

Housing & Community Development News



525 Orange, Coronado

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Affordable Housing Awards Recognize Exceptional Achievement, Development

New and rehabbed affordable housing developments and those who have made exceptional contributions to the provision of affordable housing in San Diego County were recognized last month at the 16th Annual Affordable Housing and Community Development awards program by the San Diego Housing Federation.

Winners in the Project of the Year categories were:

Acquisition and Rehab

Shelter Plus Care/North Park Inn, San Diego;
Developer: Pathfinders

Fewer than 50 Units

El Pedregal, San Ysidro; Developers: Global Premier and Las Palmas Foundation

More than 50 Units

Autumn Terrace, San Marcos; Developer: Hitzke Development
Parkside, San Diego; Developer: Wakeland Housing & Development Corp.

More than 150 Units

Ten Fifty B, San Diego; Developer: Affirmed Housing Group

SDG&E Energy Efficiency and Sustainability

Autumn Terrace, San Marcos; Developer: Hitzke Development

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“Housing Awards” continued from Page 1...

Individual winners were:

Special Recognition

North County Solutions for Change

Outstanding Service to Residents

Luisa Rodriguez, Cobblestone Village Apartments,
National Community Renaissance

CSH Supportive Housing Award

Suzanne Stewart Pohlman, North County Interfaith
Community Services

Outstanding Government Agency

City of Carlsbad Redevelopment Agency

Outstanding Affordable Housing Advocate

Clay King, San Diego Veterans Affairs Health Care System

Outstanding Development Partner

Torrey Pines Bank

John Craven Memorial Award

Chris Westlake, California Department of Housing &
Community Development

The **Lifetime Achievement Award** was presented to Jay Powell, City Heights CDC executive director, who retired in June. He was recognized for his commitment to creating safe and sustainable communities with homes that are affordable to residents of all income levels. He credited the diversity of the community and the willingness of residents to become part of the decision-making affecting their neighborhoods.

The awards event was held at the McMillin events center at Liberty Station. Lee Ann Kim, executive director of the Asian Film Foundation, was the emcee. More than 300 people attended.



Shelter Plus Care/North Park Inn, San Diego;
Developer: Pathfinders



Clay King, San Diego Veterans Affairs

“Housing Awards” continued from Page 2...



El Pedregal, San Ysidro; Developers: Global Premier and Las Palmas Foundation



34th Street, Townspeople



Ten Fifty B, San Diego; Developer: Affirmed Housing Group



Autumn Terrace, San Marcos; Developer: Hitzke Development



Chris Westlake, HCD Div. of Financial Assistance



Parkside, San Diego; Developer: Wakeland Housing & Development Corp.



Luisa Rodriguez, Cobblestone Village Apartment Manager

"Housing Awards" continued from Page 3...



Jay Powell, City Heights CDC, Lifetime Achievement Award



New Members

WNC & Associates is a new business member. The Irvine-based investor is one of the top 50 apartment owners in the United States. They invest in deals that use Low Income Housing Tax Credits and New Market Tax Credits. The contact is Lisa Castillo at lcastillo@wncinc.com or 714-662-5565, ext 165.

Torrey Pines Bank is a California-chartered commercial bank providing commercial and financial services to small and middle market businesses. They also provide personal banking services to small business proprietors desiring a personal banking relationship. Information about products and services offered by Torrey Pines Bank is available at www.torreypinesbank.com where the contact is Crystal Watkins at 858-523-4640.

Portrait Homes, Inc. has joined the Federation as a new business member. They build quality single and multi-family residences throughout California, including affordable homes. Portrait Homes has been responsible for building more than 5,000 apartments and single-family homes in California. The contact is Avinash Shah at ashah@portraithomesinc.com or 951-520-8898.

The Vista-based provider of housing for homeless families, **North County Solutions for Change** is a new member. They have 75 homes and have recently purchased an apartment community for rehab. The contact is Tammy Megison at tammy@solutionsforchange.org or 760-941-6545.

Member News

Affirmed Housing Group's Ten Fifty B won three Merit Awards in the recent PCBC competition: Affordable Project 30 du/acre or more; Multifamily Project Over 6 Stories for Sale or Rent; and Green Sustainable Community. **Wakeland Housing and Development** also received a Merit Award for Mixed Use for their Parkside community. Congratulations!

