

**May 17, 2017**

## **TODAY'S NEWS**

### **AFFORDABLE HOUSING**

#### **CityLab: When Housing Assistance Fails**

By Tanvi Misra [5-11-17] // An NPR and PBS investigation puts two housing assistance programs under the microscope—and finds fraud, discrimination, and wasted taxpayer dollars.

#### **Studio City Patch: County To Explore Renter Protections Amid Affordable Housing Crisis**

The Board of Supervisors voted Tuesday to explore policies aimed at expanding affordable housing options and protecting renters, calling it part and parcel of the fight against homelessness.

#### **San Francisco Examiner: “Housing for All” Must Be Our Rallying Cry to the Board of Supervisors**

By Angela Brown [5-15-17] // (Opinion) In its unflinching commitment to being a sanctuary city, San Francisco has taken an important political and moral stand. Our collective character as a community is ultimately measured by how we treat the most vulnerable among us.

#### **Next City: Housing Tax Credit Investigation Highlights Profit amid Poverty**

By Oscar Perry Abello [5-15-17] // Investigations of the Low Income Housing Tax Credit Program by PBS's Frontline and NPR indicate that most new construction financed by LIHTC occur in low-income areas due to opposition by those living in wealthier areas.

#### **Furman Center: The Effects of the Low-Income Housing Tax Credit (LIHTC)**

[5-2017] // This research brief explores what is known about whom the LIHTC serves and what research has shown about the program's impact.

### **HOUSING DEVELOPMENT**

#### **Realtor: Off the Grid: A Groundbreaking Community That Produces as Much Energy as It Uses**

By Lew Sichelman [5-11-17] // Richard Bruce is looking forward to moving into his new Austin, TX, home with his wife by year's end. The geothermal heating and cooling system and solar panels will ensure the new house produces as much energy as Bruce and his wife consume.

#### **San Francisco Chronicle: 3 Alameda County Affordable Housing Complexes Add to Communities**

By John King [5-15-17] // Three new complexes—[Arbor at Hesperian](#) in San Lorenzo, [Stargell Commons](#) in Alameda, and [Marea Alta](#) in San Leandro—offer

housing to people in need, from young families to senior citizens. Marea Alta, a transit-oriented development, was the first Bridge Housing development to utilize modular construction.

## LAND USE / PLANNING / REGULATION

### [Mercury News: Housing Crisis Causes Legislative Avalanche: 130 Bills Proposed in Sacramento](#)

By Richard Scheinin [5-17-17] // The legislative avalanche — bills to mitigate affordability concerns, boost housing production and protect tenants — demonstrates that the “crisis has reached its head,” said Assemblyman David Chiu (D-San Francisco).

### [CityWatch: NIMBY Alert! Aggressive State Meddling Could Fix California's Housing Crisis](#)

By Joe Mathews [5-15-17] // All the debate about how to address California's massive housing shortage is obscuring the big picture: a state takeover of local housing policy has begun.

### [Madera Tribune: Housing Ordinance Attracting Attention](#)

By Chuck Doud [5-15-17] // (Opinion) Madera, CA: The City Council and a group of realtors are working together to come up with a rental housing inspection ordinance for the city, “to develop and preserve decent, affordable housing, and at the same time provide services to the most vulnerable in our community,” according to a proposed preamble to the ordinance.

### [SPUR: Rethinking the Corporate Campus: The Next Bay Area Workplace](#)

By SPUR [4-20-17] // This report examines current land use practices in automobile-dependent, Bay Area corporate locations. It recommends policies and practices to tackle two key questions: How do we encourage employers to choose efficient, sustainable, high-performance locations? How do we create new locations that are more efficient, sustainable and high-performing?

## HOUSING MARKETS / REAL ESTATE

### [HousingWire: Need a Mortgage in California? Realtors Say You Better Earn This Much Money](#)

By Brena Swanson [5-15-17] // While it's only a small improvement, California still managed to record an **increase in home affordability**, according to the latest report from the California Association of Realtors.

### [Press Democrat: New Report Details Sonoma County Renters' Woes](#)

By Robert Digitale [5-15-17] // A new report by state housing advocates quantifies the woes affecting Sonoma County's rental market, including how far rising rents have outpaced declining incomes.

### [Berkeley News: Many in San Mateo County Found Priced, Pushed out of Affordable Housing](#)

By Kathleen Maclay [5-16-17] // Many low-income San Mateo County tenants have been priced out of their neighborhoods and driven to homes much farther

away, leaving them with fewer job options and health services, longer commutes and greater environmental and safety concerns, according to a [new study](#).

## **MORTGAGE & FORECLOSURE ISSUES**

### **Atlantic: The Shame of the Mortgage-Interest Deduction**

By Derek Thompson [5-14-17] // It might be one of the most important policies in the U.S. economy, but the mortgage-interest deduction sounds esoteric to most people. Perhaps that's because, for most people, it's completely irrelevant.

### **Urban Institute: Using Homes as ATMs, Not Homebuying Fervor, Was More to Blame for the Housing Crisis**

By Laurie Goodman [5-11-17] // Many [argue](#) that government policies aimed at increasing first-time homebuyers caused the housing crisis.

### **Construction Dive: Report: The Impact of Mortgage Refinances on the Housing Crash**

By Mary Tyler March [5-16-17] // Owners who refinanced mortgages during the last housing boom were more likely to default than those who took out purchase loans during the period, according to [a new report from the Urban Institute](#).

