

# Housing & Community Development News

San Diego Housing Federation  
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## Hillside Village Opens in Poway

On Thursday July 31<sup>st</sup>, Poway celebrated the grand opening of its fourth affordable-housing complex. Hillside Village is a \$13.6 million complex that includes 71 apartments on 8 acres. The units range in size from one to four bedrooms. Schools, shopping centers, parks and a 24-acre hillside surround the complex.

The complex was developed through a partnership of Community Housing Works, who will own the apartments, and Sun Country Builders. Residents, city officials, and the staff of Community HousingWorks all expressed their enthusiasm for the development. The apartments are fully occupied and the waiting list was closed after 500 individuals and families signed up.



The village includes a licensed child-care center, learning center with eight computers, community meeting room, playgrounds, courtyards and two apartments set aside for residents with developmental disabilities.

Most residents are families or seniors. Residents are required to re-qualify each year to assure that they still meet the low-income requirements. Yearly Incomes must be 35 to 50 percent of the median county income to qualify. For a family of four, the income threshold is \$30,500 or less. Rents range from \$375 to \$850.

### Table of Contents

|   |    |
|---|----|
| <b>Federation News</b>  |    |
| Regional Comprehensive Plan Update .....  | 2  |
| <b>Around the County</b>  |    |
| Groundbreaking for regional family shelter in Vista .....   | 3  |
| The Greater San Diego Homeownership Initiative says "Yes" to Homeownership by "any means necessary" ..... | 3  |
| HUD Awards Lead Hazards Grants San Diego receives \$647,177 .....   | 3  |
| Escondido's Community Development Commission Wins Appeal on \$5.6M Judgment .....                         | 4  |
| Blighted Downtown Area Given Approval for Redevelopment..   | 4  |
| Inclusionary Housing Report Released .....  | 5  |
| CalHome Program NOFA Released .....   | 5  |
| <b>Around the State</b>   |    |
| State Offers Free Mediation Services in Discrimination Disputes Between Landlords and Tenants .....       | 6  |
| <b>Around the Nation</b>  |    |
| Applicants for Federal Grants Need a DUNS Number .....  | 6  |
| Public Housing Community Service Requirements Restored..  | 7  |
| House Passes FY 2004 VA/HUD/Independent Agencies Appropriations Bill .....                                | 7  |
| House Financial Services Committee Approves FHA Loan Limit Increase .....                                 | 7  |
| Kingston Becomes New Chairman of the National Housing Conference .....                                    | 8  |
| HUD Launches New Spanish-Language Website .....   | 8  |
| Consumers Union and HUD Release Reports on Manufactured Housing .....                                     | 8  |
| Non Profit Resources .....  | 9  |
| "Best Practice Toolbox" Helps Nonprofits Manage Volunteers .....  | 9  |
| Job Announcements .....   | 9  |
| Calendar of Events .....  | 10 |

### The following Federation Members participated in this Project:

|   |                                     |
|---|-------------------------------------|
| Developer:                                  | Community Housing Works             |
| Architect:                                  | Rodriguez + Simon Design Associates |
| General Contractor:                         | Sun Country Builders                |
| Construction Financing & Tax Credit Equity: | PNC Multifamily Capital             |
| Permanent Financing:                        | Washington Mutual Bank              |
| Predevelopment Financing:                   | Low Income Investment Fund          |
| Local Funding:                              | Poway Redevelopment Agency          |

## New Video Available

“Affordable Housing: It’s Not What You Think” a new 5 minute video was premiered at the Annual Awards Event. This video is designed to show to neighborhood groups, at planning commissions and city council meetings. Its purpose is to show that affordable housing and the people who live there enhance communities, not drag them down.

The video uses footage taken during the SANDAG Smart Growth video project. It was financed by a grant from San Diego National Bank. Rebecca Davis from SANDAG provided editing assistance. It is available in VHS or on CDROM. The CDROM version was distributed to all who attended the Awards Event. The VHS version has been sent to each of the developers who are members of the Federation. Additional copies are available from the Federation office for \$10.00 each.