Needed ...A Few Good Ideas

The September Affordable Housing Roundtable will focus on what makes good resident and community spaces. Are you proud of your community room and/or the open space design of your property? We are gathering input for the September Roundtable "Community Spaces in Affordable Housing". Please call or e-mail Caroline Epps, Interfaith Housing, before July 15th. Cepps@sdihf.org; 619-668-15 32 x314.

Housing & Community Development News

Published monthly by the San Diego Housing Federation

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Deadline for Submission of Articles & Art: The 15th of Each Month

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Union Bank of California Foundation



Susan Riggs Tinsky, Executive Director

Doris Payne-Camp, Policy and Communications Director

San Diego Housing Federation

110 West C Street, Suite 1811 • San Diego, CA 92101

p: 619.239.6693 • f: 619.239.5523

www.housingsandiego.org

E-mail: sdhf@housingsandiego.org

Arbor Village Rehab Opens in Logan Heights



LINC Housing has re-opened Arbor Village, a 42-unit rehab in Logan Heights. The \$24 million acquisition and rehab project includes two and three-bedroom apartments with new energy saving features, a brand new community center, and new landscaping. In addition, Verizon

Foundation provided a \$24,900 grant to fund the on-site LINC Cares After-School Program.

Formerly market-rate apartments, all units are now for families earning from 30 to 60 percent of area median income. Rents range from \$442 to \$1,250 per month depending on household income.

Development Team

Developer: LINC Housing

General Contractor: ICON Builders

Architect: Advent Design Group

Landscape Architect: Site Design Studio Inc.

Civil Engineer: C&V Consulting

Financing: \$24,112,870

California Community

Reinvestment Corporation (CCRC): \$5,344,000

San Diego Housing Commission: \$7,900,000

TCAC/ARRA Conditional: \$1,330,940

9% Tax Credit Equity – Alliant Capital: \$8,219,545

Deferred Developer Fee: \$700,000

Income from Operations: \$346,254

Developer Loan: \$272,131

Interested in Learning More About Supportive Housing?

The Corporation for Supportive Housing San Diego is offering a free training focused on building the knowledge and capacity of organizations and developers to develop, operate, and sustain high-quality permanent supportive housing.

The nationally recognized “Seven Dimensions of Quality for Supportive Housing” will be introduced, and the training will focus primarily on *Dimension Seven: Data, Documentation, and Evaluation*. Topics will include how to reliably capture accurate and meaningful data regarding the effectiveness, efficiency, and outcomes of permanent supportive housing activities. Participants will learn how to use this data to facilitate, and improve, the performance of permanent supportive housing activities on an ongoing basis.

Providers in the housing, mental health, health, homeless services, foundation, policy and planning, drug and alcohol treatment, and HIV/AIDS services communities, who are interested in opportunities to create and operate high quality supportive housing in San Diego are invited to attend. The training is scheduled **July 21** from 9 a.m. until 12:30 a.m. It will be held at National University.

Register online by **July 14** at:
<http://www.surveymonkey.com/s/998GF89>



We're Moving Up

After July 1, the Federation offices will be in **Suite 1811 at 110 W. C Street, San Diego, 92101**. Phone numbers will remain the same.

Resident Profiled on Radio

Making a Difference Radio conducted an interview with Dr. Piedad Garcia, Assistant Deputy Director of Adult Mental Services, San Diego County Mental Health Services Administration, regarding the *Housing Matters* campaign. The radio interview profiled Ashley Bell, a remarkable success story highlighting the positive outcomes of permanent supportive housing. Ashley is currently enrolled in Providence Community Services' Catalyst program, a full service partnership contracted by the County's Mental Health Services Act (MHSA) Housing Program to serve Transition Age Youth (TAY) with serious mental illness who are homeless or at-risk of homelessness.

Since joining the Catalyst program, Ashley has lived the last three years independently in an apartment where she helps to pay the rent. She has two stable jobs, plays on a championship rugby team, and studies at San Diego City College. "I think that education is the number-one key to a successful life," she says as she dreams of becoming a third grade teacher to inspire other young people.

The Catalyst team connected with Ashley during her stay in the County hospital after years of depression had led to a failed suicide attempt. Ashley grew up in an abusive



home environment and became homeless after a series of tragic family events. While living in transitional housing, Ashley managed to earn a high school diploma, but felt alone with no loved ones to celebrate her graduation with her. The Catalyst program helped her to overcome her mental health issues and achieve her goals of obtaining stable housing, employment, and education. Ashley is now a role model for other youth in the MHSA program who are seeking to turn their lives around.

