



HCD WEB NEWS

California Department of Housing and Community Development

June 29, 2009

TODAY'S NEWS

AFFORDABLE HOUSING

SANTA CRUZ SENTINEL: Capitola designates two sites for affordable housing – By Jondi Gumz // CAPITOLA -- With Councilman Kirby Nicol's yes vote, the city will ask the state to approve two sites for high-density affordable housing: 600 Park Ave. and the Capitola Inn property at 822 Bay Ave. Without state approval of the city's "housing element," Capitola would lose eligibility for state and federal funds that in the past have made affordable housing possible.

http://www.santacruzsentinel.com/localnews/ci_12702440

MATECA BULLETIN: Workshop addressing affordable housing need – By Dennis Wyatt // The collapse of housing prices – plunging from a high median of \$413,000 some 33 months ago to \$178,000 today – have significantly increased housing affordability in Manteca. Even so, there are still people who struggle to afford to rent basic shelter who are gainfully employed. It is one of the issues being addressed as Manteca cobbles together its state-mandated housing element to address making affordable housing available for rent or purchase for the very low income (50 percent of median household income), low income (80 percent of median), and low to moderate (80 to 120 percent of median) income.

<http://www.mantecabulletin.com/news/article/4979/>

SAN MATEO COUNTY TIMES: East Palo Alto affordable-housing complex falls into disrepair – By Jessica Bernstein-Wax // EAST PALO ALTO — A subsidized housing development that opened to much fanfare in 2006 has been plagued by problems, including urine-soaked carpeting, smashed windows and lights, and building-access issues that some tenants attribute to poor management and inadequate security. Community Housing Developers Inc., a San Jose-based affordable housing developer, says it has worked to correct complaints but is struggling to keep up with constant vandalism perpetrated by tenants and others.

http://www.insidebayarea.com/sanmateocountytimes/localnews/ci_12709571

HOUSING DEVELOPMENT

SAN JOSE MERCURY NEWS: Tahoe housing development approved (Associated Press) // Despite opposition from environmentalists, a regulatory agency has approved the construction of a six-acre housing project on Lake Tahoe's south shore. The Tahoe Regional Planning Agency's governing board on Wednesday backed Sierra Colina Village, which will feature 21 duplexes and eight single-family houses in Stateline. Supporters said the project would exceed current environmental requirements and labeled it a prototype for future development at Tahoe.

http://www.mercurynews.com/news/ci_12698817

MARIN INDEPENDENT JOURNAL: Mill Valley retail-housing project making headway – By Jim Staats // The large construction site looming along the southern end of Miller Avenue in Mill Valley has locals talking about what it bodes for future

development in the city. At the construction midpoint of the 32,000-square-foot Tamalpais Commons, a multi-story mix of 21 housing units and retail space at 505 Miller Ave., developers have started lining up commercial tenants.

http://www.marinij.com/millvalley/ci_12706908

LAND USE / PLANNING / REGULATION

TIMES-STANDARD: Arcata to look at draft housing element – By Donna Tam // On Wednesday night, the Arcata City Council will be reviewing a revised draft of the city's 2009 Housing Element, which will help bring the city into compliance with state laws. According to a staff report, the city will not meet the state's Aug. 31 deadline, but the delay should not impact the city's competitiveness in seeking grants. To maintain compliance with state laws, the city was to adopt and forward to the state *Department of Housing and Community Development* its 2009-2014 Housing Element prior to Aug. 31.

http://www.times-standard.com/localnews/ci_12711943

HOUSING MARKETS / REAL ESTATE

SACRAMENTO BEE: Existing-home prices up for 3rd straight month // Median sales prices for existing California homes climbed another 4.2 percent in May, marking a third straight month of rising prices, according to new statistics released by the California Association of Realtors. The association called May's rise the largest for the month since it began keeping records in 1979.