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## Welcome New Federation Members

The Brensan Corporation, a San Diego based affordable housing developer, has joined as a Business Member. James R. Brennan, Vice President, is the contact.

Hip Pocket Urban Development of San Diego has joined the Federation as a Business Member. John Bertsch is the contact.

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## Member News

Sally Lang has joined Washington Mutual Bank’s Community Lending and Investment department and will be serving San Diego County. Her email address is [sally.lang@wamu.net](mailto:sally.lang@wamu.net)

Dave Ricker has been named Vice President, Community Development Banking with the San Diego office of Bank of America. He will remain on the Board of Directors until a replacement is found from among the nonprofit developers.

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## Board of Directors Opening

The Board of Directors of the Federation is seeking nominations to fill a Director to represent a Nonprofit housing developer. The nominee may be a staff person, board member or other supporter. All Regular members are encouraged to contact Tom Scott for a nomination form.

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## August Brown Bag Lunch

CANCELED

## Regional Comprehensive Plan Update

SANDAG’s Regional Comprehensive Plan is taking shape. The regional vision and core values have been defined and drafts of the various sections of the plan have been written, including the Housing and Urban Form sections. SANDAG has scheduled a final round of public workshops for September.

The second round of workshops will focus on key planning concepts to be included in the Regional Comprehensive Plan, and comments will be used to fine-tune the goals and policies of the Regional Comprehensive Plan.

Affordable housing advocates are encouraged to participate in the workshops to gauge public reaction to these sections.

Workshops will be held:

El Cajon Community Center  
Thursday, September 4  
6 to 9 p.m.

Encinitas Community Center  
Saturday, September 6  
9 a.m. to 12 noon

National City Community Building  
Thursday, September 11  
6 to 9 p.m.

San Diego State University  
East Commons  
Saturday, September 13  
9 a.m. to 12 noon

San Marcos Community Center  
Thursday, September 18  
6 to 9 p.m.

RSVPs are requested. For more information, or directions to a workshop, please visit SANDAG’s Regional Comprehensive Plan Web page, or call (619) 595-5637.

<http://makeashorterlink.com/?Y2B431445>

## Groundbreaking for regional family shelter in Vista



*Council Members from 6 cities help break ground*

Groundbreaking ceremonies were held in Vista on Wednesday, July 18<sup>th</sup>, for North County's first permanent shelter for homeless families. The shelter has the support of six North County cities and is being developed by North County Solutions for Change and Community HousingWorks. When completed, the shelter will provide homes for up to 40 families or 120 people.

The Solutions Family Center is a 32,000-square-foot facility with 32 apartments. Each apartment will be 550 square feet and have a kitchen, living room, bathroom and two bedrooms. All North County families with children that don't have a home are eligible to stay at the facility for a year. The center will charge occupants 30 percent of their income for housing, but they don't need to have a job to get a place at the facility.

There was strong support for the complex from the Vista City Council that voted unanimously to approve the project. Vista Mayor Morris Vance was the keynote speaker at the groundbreaking ceremony on Wednesday.

North County Solutions for Change and Community HousingWorks raised \$5.95 million for the project over the last two years. The city of Vista was a major sponsor of the development and it gave the largest amount. The cities of Carlsbad, Encinitas, Escondido, Oceanside and San Marcos have contributed a combined \$1.5 million to the project. San Diego County provided \$1 million, the state of California \$2.5 million, and private businesses and individuals about \$1 million. Solutions for Change is still trying to raise an additional \$700,000 to build a community center at the facility.

## The Greater San Diego Homeownership Initiative says "Yes" to Homeownership by "any means necessary"

The Greater San Diego Homeownership Initiative is a local collaborative to significantly expand access to mortgage credit to low and moderate-income families, particularly minority and new immigrant families in the greater San Diego area. An alliance has been developed between the San Diego Home Loan Counseling and Education Center, Bank of America, Wells Fargo Home Mortgage, and Freddie Mac. This alliance will result in a homeownership outreach system that will deliver homebuyer education; pre-qualification assistance; financial and debt management counseling; flexible mortgage products; a clearinghouse of up-to-date information about homeownership programs and services; and post-purchase counseling and default intervention.

