July 31, 2019

TODAY’S NEWS

AFFORDABLE HOUSING

CityLab: Democrats Hear the “Yes in My Backyard” Message
By Jenny Schuetz [7-30-19] // Eye-popping housing costs have convinced some presidential candidates that looser zoning should be a national cause.

CNN: As a Child, Rent Control Kept a Roof over My Head
By Bernie Sanders [7-30-19] // (Opinion) Data from Harvard University's Joint Center for Housing Studies tells the story. Since the 1960s, when I lived in that rent-controlled apartment, the median renter's income has increased by just 5%, while the median rent payment has skyrocketed 61%.

Santa Maria Residents Continue Efforts for Affordable Living as Mobile Home Park Rents Rise
By Patricia Marellotti [7-29-19] // (Video and text) The city is working to reach a mutual agreement on a model lease that homeowners and park owners can use.

San Diego Union Tribune: How the Fight against Climate Change Is Exacerbating San Diego’s Affordable Housing Crisis
By Joshua Emerson Smith [6-24-19] // The San Diego region is on the front lines of a statewide push to abandon suburban development in favor of building denser urban communities — a vision many California leaders have called for to curb greenhouse gases from cars and trucks.

San Francisco Chronicle: Huge SF Housing Project Adds Senior Housing to Win over Laurel Heights
By Trisha Thadani [7-30-19] // City Supervisor Catherine Stefani introduced a major step toward approval of a 744-home UCSF Laurel Heights project: a proposal to change the lot’s zoning, so the city can turn the hulking office building into a place for people to live. Stefani will also introduce a package of community benefits that includes 186 units of on-site affordable housing for seniors.
McKinsey & Company: Modular Construction: From Projects to Products
By Nick Bertram et al. [6-2019] // A recent report says shifting construction away from traditional sites and into factories could dramatically change the way we build.

CityLab: Can Pete Buttigieg Fix America's Vacancy Problem?
By Kriston Capps [7-26-19] // Under the Buttigieg proposal, cities would bid for comprehensive financing under a new Homeownership Fund (operated by HUD). Pilot cities would establish a land bank to acquire and develop abandoned or foreclosed properties...

Manteca Bulletin: Affordable Housing Is a Goal of City Plan
By Dennis Wyatt [7-30-19] // Manteca City Council is on the verge of approving permits by right, which could provide more small-lot family units, multifamily housing, or duplexes.

Voice of San Diego: Environmental Laws Don't Impede Development
By JP Theberge [7-29-19] // (Opinion) The biggest housing booms in state history have occurred under the California Environmental Quality Act. The measure is not the problem the building industry would like to make it out to be.

KPBS: San Diego City Council Narrowly Approves Policy Update to Spur More Affordable Housing
By Andrew Bowen [7-30-19] // The update to the so-called "inclusionary housing" policy proposed by Council President Georgette Gomez raises the fee developers pay to avoid including affordable housing in their projects.

Next City: Is Rent Control a “Taking” of Landlords’ Property?
By Jared Brey [7-30-19] // In July, a group of landlords and landlord associations filed a suit, naming the City of New York and the Rent Guidelines Board as defendants. “The [Rent Stabilization Law] deprives property owners of their core rights to exclude others from their property and to possess, use, and dispose of their property," the complaint says.

San Francisco Chronicle: SF Developer to Pay $1.2 Million Settlement in Unpermitted Construction
By Dominic Fracassa [6-29-19] // The City Attorney’s office said the settlement was meant as a “warning” for other developers seeking to skirt the city’s permitting and review processes, which provide important safety checks.
MORTGAGE & FORECLOSURE ISSUES
American Banker: 6 Questions on the CFPB Plan to End Fannie and Freddie’s ‘Patch’
By Kate Berry Hannah Lang [7-28-19] // The Consumer Financial Protection Bureau caught many in the mortgage industry off guard Thursday when the agency said it will retire a policy that gives Fannie Mae and Freddie Mac a competitive advantage in complying with underwriting rules…

COMMUNITY DEVELOPMENT
Next City: What Barcelona’s Social and Solidarity Economy Can Tell Us about Building Equitable Cities
By Madeleine Wahlund [7-29-19] // Growing social inequalities, political unrest and environmental degradation over the last decade have forced local governments to rethink existing models of urban and economic development.

Enterprise: Senate Legislation Introduced to Permanently Authorize the Community Development Block Grant – Disaster Relief Program
By Alexander Williams [7-30-19] // The “Reforming Disaster Recovery Act of 2019” (S.2301) will strengthen administration and oversight of the CDBG-DR Program to ensure the disaster recovery funds are distributed more efficiently and fairly.

HOMELESSNESS
San Francisco Chronicle: One, Day, One City, No Relief
[7-31-19] // This photo essay shows 24 hours inside San Francisco’s homelessness crisis.

By Heather Knight [7-30-19] // A new report from the Board of Supervisors’ Budget and Legislative Analyst examines conservatorship. Despite the growing crisis on our streets, the number of conservatorship referrals in San Francisco plunged by almost 50% percent between 2012-13 and 2018-19.

