



# HCDWEBNEWS

Department of Housing and Community Development



**February 15, 2019**

## **TODAY'S NEWS**

### **AFFORDABLE HOUSING**

#### **Urbanland: Addressing the U.S. Affordable Housing Issue at the State and Local Levels**

By Kevin Brass [2-14-19] // Panelists at the recent ULI Housing Opportunity 2019 conference said that while the data paint a bleak picture of America's housing affordability, the spending priorities of California's new governor may be a sign of positive policy changes at a more local level. "We're looking for ways to bring nontraditional players into the game," HCD Director Ben Metcalf said. "We're not just telling locals what to do—we can help them get there."

#### **Affordable Housing Finance: Silicon Valley Firms Invest in Affordable Housing**

By Donna Kimura [2-13-19] // The TECH Fund is helping developers create and preserve developments.

#### **Press Democrat: New Affordable Apartments Set for Site of Santa Rosa Christmas Tree Lot**

By Will Schmitt [2-8-19] // Plans call for a 41-unit, five-story apartment building on the corner of West Third Street and Dutton Avenue. All of the units would be limited to tenants earning between up to 30 to up to 60 percent of the area's median income.

#### **Mission Local: SF Board of Supervisors Advances Consensus Plan to Spend \$185 Million in 'Windfall' Funds**

By Joe Eskenazi [2-6-19] // \$111.4 million will go to affordable housing, including small-site acquisitions; development; and upgrades at Sunnydale and Potrero Public Housing. \$46 million will go toward homelessness and behavioral health.

## **[East County Today: Melendez Introduces Measures to Repurpose High-Speed Rail Funding and Spur Housing Development](#)**

[2-15-19] // Assemblywoman Melissa Melendez (R-Lake Elsinore) announced today that she has introduced two measures. AB 553 seeks to repurpose the remaining high-speed rail money to address California's housing crisis. AB 264 creates a "Hollywood movie" style tax credit that seeks to ease the financial burdens placed upon California builders for new housing projects.

## **HOUSING DEVELOPMENT**

### **[PD&R Edge: San Bernardino, California: Valencia Vista Kicks Off Public Housing Redevelopment](#)**

By HUD [2-6-19] // The once-thriving community of San Bernardino County in California experienced a severe economic downturn in the 1980s as major steel and railroad employers left the community and the local U.S. Air Force base closed...

### **[SLO Tribune: 800 New Homes Are Coming to Guadalupe—and Some Are under \\$400,000](#)**

By Stephanie Finucane [2-14-19] // "It's probably the cheapest housing on the entire coast of California," said former San Luis Obispo City Councilman Andrew Carter, who served as city manager of Guadalupe from 2013 until 2016.

### **[PD&R Edge: Gresham, Oregon: Resident-Directed Supportive Services and Accessible Housing for the Severely Disabled and Seniors at Station 162 Apartments](#)**

By HUD [11-26-18] // Station 162 Apartments offers 44 affordable units just outside of Portland for low-income seniors and individuals with disabilities.

### **[BRIDGE Housing: BRIDGE Awarded \\$6.23M from Capital Magnet Fund](#)**

[2-14-19] // The award will be used as a revolving source of predevelopment, acquisition and bridge financing for BRIDGE Housing's affordable housing and community development work in areas of economic distress.

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

### **[Almanac: Menlo Park Council Splits on Law to Help Displaced Renters Relocate](#)**

By Kate Bradshaw [2-13-19] // A proposed law to help renters forced out of their homes for no cause or because they cannot afford major rent increases received mixed responses from the Menlo Park City Council on Feb. 12.

### **[Fresno Bee: Parks vs. Affordable Housing: City Council Wonders Why Fresno Can't Have Both](#)**

By Brianna Calix [2-14-19] // The discussion came during a public hearing at Thursday's council meeting on city staff's recommendation for spending Community Development Block Grant funding.

## **[Public Square: Atlanta Zoning Update Addresses Parking, ADUs, Missing Middle](#)**

By Robert Steuteville [2-11-19] // The update resulted from a diagnostic test run on the city's zoning in 2015.

## **HOUSING MARKETS / REAL ESTATE**

### **[Multifamily Executive: Salaries Needed to Afford Rent in Neighborhoods Across US](#)**

By Symone Garvett [2-7-19] // Nestpick data reveals the gap in affordability and equality for specific neighborhoods within popular U.S. cities. (Chart)

### **[Multifamily Executive: Fannie Mae Increases Multifamily Small-Loan Limits](#)**

By Lauren Shanesy [2-6-19] // The GSE says the increase will support affordable housing for working families.

## **MORTGAGE & FORECLOSURE ISSUES**

### **[CoreLogic Insights Blog: As U.S. Delinquency and Foreclosure Rates Fall to Lowest Levels in at Least 18 Years, Some Borrowers Struggle in Natural Disaster Areas](#)**

By Molly Boesel [2-2019] // The nation's overall delinquency rate was 4.1 percent in November 2018. No states showed an increase in the overall delinquency rate.

## **HOMELESSNESS**

### **[CALmatters: Frustrated by Government's Slow Response, Californians Are Serving Homeless Neighbors Themselves](#)**

By Matt Tinoco (KPCC) [2-13-19] // Some citizens have gotten to know their homeless neighbors, and they've started pushing for the government to move faster and reconsider how it's addressing what a [United Nations report in September 2018](#) called a "cruel and inhumane" humanitarian crisis.

### **[Youth Today: Homeless Youth Have Much Harder Time in Certain States, Report Finds](#)**

By Lacey Johnson [2-14-19] // "Young people are in need of help, not jail," said Amy Louttit, a public policy associate for [National Network for Youth](#) (NN4Y).