The interview with Dr. Garcia and Ashley aired May 9, 2011 on *Making a Difference Radio* sponsored by www.HousingMattersSD.org and promoted by The San Diego Union-Tribune and www.SignOnSanDiego.org. The radio program audio file can be found in the Media Gallery at the www.HousingMattersSD.org web site, along with an on-camera interview with Ashley. The Corporation for Supportive Housing developed a written profile with Ashley's full story, which can be found on the CSH website at: http://www.csh.org/_data/global/images/CSH%20case%20study%20ashleyfinal.pdf.

For more information on the MHSA Housing Program, please contact Tricia Tasto Levien at the Corporation for Supportive Housing, at (619) 232-1982.

CCDC Announces Two Board Members

The San Diego City Council has confirmed Mayor Jerry Sanders' appointment of Cynthia Morgan and Kim John Kilkenny's reappointment to the Centre City Development Corporation (CCDC) Board of Directors. Board members are each confirmed for a three-year term and are eligible for reappointment to a second three-year term.

Morgan, a partner at Higgs, Fletcher & Mack law firm, is experienced in areas of land use, real estate, business and public agency law. Prior to joining Higgs, Fletcher & Mack, she served as a Deputy City Attorney in the Oceanside City Attorney's Office and in the San Diego City Attorney's Office. She was a Municipal Legal Fellow for the League of California Cities and a Georgetown Law Women's Law and Public Policy Fellow.

Kim John Kilkenny currently chairs CCDC's Board of Directors; he has previously served as its treasurer. Kilkenny, who has served on the board since 2006, is a retired executive from The Otay Ranch Company.

Save the Date

SDHF's annual conference will be held Thursday, October 13 at Marina Village Conference Center. If you are interested in submitting a workshop, go to www.housingsandiego.org. Submissions are due by **July 25**.

SANDAG Extends Comment Period

The SANDAG Board of Directors has extended the public comment period for the *Draft 2050 Regional Transportation Plan (RTP)* to July 8, 2011. The July 8 extension includes the *Draft 2050 RTP, its Sustainable Communities Strategy (SCS), and the Draft Air Quality Conformity Determination (AQCD)*. The deadline for the public comment period on the *Draft Regional Housing Needs Assessment (RHNA) Methodology and Allocation* is July 28, 2011. The *Draft 2050 RTP Environmental Impact Report (EIR)* public comment deadline is August 1, 2011. The reports are available at: <http://www.sandag.org/index.asp?projectid=349&fuseaction=projects.detail>

Speaking for Sustainable San Diego, SDHF Executive Director Susan Tinsky noted that *ensuring that the affordable housing is built*, not just planning for it, is integral to achieving the benefits of SB 375.

She said, "While SANDAG does not have the authority to regulate local land use, it does have the ability to incentivize development that is consistent with the goals of SB375 and our Regional Comprehensive Plan. We recommend that all competitively awarded funds, including Smart Growth Incentive Funds and TransNet Bicycle and Pedestrian Funds, be allocated in a way that acknowledges jurisdictions' efforts to achieve regional goals for jobs-housing balance." Tinsky argues that both the RHNA allocations and allocations under these special funding programs should be made simultaneously.

SANDAG should ensure that the criteria for allocation of these funds include:

- 1) a requirement that all developments supported by the funds include an affordable housing component;
- 2) a strong priority for jurisdictions taking more than their "fair share" of affordable housing under the RHNA process; and
- 3) preference for providing funding to governmental or public private partnerships which result in the acquisition of land for affordable housing development adjacent to major transit nodes concurrent with the acquisition of transit right of way.

A short three-minute video entitled *Our Region. Our Future* about the 2050 RTP has been created and is designed to engage viewers in the discussion about our region's future strategies for its communities, transportation network, employment, economy, and environment. The video provides an overview of the work, strategies, forecasts, and public input that are serving as a guide for our region's vision through the year 2050. It can be viewed in English and Spanish.

