



HCDWEBNEWS

Department of Housing and Community Development



May 21, 2018

TODAY'S NEWS

AFFORDABLE HOUSING

STL News: California Realtors® Announce “Pathway to Homeownership” Affordable Housing Project

[5-21-18] // C.A.R. is proposing the development of up to 181 residential units, which would include rental and for sale units at affordable workforce housing rates. Affordable units would be available to individuals and families earning 60 percent to 150 percent of the area’s median income.

Mercury News: After a Real-Estate Deal That Triggered \$1,000 Rent Hikes, Oakland Families Face Eviction

By Katy Murphy [5-19-18] // Though built in 1989, one family’s apartment in Oakland’s gentrifying Fruitvale neighborhood will forever be deemed “new construction” under the state law, making it immune from local rent control. So there was nothing the city could do about the \$1,000-plus hikes that hit the Luna family and their neighbors as the complex of four apartments changed hands last year.

Bloomberg: California Turns to Homeowners to Help Solve a Crisis

By Virginia Postrel [5-21-18] // (Opinion) A new state law that allows owners of single-family properties to build guest apartments is showing plenty of promise in easing the housing crunch.

GAO: Better Data Controls, Planning, and Additional Options Could Help Preserve Affordable Rental Units

By Rural Housing Service [5-17-18] // GAO was asked to examine how RHS is addressing the risks posed by maturing mortgages. [This report](#) examines RHS's efforts to (1) estimate rural housing property exit dates and (2) preserve the affordability of rural rental properties with maturing mortgages. Along with five other recommendations, GAO recommends that Congress consider granting RHS authority to continue providing rental assistance to tenants in properties with maturing mortgages.

HOUSING DEVELOPMENT

[Redding Searchlight: Group Meeting to Stop Housing Development](#)

By Damon Arthur [5-20-18] // A group of Shasta County residents is gathering Monday night to take action to stop a proposed 166-home development east of Redding.

LAND USE / PLANNING / REGULATION

[JDSupra: Recent and Upcoming Changes to CEQA - BB&K Attorney](#)

[Amanda Daams Discusses the California Environmental Quality Act in a Riverside Lawyer Article](#)

By Best & Krieger LLP [5-21-18] // One of the biggest anticipated changes to CEQA are the proposed revisions to the State CEQA Guidelines (Cal. Code Regs., tit. 14 § 15000 et seq.), addressing implementation of CEQA.

[San Francisco Chronicle: California's Solar Rooftop Mandate Doesn't Make Economic Sense](#)

By Lee E. Ohanian and Ted Temzelides [5-18-18] // With California building about 100,000 homes each year, this relatively small reduction in carbon emissions may increase new home construction costs by as much as \$9 billion.

[Public Square: Catalytic Development for Walkable Urban Places](#)

By Robert Steuteville [5-15-18] // Dan Gilbert's Rock Ventures have acquired and rehabilitated more than 90 buildings and brought more than 16,000 employees to Detroit's now resurgent downtown. Gilbert followed a strategy that a new [Brookings Institution report](#) calls "catalytic development," place-based investing in a concentrated, walkable urban area.

HOUSING MARKETS / REAL ESTATE

[MarketWatch: The Fed Should Lean against Housing Prices, Top Academic Argues](#)

By Greg Robb [5-21-18] // [In a new research paper circulated by the National Bureau of Economic Research](#), Michael Woodford, an economics professor at Columbia University, said housing prices are a good indicator of private-sector expectations of monetary policy and should be tracked to see if the Fed's interest-rate strategy is on course.

MORTGAGE & FORECLOSURE ISSUES

[Mortgage Professional America: Mortgage Delinquency Declines in Q1 as Hurricane Impacts Dissipate](#)

By Francis Monfort [5-20-18] // "Mortgage delinquencies decreased from the previous quarter across all loan types – conventional, VA, and in particular, FHA— as the effects of the September hurricanes dissipated," said Marina Walsh, MBA's vice president of industry analysis.

COMMUNITY DEVELOPMENT

[Daily Democrat: Mutual Housing Receives NeighborWorks America Grant](#)

By Andy Furillo [5-18-18] // Mutual Housing California has received \$342,000 in grant funding from NeighborWorks America to support the local agency's

affordable housing and community development programs. The grants will help leverage funding for new developments and for the renovation and green upgrading of existing ones.

HOMELESSNESS

Youth Today: How Homelessness Crisis in LA Affects Aged-out Foster Youth

By Lauren Lee White [5-18-18] // Not long ago, Doniesha Thomas, 23, was homeless. It took her about two years after aging out of California's [extended foster care](#) program, which extends certain foster care benefits through age 21 to young people who had open dependency court cases when they turned 18, to find stable housing.

NLIHC: Representative Waters Introduces Bill to Expand Housing Assistance for Foster Youth

[5-21-18] // House Financial Services Committee Ranking Member Maxine Waters (D-CA) introduced on May 16 the "Expanding Housing Opportunities for Foster Youth Act of 2018."

CNBC: As California's Homelessness Grows, the Crisis Emerges as a Major Issue in State's Gubernatorial Race

By Jeff Daniels [5-20-18] // The candidates are offering different approaches to the homelessness, including one who wants to force people on streets into state-run institutions.

NBC: Questions Raised about Temporary Housing Shelters

By Lolita Lopez and Phil Drechsler [5-18-18] // A recent state law allows cities to build homeless shelters on land owned or leased by the city and cities can "fast track" health and safety checks to get these shelters up quickly, bypassing zoning changes which can take a long time. But notifying the public is not a requirement...

San Diego Union-Tribune: Statistical Error Inflated Last Year's Homeless Count by More Than 2,700

By Doug Smith [5-18-18] // After discovering an error in the 2017 homeless count, statisticians at USC have reduced last year's estimate of the county's homeless population by nearly 5%, officials said Friday.

ECONOMY / EMPLOYMENT

NBC Bay Area: California Unemployment Rate Fell to 4.2 percent in April

[5-18-18] // The state Employment Development Department said Friday that employers added 39,300 nonfarm payroll jobs last month.

Mercury News: Bay Area Economy Roars to Live in April, Adds 11,000 Jobs

By George Avalos [5-18-18] // The Bay Area economy rocketed to big job gains during April, adding 11,000 jobs, an upswing that was powered by hefty employment expansions in Santa Clara County, the East Bay and the San Francisco-San Mateo areas — which all achieved record-low jobless rates — state labor officials reported Friday.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

Orange County Register: Gov. Brown Calls Recall of New Gas Tax ‘Un-Californian,’ See the Local Transportation Projects the Money Is Funding

By Steve Scauzillo [5-18-18] // On the one-year anniversary of the [state vehicle fee and gas-tax hike](#), Gov. Jerry Brown on Friday blasted attempts to repeal the tax, calling it a “political stunt” by the Republican Party to convince swing voters to re-elect embattled GOP members of Congress.

FAIR HOUSING

Common Dreams: Carson Pulls Tool Used by Officials to Identify Segregation

By Julie Conley [5-19-18] // HUD [announced](#) on Friday evening that it would pull an online assessment tool that communities can use to find **data and maps of segregated neighborhoods**.

DEMOGRAPHICS / QUALITY OF LIFE

Builder: Do Housing Assistance Programs Help Kids?

[5-21-18] // A new report by Natalie Slopen and colleagues looks at the relationship between publicly-supported housing assistance programs and child health outcomes in the United States.

ENVIRONMENT / CLIMATE CHANGE

News Deeply: Five Things to Know about Water Bonds on Upcoming California Ballots

By Matt Weiser [5-21-18] // Who sponsored these ballot measures and what are they for?

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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