



HCDWEBNEWS

Department of Housing and Community Development



January 14, 2019

TODAY'S NEWS

AFFORDABLE HOUSING

[NPR: Thousands Face Threat of Eviction after HUD Contracts Expire Due to Shutdown](#)

By Brakkton Booker [1-11-19] // Since the shutdown began last month, approximately 1,150 federal rental assistance contracts have not been renewed due to funding lapses at the Department of Housing and Urban Development.

[Capital Public Radio: It's a Big Deal: Newsom's Housing Budget, Explained](#)

By Matt Levin [1-12-19] // Key takeaways: housing is not taking a back seat to other priorities, including his health care and early childhood education proposals. Not mentioned: rent control, zoning reform and the promised 3.5 million housing units.

[Marin Independent Journal: We Pay through the Nose to Live in California](#)

By Dan Walters [1-13-19] // (Opinion) While decrying economic inequality is not a new theme for California politicians, they've only occasionally cited high living costs as a factor.

[Capital Public Radio: Could Anti-Price Gouging Laws Slow Rising Rents?](#)

By Amita Sharma [1-14-19] // (Audio) Chad Regeczi learned last year that his monthly rent would increase by \$300 so that new owners of his building could upgrade his bathroom with a sound system. "300 bucks!" he said. "I mean an iPod costs less than that. Everybody has got a phone now. Who needs a bluetooth speaker in a bathroom apartment? It's just weird. ...Who's gonna tell them **no?**"

LAND USE / PLANNING / REGULATION

[CityLab: How 300 Years of Urbanization and Farming Transformed the Planet](#)

By David Montgomery [1-9-19] // Three centuries ago, humans were intensely using just around 5 percent of the Earth's land. Now, it's almost half.

HOUSING MARKETS / REAL ESTATE

Fortune: Millennials Are about to Get Locked out of the Real Estate Market—Again

By Shawn Tully [1-12-19] // Explanation of Millennials' credit, debt, and home buying difficulties, as well as upcoming challenges for this segment of the purchasing population.

Sacramento Bee: Will Home Prices Rise or Drop in 2019? Here's the Scoop from Sacramento Housing Experts

By Tony Bizjak [1-10-19] // After seven years of price increases, Sacramento's housing market hit a plateau in 2018. Five local real estate experts weigh in on what to expect in 2019.

MORTGAGE & FORECLOSURE ISSUES

Forbes: The Science and Art of Paying off Your Mortgage Early

By Jack Guttentag [1-12-19] // [Mortgage Payoff Calculator 2a](#) helps borrowers determine extra monthly and/or other payments to make in order to pay off their mortgages early.

HOMELESSNESS

Modesto Bee: California Awards \$7.2 Million to Help Homeless in Stanislaus County

By Kevin Valine [1-10-19] // The award is part of the \$500 million in one-time money the state set aside last summer through its Homeless Emergency Aid Program to help communities deal with the homelessness crisis.

Lompoc Record: Santa Maria, Santa Barbara County Receive \$900K State Grant to Help Homeless

[1-11-19] // Santa Maria and Santa Barbara County are among the recipients of the first round of grants from the California Emergency Solutions and Housing program. **California HCD** said a total of \$914,745 was awarded to the city and county, which jointly serve as the continuum of care for the area.

The Sun: For Homeless Advocates in San Bernardino, Mary's Village Is a Vision Realized

By Michael Nolan [1-12-19] // San Bernardino: Nonprofit Mary's Mercy Center broke ground for a men's shelter with \$7 million from the San Manuel Band of Mission Indians.

Los Angeles Times: Costa Mesa Unveils Proposal for 'Bridge Shelter' for the Homeless; City Council to Review Tuesday

By Luke Money [1-11-19] // Costa Mesa officials unveiled a proposal Friday night to open a new homeless shelter in the Westside. The recommended plan calls for purchasing a 12,000-square-foot office building at 1040 W. 17th St. and renovating the property into what the city refers to as a "bridge shelter."

ECONOMY / EMPLOYMENT

[Capital Public Radio: Newsom Proposes \\$144 Billion California Budget With Focus on Education, Building Reserves](#)

By Sammy Caiola, Ben Adler, and Chris Nichols [1-10-19] // (Audio) "The key in a progressive tax system with the volatility that we experience — that needs to be addressed, but will not be a short-term endeavor — is to stack away as much money as you can and pay down as much debt as you can."

[Sonoma West: Report Tells a Tale of Two Sonomas and the Missing Middle](#)

By E.I. Hillin [1-12-19] // A report analyzing the state of working in Sonoma County forecasts an ongoing struggle for low-wage employees. In particular, the report shows a dominance of jobs in the service industry with low pay and few opportunities to move up.