### **[National Alliance to End Homelessness: Racial Disparities in the Homeless System: Moving Forward](#)**

By Chandra Crawford [1-30-19] // The 2018 Annual Homeless Assessment Report (AHAR) tells us something we all should know by now: African Americans are glaringly overrepresented within the homelessness system.

### **[UCLA: Stemming the Rise of Latino Homelessness: Lessons from Los Angeles County](#)**

By Melissa Chinchilla [[2-8-19] // In Los Angeles County, Latinos made up 48 percent of the county's population, and 35 percent of the homeless population (LAHSA 2018). However, Latinos are likely to be undercounted in homeless counts...

### **[HUD: Unlocking Insights from the Nation's Leading Housers](#)**

(Audio) New podcast explores the federal role in reducing homelessness. Three episodes so far.

### **[National Alliance to End Homelessness: Coming up Short for Individuals: Why Bed Counts Make a Difference](#)**

By Joy Moses [2-6-19] // [HUD's annual Homelessness Report to Congress \(AHAR\)](#) offers countless insights that help inform how we respond to homelessness in the United States.

### **[Los Angeles Times: Five Winning Ideas to Build Housing More Quickly and Cheaply for L.A.'s Homeless Community](#)**

By Doug Smith [2-16-19] // Developers submitted project ideas that included financing to a Los Angeles County competition for \$4.5 million in Measure H sales tax revenue. Here are the five winning concepts.

## **[ECONOMY / EMPLOYMENT](#)**

### **[Aspen Institute: Expanding Economic Opportunity for More Americans: Bipartisan Policies to Increase Work, Wages, and Skills](#)**

Edited by Melissa S. Kearney and Amy Ganz [2-2019] // This electronic book provides chapters on Developing Human Capital for the Modern, Global Economy; Increasing Prime-Age Labor Force Participation; and Promoting Private Sector Wage Growth and Job Creation.

### **[Sacramento Bee: Will "Basic Income" Become the California Norm?](#)**

#### **[Stockton Starts \\$500 No-Strings Payments](#)**

By Alexandra Yoon-Hendricks [2-15-19] // After months of planning, Stockton is sending debit cards loaded with \$500 to a select group of residents starting Friday as part of a closely watched experiment in universal basic income, the first led by a U.S. city.

### **[PR Newswire: California Tops for TV in 2018, Finds FilmLA Research Report](#)**

[2-13-19] // "This report highlights the incredible economic value [estimated at \$6.8 billion per year] that television production creates" observed FilmLA President Paul Audley.

### **[Comstocks: Don't Discount the North San Joaquin Valley](#)**

By Jeffrey Michael [2-15-19] // (Opinion) The North San Joaquin Valley shares some characteristics with the Central Valley, such as a large agricultural economy. Otherwise, there is little economic connectivity, especially in its labor market. Instead, the NSJV has much stronger connections with the Bay Area.

## **[TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT](#)**

### **[Planetizen: Biking and Walking Have Lost Momentum](#)**

By James Brasuell [2-12-19] // Pedestrian fatalities are soaring and bike commuting is leveling off nationally, despite progress in some cities and states.

## **REDEVELOPMENT / INFILL / PRESERVATION**

### **NOVOGRADAC: Investors Say RAD Transactions Are Different, but Worthwhile**

By Brad Stanhope [1-7-19] / Most notably, RAD brought a different partner to affordable housing transactions: the public housing agency (PHA).

## **NATIONAL HOUSING NEWS**

### **NAHRO: Senate Approves HUD Spending Deal – House and Presidential Approval Pending**

[2-14-19] // Today the Senate approved an omnibus spending package that finalizes spending for FY 2019, including a robust Transportation-HUD (THUD) bill. When signed, the deal ends the possibility of another government shutdown during the current fiscal year.

### **Next City: A Plan to Trade Density for Affordability in Fast-Growing Austin**

By Jared Brey [2-11-19] // Lawmakers and advocates in Austin are trying to seize on the groundswell of support for affordable housing after voters [approved](#) a record-setting \$250 million [housing bond](#) last fall, and to Nora Linares-Moeller, executive director of HousingWorks Austin, it appears to be working.

### **Washington Post: New York's Public Housing System Is the Size of a City. It's Failing Children.**

By Emily A. Benfer [2-11-19] // (Opinion) On Jan. 31, [New York narrowly avoided](#) a complete federal takeover of NYC Housing Authority by agreeing to spend \$2.2 billion on a decade-long effort to repair NYCHA's decrepit buildings and by ceding much management responsibility to a powerful federal monitor.

## **DEMOGRAPHICS / QUALITY OF LIFE**

### **Builder: Wellness Is the New Green Building Standard**

[2-14-19] // The BUILDER KB Home ProjekT shows the demand for building codes that address health and well-being.

### **NPR: A High-Crime Neighborhood Makes It Harder To Show Up For School**

By Elissa Nadworny [2-13-19] // Johns Hopkins researcher Julia Burdick-Will says, "When we think of attendance we often think of a kid not wanting to be there." But this research shows other factors may be at play.

## **ENVIRONMENT / CLIMATE CHANGE / NATURAL DISASTERS**

### **NPR: You May Be Surprised To Learn Which 2 Countries Are Making The Globe A Lot Greener**

By Dan Charles [2-14-19] // (Audio and text) An orbiting NASA camera has been monitoring green vegetation on Earth's surface, day by day, and shows that surface covered by green leaves increased between 2000 and 2017.

**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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