There are many ways to review and comment on the plans, including visiting: www.sandag.org/2050rtp or www.Envision2050sd.com or email to: 2050rtp@sandag.org

AROUND THE STATE

NOFAs Released For HCD Programs

The California Department of Housing and Community Development (HCD) has issued a \$20 million Notice of Funding Availability (NOFA) for its Housing-Related Parks Program (HRPP) in response to the lifting of the state's pause on issuing NOFAs and making awards for programs funded with general obligation bonds. Applications are due **July 29**. For information, contact lsuggs@hcd.ca.gov.

This program rewards local governments for the approval of housing for affordable to lower-income households and provides grant funds for park-related projects to eligible local governments for every qualifying housing start, beginning calendar year 2010.

More specific information about the HRPP Program is available on the Department's website at: <http://www.hcd.ca.gov/hpd/hrpp>.

In addition, HCD announced a NOFA for the HOME Investment Partnerships Program (HOME). This NOFA is for rental projects, first-time homebuyer (FTHB) projects, and program activities. A minimum of \$52 million is available for this NOFA. Additional funding may become available from disencumbrances of existing contracts.

Contact HOME Program staff at (916) 322-0356 with any questions.

Redevelopment Agencies Eliminated in Final State Budget

It appears that in spite of the best efforts of redevelopment agencies, city governments and the affordable housing community, redevelopment agencies as we've known them in California will be eliminated. Earlier this week, \$1.7 billion in local funds were committed to balance the state budget and its obligations to education.

The legislation affecting redevelopment is AB 27x and AB 26x, two bills that work together and both were signed. They require the following:

AB 27x -- requires cities and counties with redevelopment agencies to make \$1.7 billion in payments to local schools in fiscal year 2011-12. The funds can come from any city/county source, including redevelopment. If necessary, each redevelopment agency can suspend all or a portion of its 2011-12 redevelopment funds designated for housing in order to repay the city or county. No housing set aside funds available from prior or future years can be used for this purpose.

For fiscal year 2012-13 and beyond, cities/counties must make \$400 million in payments to schools and special districts. The money can come from any city/county source, including redevelopment; however, it cannot come from the portion of redevelopment funds designated for housing.

AB 26x -- AB 26x eliminates the redevelopment agency of any city/county that doesn't make the above payments to schools/special districts. The bill establishes successor agencies charged with winding down these redevelopment agencies' operations, paying its debts, etc. For those redevelopment agencies' that are eliminated, housing obligations and duties would transfer to the city or county, housing authority, or the state Department of Housing and Community Development.

The League and CRA maintain that AB1X 26/27 violate the State constitution given Proposition 22 overwhelmingly approved by voters in November 2010 to prevent this type of State raid of local funds. The organizations have said they will file litigation at "the earliest opportunity to defend the constitution and the will of the voters."

Since Governor Brown agreed and signed AB 26x and 27x, advocates will hold Senate President pro Tempore Darrell Steinberg and Assembly Speaker John Pérez accountable for the commitments they made during the budget debate to modify the bills' provisions:

1. Tighten the circumstances under which a redevelopment agency could suspend its 2011-12 housing set-aside.
2. Require repayment of any suspended 2011-12 set-aside within 5 years.
3. Lower the required payments to local schools for redevelopment agencies that lack sufficient revenue to make the payments.

Additionally, AB 26x appears to contain contradictory directives regarding the disposition of unencumbered Low and Moderate Income Housing Funds (see Sections 34177(d) and 34181(c)). These provisions will need to be reconciled in a clean-up bill if AB 26x becomes law.

The California Redevelopment Association has posted its estimated payments by redevelopment agencies for the first and second years under ABX1 27 on its website, ABX1 27 – Agency Payment Estimates at:

<http://www.calredevelop.org/External/WCPages/WCWebContent/WebContentPage.aspx?ContentID=438>

Stay tuned! It certainly appears that redevelopment as we've known it is on its way out and with it the largest local source of financing affordable homes in California.

