January 25, 2019

TODAY’S NEWS

AFFORDABLE HOUSING
Fox & Hounds: Is There Hope for CA’s Affordable Housing Future?
By Timothy L. Coyle [1-23-19] // A recent poll shows that California residents blame the housing crisis on lack of rent control, inadequate funding for affordable housing, and runaway environmental regulations.

Fox& Hounds: A False Carrot-and-Stick Solution on Housing
By Joel Fox [1-23-19] // (Opinion) Incentives can work and using a stick is fine, but the carrot in this formula is not one that could be considered earned by appropriate behavior.

Enterprise: Announcing: Health Begins with Home
[1-24-19] // Evidence links poorly constructed, maintained and located housing to a range of health conditions. In addition, families who struggle to make rent, move frequently or experience homelessness face greater risk of adverse health outcomes. Through this new national initiative, Enterprise will invest $250 million over five years to promote health as a top priority in the development and preservation of affordable homes.

ULI: A Policy Context for Addressing the U.S. Affordable Housing Crisis
By Egbert L.J. Perry [1-22-19] // Instead of continuing to move a fortunate few of the disenfranchised out of “bad” zip codes and into “good” ones, perhaps it is time to dedicate talent, time, and resources toward intentionally transforming conditions in the “bad” zip codes given the significant number of lives that could be uplifted by such a move.

Shelterforce: Speaking up on Race, Housing, and Opportunity in Minnesota
By Nelima Sitati Munene [1-11-19] // Minnesota, a state that always makes the top of the list as one of the best places to live in the nation, also consistently ranks among the worst nationwide for people of color. …Steering people to “opportunity areas” implies that “the dilution of the concentration of poor people is the solution, and it absolves systems of coming up with solutions and strategies that will lift people out of poverty…”
Orange County Breeze: Treasurer Ma, State Board Raise Ceiling on Bonds Used Often to Develop Affordable Housing
[1-18-19] // The California Debt Limit Allocation Committee (CDLAC), chaired by California State Treasurer Fiona Ma, on Wednesday unanimously voted to raise the 2019 state bond cap for qualifying private activity bonds to $4,153,489,725, a $2,141,160 increase over the state ceiling set in 2018.

NLIHC: Within Reach: Ambitious Federal Solutions to Meet the Housing Needs of the Most Vulnerable People
[1-2019] // This document outlines a set of federal policies that the Steering Committee of Opportunity Starts at Home believes are necessary to solve the affordable housing crisis facing America’s poorest individuals and families.

HOUSING DEVELOPMENT
California Newswire: El Monte CA to Celebrate Grand Opening of Affordable Housing Development Jan 24 2019 – Palo Verde Apartments
By Christopher Simmons [1-23-19] // The City of El Monte is fulfilling the housing needs of homeless veterans and low-income families with the grand opening of Palo Verde Apartments, developed by Hollywood Community Housing.

LAND USE / PLANNING / REGULATION
Los Angeles Times: At Gov. Newsom’s Urging, California Will Sue Huntington Beach over Blocked Homebuilding
By Liam Dillon [1-25-19] // Gov. Gavin Newsom announced that California is suing Huntington Beach over what he says is its failure to allow enough new homebuilding to accommodate a growing population. The lawsuit accuses the Orange County city of defying a state law that requires local governments to set aside sufficient land for housing development.

KQED: Controversial Bay Area Housing Plan Heads to State Legislature
By Guy Marzorati [1-23-19] // Seeking a nine-county solution to a seemingly intractable problem, a broad coalition of developers, tenant advocates, elected officials, business leaders and labor interests created a 10-point plan, known as the CASA Compact, to address regional housing affordability.

YubaNet: Oversight in City of Calexico
By Betty Yee [1-24-19] // State Controller Betty T. Yee today published a report of her audit team’s review of the internal control system in Calexico, finding that “Calexico’s financial controls need improvement.” Among the auditor’s findings: The California Department of Housing and Community Development (HCD) froze Calexico’s housing grants and the city temporarily lost its opportunity to apply for future HCD grants.
Los Angeles Times: Some Home Shoppers Are Calling It Quits, Convinced That Prices Have Peaked
By Andrew Khouri [1-18-19] // After nearly seven years of sometimes fevered price hikes, the Southern California housing market has slowed markedly in recent months. Sales have fallen from year-ago levels and price appreciation has shrunk. In Los Angeles and Orange counties, year-over-year price increases peaked at 8.2% in April and have declined every month since.

MarketWatch: This Is the Best Place to Buy a Home in the U.S.
By Jacob Passy [1-24-19] // The winner is: Virginia Beach, Virginia, which has low prices and high inventory.

ABC: Making It in San Diego: Study Shows One-bedroom Apartment Rent in San Diego Is Cheaper Than Studio Rent
By Jermaine Ong [1-25-19] // Nearly $400.00 less per month, according to Zillow.

Washington Post: Housing Market’s Fundamentals Actually Turning Brighter
By Kenneth R. Harney [1-23-19] // Some of the real estate fundamentals have been changing for the better, including mortgage rates.

Sun Gazette: County to Build Housing for Mentally ill Homeless
By Reggie Ellis [1-23-19] // At its Jan. 15 meeting, Tulare County Supervisors unanimously authorized its Health and Human Services Agency (HHSA) to apply for $962,621 from the California Department of Housing and Community Development to build permanent supportive housing for people with mental health issues who are either homeless or at-risk of becoming homeless.

