



HCD WEB NEWS

California Department of Housing and Community Development

July 1, 2009

TODAY'S NEWS

AFFORDABLE HOUSING

CALAVERAS ENTERPRISE: Seminar addresses affordable-housing stigma – By Kate Gonzales // A group of citizens concerned with affordable housing in Calaveras County got tips from San Joaquin County organizations that have created successful projects addressing the issue. Prater said Ripon's focus was to provide affordable housing while being buyer-conscientious. "We look more at the buyer's needs than what the city gets out of it," Prater said. Instead of creating affordable housing communities like Visionary Home Builders, Ripon chose to mesh affordable housing units in with regular subdivisions.

http://www.calaverasenterprise.com/articles/2009/07/01/news/news002_affordable_housing.txt

VENTURA COUNTY STAR: Santa Paula approves low-income housing project // A low-income housing project that's been the subject of two lawsuits and heated debate in Santa Paula was approved Monday. Voting 4-1 with Councilman Bob Gonzales dissenting, the City Council approved construction of a 90-unit apartment complex to replace the Plaza Amistad project that would have numbered 150 units.

<http://www.venturacountystar.com/news/2009/jun/30/santa-paula-approves-low-income-housing-project/>

HOUSING DEVELOPMENT

BEYONDCHRON.COM: Builders Trade Luxury Condos for No-Frills Rentals – By J. K. Dineen // San Francisco residential builders are getting back to basics. Gone are the lap pools, spas and 50th-floor penthouses. Gone are the walnut cabinets, marble bathrooms and built-in wine coolers. Instead, developers with the intestinal fortitude to build in this market are focused on rental housing. They are looking at units that are market-rate yet affordable by design. And some are seeking help in the form of federal stimulus money or Federal Housing Administration-backed loans.

<http://www.beyondchron.org/news/index.php?itemid=7090>

NORTH COUNTY TIMES: TEMECULA: City to sell land to water park developer – By Aaron Claverie // Proceeds from the sale of 21 acres of city-owned land to a water park developer might be used to build a 192-unit housing development that will feature units reserved for very low-income residents. The housing complex, which will help the city meet its affordable housing goals, is proposed for 11 acres of land adjacent to the 21-acre parcel at the intersection of Dendy Parkway and Diaz Road in the northwestern part of the city. The agency is looking to sell the larger parcel to the company that built and manages the Wild Rivers water park in Irvine.

<http://www.nctimes.com/articles/2009/06/30/news/californian/temecula/z1248912e4d643261882575df006d3bcf.txt>

LAND USE / PLANNING / REGULATION

SANTA CRUZ SENTINEL: San Carlos prepares update to general plan – By Mike Rosenberg // San Carlos officials are asking residents to help shape the city's "constitution." The Community Development Department has posted to the city's Web site a draft update to the general plan that will guide the community through 2030. The plan does not necessarily include any new programs or services. Rather, it provides a guideline for city policies — everything from transportation to parks and recreation to land use. The plan also contains a housing element that will last through 2014. Officials said the plan focuses on growth that encourages less automobile dependence and supports regional transit systems. It also encourages growth in the downtown area, which would help maintain open spaces at the fringe of the urban areas.
http://www.santacruzsentinel.com/nationalbreaking/ci_12728869

PALO ALTO ONLINE: Cities in no rush to meet housing mandates – By Gennady Sheyner // California's effort to require cities to provide their "fair share" of housing gained some muscle last month when Attorney General Jerry Brown sued Pleasanton over the city's housing cap. But in Palo Alto, Mountain View, Menlo Park and other California cities currently revising their long-term housing plans, planning officials aren't exactly rushing to meet the state's ambitious housing mandates. Some, in fact, argue that state guidelines for housing construction should essentially be ignored. Commissioner Lee Lippert, meanwhile, said he was concerned about the city's recent practice of allowing housing to be built at sites formerly occupied by neighborhood retailers.
http://www.paloaltoonline.com/news/show_story.php?id=12903