This partnership is so crucial because without the added component and the expertise that the San Diego Home Loan Counseling and Education Center brings, many families would never obtain what many long standing home owners take for granted, a home that they own.

The lender partners (Bank of America & Wells Fargo Bank) will offer their most aggressive Freddie Mac affordable lending products for this initiative. These flexible mortgage products will meet various buyer profiles with flexible underwriting, flexible ratios, and low reserve requirements.

These services are free to all interested parties. For more information, call Mary Otero-Gonzalez at 624-2330.

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## HUD Awards Lead Hazards Grants San Diego receives \$647,177

Eleven communities that currently operate highly successful lead hazard control programs will be able to continue protecting thousands of children because of nearly \$29 million awarded today by Housing and Urban Development Secretary Mel Martinez. The grants by HUD will enable the programs to continue their work for another three years.

In addition to the HUD grants awarded today, these programs expect to generate an estimated \$13.4 million in local funding to build upon their excellent work in controlling lead-based paint hazards.

The funding announced today is part of HUD's \$176 million commitment this year to protect children from lead and other home health and safety hazards. Earlier this month, HUD also made available nearly \$50 million in lead hazard control funding to communities with the greatest need. Areas with the highest lead-based paint abatement needs are

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defined as having the highest number of pre-1940 rental units and a disproportionately high number of documented cases of lead-poisoned children. This funding helps communities to pay for the costs of inspections, risk assessments, temporary relocations and controlling lead hazards in low-income, privately owned housing

San Diego County will be awarded \$647,000 to continue its successful program, and will be assisted by nearly \$90,000 in additional local funding. The program targets pre-1970 housing where below poverty level families with children under 6 years old reside.

For more information on the San Diego program, please contact Catherine J. Trout, (858) 694-4801

<http://www.hud.gov/news/release.cfm?content=pr03-077.cfm>

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## Escondido's Community Development Commission Wins Appeal on \$5.6M Judgment

A state appeals court reversed a \$5.6 million Superior Court judgment against the city of Escondido's Community Development Commission that resulted from a legal dispute over the city's handling of low-income housing funds over a 13-year period.

The original lawsuit was brought by a group of residents using the name Hogar Dulce Hogar which means Home Sweet Home in Spanish. The group, represented by Attorney Catherine Rodman, alleged that between 1985 and 1998, the city did not put as much of the city's redevelopment agency tax money into the housing fund as the law required. The group also alleged Escondido officials misspent much of the housing fund money on administrative tasks and to buy two mobile-home parks.

The 4th District Court of Appeal ruled the lawsuit should return to Superior Court for a new hearing to determine how much the commission must pay to reimburse the city's low-income housing fund for money. Appeals court Associate Justices Patricia Benke and Alex McDonald and Presiding Justice Daniel Kremer did not free the city's Community Development Commission from having to reimburse the housing fund, but ruled that by law, the amount the commission must pay can only cover the three years preceding the lawsuit, rather than the 13 years covered by the original lawsuit.

Under state law, 20 percent of the gross redevelopment property taxes given to the city by the state should have been put into the city's low-income housing fund. But the county, which collected the taxes, withheld some of the money under the terms of a tax-sharing agreement with the city, according to court documents. Escondido then put 20 percent of the net amount it received into the housing fund claimed the original lawsuit.

Rodman argued to the appeals court that the city is still liable for the full 20 percent of what it was given by the state. Michael Hogan, the city's attorney, argued to the appeals court that Rodman misstated the amount the city spent on housing programs and that the city's housing funds lists proved the city contributed 20 percent.

The appeals court decision can be seen at <http://www.courtinfo.ca.gov/opinions/documents/D039163.PDF>.

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## Blighted Downtown Area Given Approval for Redevelopment

A project costing more than \$90 million that will redevelop a blighted downtown corner with high-rise condominiums and new offices for the San Diego Housing Commission won approval yesterday from the City Council.

Dubbed Smart Corner, the controversial development will offer some of the lowest-priced condos downtown, with prices ranging from a low of \$159,000. Some of these condos will also be among the smallest living quarters downtown, measuring about 350 square feet, the size of a large hotel room. In all, there will be 299 condominiums comprising studios and one- and two-bedroom units in the 19-story residential tower. In addition to the condominiums, there will be 110,000-square-foot of office and retail space. The new offices for the San Diego Housing Commission will occupy 60% of that space.