[Washington Post: Shutdown Puts Strain on Hundreds of Native American Tribes](#)

By Felicia Fonseca (AP) [1-12-19] // Fallout from the federal government shutdown is hurting Native Americans as dwindling funds hamper access to health care and other services. The pain is especially deep in tribal communities with high rates of poverty and unemployment, where one person often supports an extended family.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

[San Diego Union-Tribune: Navy Base Eyed for Airport Transit Center](#)

By Jennifer Van Grove [1-11-19] // Doubling down on a mission to connect public transportation to the airport, San Diego's mayor and the county's transit chief have landed on a 71-acre, airport- and freeway-adjacent site that they see as the region's utopian transit hub of tomorrow.

REDEVELOPMENT / INFILL / PRESERVATION

[East Bay Times: Financing Deal to Renovate and Keep Antioch Apartments Affordable](#)

By Judith Prieve [1-11-19] // Antioch: The Antioch City Council approved the California Public Finance Authority's issuance of up to \$31 million in housing revenue bonds to help The Reliant Group Inc. finance and rehabilitate Villa Medanos Apartments and **keep it as an affordable housing project.**

[Sacramento Bee: Sacramento Plans to Issue up to \\$25 Million in Bonds to Rehab 74 Low-income Units](#)

By Theresa Clift [1-14-19] // "It's very important we **preserve** our affordable housing stock, or we could lose it," said Christine Weichert, SHRA assistant director. The loan will ensure the complex continues housing low-income residents for at least 55 more years, SHRA officials said. The financing does not include the addition of any new affordable housing units.

[CityLab: How to Make Opportunity Zones Work in Chicago](#)

By Tanvi Misra [1-10-19] // Opportunity Zones! Are they good or bad? The answer to that question may depend in part on whether or not you buy the premise that tax incentives are the most effective way to successfully uplift economically depressed areas.

[Urban Institute: How Chicago and Cook county Can Leverage Opportunity Zones for Community Benefit](#)

By Brett Theodos and Brady Meixell [1-10-19] // Report: Using Chicago and Cook County as a case study, we identify steps these actors can take to attract helpful, and limit harmful, investments. We find that the Opportunity Zones selected in Chicago and Cook County broadly fulfilled the incentive's spirit, targeting areas that were more economically distressed. Going forward, it will be necessary to leverage available policy and philanthropic levers to compel private action in line with community interests.

[NATIONAL HOUSING NEWS](#)

[CityLab: Low-Income Renters Face Eviction, Thanks to the Government Shutdown](#)

By Kriston Capps [1-10-19] // Between 70,000 and 85,000 low-income households that rely on assistance for housing—many elderly or disabled, and some of whom make less than \$13,000 per year—could see shocks to their housing status if the shutdown persists.

[FAIR HOUSING](#)

[Next City: As America's First Racially Integrated Housing Project Is Rebuilt, Ripples of Displacement Follow](#)

By Levi Pulkkinen [1-14-19] // Yesler Terrace was home to Seattle's poorest families for seven decades. Now reimagined as mixed-income, mixed-use towers, will Yesler 2.0 help alleviate, or further exacerbate, the city's acute affordability crisis?

[DEMOGRAPHICS / QUALITY OF LIFE](#)

[San Francisco Examiner: SF Seniors Ask Mayor to Focus on Housing, Jobs for Older Residents](#)

By Joshua Sabatini [1-12-19] // Mayor London Breed on Friday said she plans to hire a staff member to focus on San Francisco's growing senior population and those living with disabilities, and to help them obtain employment. Michael Stokes, 68, who attended the mayor's discussion with Dignity Fund Coalition, has rented an apartment in Hayes Valley for the past 30 years. "I'm in a vulnerable situation I feel. Things can change. I don't want to be a homeless person."

ENVIRONMENT / CLIMATE CHANGE / NATURAL DISASTERS

Smart Cities Dive: Bloomberg Names Final 5 American Cities Climate Challenge Winners

By Chris Teale [1-14-19] // Albuquerque, Austin, Denver, Orlando, and San Antonio are the latest cities to win the Bloomberg challenge. They will join the cohort of 25 cities for a two-year acceleration program providing money and resources to help them hit their goals to fight climate change.

Press Democrat: Government Shutdown Puts Millions of North Bay Disaster Dollars in Limbo

By Will Schmitt [1-10-19] // Tens of millions of dollars meant to help Sonoma County and Santa Rosa recover from the October 2017 wildfires and prepare for future disasters is in limbo as the federal government shutdown continues with no end in sight. Of particular concern to Santa Rosa is the roughly \$38.5 million the city expects to receive in federal grants to build apartments after fires wiped out 5 percent of its housing stock...

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.

(C) Copyright 2019, California Department of Housing & Community Development
Links to web sites do not constitute an endorsement from The California Department of Housing and Community Development. These links are provided as an information service only. It is the responsibility of the user to evaluate the content and usefulness of information obtained from these sites. HCD does not provide full text articles – user must access expired articles via newspaper archives online or local public library.