July 26, 2019

TODAY’S NEWS

AFFORDABLE HOUSING
Vallejo Times-Herald: Google Invests $50 Million to Build Low-income Homes in Bay Area
Marisa Kendall [7-24-19] // Google on Wednesday invested $50 million to build low-income homes around the Bay Area, taking a step toward fulfilling the lofty $1 billion housing promise the tech titan made last month.

ABC: Making It in San Diego: Building Affordable Housing for Teachers
By Jared Aarons [7-26-19] // Under the Teachers Housing Act of 2016, districts are now allowed to build housing on land they own.

Forbes: How to Solve the Affordable Housing Shortage? Winner of Design Competition Offers a Solution
By Brenda Richardson [7-24-19] // Architect Greg Tamborino recently won a design competition organized by the Chicago Housing Policy Task Force. His design can be converted easily from a two-flat to a single-family home, changing with family needs and providing long-term investment for the owner.

Curbed L.A.: How LA Addressed Its Postwar Housing Shortage
By Hadley Meares [7-25-19] // Park La Brea—a single megadevelopment—housed 10,000 residents in 18 high-rises and dozens of garden apartments.

CityLab: The NIMBY Principle
By Laura Bliss [7-26-19] // The advocacy group Livable California has led the resistance to the state’s biggest housing proposals. What’s their appeal for “local control” really about?

Galt Herald: First Granny Flat Approved in Galt after Change in State Law
By Karen Everett Watson [7-24-19] // Before Jan. 1, 2017, residents were required to pay up to $40,000 just to see if the county would approve an application to build an accessory dwelling unit (ADU), also known as a granny flat. That money was non-refundable and did not apply toward a building permit, making it very costly…
HOUSING DEVELOPMENT

SFGate: The Fire-resistant Home Is Coming to California, and Here’s What It Looks Like
By Amy Graff [7-24-19] // Tubbs Fire survivors Howard and Merritt Booster are rebuilding their Santa Rosa home. It will have a metal roof, prefabricated steel framing wrapped in noncombustible insulation, and no soffit vents or attic. The cost is 30% higher to use these materials, and there are many other construction techniques and materials to provide enhanced fire resistance.

Smart Cities Dive: New York Firm Claims World’s Largest 3D-Printed Home
By Kim Slowey [7-26-19] // S-Squared 3D Printers said it took just 12 hours to build the 500-square-foot concrete home using its patent-pending Autonomous Robotic Construction System (ARCS) technology.

LAND USE / PLANNING / REGULATION

Palo Alto Daily Post: City Sued for Not Approving a Housing Development
By Emily Mibach [7-26-19] // The Los Altos City Council will meet behind closed doors on Tuesday (July 30) to discuss a lawsuit from a pro-housing group that wants to see the city approve a project proposed at 40 Main St.

KUSI: San Diego County Supervisors OK Review of Building Permit Process
[7-24-19] // San Diego County will be investigating ways to streamline the building permitting process.

JD Supra: Court Rejects Land Use Consistency Challenge to Sacramento Mixed-Use Project Providing “Significant Community Benefits”
By Bryan Wenter [7-24-19] // In light of California’s ongoing and seemingly intractable housing crisis, Sacramentans for Fair Planning provides helpful new authority for cities that desire to be part of the solution. The decision also suggests the need to re-think the value of the uniformity doctrine in general law cities, at least with respect to the regulation of housing.

San Francisco Chronicle: Gov. Gavin Newsom Signs $1 Billion Clean-water Package for Poor Areas
By Alexei Koseff [7-24-19] // Statewide, 326 water agencies serving nearly 1 million of California’s almost 40 million residents are out of compliance with state standards on contamination levels or treatment techniques.

CommonWealth: Unused Parking Spots Driving up Cost of Housing
By Andy Metzger [7-24-19] // Boston: “During this research, we witnessed oversupply of parking in every surveyed community. Reducing excess parking can encourage more housing units at a lower rent or sales price. Aligning parking supply and demand at buildings near transit can also promote transit use over driving, which in turn alleviates congestion.”
**Public Square: Conventional Suburban versus Hamlet Design**
By Robert Steuteville [7-26-19] // While the conventional suburban model lends itself to a monoculture of housing types, the hamlet design accommodates at least four lot types and sizes, with a variety of single-family and townhouse buildings.

**HOUSING MARKETS / REAL ESTATE**
**Mortgage Professional America: Affordability crisis puts homeownership in decline**
By Kimberly Greene [7-26-19] // In the second quarter, the homeownership rate for all Americans fell to the lowest since 2017, and the number of new homeowner households grew by only 585,000, a third of the year-earlier level and the fewest since 2006.