The Housing Commission is currently housed in aging, cramped office quarters in Barrio Logan. Proponents of the plan argue that this move to a more accessible location will better serve those individuals seeking aid from the agency. Some council members, however, questioned whether the time is right to build new offices for the commission when the city is struggling financially.

Key to the project's design is the San Diego Trolley, which will be rerouted to run through the middle of the site at Park Boulevard and C Street. The project is an example of the kind of transit-oriented development that city planners have long been urging for urban areas. The subsidy provided by the redevelopment agency to make the project pencil out is substantial. By the time the development is completed, the CCDC will have invested roughly \$8.6 million, mostly in land costs, but will get back from the developer just \$2.9 million.

While there are no affordability restrictions imposed on the developer, Lankford has agreed to set aside for three years between 17 and 50 units for households earning up to 120 percent of the median area income. The developer expects that 100 of the 299 units will be priced at \$250,000 or less.

Speaking out against the project was housing activist Mel Shapiro, who questioned the wisdom of investing millions of dollars on new offices that he said are unneeded. Shapiro notes that a staff report says the highest and best use for this block is a high-rise housing development of 450 units.

## Inclusionary Housing Report Released

One-hundred-seven (107) cities and counties in California are part of an explosive trend in the adoption of a housing strategy, called inclusionary housing, that has the potential to double affordable housing production statewide, according to *Inclusionary Housing in California: 30 Years of Innovation*, a report released jointly by California Coalition for Rural Housing (CCRH) and Non-Profit Housing Association of Northern California (NPH), both affordable housing advocacy groups. The report summarizes findings of a survey of all 525 jurisdictions, and reports that 62 percent of the 107 cities and counties have recently adopted inclusionary housing programs, which are sets of policies that seek to ensure a portion of new residential developments are reserved for lower income households.

*Inclusionary Housing in California* shows that many local governments are getting serious about addressing the affordable housing shortages for all segments of their communities and providing housing choices that are close to jobs, transit, services and schools. Dianne Spaulding, Executive Director of NPH, said, "Eliminating four- to six-hour daily commutes buys people time—time to get to know their neighbors, time to spend on their children's homework, and time to nurture stable families."

Robert Wiener, Executive Director of CCRH, stated, "The fact that 20 percent of cities and counties, clustered around the tightest housing markets in California, are telling us these inclusionary housing policies can work, means other locales, especially growth magnets, could take control of housing affordability today and preempt a housing catastrophe tomorrow."

Ms. Spaulding continued, "I've been doing this for a long time, and I can't remember a time in the history of California when we've had an opportunity of this scale. If the 80 percent of jurisdictions without an inclusionary policy adopted even a moderately aggressive requirement, California could double its production of affordable housing. That means twice as many homes for young families, seniors, and even our teachers and nurses."

Bill Higgins, Project Director with the Institute for Local Self-Government, said "Inclusionary Housing in California is a valuable tool for local government officials looking for information about how to create affordable housing through inclusionary housing."

The report also cites the top 15 local jurisdictions producing affordable housing through inclusionary policies—the Cities of Carlsbad, Chula Vista, Davis, Emeryville, Huntington Beach, Irvine, Petaluma, Roseville, Sacramento, Salinas, San Diego, San Rafael and Santa Rosa, and the Counties of Monterey and Santa Barbara.

Several other major cities and counties are currently

considering adopting inclusionary housing programs, such as Los Angeles and Oakland. New inclusionary housing programs in these localities would have the potential to dramatically increase affordable housing production in California.

The report summarizes the findings from a survey of planning and housing departments in the 58 counties and 467 cities in California during 2002 to early 2003. The report is a follow up to CCRH's 1994 survey on inclusionary housing, and NPH's 2002 Bay Area Housing Crisis Report Card, which cited inclusionary housing as one approach to help address the affordable housing crisis. More information about the report is available at

[www.nonprofithousing.org](http://www.nonprofithousing.org) or [www.calruralhousing.org](http://www.calruralhousing.org).