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. Staff said it has held eight public hearings between March and June of 2009 on the issue. If council adopts the element, it will be forwarded to the state for a 60-day review.
http://www.times-standard.com/localnews/ci_12711943

HOUSING MARKETS / REAL ESTATE

SAN DIEGO UNION TRIBUNE: San Diego home prices sliding at slower pace – By Roger Showley // San Diego, along with other major metro areas, suffered less housing grief in April, possibly representing a sign of "better spirits" in the market, according to a major price index released yesterday. Standard & Poor's Case-Shiller Home Price Index showed San Diego prices dropping by the smallest amount in nearly three years: a negligible 0.09 percent from March. The national decline was 0.56 percent, the lowest since last June.
<http://www3.signonsandiego.com/stories/2009/jul/01/san-diego-home-prices-sliding-slower-pace/>

SAN BERNARDINO SUN: Investors coming back to housing market – Ryan Carter // Wendy Morales and her husband Thomas had a first home in their grasp last week. They'd made an offer - "the highest and best" as it's called in the real-estate world - on a bank-owned house in San Bernardino. It was perfect for the Covina couple and their four

children. But then an investor swooped in with ready cash and bought it - beating out the young couple's offer by \$15,000. "It hurt," Wendy said. "It was a big gap, and just more than we had." That experience is more common these days, as investors begin stepping back into a market they've been away from while they waited for the housing market bust to subside.

http://www.sbsun.com/business/ci_12727041

MORTGAGE & FORECLOSURE ISSUES

SAN LUIS OBISPO TRIBUNE: HUD Secretary to tour Merced foreclosure areas // Housing and Urban Development Secretary Shaun Donovan is planing to tour Merced neighborhoods with high foreclosure rates Thursday amid appeals for economic disaster aid. Rep. Dennis Cardoza, D-Merced, said he plans to introduce legislation that would allow President Barack Obama to make cities plagued by foreclosures eligible for more Community Development Block Grants, which are doled out by HUD. One in 78 Merced County homes is in foreclosure, the nation's fifth-highest rate. It sits behind Stockton, which has the second-highest rate, and Modesto, which has the third-highest.

<http://www.sanluisobispo.com/348/story/770141.html>

PASADENA STAR NEWS: Bank vows to help homeowners – By Dan Abendschein // Facing a protest from housing advocates, Pasadena-based OneWest Bank cq announced Tuesday it would take an advantage of a federal program and offer modified mortgages to some loan holders. Members of the Association of Community Organizations for Reform Now (ACORN) formed a small crowd outside the bank's headquarters Tuesday. The bank's chief executive officer, Terry Laughlin, appeared at the gathering and agreed to modify mortgages through the federal plan. The plan, called the Home Affordable Modification Program (HAMP), gives federal backing to restructured loans to allow owners in threat of foreclosure to keep their homes. The plan, which banks can voluntarily chose to participate in, was formulated in March by President Obama's Treasury Department.

http://www.pasadenastarnews.com/ci_12726730

MODESTO BEE: \$40M eyed for vacant homes – By Garth Stapley // Saying they've been "drastically affected by home foreclosures," Stanislaus County and five cities are preparing to ask for \$40 million in federal stimulus money to resurrect vacant homes. "The foreclosure rate for Stanislaus County does not seem to be lessening at a significant rate," reads the application, to be reviewed today by county leaders. Unemployment in April stood at 32.1 percent in Empire and 27 percent in Keyes, while state and national jobless rates were 10.9 percent and 8.6 percent, respectively. About \$10 million would rescue 180 bank-owned, abandoned homes in those towns as well as in Salida, Ceres, Oakdale, Waterford, Patterson, Newman and unincorporated pockets of Modesto, according to a report.

<http://www.modbee.com/local/story/764522.html>

HOMELESSNESS

THE WESTERN EDITION SAN FRANCISCO: "Home Away" relief from homelessness // This past March, the National Center on Family Homelessness released a startling statistic – according to the center's findings, which analyzed data from 2005 to 2006, one out of every 50 children in the Unites States is homeless. In a year in which billions of federal dollars made their way into the coffers of private auto and banking industries and policy makers grandstanded to voters by publicly lambasting

auto execs for flying private jets to Washington, one and a half million children, many of whom are under the age of 6, go to sleep in the streets, weekly hotels, cars or shelters. There are more homeless children in the United States today than at any other time since the Great Depression.