CDLAC Proposes Revisions To Emergency Regulations

CDLAC will hold an informal stakeholders' meeting to review and discuss new proposed revisions to the Emergency Regulations. The meeting will be held on Tuesday, July 5 at 1:30 p.m. at the Jesse Unruh Building 915 Capitol Mall, Room 587, Sacramento. The changes to be discussed shall include the following:

- All Program Pools: Confirmation of public benefits and ongoing compliance reporting (if applicable);

- QRRP: Sustainable building methods (in alignment with TCAC);
- QRRP: Revision of Section 5190(b): Local Approvals and Zoning;
- QRRP: Revision of application requirements for scattered site projects

The proposed changes will be posted at: <http://www.treasurer.ca.gov/cdlac/>

TCAC Posts Rent Limits

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE 2011 Maximum Income Levels For Projects Placed in Service on or after 5/31/2011 SAN DIEGO

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
100% Income Level	\$57,700	\$66,000	\$74,200	\$82,400	\$89,000	\$95,600	\$102,200	\$108,800
60% Income Level	\$34,620	\$39,600	\$44,520	\$49,440	\$53,400	\$57,360	\$61,320	\$65,280
55% Income Level	\$31,735	\$36,300	\$40,810	\$45,320	\$48,950	\$52,580	\$56,210	\$59,840
50% Income Level	\$28,850	\$33,000	\$37,100	\$41,200	\$44,500	\$47,800	\$51,100	\$54,400
45% Income Level	\$25,965	\$29,700	\$33,390	\$37,080	\$40,050	\$43,020	\$45,990	\$48,960
40% Income Level	\$23,080	\$26,400	\$29,680	\$32,960	\$35,600	\$38,240	\$40,880	\$43,520
35% Income Level	\$20,195	\$23,100	\$25,970	\$28,840	\$31,150	\$33,460	\$35,770	\$38,080
30% Income Level	\$17,310	\$19,800	\$22,260	\$24,720	\$26,700	\$28,680	\$30,660	\$32,640

To see the list of rent limits for projects placed in service at different times, see <http://www.treasurer.ca.gov/ctcac/2011/supplemental.asp>

Energy Upgrades Announced

The County of San Diego is pleased to announce a new multi-family program for existing buildings: Energy Upgrade™ California – San Diego Multi-Family Program. In cooperation with program administrator Heschong Mahone Group, Inc. (HMG), the program aims to upgrade up to 1,000 multi-family units, thereby improving the energy efficiency, comfort, health, and the safety of multi-family properties throughout the San Diego region.

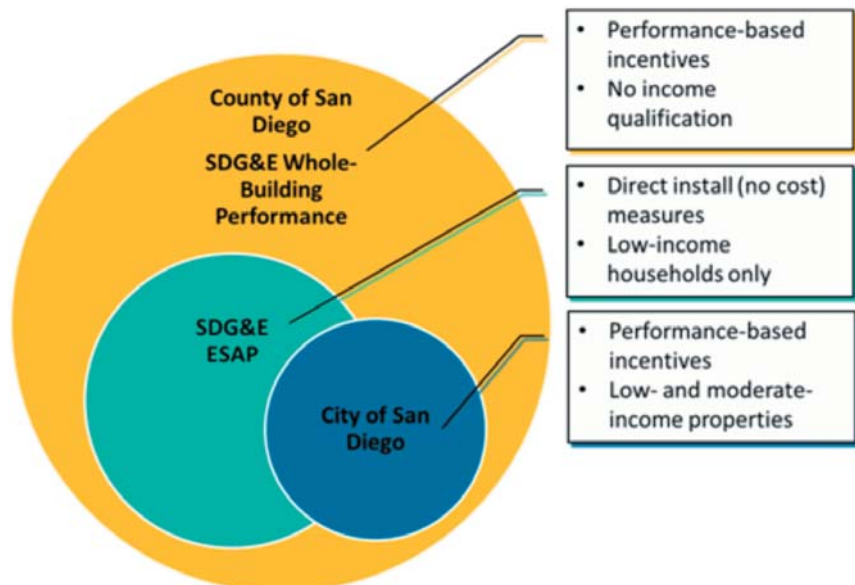
The program benefits include:

- **Cash Incentives.** Based on estimated improvement over existing conditions.
- **Technical Assistance.** Energy design assistance and program navigation.
- **Tenant Training.** Energy conservation tips and interactive energy displays.

Energy Upgrade California San Diego Multi-Family Program

The County of San Diego, City of San Diego and San Diego Gas & Electric are working together to leverage program resources.

Program Leveraging



- **Energy Management Guidelines.** Ongoing energy maintenance.

There are additional incentives available for affordable properties located in the City of San Diego. (see chart)

Energy Upgrade California™ is a partnership of the California Energy Commission and the California Public Utilities Commission, and is funded in part by California utility customers. This program is funded in part through the American Recovery and Reinvestment Act.

