



HCD WEB NEWS

California Department of Housing and Community Development

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TODAY'S NEWS

HOUSING DEVELOPMENT

SANTA MONICA LOOKOUT NEWS: Miramar Redevelopment to Meet its First Major Test

By Jason Islas // A plan to "comprehensively redevelop" Santa Monica's renown Fairmont Miramar Hotel and add as many as 120 condominiums on the upper floors of the new buildings will meet its first challenge at Wednesday's Planning Commission meeting. ... "This is not a hotel renovation -- it's a massive mixed-use project the size of Santa Monica Place with towering luxury residences," SMCLC co-chair Diana Gordon said in a statement.

LAND USE / PLANNING / REGULATION

VICTORVILLE DAILY PRESS: State has Yucca Loma Bridge on shaky ground

By Rene de la Cruz // APPLE VALLEY -- Construction of the Yucca Loma Bridge is teetering on a state decision over how to unwind California's defunct redevelopment agencies. If the state chooses to void certain tax exempt bonds, town officials said it could possibly kill the \$75 million bridge connecting Apple Valley and Hesperia roads. ... [Ken] Henderson believes bond documents and federal tax law will prevail. "The town has a pretty strong case to make regarding the bridge project and the Affordable Housing Program activities, which the town plans to move forward," Henderson said.

SANTA CRUZ SENTINEL: Santa Cruz to review main planning blueprint

By J.M. Brown // SANTA CRUZ - The city's long-delayed general plan update, a blueprint for how Santa Cruz officials will guide development, transportation and natural resource protection during the next generation, has returned to the fore. ... Where the current plan zeroes in on improving transportation alternatives, economic development and high-density housing, its predecessor, the 1990-2005 plan, was focused on earthquake recovery, university growth and acquiring greenbelt lands around the city.

MORTGAGE & FORECLOSURE ISSUES

LOS ANGELES TIMES: California negotiating with banks over mortgage settlement

By Alejandro Lazo [2/5/12] // California is back at the negotiating table to potentially take part in a multi-state deal with the nation's largest mortgage servicers over faulty foreclosure practices. For months, Atty. Gen. Kamala D. Harris has not been involved in direct talks with the banks, walking out on negotiations last year. As recently as two

weeks ago she called the potential \$25-billion settlement inadequate for California. Winning the Golden State's support of a settlement would strengthen it considerably, given the sheer size of the state's mortgage market. ...

SAN JOSE MERCURY: Foreclosures at the high end increase across the Bay Area

By Pete Carey // The housing crisis, which first devastated borrowers who purchased lower-cost homes with subprime loans, has caught up with people whose wealth helped them hang onto their houses longer. Throughout affluent communities in the Bay Area, million-dollar-and-up homes are increasingly being lost to foreclosure, or sold as a last resort for far less than their mortgages. More than 1,500 Bay Area homes with mortgages of \$1 million or more were scheduled for auction last year ...

SAN FRANCISCO CHRONICLE: Occupy Bernal, Petaluma zero in on foreclosures

By Carolyn Said // Tim Nonn blamed himself when he and his wife lost their Petaluma house to foreclosure 18 months ago ... "People have been deeply traumatized by the foreclosure crisis. Not only those facing foreclosure and eviction - the 20 million people whose mortgages are underwater are living with fear and stress every day about their financial situation. We need to let go of our shame and fear and help one another heal from this trauma so we can unite together and help keep people in their homes."

HOMELESSNESS

SAN JOSE MERCURY: Santa Clara County supervisors to consider \$1.2 million in vouchers to house 100 chronically homeless

By Tracy Seipel // Except for a few stints at a shelter, Mark Quinlan has spent the past few years living in Plaza de Cesar Chavez Park, right across the street from the San Jose Fairmont Hotel. He calls the park "the affordable Fairmont." ... But on Tuesday, the Santa Clara County Board of Supervisors is poised to fund a \$1.2 million subsidized housing program for 100 chronically homeless people -- anyone living more than a year on the street with a disabling mental or physical condition ...

SACRAMENTO BEE: U.N. investigator urges Sacramento to provide water, sanitation for homeless

By Cynthia Hubert [2/4/12] // In 2009, they caught Oprah Winfrey's attention. Last year, they were featured in a lengthy article in Harper's magazine. Now a small but vocal band of homeless people fighting for the right for a legal campground in Sacramento has scored an international coup. A special investigator for the United Nations, following a visit last year with Sacramento's homeless campers, is appealing to Mayor Kevin Johnson to provide them with proper sanitation and drinking water. ...

