mary Salmonsén [1-15-18] // The development, designed by Kennerly Architecture & Planning, will serve low-income families and adults with developmental disabilities.

#### **Multifamily Executive: Legislative Slowdowns Hurt Affordable Development**

By Jennifer Castenson [1-11-18] // Developers like Essex struggle to get support from cities and employers to create developments with a good return.

#### **Quartz: It's Becoming Economically Desirable to Live in a Trailer Park**

By Helen Edwards and Dave Edwards [1-16-18] // America's growing [affordability housing gap](#) is forcing many people to rethink the traditional single family home. Trailer parks don't have the best reputation. But what about "mobile home communities?"

#### **Curbed: 205-Square-Foot Micro Apartment Contains Everything You Need**

By Lauren Ro [1-16-18] // This London apartment includes clever storage in its compact footprint. (Extensive photos)

#### **Next City: Calif. Cities Should Look to This S.F. Affordable Housing Finance Model**

By Rebecca Foster [1-18-18] // (Op-Ed) Cities around California that are concerned about affordability, and how to enable mission-driven developers to compete to secure sites for preservation or new affordable housing, can look to the [San Francisco Housing Accelerator Fund](#) while considering how to best leverage this money.

## [New York Times: Tax Overhaul Is a Blow to Affordable Housing Efforts](#)

By Conor Dougherty [1-18-18] // The last time that Congress approved a sweeping overhaul of the federal tax code, in 1986, it created a tax credit meant to encourage the private sector to invest in affordable housing.

## **HOUSING DEVELOPMENT**

### [Affordable Housing Finance: Development Celebrates Opening after Surviving Wildfires](#)

[1-18-18] // MidPen Housing's new 60-unit affordable housing community, Fetters Apartments, is located in Sonoma, California.

### [Mercury News: 458 New Homes Eyed Near Downtown San Jose Google Village](#)

By George Avalos [1-16-18] // Property owners want to replace office buildings and industrial yards with more than 450 new homes that would rise a few blocks from a big transit village Google has proposed in downtown San Jose.

## **LAND USE / PLANNING / REGULATION**

### [Los Angeles Times: Costa Mesa Finalizes New Rules for Development of 'Granny Flats'](#)

By Luke Money [1-17-18] // Under the [rules](#) such units could be built on lots of at least 7,900 square feet in single-family residential areas. The current requirement is 8,500 square feet. The new regulations take effect February 15.

### [Del Mar times: 'Erodible' infill on Solana Beach's Bluff Rebuffed by Coastal Commission](#)

By Sebastian Montes [1-17-18] // The California Coastal Commission last month rejected a proposal to install concrete infills that would bolster a 90-foot gash in Solana Beach's bluffs — a reversal in policy that commissioners justified by saying the time has come to make "hard decisions" that back California away from armoring its shoreline.

### [Planetizen: Massachusetts Considering Statewide Zoning Reform](#)

By James Brasuell [1-17-18] // A statewide zoning reform bill that made it part of the way through the Massachusetts State Legislature in 2016 is back up for consideration this year.

## **HOUSING MARKETS / REAL ESTATE**

### [Gimme Shelter: Why Rent Control Died in the Capitol, with Asm. David Chiu](#)

By Matt Levin [1-17-18] // Matt and Liam discuss why the repeal of Costa-Hawkins died at a dramatic Assembly hearing last week.

## **MORTGAGE & FORECLOSURE ISSUES**

### [GlobeSt.: Affordability Issue Could Increase SoCal Foreclosures](#)

By Carrie Rossenfeld [1-18-18] // While national and Southern California foreclosure rates are at historically low levels, foreclosures could rise in this market if some fundamentals don't change, reports ATTOM Data Solutions.

### **[Bloomberg: Fannie-Freddie Regulator Urges Utility Mortgage Guarantors](#)**

By Joe Light [1-17-18] // Federal Housing Finance Agency Director Mel Watt has indicated that he and agency staff believe the mortgage market should be supported by shareholder-owned utilities with regulated rates of return and an explicit government guarantee of mortgage bonds.

### **COMMUNITY DEVELOPMENT**

#### **[Enterprise Community Partners: Opportunity Funds: Tax Reform Created a New Class of Community Investment Vehicles](#)**

By Rachel Reilly Carroll and Olivia Barrow [1-10-18] // Opportunity Funds are a new class of investment vehicles that aim to responsibly drive much-needed capital into distressed communities throughout the nation. O Funds will activate passive holdings by connecting investors to investment opportunities in Opportunity Zones.

#### **[Enterprise: Opportunity Zones Program: States Have Less Than 90 Days to Designate Opportunity Zones.](#)**

By Rachel Reilly Carroll [1-17-18] // Governors in each state and U.S. territory are now tasked with identifying a certain number of census tracts which will be eligible to receive private investment through the Opportunity Zones Program over the next decade. Up to 25% of a state's census tracts can be designated.

#### **[HousingWire: Fannie Mae Wants Affordable Housing Developers to Focus on Resident Wellbeing](#)**

By Ben Lane [1-17-18] // GSE now offer loan discounts for certain multifamily properties.

### **HOMELESSNESS**

#### **[Capital Public Radio: From High School to a Homeless Shelter](#)**

By Isabella Lord [1-16-18] // Many parents are willing to take in their children, no matter their age, but there are thousands of Millennials who are estranged from their family and don't have a choice. So what happens to them? They end up on the streets.