## **HOMELESSNESS**

### **KPCC: How Trump's Tax Plan Could Hurt Housing for LA's Homeless**

By Rina Palta [4-26-17] // (Audio and text) President Donald Trump's proposal Wednesday to cut the corporate tax rate by 20 percent could wreak collateral damage on efforts to house L.A.'s growing homeless population.

### **Orange County Register: Irvine Officials Show Mixed Feelings on Homeless Shelter Proposal Near Great Park**

By Tomoya Shimura and Jordan Graham [5-16-17] // Under Orange County Supervisor Shawn Nelson's proposal, the county would erect a temporary, 200-person, tent-like structure.

### **San Francisco Chronicle: Oakland Not Backing up Homeless Help with City Money**

By Matier & Ross [5-14-17] // Mayor Libby Schaaf recently laid out an ambitious plan to deal with the city's quickly spreading homeless encampments — but when it came time to put up the money, she came up way short of what was suggested by the city's Department of Human Services.

### **Fox: Some Residents Unhappy with Homeless Pods in Their Neighborhood**

By Eric Rucker [5-16-17] // Sacramento: At the end of 2016, Oak Park resident and artist Aimee Phelps decided she wanted to help out the homeless in her community so she and friend Kevin Greenberg formed the "Art Through Pods" project.

## **ECONOMY / EMPLOYMENT**

### **American Enterprise Institute: Putting America's Ridiculously Large \$18.6T Economy into Perspective by Comparing US State GDPs to Entire Countries**

By Mark J. Perry [5-13-17] // Features a map created by matching the 2016 economic output in each US state to a foreign country with comparable nominal GDP.

### **Next City: How the Labor Department Could Lift Many in U.S. Out of Poverty**

By Oscar Perry Abello [5-16-17] // The U.S. Department of Labor's Wage and Hour Division (WHD) is charged with investigating cases of [wage theft](#) and bringing those cases to court, winning judgments and collecting back wages owed to workers...

### **Sacramento Bee: California Needs Transparency on Budget**

By Vince Fong and Jay Obernolte [5-15-17] // (Opinion) A culture of "business as usual" in Sacramento has resulted in massive new costs due to record-setting tax increases and spending scandals, burdening families across our state. As a result, it is becoming increasingly difficult for Californians to afford to live and work here.

### **Los Angeles Daily News: Are Higher Wages Fueling Southern California Inflation?**

By Jonathan Lansner [5-16-17] // Southern California worker bees are seeing some of the nicest increases in wages since the recession ended. But employers must somehow pay for higher labor expenses, and it appears bosses are opting to raise local prices.

## **TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT**

### **Next 10: Beyond the Gas Tax: Funding California Transportation in the 21<sup>st</sup> Century**

[4-24-17] // *Beyond the Gas Tax: Funding California Transportation in the 21st Century* is the latest comparative analysis brief powered by data from Next 10's [Compare50.org](#).

## **REDEVELOPMENT / INFILL / REVITALIZATION**

### **New York Times: Homes Built for Healing**

By Ronnie Koenig [5-12-17] // When Amber Gallaty, 37, took up residence at a former tuberculosis sanitarium on the Upper East Side, she didn't realize that her new home would be a restorative place for her, too. ...Includes slide show of other NYC apartment buildings with a healing history.

## **NATIONAL HOUSING NEWS**

### **Rooflines: Entrenched Poverty, Juxtaposed Against Occasional Pockets of Progress**

By Bill Bynum [5-11-17] // Recently, more than 150 people from across the nation rolled along the backroads of the iconic Mississippi Delta, peering through bus windows at scene after scene of entrenched poverty juxtaposed against occasional pockets of progress that had been achieved against seemingly insurmountable odds.

### **[New York Times: The Culprits behind White Flight](#)**

By Leah Boustan [5-15-17] // In Agatha Christie's "Murder on the Orient Express," the detective Hercule Poirot proposes an improbable theory to explain an improbable murder: Maybe they all did it.

### **FAIR HOUSING**

#### **[San Diego Union-Tribune: Housing Discrimination in San Diego Persists. Know Your Rights](#)**

By James P. Rudolph [5-11-17] // It goes without saying that finding affordable housing in San Diego has become an increasingly difficult task. But San Diegans might be dismayed to learn that there's another reality that just as effectively keeps prospective tenants out of housing, and this reality is far more insidious — and far more discouraging.

### **POPULATION / CENSUS**

#### **[CoreLogic: New Reports Explore Homeownership Rate, Population and Young Adults](#)**

By Molly Boesel [5-11-17] // Three new Census reports give insights on housing market trends.

### **ENVIRONMENT / CLIMATE CHANGE**

#### **[Huffington Post: Controversial California Water Project Has New Life in Trump Era](#)**

By Joseph Erbenraut [5-14-17] // Environmentalists say the project would severely damage the Mojave Desert ecosystem.

#### **[Sacramento Bee: Trout, Salmon and Steelhead: A Massive Die-off Coming for These California Fish?](#)**

By Ryan Sabalow [5-16-17] // Researchers have issued a dire warning for California's native trout and salmon: Three-quarters of them will be extinct in the next 100 years unless urgent action is taken. The researchers warned that warming waters from climate change only will exacerbate problems that already exist.

### **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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