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## CalHome Program NOFA Released

On July 16, 2003 the State Department of Housing and Community Development issued a new NOFA for the CalHome Program. The Program, based on new regulations effective July 15, 2003, makes grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. It also provides direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. CalHome does not loan directly to individuals.

This Notice is for approximately \$25 million which is provided by the passage of Proposition 46, the Housing and Emergency Shelter Trust Fund Act of 2002.

Grants to local public agencies or nonprofit corporations are for first-time homebuyer downpayment assistance, home rehabilitation, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help and shared housing homeownership. Funding is set aside for homeowners of manufactured homes. All funds to individual homeowners will be in the form of loans.

Loans can be used for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as developers make deferred payment loans to individual homeowners.

Assistance to individual households will be in the form of deferred-payment loans, payable on sale or transfer of the homes, or when they cease to be owner-occupied, or at maturity.

The deadline for applications is 5:00 p.m. on Wednesday, September 17, 2003.

## AROUND THE STATE

### State Offers Free Mediation Services in Discrimination Disputes Between Landlords and Tenants

Tenants and property owners within California will be able to resolve discrimination disputes in a free mediation process. The program, funded by a \$500,000 grant from the federal Department of Housing and Urban Development, will be a quicker and more cost-effective alternative to a formal department investigation or civil lawsuit.

Currently, discrimination disputes can take up to a year to resolve. The Department of Fair Employment and Housing investigates the dispute. The department has up to a year to litigate the case. If a case goes to trial, it is tried before the Fair Employment and Housing Commission or in civil court. This extended time frame can be very difficult for the people on both sides of the dispute. Mediation has proven to be an effective, timely, and economical way to resolve such issues. Mediation procedures can be held anywhere in California. Many of the program's mediators are attorneys and all have experience with mediating discrimination disputes.

Those interested may call the Los Angeles office toll-free at (866) 870-9456 or visit

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

## AROUND THE NATION

### Applicants for Federal Grants Need a DUNS Number

In order to improve the statistical reporting of federal grants and cooperative agreements, the Office of Management and Budget has directed all federal agencies to require all applicants to federal grants to provide a Dun and Bradstreet (D&B) Data Universal Numbering System (DUNS) number when applying for Federal grants or cooperative agreements on or after **October 1, 2003**. The DUNS number will be required whether an applicant is submitting a paper application or an electronic application.

Use of the DUNS number government-wide will provide a cost-effective means to identify entities receiving those awards and their business relationships. The identifier will be used for tracking purposes, and to validate address and point of contact information. The DUNS number already is in use by the federal government generally to identify entities receiving federal contracts and by some agencies in their grant and cooperative agreement processes. Among existing numbering systems, the DUNS is the only one that provides the federal government the ability to determine hierarchical and family-tree data for related organizations.

#### What you need to do:

Organizations should verify that they have a DUNS

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## Metropolitan area Average June 30 2003 Rent

| Metro Area                        | Avg Rent | 1 yr % Change |
|-----------------------------------|----------|---------------|
| San Francisco                     | \$1,554  | -6.0%         |
| Los Angeles                       | \$1,326  | +5.9%         |
| San Jose, Calif.                  | \$1,308  | -8.9%         |
| Orange County, Calif.             | \$1,258  | +4.5%         |
| Oakland, Calif.                   | \$1,195  | -4.2%         |
| San Diego                         | \$1,158  | +2.9%         |
| Riverside/San Bernardino counties | \$924    | +7.2%         |
| Sacramento, Calif.                | \$885    | +2.9%         |

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number or take the steps needed to obtain one as soon as possible if there is a possibility that they will be applying for Federal grants or cooperative agreements on or after October 1, 2003. Organizations can receive a DUNS number at no cost by calling the dedicated toll-free DUNS Number request line at 1-866-705-5711 or by visiting <http://www.dnb.com/us/>. Individuals who would personally receive a grant or cooperative agreement award from the federal government apart from any business or non-profit organization they may operate, and foreign entities are exempt from this requirement.