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

THE INDEPENDENT NEWS: BART Would Provide Access to Jobs in Livermore

[2/3/12] //...The plan provides \$400 million for the Livermore BART extension along I-580 to Isabel Avenue, a bone of contention for those who want the money spent elsewhere. The measure is a one-time chance to obtain the funding, which for Livermore would be seed money to obtain the total estimated for the BART extension. Special legislation allowed the election for November 2012 to add a half cent to the current half cent tax.

LOS ANGELES TIMES: A Rational Approach to Rail

By George Skelton // From Sacramento -- California's proposed bullet train is being recalibrated. And designers may finally be on the right track. Sensitive to growing public and political opposition, high-speed rail officials seem to be coming to a rational conclusion: It makes good sense to begin service ASAP in urban areas where people might actually ride the trains. ... The governor also promised there'll be state money for Metrolink and Caltrain, presumably to pay for upgrades. He talked about laying a high-speed line from Bakersfield to Palmdale and linking it with Metro.

REDEVELOPMENT / INFILL / REVITALIZATION

SANTA CRUZ SENTINEL: As We See It: Moving past redevelopment

[Opinion 2/5/12] // Redevelopment died Wednesday after a lingering illness. The day before, there were more than 400 redevelopment agencies in California accounting for about \$5 billion in annual expenditures, which mostly went to help alleviate blight, build affordable housing, and provide local control over revitalization and economic development. ...With redevelopment agencies in Santa Cruz County and all four cities shuttered, the debate has shifted into what's next.

SACRAMENTO BEE: Viewpoints: Tools can help cities cope after redevelopment

By William Fulton [2/4/12] // For now, redevelopment in California is dead. But that hasn't eliminated the need for public policy to support urban revitalization. Indeed, Gov. Jerry Brown still supports aggressive policies in this vein – for example, implementing the SB 375 regional planning law, passed in 2008 as part of the climate change effort, and streamlining environmental review for infill projects. ...

NATIONAL HOUSING NEWS

MARKET WATCH.COM: Foreclosure Mediation Can Save Millions of Homes and Taxpayer Money

PR NEWSWIRE // Looking for a fix to help the broken housing market? There's already a proven inexpensive solution that can help head off the predicted 10 million homes in the United States that will be lost to foreclosure over the next several years. A new report from the National Consumer Law Center (NCLC), Rebuilding America: How States Can Save Millions of Homes Through Foreclosure Mediation, documents how states with strong programs are preventing foreclosures while saving money for investors and taxpayers. ...

ENVIRONMENT / CLIMATE CHANGE

LOS ANGELES TIMES: Sacrificing the desert to save the Earth

By Julie Cart [2/5/12] // ... Industrial-scale solar development is well underway in California, Nevada, Arizona, New Mexico, Colorado and Utah. The federal government has furnished more public property to this cause than it has for oil and gas exploration over the last decade — 21 million acres, more than the area of Los Angeles, Riverside and San Bernardino counties put together. ... In the fight against climate change, the Mojave Desert is about to take one for the team.

KQED NEWS: The Unequal Effects of Climate Change

By Molly Samuel // A study by the California Department of Public Health finds that people in poorer areas of Los Angeles and Fresno Counties are more at risk of ill health effects from climate change than those in wealthier neighborhoods. The report found that in LA, neighbor-hoods on the coast were the most vulnerable, mostly because of

sea-level rise, though it also blamed “poor public transit, wildfire risk, and a large proportion of elderly living alone.” ...

GOVERNMENT SITES:

California Dept. of Finance – Governor’s Budget

http://www.dof.ca.gov/Budget/Historical_Documents.asp

California Dept. of Housing & Community Development - Press Releases

<http://www.hcd.ca.gov/news/release/>

California Dept. of Housing & Community Development – Housing Policy Development Bibliographies

<http://www.hcd.ca.gov/hpd/biblio.html>

California Dept. of Housing & Community Development – HCD Web News

<http://www.hcd.ca.gov/hpd/news/index.html>

California Housing Financing Agency

<http://www.calhfa.ca.gov/>

COVERAGE INFORMATION:

California Department of Housing & Community Development WEB NEWS service coverage:

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