Porterville Record: New Bill Introduces a Cost Effective Start to Addressing Homelessness
[1-24-19] // On Tuesday, Assemblymember Devon Mathis (R-Visalia) reintroduced a bill (AB 246) to address the severe shortage of emergency shelters and feeding programs for homeless Californians in disadvantaged communities.

KRON: California’s Homeless Rate Is on the Rise, Lawmakers Say Localities Should Be Held Accountable
By Ashley Zavala [1-23-19] // Although the state has more than 18 different homelessness related programs across six different departments, national housing experts say the state needs to develop more coordination among them.

Courthouse News: California Urged to Build More Housing to Fight Homelessness Crisis
By Nick Cahill [1-23-19] // Cynthia Nagendra, a director with the National Alliance to End Homelessness, testified that cities with recent success in cutting
homelessness rates have had an “intense focus on housing people as quickly as possible,” and that while temporary shelters are necessary, cities must provide ways for people to gain access to their own homes...

The Bold Italic: Why Won’t SF Embrace Tiny Homes for the Homeless?
By Tessa McLean [1-23-19] // While it’s true that tiny homes are not meant to last forever, permanent housing won’t be built over night. In the meantime, thousands of people live outdoors in places where they shouldn’t.

ECONOMY / EMPLOYMENT
CityLab: What the Camp Fire Revealed
By Annie Lowrey [1-22-19] // Natural disasters are equalizing but also polarizing forces. Income and wealth shape who gets hit; how much individuals, insurers, nonprofits, and governments are willing and able to help; and who recovers, as well as to what extent.

Washington Post: Trump’s Top Economist Says Shutdown Could Stall the Economy Completely
By Damian Paletta [1-23-19] // “If it extended for the whole quarter, and given the fact that the first quarter [growth rate] tends to be low because of residual seasonality, then you could end up with a number very close to zero in the first quarter.”

CALmatters: The Missing Ingredient to Solve California’s Housing Affordability Crisis
By Scott Littlehale [1-24-19] // The most conservative estimate is that California will need about 500,000 new residential workers to meet Gov. Newsom’s goal of building 3.5 million new housing units by 2025. Low pay, occupational hazards, wage theft, and long commutes for workers make the job less appealing than it once was.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT
Smart Cities Dive: Report: Pedestrian Deaths Continue Decade-long Climb
By Jason Plautz [1-23-19] // A new report from Smart Growth America found there were 12,057 pedestrian deaths in 2016 and 2017 combined (6,080 and 5,977 deaths, respectively), the two highest totals on record since 1990.

CityLab: Could High-Speed Rail Ease California’s Housing Crisis? See Japan.
By Joe Eaton [1-25-19] // A UCLA study says that bullet trains between Tokyo and Osaka helped reduce housing prices. Would that work for San Francisco and Los Angeles?
REDEVELOPMENT / INFILL / PRESERVATION

Fast Company: The Chan Zuckerberg Initiative Has a $500 Million Plan to Ease the Bay Area Housing Crisis

The Chan Zuckerberg Initiative (CZI), the Ford Foundation, the San Francisco Foundation, and the Local Initiatives Support Corporation (LISC) make up the Partnership for the Bay’s Future, which introduced a large fund dedicated to developing and preserving affordable housing.

NATIONAL HOUSING NEWS

NOLA: New Orleans Steps Carefully toward Affordable Housing Requirements

By Kevin Litten [1-25-19] // Yesterday, the New Orleans City Council approved three Planning Commission recommendations for further study: creation of a mandatory inclusionary zoning overlay district; a mandatory inclusionary base zoning district; and a planned development classification that would require affordable housing.

DEMographics / Quality of Life

San Francisco Chronicle: Suburbs Top List of Most and Least Diverse Cities in the Bay Area

By Phil Matier [1-23-19] // When it comes to diversity, suburbs are leading the way, with Vallejo and Suisun City topping the list of the most racially mixed cities in the Bay Area, new census figures show. the bottom of the list is also suburban.

ENVIRONMENT / Climate Change / Natural Disasters

Curbed San Francisco: PG&E Not to Blame for 2017 Santa Rosa Fire, Says State Report

By Adam Brinklow [1-24-19] // PG&E was cleared of responsibility for the October 2017 Tubbs fire, which Cal Fire indicates most likely “was caused by a private electrical system adjacent to a residential structure.”

Green Technology: New findings on Ocean Warming: 5 Questions Answered

By Scott Denning [1-2019] // A new study by scientists in the United States, China, France and Germany estimates that the world’s oceans have absorbed much more excess heat from human-induced climate change than researchers had estimated up to now. This finding suggests that global warming may be even more advanced than previously thought. Atmospheric scientist Scott Denning explains how the new report arrived at this result and what it implies about the pace of climate change.

COVERAGE INFORMATION:

California Department of Housing & Community Development WEB NEWS service coverage:
Monday, Wednesday, and Friday each week includes electronic format articles retrieved from newspapers or news services that report housing and community development news in California and some national services. Coverage is for California newspapers that are available electronically via the Internet – and any significant related breaking news.

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