Contact HMG at (866) 352-7457 to get started. Act now! Funding is limited and available on a first-come, first-served basis.

HUD Sets 2011 Income Limits

The U.S. Department of Housing and Urban Development (HUD) has issued the 2011 income limits. The state's median family income is \$70,400. The new rates take advantage of the recently-released census data and 2010 American Community Survey published by the Census Bureau.

HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. The major active assisted housing programs are the Public Housing program, the Section 8 Housing Choice Voucher program, Section 202 housing for the elderly program, and Section 811 housing for persons with disabilities program.

Beginning with FY 2010 Income Limits published on May 14, 2010, HUD eliminated its long standing "hold harmless" policy but limited all annual decreases to 5 percent and will limit all annual increases to 5 percent or twice the change in the national median family income, whichever is greater. HUD has maintained these limits to increases and decreases in income limits for FY 2011. HOME Investment Partnerships program (HOME) rents, based in part on HUD Section 8 Income Limits, as well as rents for certain FDIC programs will continue to be held harmless and income limits for rural housing programs will continue their current hold harmless.

The California income limits for FY 2011 are based on median family income of \$70,400.

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
30% OF MEDIAN	14800	16900	19000	21100	22800	24500	26200	27900
VERY LOW INCOME	24650	28150	31700	35200	38000	40850	43650	46450
LOW-INCOME	39400	45050	50700	56300	60850	65350	69850	74350

Homeless Numbers Up Both Locally, Nationally

HUD released its *2010 Annual Homelessness Assessment Report to Congress*, which details recent trends in homelessness. While the report says that overall homelessness only increased marginally between 2009 and 2010, it finds that between 2007 and 2010, the use of emergency shelters in rural and suburban communities increased 57 percent, and family homelessness during the same period increased 20 percent. Both are clear indications that homelessness has risen dramatically since the recession began.

Locally, the Regional Task Force on the Homeless recruited 550 volunteers to do the Point in Time count in January. They completed 740 surveys with unsheltered homeless throughout the county, compared to 367 last year. They also completed 750 surveys with homeless persons sheltered in transitional housing and shelters in the region.

The count did not include those who are "hidden" living in someone's car or converted garage, camping or doubling up in another's home; or those in hospitals, drug and alcohol recovery centers, or jails.

The result of the local count was 9,020 homeless in the region in 2011, up 5.9 percent since 2010 and up 19 percent since 2008. Not surprisingly, the largest incidence was in the City of San Diego with 5,985.

Respondents were overwhelmingly male, the highest percentage were between 46 and 55 years old, and 15.2 percent were African American (compared to 5.4 percent of the population).

The national report is available at:
<http://www.hudhre.info/documents/2010HomelessAssessmentReport.pdf>

Vote for Finalist Ten Fifty B Affordable Housing Finance

Ten Fifty B is a finalist in the urban category for *Affordable Housing Finance's* annual Readers Choice Awards. Vote online between July 13 and Aug. 12. **To be eligible to vote, you must be a subscriber by July 1.** Subscribe to the e-newsletter for free at: <http://www.ameda.com/cgi-win/ahf.cgi?mode=main>

To vote, go to
<http://www.housingfinance.com/news/ahf/060811-ahf-AHF-Announces-7th-Annual-Readers-Choice-Finalists.htm?cid=AHF110608002>

\$27 Per Hour Wage Needed To Afford SD County Rent

The National Low Income Housing Coalition's annual *Out of Reach* report is out and the news is not good for low-income workers trying to make the rent and pay for other household expenses.

Out of Reach is a side-by-side comparison of wages and rents in every county or metro area in the United States. The report calculates the amount of money a household must earn in order to afford a rental unit in a range of sizes (0, 1, 2, 3, and 4 bedrooms) at the area's Fair Market Rent (FMR), based on the generally accepted affordability standard of paying no more than 30% of income for housing costs. From these calculations the hourly wage a worker must earn to afford the FMR for a two-bedroom home is derived. This figure is the Housing Wage.

In San Diego County, the hourly wage needed to afford a two-bedroom home at Fair Market Rent is \$27.04. The FMR on a two-bedroom apartment in the region is \$1406. In order to afford this level of rent and utilities – without paying more than 30 percent of income on housing -- a household must earn \$56,240 per year to afford a two-bedroom home at FMR.