If your organization does not have a DUNS number, and you anticipate that your organization will apply for a grant or cooperative agreement from IMLS on or after October 1, 2003, you should take steps to obtain a DUNS number in advance of the application deadline. If your organization does not have a DUNS number, you may not be able to apply for Federal grants or cooperative agreements after this time.

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## Public Housing Community Service Requirements Restored

On July 8, HUD issued a notice (PIH 2003-17) that provides instructions to large housing authorities for reinstating the Community Service and Self-Sufficiency requirements for public housing residents. Adult public housing residents are required to engage in community service or complete economic self-sufficiency programs. The requirement was temporarily suspended by the FY 2002 VA-HUD Appropriations Act, but the requirement became active again after passage of the FY 2003 VA-HUD Appropriations Act in February 2003.



## House Passes FY 2004 VA/HUD/Independent Agencies Appropriations Bill

On July 25, the House of Representatives passed its FY 2004 VA/HUD/Independent Agencies appropriations bill (H.R. 2861) by a vote of 316 to 109.

An amendment offered by Representative Jerrold Nadler (D-NY) to provide an additional \$150 million for the Section 8 voucher program passed by a vote of 217 to 208.

Also approved was an amendment offered by Representative Chaka Fattah (D-PA) that would increase technical assistance funding for the HOPE VI program from \$500,000 to \$5 million. The bill funds the HOPE VI program at \$50 million, of which up to \$5 million may be used for technical assistance.

The Senate is expected to take up its version of the FY 2004 VA/HUD Independent Agencies appropriations bill in September.

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## House Financial Services Committee Approves FHA Loan Limit Increase

On July 22, the House Financial Services Housing and Community Opportunity Subcommittee approved the "FHA Multifamily Loan Limit Adjustment Act of 2003" (H.R. 1985) by voice vote.

The legislation would increase the FHA multifamily loan limit in high-cost areas from 110 percent above the current base limit to 170 percent above the current base limit. Currently, Secretary Martinez can increase the multifamily loan limit on a project-by-project basis to 140 percent above the base limit. This bill would change that to 170 percent above the base limit as well.

On July 23, the House Financial Services Committee passed H.R. 1985. As yet, there is no companion bill in the Senate.

## Kingston Becomes New Chairman of the National Housing Conference

Affordable Housing Leader and Advocate Welcomed as the First NHC Chairman from California.

G. Allan Kingston is the new chairman of the National Housing Conference (NHC), which has been the nation's foremost public policy and housing advocacy organization for more than 70 years. A highly effective leader and advocate for affordable housing, Kingston is the first NHC chairman from California, and is also president and chief executive officer of Century Housing Corporation in Los Angeles. To date, at Century Housing he has directed real estate financing and development programs that have added more than 11,000 units of affordable housing in 120 developments, located in 30 communities throughout the city's metropolitan area. Kingston takes the reins from J. Michael Pitchford of Bank of America who became immediate past chairman after serving successfully in the top leadership post for three years.

As president of Century Housing, Kingston brought to reality its theme, "More Than Shelter@," by combining housing with after-school, tutoring/college prep programs, academic counseling, transitional housing for homeless veterans, child care, energy efficient homes, pre-apprenticeship training, HIV and substance abuse counseling, training programs for women in nontraditional jobs, health and wellness programs for seniors, and other socially responsive programs.

For additional information, including a comprehensive list of the new NHC board of governors, go to

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

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## HUD Launches New Spanish-Language Website

HUD has launched a new Spanish-language website, <http://espanol.hud.gov> in an effort to help more minorities access information about HUD's housing programs. Secretary Mel Martinez made the announcement during a press conference at the League of Latin American Citizens (LULAC) Conference in Orlando, FL.

"Espanol.hud.gov" unites the HUD's English-language site materials under one bi-lingual umbrella for the first time. In addition to a new look and easier navigation,

Espanol.hud.gov offers comprehensive information about home buying and rental tips, complete home and rental information, list of available HUD homes, loan counseling and financial resources.

