



HCDWEBNEWS

Department of Housing and Community Development



December 11, 2017

TODAY'S NEWS

AFFORDABLE HOUSING

Fresno Bee: Low-income Housing Vote Reveals Fresno's Discomfort with State Inefficiency

By Tim Sheehan [12-8-17] // The "no" votes cast by Fresno City Councilmen Steve Brandau and Garry Bredefeld against a package of loans and incentives for a mixed-use, low-income housing project on Blackstone Avenue weren't exactly a surprise to anyone familiar with their political ideologies.

Ventura County Star: Ventura County Has Some of the Nation's Most Expensive Apartments

By Tyler Hersko [12-9-17] // It's not just home buyers who are facing an affordability crisis in California. The state is among the least affordable for renters.

Los Angeles Times: John Chiang Pitches Billions in New Low-income Housing Spending and Homebuilding Incentives

By Liam Dillon [12-8-17] // California gubernatorial candidate John Chiang wants to tackle the state's housing affordability crisis by spending billions more on low-income development and offering greater financial incentives to cities that permit new building.

PA: How Silicon Valley Is Dealing with California's Housing Crunch

[12-11-17] // The networking site LinkedIn has invested \$10 million in an initiative by Housing Trust Silicon Valley to create more affordable housing in the Bay Area. A piece of LinkedIn's investment to the trust's TECH Fund was used to purchase a development site in Mountain View, California, for 70 apartments that will be priced at below-market rates.

[Enterprise: The Elephant in the Region: Charting a Path for Bay Area Metro to Lead a Bold Regional Housing Agenda](#)

By Heather Hood and Geeta Rao [12-2017] // This paper recommends the creation of a new regional housing entity to advance solutions to the regional housing affordability crisis in the Bay Area. It outlines specific steps to ensure the bold leadership, resources, and capacity necessary to allow local governments and stakeholders to succeed.

HOUSING DEVELOPMENT

[Curbed San Francisco: San Jose Considers Tiny Homes for Homeless in Bid to Appease NIMBYs](#)

By Adam Brinklow [12-8-17] // Designs range from sloped-roof units to rows of rhomboid shelter.

[North Bay Business Journal: Mackey Terrace Apartments in Novato Wins 'Top Real Estate Projects' Award](#)

By Gary Quackenbush [12-11-17] // The Mackey Terrace Apartments project, located at 625 Owens Drive in Novato, involved the rehabilitation of a 50-unit, three-story wood framed structure constructed in 1994 as an affordable, multi-family Employer Assisted Housing (EAH) complex for low-income families, adults age 62 and over and persons with disabilities.

LAND USE / PLANNING / REGULATION

[Planetizen: The Final Days of 'Level of Service' in California's Environmental Review Process](#)

By James Brasuell [12-7-17] // A long-awaited draft update of the California Environmental Quality Act (CEQA) has finally been released, and Level of Service will finally be a thing of the past in the next two to four years.

[San Francisco Chronicle: California's Record-smashing Fire Season Sparks Hunt for Solutions](#)

By Kurtis Alexander [12-9-17] // Despite warnings not to build, the lure of open space and million-dollar views — as well as the need to shelter a growing population — have typically prevailed. Even areas with a history of fire, including the northern and eastern edges of Santa Rosa that burned in the 1964 Hanley Fire before lighting up again Oct. 8, have been repeatedly built out.

[My News LA: New Homes Cost More in LA with Fees to Help the Homeless](#)

By Debbie L. Sklar [12-9-17] // An affordable housing linkage fee has been one of the most hotly debated and controversial proposals to come through Los Angeles City Hall in recent times, and is now set to be voted on by the City Council in its last session of the year.

[Petaluma 360: Case Study in Using a Fairgrounds](#)

By Dave Alden [12-8-17] // Shortly before the wildfires, I participated in a charrette in Woodland, near Davis. Charrettes are workshops conducted by design professionals **to assess land-use challenges**. Community input is gathered and a charrette team applies their skills and experiences to suggest solutions.

[Planetizen: 'Infinite Suburbia' Upends Everything We Know About Suburbia](#)

By The Architect's Newspaper [12-7-17] // Joel Kotkin and Alan M. Berger discuss their new book, which analyses what the suburbs are and will become, in both the United States and around the world.

HOUSING MARKETS / REAL ESTATE

[Orange County Register: Southern California Homes Overvalued? Appraisers Suggest Yes](#)

By Jonathan Lansner [12-10-17] // So what are Southern California appraisers trying to tell us? These real estate professionals have their own voice in the grand bubble-or-not debate over local home values. Of course, there's their day-to-day work in the trenches. And their role in an intriguing home-price metric compiled by the Real Estate Research Council of Southern California, headquartered at Cal Poly Pomona.

[Bakersfield.com: Kern County: Where the American Dream Is Obtainable](#)

By Kim Schaefer [12-11-17] // There's a reason homeownership is still considered the "American Dream." A home is the best means for building wealth and a pathway to strength and stability in the communities we all call home.