#### **[Orange County Register: Anaheim Program Gives Homeless Day Jobs Cleaning up Parks in Return for Gift Cards, Bus Passes](#)**

By Alicia Robinson [1-17-18] // Wearing matching red T-shirts and orange safety vests, about a half-dozen homeless men and women on a recent morning fanned out across Anaheim's Willow Park to pick up litter and repaint trash cans...

#### **[NBC Bay Area: Coffee with a Cause: Pasadena Coffee Shop Hires Homeless and Foster Youth](#)**

By Angie Crouch [1-14-18] // Pasadena: (Video and text) Charlene Long, 26, is now thriving in her new job as a barista at Pasadena's newest café - [Rose Bud Coffee](#) on East Colorado Boulevard. But getting here wasn't easy.

### **ECONOMY / EMPLOYMENT**

#### **[Fast Company: Cities Are Killing the Future of Work \(and the American Dream\)](#)**

By Stephane Kasriel [1-18-18] // (Opinion) Amazon's top 20 choices for its second headquarters—Q2—are all big, educated, and prosperous urban hubs or nearby suburbs. This should have us worried.

### **TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT**

#### **Planetizen: Well Planned Bus Routes Can Help Improve Poverty**

By James Brasuell [1-15-18] // A study [published in the \*Regional Science and Urban Economics\* journal](#) finds evidence that, for transit-dependent commuters, the affordability of a neighborhood can depend on proximity to transit stops.

#### **Next City: On-Demand Public Transit Comes to Sacramento**

By Sandy Smith [1-17-18] // The Sacramento Bee [reports](#) that its rapid transit agency will launch a microtransit pilot program in the Sacramento suburb of Citrus Heights starting in February.

#### **Planetizen: Density and Activity Near Transit, Explained for the Twin Cities Regional Transportation Plan**

By T. Graham [1-12-18] // The Metropolitan Planning Council offers guidance on how regional planning efforts around the Twin Cities should address the connections between land use and transit.

#### **Next City: Seattle's DOT Is Rethinking Transportation Equity**

By Josh Cohen [1-12-18] // SDOT will provide “accessible and affordable transportation options that support communities of color, low-income communities, immigrant and refugee communities, people with disabilities, people experiencing homelessness or housing insecurity, LGTBQ people, women and girls, youth, and seniors.”

### **REDEVELOPMENT / INFILL / REVITALIZATION**

#### **Los Angeles Times: Apartments Replacing an Old Ikea in Burbank? Some See It as an Answer to the Housing Crunch**

By Andrew Khouri [1-19-18] // The city of Burbank has been going through a growth spurt, adding more than 16,500 jobs from 2010 to 2016 by employers such as Warner Bros. Entertainment. But the housing supply hasn't kept up.

#### **Los Angeles Business Journal: U.S. EPA Targets Former Landfill Site in Monterey park for Redevelopment**

By Howard Fine [1-17-18] // The Environmental Protection Agency announced on Jan. 17 it is targeting a former landfill site in Monterey Park currently on its Superfund list of the most toxic cases as one of 30 sites nationwide for redevelopment.

### **NATIONAL HOUSING NEWS**

#### **New York Times: NYC Sets Affordable Homes Record: 24,500 Financed in 2017**

By AP [1-16-18] // New York City created or preserved more than 24,500 affordable homes last year, breaking the city's previous record of just over 23,100 in 1989.

### **[Next City: A New Model for Affordable Homeownership in NYC](#)**

By Bob Annibale et al. [1-17-18] // For the vast majority of New Yorkers, the American Dream of owning a home is simply beyond reach. But a citywide collaborative of non-profit affordable housing organizations, with support from Citi Community Development, is working to bring affordability back to New York City neighborhoods.

### **[The Guardian: New York City Homeless Shelter Faces Resistance from 'Billionaires' Row'](#)**

By Edward Helmore [1-18-18] // Plan to house 150 homeless people near a 75-storey skyscraper provokes wealth of opposition from affluent residents nearby.

### **[HUD: HUD Offers \\$25 Million to Clean Up Dangerous Lead in Public Housing](#)**

[1-17-18] // These funds are offered through HUD's [Public and Indian Housing Lead-Based Paint Capital Fund Program](#).

### **[FAIR HOUSING](#)**

#### **[Yes! Magazine: How Tenants Use Digital Mapping to Track Bad Landlords and Gentrification](#)**

By Hannah Norman [1-12-18] // In social justice cartography, the technology is being harnessed for activism as it becomes more accessible.

### **[DEMOGRAPHICS / QUALITY OF LIFE](#)**

#### **[Los Angeles Times: Should We Set up New Deal-style Work Camps for the Needy?](#)**

By Gustavo Arellano [1-17-18] // (Op-Ed) Dust Bowl migrants have been on my mind recently, mostly because I just finished "California and the Dust Bowl Migration" by Walter J. Stein...the number of homeless in California pales in comparison with the estimated 350,00 "Okies" who flooded California during the Great Depression.

### **[ENVIRONMENT / CLIMATE CHANGE](#)**

#### **[New York Times: Climate Change in My Backyard](#)**

By Leah C. Stokes [1-11-18] // (Op-Ed) Whether it's coverage of a fire in my backyard or a powerful hurricane in the Caribbean, this bigger story is usually missing. To say that it is too soon to talk about the causes of a crisis is wrongheaded. We must connect the dots.

### **[COVERAGE INFORMATION:](#)**

California Department of Housing & Community Development WEB NEWS service coverage:

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