



HCDWEBNEWS

Department of Housing and Community Development



April 20 2018

TODAY'S NEWS

AFFORDABLE HOUSING

Sacramento Bee: If the California Legislature Can't Compromise on Housing, Rent Control Is in Our Future

By Editorial Board [4-18-18] // "The status quo isn't working and we need to do things differently," Wiener warned Tuesday, watching his bill go down in flames in its first legislative hearing. "We need an enormous amount of new housing at all income levels."

VOX: There's No Good Alternative to Building More Homes in Expensive Cities

By Matthew Yglesias [4-20-18] // Without SB 827 or some comparably sweeping reform, California will continue to suffer from exorbitant housing costs that contribute to [the highest poverty rate in the nation](#) when judged by the [Supplemental Poverty Measure](#).

Washington Post: New Report Points Out Acute Shortage of Housing for Extremely Low-income People

By Michele Lerner [4-17-18] // A recent report from the [National Low Income Housing Coalition](#) demonstrates the severe shortage of rental homes for extremely low-income households in every state.

Washington Post: Democrats' Housing Problem

By Megan McArdle [4-19-18] // Since the late 1950s, economists have paid attention to "**housing starts**" — the number of times in a month that ground is broken to build a home. In recent years, however, economists have started to pay closer attention to something we might call "**housing stops**": the thicket of laws and regulations that make it harder for communities to build.

Courthouse News Service: San Diego Struggles with Affordable Housing

By Bianca Bruno [4-19-18] // A San Diego City Council committee on Wednesday was briefed on the thousands of affordable housing units set to turn market rate in the next five years, which could exacerbate the homelessness crisis if not mitigated. ... The city is short 142,000 affordable housing units.

HOUSING DEVELOPMENT

Brookings: The State's Role in Financing Regional Housing Priorities: Minnesota's Consolidated RFP

By Margaret Kaplan [4-17-18] // The Consolidated RFP was created in 1994 to provide "one-stop shopping" by consolidating and coordinating multiple housing resources within a single application process. In addition to Minnesota Housing, partner funders include the Metropolitan Council, Minnesota Department of Employment and Economic Development (DEED), Greater Minnesota Housing Funding (GMHF), and Metro Housing and Redevelopment Authority (Metro HRA).

KEYT: Jardin de las Rosas Affordable Housing Opens in Downtown Santa Barbara

By Beth Farnsworth [4-18-18] // A new Spanish style complex in downtown Santa Barbara will soon be home to dozens of low-income families. The development is part of the City of Santa Barbara's Average Unit Density (AUD) development plan and was developed by Peoples' Self-Help Housing.

Livermore Independent: Work to Begin on Multigenerational Housing Development

[4-19-18] // The groundbreaking of Chestnut Square, an affordable rental apartment development being built by **MidPen Housing** in the heart of Livermore, was held on Wednesday.

LAND USE / PLANNING / REGULATION

Smart Cities Dive: Congress Introduces \$5.5M Bill to Modernize Flood Mapping

By Kristin Musulin [4-20-18] // As introduced, the bill would require the Federal Emergency Management Agency (FEMA) to carry out a pilot program to "enhance the mapping of urban flooding and associated property damage and the availability of that mapped data to homeowners, businesses, and localities." [Houston Chronicle](#) reports it would provide \$5.5 million to cities for demonstration grants.

Next City: A View of Inclusionary Housing From Down Under

By Aline Reynolds [4-20-18] // A [new report](#), commissioned by the Australian Housing and Urban Research Institute, details inclusionary housing programs used around the U.S. and U.K.

Public Square: Lean Development Codes: Pink, pocket, and smart

By Sandy Sorlien and Andres Duany [4-17-18] // Transect-based Lean Codes have compact formats, bare-bones standards, and lighter (pink) red tape, in contrast to the excessive controls, redundancies, contradictions, delays, and unintended consequences created by conventional zoning.

Mercury News: Landlords Sue San Jose over Rent Registry Policy

By Louis Hansen [4-19-18] // A group of San Jose landlords is pushing back against a new city registry for rent-controlled **apartments**, claiming in a lawsuit that requiring them to turn over a wealth of tenant information is illegal.

HOUSING MARKETS / REAL ESTATE

Builder: Realtors Create New Metric to Measure Affordability

[4-18-18] // The new metric shows homes are less affordable than they were a year ago.

Turner Center for Housing Innovation: Renting the Dream: The Rise of Single-family Rentals

By Carolina Reid, Carol Galante and Rocio Sanchez-Moyano [4-18-18] // Tenants living in single-family homes in the United States represent the [fastest growing segment](#) in the housing market today...

PR Newswire: Rosenthal Wealth Management: Permits for Monthly Housing Starts Up Slightly in March Says Commerce Department Report

[4-18-18] The monthly [housing starts report](#) released by the Commerce Department on Tuesday, April 17 shows a 2.5 percent increase compared to February, in permits for housing starts in March for privately owned dwellings in the U.S. The report also indicates a 7.5 percent increase in permits for starts compared to the same month in 2017.

MORTGAGE & FORECLOSURE ISSUES

Washington Post: Average US 30-Year Mortgage Rate Rose to 4.47 Percent

By Josh Boak (AP) [4-19-18] // Long-term U.S. mortgage rates climbed upward this week, slightly worsening affordability for homebuyers.

