



HCDWEBNEWS

Department of Housing and Community Development



March 12, 2018

TODAY'S NEWS

AFFORDABLE HOUSING

The Bulletin: Affordable Housing Projects Are Threatened as Tax Cuts Undermine a Source of Funding

By Andrew Khouri (LA Times) [3-10-18] // On First Street in **Santa Ana**, California — not far from where authorities recently cleared a tent encampment along the Santa Ana River near Angel Stadium — developer Caleb Roope wants to build nearly 1,000 apartments that will be affordable for low-income seniors and families. The problem? The federal government.

Curbed San Francisco: San Francisco Axes 150-Unit Affordable Housing Plan in Forest Hill

By Adam Brinklow [3-9-18] // Extraordinary costs associated with current geotechnical and geological site conditions placed additional unanticipated costs to the overall development budget. ... It also would likely have been involved in lengthy EIR litigation.

CALmatters: Commentary: How Would California's Next Governor Face the Housing Crisis?

By Dan Walters [3-12-18] // Hundreds of affordable-housing advocates filled a cavernous ballroom in Sacramento's convention center last Thursday with that question on their minds, hoping to hear answers from the six candidates for governor.

Daily Bruin: Westwood Residents' Lawsuit an Affront to Student Housing Needs

By Editorial Board [3-11-18] // In a city riddled with homelessness and congested roadways, Westwood residents have taken it upon themselves to fight the big fight: suing the University of California for trying to build more affordable student housing.

HOUSING DEVELOPMENT

North Bay Business Journal: Napa Housing Projects Demonstrate Benefits of Modular Construction

By Jeff Quackenbush [3-12-18] // In four hours Wednesday, a 1,300-square-foot house in Napa went from slab to completion.

San Francisco Examiner: Excelsior Community Concerned with Affordability, Transparency in Proposed Housing Development

By Laura Waxman [3-11-18] // Plans to build 251 market-rate apartments alongside an affordable housing project slated to rise in the Excelsior District drew the ire of community members and activists who said they have been left out of the discussions at a public meeting about both projects held on Saturday.

LAND USE / PLANNING / REGULATION

Los Angeles Times: L.A. Lawmakers Can Block Homeless Housing Projects by Simply Withholding a Key Letter

By Emily Alpert Reyes [3-12-18] // Before a proposed building can get [funding](#) from the housing department through Proposition HHH, it must have a "letter of acknowledgment" from the local council member. In February, two projects were turned down due to the lack of the required letter.

Orange County Register: California's Housing Crisis and the Density Delusion

By Joel Kotkin and Wendell Cox [3-10-18] // (Opinion) Once seen as a human-scale alternative to the crowded cities of the past, California's cities are targeted by policy makers and planners dreaming of bringing back the "good old days," circa 1900, when most people in the largest cities lived in small, cramped apartments.

Pasadena News Now: Pasadena's Council Set to Vote Monday on New "Granny Flats" Rules

By Andy Vitalicio [3-12-18] // The Department of Planning and Community Development is expected to recommend that on properties with areas larger than 7,200 square feet and smaller than 10,000 square feet, the maximum unit size of the ADU should be 800 square feet, or 50 percent of the size of the primary dwelling, whichever is less.

HOUSING MARKETS / REAL ESTATE

Orange County Register: Empty Homes a California Rarity as Vacancies at 13-Year Low

By Jonathan Lansner [3-10-18] // The U.S. Census Bureau tracking of the empty-but-owned homes found that 1 percent of ownership residences were vacant in California in 2017, the lowest since 2004 and the fifth-lowest rate nationally.

GV Wire: Why It's Hard to Find an Affordable Place to Rent in Fresno

By Drew Phelps [3-9-18] // Until last week though, Fresno had never reported the lowest annual rental vacancy rate – 3.1% – across the 75 largest metropolitan areas in the United States.

[Sacramento Bee: Could \\$1,000 Cash Help Sacramento Renters Stay in Their Homes?](#)

By Ryan Lillis [3-12-18] // Steinberg is ramping up a \$20 million fundraising campaign from the private sector, seeking to provide an unprecedented financial boost to combat one of the city's most dire social issues. One element of the program would provide \$1,000 cash subsidies to people experiencing a one-time expense, such as a car accident, that could lead to eviction.

MORTGAGE & FORECLOSURE ISSUES

[Washington Post: The Senate Is Poised to Roll Back Rules Meant to Root Out Discrimination by Mortgage Lenders](#)

By Tracy Jan [3-12-18] // The Senate is poised to pass a bill this week that would weaken the government's ability to enforce fair-lending requirements, making it easier for community banks to hide **discrimination** against minority mortgage applicants and harder for regulators to root out predatory lenders.