<http://www.thewesternedition.com/?c=124&a=1350>

THE DESERT SUN: Survey: 1 in 3 homeless are children – Nicole C. Brambila //

One in three of Riverside County's homeless are children, a survey released Monday shows. Riverside Homeless Program officials said their survey shatters the popular myth that the homeless are men. Roughly 60 percent of the county's homeless are women and children, the study shows. "That's what we see," said John Wolohan, executive director of Martha's Village & Kitchen in Indio. "That face of homeless is not the bum by the side of the road or the drug addict. It's little kids."

<http://www.mydesert.com/article/20090630/NEWS01/906300313/1006/news01>

ECONOMY / EMPLOYMENT

SAN BERNARDINO SUN: Enterprise zones keep, create jobs (opinion) – By Sen. Bob Dutton //

It's no secret that California is facing an economic crisis not seen since the Great Depression. Unemployment in the Inland Empire has now reached 13 percent, and the state is facing a \$24 billion deficit. While the entire nation is suffering during this economic downturn, there is a direct correlation between California having the fourth-highest unemployment rate in the country and this state's anti-business climate. Study after study, including those published by Forbes magazine, Chief Executive magazine and the American Legislative Exchange Council, demonstrate that California is among the most expensive places to do business in the country. This simple fact explains why our unemployment rate is higher than the rest of the country: job creators are leaving California and relocating to nearby states that offer a more business-friendly atmosphere.

http://www.sbsun.com/pointofview/ci_12705250

INFRASTRUCTURE / BONDS

KCRA3: Sacramento Gets \$55M In Grants For Projects // The city of Sacramento has been awarded \$55.8 million in Proposition 1C funds to help develop the downtown railyards and new housing areas. The Loan and Grant Committee of the State of California's *Department of Housing and Community Development* approved the funding on Monday. The grants will be used to help develop new city projects including the downtown railyards, Township 9, Curtis Park Village and Capitol Lofts. "This is a step in the right direction for our city in terms of economic development and creation of employment opportunities in Sacramento," Sacramento Mayor Kevin Johnson said in a statement. "This is a proactive step towards Sacramento becoming a world-class city."

<http://www.kcra.com/money/19909165/detail.html>

NATIONAL HOUSING NEWS

CNNMONEY.COM: Obama widens mortgage refi program – By Tami Luhby // The Obama administration is widening its mortgage refinancing program to allow more borrowers hit hard by falling home prices to take part. Borrowers whose loans are now worth up to 125% of their home's value are now eligible to refinance their homes under the Obama foreclosure prevention plan announced in February. Previously, the limit was 105%. The move acknowledges that home prices in many areas have fallen so far that many people were shut out of the program.

http://money.cnn.com/2009/07/01/news/economy/Obama_refi_program/

ENVIRONMENT / CLIMATE CHANGE

LOS ANGELES DAILY BREEZE: Manhattan Beach home gets gold for its green – By Melissa Heckscher // For Daniel Salzman, it may not be easy being green, but it's worth it. The Manhattan Beach resident is the director of Evergreen Design.Build Inc., a residential development company specializing in the construction of "green" homes. His latest creation, a six-bedroom, 6 1/2-bathroom house in Manhattan Beach, will be the first home in the Beach Cities to be gold-certified by the U.S. Green Building Council's LEED-certification program, an internationally recognized system that measures the eco-friendliness of residential and commercial projects. The 7,850-square-foot home has numerous eco-friendly features including a *gray water* recycling system that filters and reuses shower, laundry and sink water for landscaping; insulation made from recycled cotton instead of fiberglass; floors made from sustainable farmed wood or other Earth-friendly surfaces; and solar panels.

http://www.dailybreeze.com/lifeandculture/ci_12699513

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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