COMMUNITY DEVELOPMENT

Brookings: The Early Results of States' Opportunity Zones Are Promising, but There's Still Room for Improvement

By Adam Looney [4-18-18] // Looking at the 18 states that have submitted, the good news is that most states designated deeply impoverished places for the new subsidy, with Georgia and California standing out for allocating most of their picks to their most distressed neighborhoods. Nevertheless, 22 percent of selections were for areas with relatively low poverty rates...

HOMELESSNESS

Los Angeles Times: State Audit Calls for More Funding and Statewide Agency to Address Nation's Worst Homelessness Problem

By Doug Smith [4-19-18] // Other states with large homeless populations spend more per capita to shelter them and have single statewide entities dedicated to addressing homelessness, [the audit](#) said.

Center on Budget Policy Priorities: How Medicaid Work Requirements Will Harm People Who Are Experiencing Homelessness

[4-18-18] // Medicaid expansion under the Affordable Care Act (ACA) significantly [increased](#) health coverage for people experiencing homelessness, a group whose mortality rates are [three to four times higher](#) than the general population.

National Alliance to End Homelessness: Emergency Shelters Are Serving an Increasingly Vulnerable Population

[4-18-18] // Emergency shelters nationwide are seeing an increase in the share of adults entering their programs who are older, who report having a disability, and who come from unsheltered locations.

Next City: L.A. Converting Public Spaces into Public Service Hubs

By Serena Maria Daniels [4-19-18] // In what Council Member José Huizar calls a “triage-like” response, city council last month voted in favor of establishing a temporary shelter on a city-owned parking lot that sits at the southern edge of historic El Pueblo in downtown Los Angeles..

ECONOMY / EMPLOYMENT

L.A. County Economic Development Corporation: Economic Forecast & Industry Outlook 2018-2019

By Somjita Mitra et al. [2-2018] // This report provides economic forecasting information for the United States, California, and Los Angeles County.

Next City: Challenging Persistent Myths about the Racial Wealth Gap

By Alexis Lipsitz Flippin [4-20-18] // A new [report](#) highlights the role of America’s underlying economic structure in producing racial inequality, challenging conventionally held myths that behavioral changes are the key to close the gaping wealth gap between white and black Americans.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

CP&DR: Is SB 827 Really Dead?

By William Fulton [4-18-20] // Will SB 827 – or something like it – be back next year? And if so, what are the odds of its success?

CALmatters: The State’s Most Controversial Housing Bill in Years Just Died. Here’s What to Take Away from That

By Matt Levin [4-17-18] // What Wiener was attempting was truly revolutionary. You can debate how dramatically the character of a city would change by building a five-story apartment building next to a single family home. But taking away the power of local governments to block those types of developments was a pretty radical step...

Also, Matt and Liam Dillon parse the reasons SB 827 failed on their [Gimme Shelter podcast](#).

REDEVELOPMENT / INFILL / REVITALIZATION

GlobeSt.: Obsolete Land Continues to Be Repurposed

By Lisa Brown [4-20-18] // Modesto is recording heightened demand for medical facilities due to rapid growth in the area and providers are looking to expand services in a lower cost, higher quality and more efficient manner.

[Napa Valley Patch: Napa Fire Victims May Be Eligible For State Rebuilding Funds](#)

By Maggie Avants [4-18-18] // The **CalHome Program** administered by California Department of Housing and Community Development will provide eligible property owners with "gap financing" for repair and full reconstruction of a home.

[NATIONAL HOUSING NEWS](#)

[HUD: U.S. Housing Market Conditions 4th Quarter 2017](#)

Office of Policy Development & Research [3-22-18] // Webcast and data provide a quarterly housing market update. Regional break-downs available.

[FAIR HOUSING](#)

[Next City: Dallas Unveils Plan to Meet Fair Housing Obligations](#)

By Jared Brey [4-19-18] // Dallas City Council is expected to vote next month on a proposal that will create 20,000 low- and moderate-income family homes while starting to reverse patterns of racial and economic segregation.

[U.S. News: Segregation's Legacy](#)

By Joseph P. Williams [4-20-18] // It was designed as both an antidote to rampant housing discrimination under Jim Crow and a path for African-Americans from the ghetto to the middle class...

[ENVIRONMENT / CLIMATE CHANGE](#)

[Proud Green Building: LEED Aligns with California Green Building Codes](#)

[4-19-18] // Today the U.S. Green Building Council announced significant streamlining for all LEED prerequisites and some credits for California projects which are pursuing certification under LEED c4...

[University of California: Stopping an Environmental Disaster Before It's Too Late](#)

[4-19-18] // In 1974, two experts in atmospheric chemistry from UC Irvine discovered that the widespread use of chlorofluorocarbons (CFCs) in aerosol spray cans was destroying the Earth's ozone layer, the shield that protects us from harmful ultraviolet radiation. This galvanized the world into action. Today, the hole in the ozone is healing.

[Smart Cities Dive: Los Angeles, 6 Other California Cities Top "Most Polluted" List](#)

By Kristin Musulin [4-19-18] // The American Lung Association on Wednesday released its [19th annual State of the Air report](#), which ranked U.S. cities based on [ozone](#) and particle pollution levels from 2014 through 2016.

[Desert Sun: The Trump vs. California Environmental Fight Nobody's Talking About](#)

By Sammy Roth [4-18-18] // The Trump administration says it wants to build more solar and wind farms in the California desert. Environmentalists aren't buying it.

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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