To afford the FMR in the region, minimum-wage worker households need to have 3.4 full-time jobs to afford the rent. Rent affordable to those at 30% of area median income (AMI) is \$562/month if the renter is to pay only 30 percent of his or her income for housing.

In California, the FMR for a two-bedroom apartment is \$1,361. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$4,536 monthly or \$54,431 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$26.17.

In California, a minimum wage worker earns an hourly wage of \$8. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 131 hours per week, 52 weeks per year. Or, a household must include 3.3 minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom FMR affordable.

The report is available at:

<http://www.nlihc.org/oor/oor2011/data.cfm?getstate=on&getcounty=on&county=223&state=CA>

Developers Urged to Rethink Playgrounds

In her new book *Asphalt to Ecosystems: Design Ideas for Schoolyard Transformation*, Berkeley-based environmental planner Sharon Danks explores the ways in which landscape design, architecture, child development, and nutrition converge in the schoolyard. *OnEarth* sat down with Danks, whose firm, Bay Tree Designs, Inc, is helping redevelop some 29 San Francisco schoolyards, to talk about how communities are transforming the asphalt playgrounds of the past into green spaces conducive to better learning, eating, and playing.

Danks says that playgrounds these days are influenced largely by liability concerns. She notes that swings are disappearing, bars are getting lower, structures are becoming less challenging. She recommends instead "environments that combine diverse ecosystems with varied play environments and hands-on learning experiences."

To read an interview, go to <http://www.grist.org/article/2011-05-20-buildin>

Walkable Neighborhoods Equal Higher Vacancy

Census 2010 data indicate that walkable neighborhoods have higher vacancy rates than their surrounding cities. Only Dupont Circle in DC and City Center East in Philadelphia have slightly lower vacancy rates than their surrounding cities. Every other walkable neighborhood had a higher vacancy rate than its surrounding city. Topping the chart is Core in San Diego with a vacancy rate of 24.6% while San Diego city has a vacancy rate of 6.4%.

No data is yet available supporting various hypotheses about why this should be so. One theory is that the selected neighborhoods were recently gentrified or developed and likely to have more expensive homes that suffered most during the current recession. To review the data, go to:

<http://www.cubitplanning.com/blog/2011/06/walkable-neighborhoods-housing-vacancy-rates-census-2010/>

Report Finds Low Income Households At Greatest Risk of Pedestrian Injury

A new report from Transportation for America (T4America) finds that America's poor pedestrian infrastructure disproportionately affects low income households. The pedestrian fatality rate is approximately 2.91 per 100,000 persons in the 234 counties where more than 20% of households have incomes below the poverty line. This rate is substantially greater than the national average of 1.6 deaths per 100,000 persons. The U.S. Census Bureau's 2005-2009 *American Community Survey* found that more than 19% of households nationwide do not own a vehicle and earn less than \$25,000 per year, putting these households at greater risk of pedestrian injury.

T4America found that from 2000 to 2009, more than 47,700 pedestrians were killed in the United States. More than 688,000 pedestrians were injured over the decade. Pedestrians account for 12% of total traffic deaths and a recent report from

the National Highway Traffic Safety Administration found that pedestrian crashes are becoming deadlier. The likelihood of a collision resulting in a pedestrian fatality increased by more than 33% in the past 10 years.

The researchers found that ethnic minorities and the elderly are disproportionately affected by poor pedestrian infrastructure. Blacks make up 12.5% of the U.S. population and yet account for 17.9% of all pedestrian fatalities in the past decade. Similarly, Hispanics comprise 13.9% of the population and 18.5% of all pedestrian fatalities; Americans 65 and older make up 12.4% of the population and 21.7% of all pedestrian fatalities.

T4America's *Dangerous By Design 2011* report, along with interactive maps and state profiles, is available from: <http://t4america.org/resources/dangerousbydesign2011>

From *Memo to Members*, June 17, 2011, National Low Income Housing Coalition

Green Planning Grants Offered by Enterprise

An initiative of Enterprise Community Partners, Enterprise Green Communities provides funds and expertise to enable affordable housing developers to build and rehabilitate homes that are healthier, more energy efficient, and better for the environment.

In addition to loans and other funding options, Green Communities offers Charrette and Sustainability grants to help cover the costs of planning and implementing green components of affordable housing developments, as well as tracking their costs and benefits.