**GlobeSt.: Redondo Beach Leads L.A. for Rent Growth**
By Kelsi Maree Borland [7-25-19] // Rents in Redondo Beach have increased nearly $200 on average since the beginning of the year.

**KSBY: The California Housing Market Is Slowing Down, but What Is the Trend on the Central Coast?**
By M. Torres [7-24-19] // SLO County realtor Jack Hardy indicates that a lack of housing is driving up prices, and the rising cost has leveled off sales activity.

**HOMELESSNESS**
**National Housing Conference: Holistically Addressing Health and Housing Reduces Costs and Improves Outcomes, but Barriers Remain, NHC Report Finds**
[7-18-19] // At the most basic level, people experiencing homelessness are better able to manage chronic diseases like diabetes and AIDS when properly housed. Better management of chronic diseases leads to a reduction in the net cost of medical care, the report found…

**L.A. Times: As Homelessness Crisis Grows, the Trump Administration Has Made Few New Efforts**
By Caroline S. Engelmayer [7-26-19] // The administration has “continually signaled its lack of interest in addressing housing and homeless issues,” said Carolina Reid, of UC Berkeley’s department of city and regional planning. A HUD spokesperson said in a statement that the department is “making significant progress to reduce homelessness in this country.”

**Fox: Latest Numbers Show Homelessness up 47% in Alameda County**
By Amber Lee [7-24-19] // (Video and text) Latest numbers also show homelessness is up 47% in Oakland.

**ECONOMY / EMPLOYMENT**
**Yes! How This Black Entrepreneur Went from Homelessness to Housing Others**
By Marjorie Kelly and Ted Howard [7-24-19] // Portland’s Tyrone Poole founded OneApp, a startup that has launched an online platform originally designed to match applicants for affordable housing with appropriate openings.

**PPIC: Poverty in California**
[7-2019] // Currents stats regarding state poverty rate in general and among families, as well as importance of social safety net programs.

**TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT**
**Courthouse News: Feds Give California Green Light for Bullet Train Environmental Review**
By Matthew Renda [7-25-19] // The announcement may appear like a formality, but given the tendency of the Trump administration to fight the nation’s largest infrastructure project by any means necessary – including by trying to claw back distributed grants – the ability to handle environmental review ranks as a small but substantial victory.

**Michigan Radio: Ford, VW, Honda, BMW Strike Deal with California to Break Fuel Economy Impasse**
By Tracy Samilton [7-26-19] // The voluntary agreement means the four automakers will build vehicles that meet the voluntary California standards and sell them in all states.

**KPBS: Construction Jobs on MTS Land Will Pay More under New Policy**
By Andrew Bowen [7-25-19] // Construction jobs for projects on land owned by the Metropolitan Transit System will pay better in the future, after the agency’s board voted Thursday to require "prevailing wage" on all of its projects.

**REDEVELOPMENT / INFILL / PRESERVATION**
**Next City: Study Suggests Gentrification Has an Upside. Housing Advocates Aren’t Yet Convinced**
By Jared Brey [7-25-19] // A new study from the Federal Reserve Bank of Philadelphia—the first longitudinal study to look at gentrification’s long-term effects—suggests that displacement due to gentrification is less widespread than is typically understood.

**North Bay Business Journal: $11M Santa Rosa Housing Project Tests New Opportunity Zones for Real Estate Investment**
By Jeff Quackenbush [7-24-19] // A four-story mixed-use building under construction in central Santa Rosa is on the leading edge of a new way to attract investors to projects in California and nationwide in economically challenged areas.

**NATIONAL HOUSING NEWS**
**Curbed: Amy Klobuchar Just Released a Housing Plan. Here’s What’s in It**
By Jeff Andrews [7-25-19] // It’s sweeping in scope, but scant on details.
**FAIR HOUSING**

*Fair Housing Coach: NY Landlord Pays $400K to Settle Sexual Harassment Claim*

[7-24-19] // Under the settlement, the landlord, accused of demanding sexual favors as a condition of tenancy, will be permanently barred from managing rental properties and will be required to pay $400,000 in monetary relief.

**Press-Enterprise: Corona Townhouse Office Settles Federal Claim of Racial Discrimination**

By Jack Katzanek [7-24-19] // Real estate agents agree to pay $10,000 but deny any discriminatory behavior.

**ENVIRONMENT / CLIMATE CHANGE / NATURAL DISASTERS**

*Smart Cities Dive: ACEEE Scorecard: Few US Cities on Track to Meet Climate Goals*

By Katie Pyzyk [7-26-19] // This is the fourth edition of the scorecard and the first time it tracked cities’ progress toward renewable energy in addition to energy efficiency, but it’s not the first time concerns have been raised about cities’ ambitions.

**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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