Los Angeles Times: L.A. City Council Votes to Reimpose Limits on Living in Vehicles
By Emily Alpert Reyes [7-30-19] // The decision extends the L.A. regulations, which had expired at the beginning of July, until January. Under the rules, people cannot spend the night in their cars on residential streets, or live in their vehicles at any time within a block of a park, school, preschool or day care facility.

By Chris Nichols [7-30-19] // “You can’t compel individuals to be held in a place where they don’t want to be” unless they are a danger to themselves, said Curt Child, legislative director for the advocacy group Disability Rights of California.
PR Newswire: Architecture Design Collaborative Breaks Ground on Santa Ana Affordable Housing Development Exclusively for Chronically Homeless
[7-30-19] // When completed, this permanent housing development will consist of a series of 3 interlocking buildings. Two will consist of studios and one-bedroom units for a total of 57 apartments. The third will be dedicated to resident service spaces.

ECONOMY / EMPLOYMENT
CBS: Trump Plan Would Kick More Than 3 Million People off Food Stamps
By Aimee Picchi [7-23-19] // The proposed rule would require people who receive welfare payments through TANF to apply separately for SNAP. About 36 million people received food stamp benefits in April, down from 44 million the previous year. Enrollment in the program rose sharply following the recession, but more families are moving off the benefit as the economy improves.

CALmatters: “We’re not going to be able to survive:” Why Californians Could Bear the Brunt of Trump Food Stamp Cuts
By Jackie Botts [7-29-19] // “If it’s not under a dollar then I don’t buy it,” Antoinette Martinez said, bypassing $2 lettuce as her son clambered into her grocery cart.

Sacramento Bee: California Could Get $1.8 Billion in Food Stamp Funding. It Just Needs People to Sign Up
By Jackie Botts [7-18-19] // Just 72 percent of eligible Californians were enrolled in CalFresh, the fourth lowest rate in the nation in 2016, the last year for which national data is available.

CityLab: Why Children Born in Big Cities Earn More as Adults
Richard Florida [7-30-19] // In a new study, economists Clément Bosquet of the University of Cergy-Pontoise in France and Henry G. Overman of the London School of Economics use detailed data from the British Household Panel Survey to track the connection between the size of an individual’s birth city in Britain and their earnings as a working adult.

PPIC: California Poverty by County and Legislative District
[7-2019] // Interactive maps show 2015–17 average poverty rates for counties, congressional districts, state senate districts, state assembly districts, and local areas, according to the California Poverty Measure (CPM)

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT
Los Angeles Times: In a Blow to the Bullet Train, California Might Shift Billions to L.A. and Bay Area Projects
By Ralph Vartabedian [7-30-19] // Assembly Democrats see greater public value in improving passenger rail from Burbank to Anaheim, relieving congestion on the busy Interstate 5 corridor before the 2028 Summer Olympics in Los Angeles and putting additional money into San Francisco commuter rail than they do in building the Central Valley bullet train.
Times of San Diego: High-Density Housing Near Public Transit Is Aim of San Diego Code Change
By Ken Stone [7-29-19] // The San Diego City Council Monday tentatively approved an amendment to the city’s municipal code to add a sixth development zone category aimed at spurring high-density housing developments near public transit and employment areas.

NATIONAL HOUSING NEWS
Curbed: How Federal Flood Policy Is, and Isn’t, Addressing Climate Change Today
By Patrick Sisson [7-29-19] // Reformers push for updates to flood insurance, FEMA maps, and rebuilding programs as recent disasters underscore rising costs.

Los Angeles Times: Housing Affordability Crisis Spreads to the Midwest and Other Lower-cost Areas
By Prashant Gopal, Reade Pickert and Noah Buhayar [7-30-19] // Low mortgage rates and thriving employment should be the recipe for a strong housing market. Instead, they’re deepening America’s affordability crisis.

FAIR HOUSING
Los Angeles Times: HUD Approves Settlement with OneWest Bank Resolving Redlining Allegations
By Andrew Khouri [7-29-19] // The agreement stems from a complaint the California Reinvestment Coalition filed with HUD, alleging that from 2014 to at least 2017, OneWest’s marketing and origination practices discriminated on the basis of race and national origin.

ENVIRONMENT / CLIMATE CHANGE / NATURAL DISASTERS
Physician’s Weekly: Exposure to Urban Tree Canopy Beneficial for Mental Health
[7-29-19] // Increased exposure to total green space, and urban tree canopy specifically, is associated with a reduced incidence of psychological distress, according to a study published online July 26 in JAMA Network Open.

CALmatters: Worried about Wildfires, Californians Ready to Spend, Vote to Fight Climate Change
By Rachel Becker [7-29-19] // The majority of Californians believe global warming is happening now and that it’s a serious threat to the Golden State’s future, according to the results of a Public Policy Institute of California Poll released today. What’s more, Californians are ready to cast their votes and spend their money to fight 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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