<http://www.sacbee.com/realestatenews/story/1981399.html>

SAN JOSE MERCURY NEWS: Property tax relief is silver lining amid housing gloom – By John Woolfolk // Your home equity has sunk and your mortgage is underwater. But if you're drowning in Silicon Valley's housing market, Santa Clara County Assessor Larry Stone may have a little relief for you. Almost one in four county homeowners are being notified that their plunging property values entitle them to a temporary tax break averaging about \$2,000. "Some people think this is good," Stone said, acknowledging it's perhaps little comfort since every dollar in reduced property tax means \$99 in lost equity.

http://www.mercurynews.com/localnewsheadlines/ci_12699521

MORTGAGE & FORECLOSURE ISSUES

LOS ANGELES TIMES: No end to foreclosures is in sight – By Lauren Beale // Even with the Obama administration's loan modification and refinancing programs moving forward, the end of the foreclosure glut is not around the corner, a panel of government officials and consumer advocates told attendees of the recent National Assn. of Real Estate Editors conference. Among the factors slowing progress are loan servicers still gearing up for the task, the recession, re-defaults and for-profit foreclosure prevention firms handing out misinformation. With about three-quarters of mortgage servicers onboard, the loan modification program "is not performing up to expectations yet," Deputy Treasury Secretary Seth Wheeler said.

<http://www.latimes.com/classified/realestate/news/la-fi-blog28-2009jun28,0,2866475.story>

Is it time for underwater homeowners to be given a get-out-of-debt-free card? – By Tom Petrino (Column) // Government and private-lender attempts to stem the home foreclosure crisis so far have mostly focused on loan modifications or refinancing -- giving borrowers a temporary or permanent reduction in their monthly payments. But

some housing experts say the next wave of help will have to address the core problem for many homeowners: negative equity.

<http://www.latimes.com/business/la-fi-petruno27-2009jun27,0,2308676.column>

Two new websites can help buyers save on closing costs and mortgages – By Lew Sichelman (Column) // One of the problems with new Internet-based ventures is that they often lack critical mass. Jeff Lazerson, a Laguna Niguel mortgage broker, found that out firsthand. Lazerson had a great idea: a website that would allow home buyers to hunt anonymously for the lowest prices for most of the services that lenders require before a mortgage can close -- things like settlement agents, title insurance, surveyors and termite inspectors. But alas, his grand plan for www.fairclosingcosts.com eventually fizzled.

<http://www.latimes.com/classified/realestate/news/la-fi-lew28-2009jun28,0,971675.story>

THE PRESS-ENTERPRISE: Riverside buys some of the worst foreclosed homes – By David Danelski // Riverside housing officials are on a home-buying spree, picking up vacant and foreclosed houses that appear well beyond the fixer-upper stage. Their goal is to help turn around declining neighborhoods while boosting home ownership. Many of the properties appear to be the worst of the worst.

http://www.pe.com/localnews/rivcounty/stories/PE_News_Local_W_wforeclose28.45125f4.html

SAN FRANCISCO CHRONICLE: Foreclosed homes a dilemma for firefighters – By Adam Geller, Associated Press // Like the house across the street gone missing and the one at the corner stripped of its front door, the weathered brown bungalow at 1430 Jane Ave. bided its time, edging nearer to a meeting with a wrecking crew. But in a city with more than 1,000 abandoned homes scheduled for demolition, it would have to wait its turn. Until, at 8:15 a.m. Oct. 8, the little house jumped the line. When firefighters arrived seven minutes later, the front of 1430 Jane was already swollen with flames - the latest in a long, sad string of fires destroying scores of homes this half-empty city no longer has any use for.

<http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2009/06/28/BU5P1886VJ.DTL&type=realestate>

Lawyers warn about new foreclosure law (Associated Press) // Southern Nevada lawyers have warned the state Supreme Court that a new program to reduce foreclosures could fail because loan servicers won't be able to modify loans for home buyers. Attorney Kirk Williams expressed concern that loan servicers won't offer better terms to home buyers facing foreclosure because the actual owners of the loan in default are investors.

<http://www.sfgate.com/cgi-bin/article.cgi?f=/n/a/2009/06/26/state/n170148D19.DTL&type=business>

HOMELESSNESS

SAN JOSE MERCURY NEWS: Report: Chronic homelessness soars in Santa Clara County, but overall number without homes dips – By Lisa Fernandez // There's a bit of good news with this year's Santa Clara County homeless survey: Census takers found a 2 percent dip in the number of homeless people compared with two years ago, and only 1 percent reported being forced out of their homes because of foreclosure. Now, here's the upsetting news: The number of chronically homeless people rose by 35

percent, and the number of homeless people who admit to abusing drugs and alcohol rose from 30 to 41 percent.