Charrette grants provide up to \$5,000 per project for affordable housing developers to engage in integrative design. By supporting charrettes at the schematic design phase, Enterprise seeks to help developers establish green goals as early as possible so that the most cost-effective

green strategies can be incorporated in the building and site plans. Projects applying for pre-development charrette funds must be in the early stages of planning or schematic design phase of development.

Sustainability Training grants (post-construction) of up to \$5,000 each are provided for affordable housing developers to maximize the health, economic, and environmental benefits of green development throughout a project's life cycle. Funding may be used to cover the cost of implementing a training program and related tools that support green resident engagement and operations. Projects must have completed construction at the time of application and be occupied prior to the grant award.

For more information, go to:

<http://www.greencommunitiesonline.org/tools/funding/grants/>

LISC Releases Annual Report

The Local Initiatives Support Corporation (LISC) has released its 2010 annual report describing its new comprehensive community strategy and the programs it supports. The report commemorates LISC's 30th anniversary and describes where the organization has been and where it is going with its neighborhood programs. The new strategy moves the organization from its emphasis of early

years primarily on low-income housing to the broader community. It notes, "Many of those same challenges remain, but now we are focused on the overall prosperity of struggling communities as well as that of the people who live there." The report is available at <http://www.lisc.org/annualreport/2010/message/message.shtml>

JOB ANNOUNCEMENTS

NOTE: For details on these jobs and the latest updates, please see the Federation's website: www.housingsandiego.org

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Administrative Officer

Torrey Pines Bank
San Diego, CA

Senior Program Manager

Corporation For Supportive Housing
Los Angeles, CA

San Diego NPWorks

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

Accounting Manager

City Heights Community
Development Corporation
San Diego, CA

Accounts Payable

Affirmed Housing Group
San Diego, CA

Other Housing Jobs Around the State

Housing California

<http://www.housingca.org/jobs/>

Project Administrator

BRIDGE Housing Corporation
San Diego, CA

San Diego Housing Commission Jobs

<http://www.sdhc.net/gijobopp1.shtml>

Southern Calif. Assn. Non Profit Housing

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

Senior Credit Associate

Low Income Investment Fund
Los Angeles, CA

County of San Diego Jobs

<http://agency.governmentjobs.com/sdcounty/default.cfm>

Nonprofit Housing Assn. of Northern California

<http://nonprohousing.org/pages/careers-in-affordable-housing/career-opportunities.html>

Executive Director

Sacramento Housing Alliance
Sacramento, CA

U.S. Department of HUD Jobs

http://portal.hud.gov/hudportal/HUD?src=/topics/working_for_hud

For Other Nonprofit Jobs, Go to:

Also check the Members' web sites

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CALENDAR OF EVENTS

NOTE: For details on these conferences or for ones scheduled more than two months from now, please see the Federation's website: www.housingsandiego.org

Understanding CRA - Roundtable Topic

The next Affordable Housing Roundtable is a luncheon program providing an overview of the Community Reinvestment Act. Regulatory representatives, led by moderator Jim Bliesner from the Center for Urban Economics & Design at UCSD, will provide an on-the-ground perspective of how banks apply CRA credit and what benefits have accrued from it. Participants will learn how they can monitor banking performance in meeting CRA obligations.

The Roundtable is **Thursday, July 7** beginning with lunch at 11:30 a.m. The Program will run from noon

until 1:30 p.m. at the NTC Command Center, 2640 Historic Decatur Rd., San Diego, 92106. It is sponsored by Hitzke Development Corporation.

Roundtable panelists are:

Melody Nava, San Francisco Federal Reserve Bank

Mary Salinas Duron, Federal Deposit Insurance Corp.

Susan Howard, Office of the Comptroller of the Currency

For information and registration, go to

<http://www.housingsandiego.org/documents/JulyRoundtable.pdf>

Permanent Supportive Housing Informational Training Seminar

July 21, 2011 • 9 a.m. – 12:30 p.m.

National University, Spectrum Learning Center
9388 Lightwave Avenue, San Diego, CA

Register online by **July 14th** at:

<http://www.surveymonkey.com/s/998GF89>

Resident Services Support Network

Tuesday, August 16 • 9 a.m.

Hosted by Las Palmas Housing in Barrio Logan

Open space forum to discuss: Youth Programming – Teens; Building Strong Resident Relations; and Health Resource Referral Services.

For information, contact Caroline Epps at cepps@sdihf.org