MORTGAGE & FORECLOSURE ISSUES

[Mortgage Professional America: Rising Home Values Drive Homeowner Equity Gains](#)

By Francis Monfort [12-11-17] // Equity among homeowners with mortgages, which represents about 63% of all homeowners, increased 11.8% year over year during the third quarter, according to an analysis released by CoreLogic. The increase represents a gain of \$870.6 billion since the third quarter of 2016.

COMMUNITY DEVELOPMENT

[Fort Bragg Advocate-News: CDBG Funds Could Build Local Residential Care Facility for Elderly](#)

By Kelci Parks [11-16-17] // Parents and Friends, Inc. may soon be operating a residential care facility for the elderly at their property on Cypress Street thanks to Community Development Block Grant funding, if approved. The Fort Bragg City Council unanimously voted in favor of approving the CDBG application during their Monday, Nov. 13 meeting.

HOMELESSNESS

[Slate: The Alarming Rise in Homelessness Doesn't Tell the Whole Story](#)

By Henry Grabar [12-8-17] // The Department of Housing and Urban Development this week reports that [homelessness has ticked up](#) by just under 1 percent, to 553,742 Americans sleeping outside or in shelters.

[Sacramento Bee: Her Grandson Died on the Streets. She's Planning a Hospice for the Homeless in His Name](#)

By Cynthia Hubert [12-11-17] // For people who are terminally ill and homeless, a "good death" with hospice care often is out of reach.

ECONOMY / EMPLOYMENT

[New York Daily News: The Trumpbama Economy: Job Creation Is Reasonably Healthy; Will It Stay Strong after Lopsided Tax Cuts?](#)

[12-8-17] // (Editorial) Friday, the Labor Department reported 228,000 new hires nationwide in November, as the unemployment rate held at a 17-year low.

[CityLab: Homelessness in High-Cost U.S. Cities Is Driving a Nationwide Increase](#)

By Alastair Boone [12-7-17] // Many Obama-era policies are keeping numbers low in smaller cities. But the new data comes in the wake of a GOP budget that does little to bolster affordable housing.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

[Fontana Herald News: Grants Are Awarded to Local Agencies Thanks to SB 1 Funding](#)

[12-8-17] // Caltrans has announced that the first planning grants funded through the Road Repair and Accountability Act of 2014 (SB 1) have been awarded to local agencies to support their efforts to plan more sustainable communities, reduce transportation-related greenhouse gases and adapt for the effects of climate change.

[Planetizen: Mid-sized Cities Make Car-free Gains](#)

By James Brasuell [12-8-17] // Several cities located in the Northeast, especially in the New York region, saw a significant increase in the number of car-free households.

NATIONAL HOUSING NEWS

[GlobeSt.: Millennial Hunger for Home Ownership May Be Greater Than We Realize](#)

By Erika Morphy [12-5-17] // The way we have been measuring millennial demand for homeownership may be skewed. A report from Fannie Mae and the University of Southern California tackles a new approach that shows millennials are more enthusiastic about home ownership than realized.

[Washington Post: Cities Turn to ‘Missing Middle’ Housing to Keep Older Millennials from Leaving](#)

By Katherine Shaver [12-9-17] // Cities and close-in suburbs looking to the future see a troubling trend: The millennials who rejuvenated their downtowns over the past decade are growing older and beginning to leave.

[FAIR HOUSING](#)

[JDSupra: Just Who Is Considered “Disabled” Under The Fair Housing Act?](#)

[12-8-17] // Under the law, a person is considered as “disabled” when there is a physical or mental impairment which substantially limits one of more major life activities, there exists a record of such an impairment, or if the person is regarded as having such an impairment.

[Press Democrat: Sonoma County Prosecutors Charge Six Landlords with Price Gouging](#)

By Nick Rahaim [12-7-17] // Court records show that four of the six landlords increased rental prices by more than 30 percent just days after fires erupted on the night of Oct. 8. It is a misdemeanor to increase prices for lodging, food, medical products and building supplies by more than 10 percent in California after an emergency is declared.

[DEMOGRAPHICS / QUALITY OF LIFE](#)

[Public Policy Institute of California: More than a Million California Children Rely on CHIP](#)

By Shannon McConville [12-8-17] // Some 1.3 million Californians age 18 and under—about 13% of the state’s children—rely on the Children’s Health Insurance Program (CHIP) for their health coverage. Federal funding for CHIP expired on September 30 when Congress failed to reauthorize the program.

[ENVIRONMENT / CLIMATE CHANGE](#)

[ChicoER: New Evacuations as Huge Southern California Fire Flares Up](#)

By Christopher Weber (AP) [12-11-17] // Overall, the fires have destroyed about 800 homes and other buildings, killed dozens of horses and forced more than 200,000 people to flee flames that have burned over 270 square miles since Dec. 4. More than 30,000 people are under mandatory evacuation orders.

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 2017, 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.