http://www.mercurynews.com/localnewsheadlines/ci_12697024?nclick_check=1

NAPA VALLEY REGISTER: Countywide plan needed for homeless – By Kerana Todorov // Among the men and women who sought a dry place to stay at Napa County's winter shelter were a longtime homeless disabled veteran and a chronic alcoholic who has been clean and sober for more than two months. The seasonal shelter on Jordan Lane in Napa also housed a woman homeless for two decades — someone who goes out of her way to help others, but who so far has refused to enter a year-long shelter.
<http://www.napavalleyregister.com/articles/2009/06/29/news/local/doc4a48448301086066796984.txt>

LOS ANGELES TIMES: Some veterans of recent wars find homelessness at home – By Jia-Rui Chong // It was, back then, a joke Luis Pinto shared with his Army buddies in Iraq. As they were all eating food out of tin cans, living out of rucksacks, moving constantly from place to place, Pinto cracked, "If I become homeless, I'm ready." But five years later he didn't actually expect to find himself sleeping in alleys in Whittier or in friends' cars, too busy getting high to hold down a regular job.
<http://www.latimes.com/news/local/la-me-homeless-vets29-2009jun29,0,4512932.story>

REDEVELOPMENT / INFILL / REVITALIZATION

TAHOE DAILY TRIBUNE: City's application for housing funds gaining momentum/ Disagreement with county won't affect new proposal – By Elaine Goodman // A vote by county supervisors that blocked the city of South Lake Tahoe from receiving \$126,000 in federal housing rehabilitation money won't stop the city from pursuing \$5 million in similar funds..... The city and county could have used the funds to purchase and rehabilitate foreclosed and abandoned homes, and then sell them to low- to middle-income buyers. The funds, through the first phase of a federal Neighborhood Stabilization Program, were available to qualified jurisdictions that asked for it — and were unusual in that they did not involve a competitive process, said Nancy Kerry, the city's redevelopment and housing manager. The funds will now remain in a statewide pot of money and be available to other cities or counties, Kerry said.
<http://www.tahodailytribune.com/article/20090629/NEWS/906299997/1056/NONE&parentprofile=1056>

THE PRESS DEMOCRAT: Future of Russian River area redevelopment becomes clearer – By Bleys W. Rose // Pathways along the Russian River for pedestrians and cyclists. A bigger plaza in Guerneville. A theater. A community center. And a social services center. Reliable wireless service from Guerneville to Monte Rio. More plants and trees. Clean public restrooms. A drop-in center for the homeless. A teen center. And, of course a skateboard park. The list of redevelopment projects that could revive Russian River communities with an infusion of about \$8 million a year could go on and on. And it does, because the strategic plan approved by Sonoma County supervisors is 91 items long.
<http://www.pressdemocrat.com/article/20090628/ARTICLES/906289969/1350?Title=Future-of-Russian-River-area-redevelopment-becomes-clearer>

ENVIRONMENT / CLIMATE CHANGE

SACRAMENTO BEE: California homeowners could save more on energy-saving upgrades – By Ed Fletcher // Citrus Heights resident Jon Pyle is trying to do right by

the environment and his pocketbook by having double-pane windows installed in his home, but some energy experts say he's doing it all wrong. Pyle had an energy audit done to determine various ways he could save energy at his house before committing to the new windows. And like most people, he started doing them one step at a time.

<http://www.sacbee.com/realestatenews/story/1983291.html>

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/>

California Tax Credit Allocation Committee

<http://www.treasurer.ca.gov/ctcac/>

California Debt Limit Allocation Committee

<http://www.treasurer.ca.gov/cdlac/>

HUD Newsroom

<http://www.hud.gov/news/>

Fannie Mae Foundation- KnowledgePlex

<http://www.knowledgeplex.org/>

Federal Register, Today's Table of Contents

http://www.access.gpo.gov/su_docs/aces/fr-cont.html

Federal Register, Year 2008 Recent Table of Contents

http://www.access.gpo.gov/su_docs/fedreg/frcont08.html

U.S. Census Bureau

<http://www.census.gov/main/>

California Supreme Court Decisions / California Courts of Appeal Decisions (last 100 days are posted in full text)

<http://www.courtinfo.ca.gov/opinions/>

COVERAGE INFORMATION:

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

Mondays, Wednesdays and Fridays 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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