HOMELESSNESS

[Sacramento Bee: How Long Will Sacramento Let Homeless People Use the City Like a Toilet?](#)

By Erika D. Smith [3-9-18] // We're a city with leaders who insist we're "world class" enough to host an NBA All-Star game, but can't find the political will to provide enough public restrooms for homeless people so no one has to scrub feces off the sidewalk.

[Sacramento Bee: Mayor: North Sacramento Homeless Shelter Should Stay, and 2 More Are Needed](#)

By Cynthia Hubert [3-1-18] // Mayor Darrell Steinberg wants to keep a controversial winter homeless shelter open indefinitely in North Sacramento and find two other locations elsewhere in the city to house large numbers of homeless men and women.

[CBS Los Angeles: OC Homeless Camp Cleanup: 400+ Tons of Debris, Nearly 14,000 Needles and 5,300 Pounds of Human Waste](#)

[3-9-18] // (Video and text) The Orange County Public Works department says 404 tons of debris has been removed from a former homeless encampment where more than 700 people lived until they were recently moved to motels and other housing.

[San Diego Union-Tribune: L.A. City Council Approves Garcetti's El Pueblo Shelter Plan for Homeless](#)

By Dakota Smith [3-9-18] // Trailers will be installed on a parking lot at Arcadia and Alameda streets, near the historic El Pueblo site, and operate for up to three years, housing about 60 residents at a time. Housing placement and mental health services will also be available.

[**CBS Sacramento: New Facility Helping Get Homeless Vets Back on Their Feet in Stockton**](#)

By Carlos Correa [2-19-18] // (Video and text) The three-bedroom, two-bath home is expected to offer individuals the necessary items and resources to get them back on track.

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

[**Multi-Housing News: Newman Garrison + Partners Bringing TOD to Woodland Hills, CA**](#)

By Evelyn Jozsa [3-12-18] // Construction on the mixed-use 352-unit project is expected to commence in 2019 and is slated for completion by 2022.

[**Digital Journal: KTGy-Designed Mixed-Use Transit-Oriented Development with Apartments and Retail in South San Francisco Moves Forward**](#)

[3-12-18] // KTGy Architecture + Planning announced today that the new KTGy-designed mixed-use community at 988 El Camino Real in South San Francisco developed by SummerHill Apartment Communities received unanimous approval by the City Council on February 28, 2018.

[**Orange County Register: The Right Time for Housing Affordability in California**](#)

By Benjamin Powell [3-11-18] // (Opinion) State Senators Scott Wiener and Nancy Skinner have introduced SB827 to allow state law to override some local zoning restrictions on building. It would allow mid-sized, multi-story, multi-unit buildings to be built near public-transit stops even when local zoning allows for only single-family residences.

[**East Bay Times: My Word: Albany Has Lessons for Bill That Will Encourage Ugly, Thoughtless Growth**](#)

By Michael Barnes [3-11-18] // (Opinion) SB827 is also notable for what it leaves out. The bill makes no effort to encourage affordable housing. If anything, it will discourage developers from creating affordable apartments. Nor does the bill do anything to reform the state's absurdly bureaucratic and abused CEQA review process.

[**NATIONAL HOUSING NEWS**](#)

[**HuffPost: Ben Carson Backpedals on Removing Anti-Discrimination language from HUD Mission Statement**](#)

By Amanda Terkel [3-8-18] // In a message to employees at the Department of Housing and Urban Development Thursday, Secretary Ben Carson assured them he was committed to ensuring fair and discrimination-free housing, despite his proposal to remove such language from the agency's mission statement.

[**FAIR HOUSING**](#)

[**Houston Public Media: City Agreement with HUD Will Bring about New Affordable Housing Policies**](#)

By Abner Fletcher [3-12-18] // The City of Houston and the U.S. Department of Housing and Urban Development have reached an agreement to resolve HUD's finding that the City's housing policies violated the Civil Rights Act.

DEMOGRAPHICS / QUALITY OF LIFE

Marin Independent Journal: Marin Voice: Race and Equity in Marin

By Amy L. Reisch [3-10-18] // A report from the Advancement Project, a civil rights organization working on "systems change," found Marin to be No. 1 for racial disparities among all counties statewide. The report, "[Race Counts: Advancing Opportunities for All Californians](#)," is based on 44 indicators in seven key issue areas: democracy, economic opportunity, crime and justice, access to health care, healthy built environments, education and housing.

POPULATION / CENSUS

NBC: So Many People Moving Out of the Bay Area is Causing a U-Haul Truck Shortage

By Diana San Juan [3-8-18] // It has been reported that the [lead county in outward migration is the Bay Area](#).

ENVIRONMENT / CLIMATE CHANGE

Washington Post: The Government Is Close to Finishing a Major Climate Change Report. Trump Won't Like It

By Chris Mooney [3-12-18] // The country's top independent scientific advisory body has [largely approved](#) a major climate report being prepared by scientists within the Trump administration — suggesting that another key government document could soon emerge that contradicts President Trump's skepticism about climate change and humans' role in driving 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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