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## Consumers Union and HUD Release Reports on Manufactured Housing

"Raising the Roof, Raising the Floor: Raising Our Expectations for Manufactured Housing" is a critical overview of the manufactured housing market for the nonprofit housing practitioner. Whether you are a developer, lender, counselor, or general housing advocate, this report will help you understand the problems faced by consumers who purchase manufactured homes, and give suggestions on how your organization can engage this industry to better your community. This report is available for download or viewing at

<http://www.consumersunion.org/other/mh/policy.htm>.

HUD released a new document that provides a roadmap for a research program that will provide a sound foothold for improving manufactured homes, while expanding the benefits of manufactured housing to other housing types.

"Technology Roadmapping for Manufactured Housing" was prepared by the Manufactured Housing Research Alliance, who brought together an array of manufactured housing experts to share their views and propose new directions for MH research.

This document comes at a fortuitous time, when the manufactured housing industry is undergoing changes: lenders are offering less asset-backed financing, manufacturers are altering the design of new homes to appeal to more people, and the regulatory environment is evincing dramatic changes in terms of standards, on-site construction approvals, and installment procedures.

The Roadmap covers five key topic areas where research is expected to play an outsized role in shaping the industry's future. Within each topic area, the Roadmap describes key challenges and offers a vision for potential R&D focus areas. These five topic areas are: the Home, the Factory, the Site, the Market, and the Customer.

"Technology Roadmapping for Manufactured Housing" is available in on the web at

<http://www.pathnet.org/si.asp?id=777>

## AROUND THE NATION

### Non Profit Resources

Nonprofit Management Solutions is pleased to announce a new feature, the Nonprofit CAPACITY CLASSIFIEDS, where one nonprofit's need meets another nonprofit's extra capacity.

Now you can use the free [www.npworks.org](http://www.npworks.org) website to post extra capacity your organization may have that it wishes to share, barter or contract out to another nonprofit that may need what you have to offer. The extra capacity could be personnel or office space or any other resource.

All listings are free to nonprofit organizations. Should you desire or require services to negotiate contracts or work out details of an exchange or purchase of capacity, the services of NMS professional staff and consultants are available to assist.

Please contact Nonprofit Management Solutions at 858-292-5702 for information on fees, or if you have any questions regarding CAPACITY CLASSIFIEDS.

[www.npworks.org](http://www.npworks.org)

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### “Best Practice Toolbox” Helps Nonprofits Manage Volunteers

Experts agree that volunteers are one of the most fundamental, yet underutilized, resources for the nonprofit sector. Individuals who have volunteered in the past cite poor management of their time and talents by nonprofits as the primary reason they stop volunteering, according to research conducted by The UPS Foundation. The UPS Foundation is helping charitable organizations improve their volunteer management practices. “The Best Practice Toolbox” contains the best strategies and models available, and UPS encourages the replication of them throughout the nonprofit community. For access to the toolbox, go to the website:

<http://www.community.ups.com/community/philanthropy/toolbox.html>



## JOB ANNOUNCEMENTS

### Project Manager

Formerly known as Community Housing of North County, Community HousingWorks in San Diego is looking for a Project Manager to develop childcare centers and affordable housing- both housing and childcare centers may be new construction and/or acquisition/rehabilitation projects. Community HousingWorks is a community-based nonprofit corporation that is actively developing quality affordable housing for very-low and low-income people throughout San Diego County.

### Senior Program Manager/ Program Manager

The California Housing Partnership Corporation (CHPC) is a state-wide nonprofit housing policy and consulting organization whose mission is to assist nonprofit organizations and government agencies to create, preserve and manage affordable housing for low income households. CHPC is seeking a Senior Program Manager or Program Manager to handle financial consulting projects in Southern California, working from either our Los Angeles or San Diego offices.

### Policy Advocate

Statewide organization seeks experienced organizer/advocate. Community economic development or consumer financial knowledge, analytical skills and advocacy or organizing experience needed. EOE. Job announcement available on web site, [www.calreinvest.org](http://www.calreinvest.org). Résumé and writing sample by to: California Reinvestment Committee, 474 Valencia Street, Suite 110, SF 94103. For more information contact: [kmisi@calreinvest.org](mailto:kmisi@calreinvest.org).

### Housing Finance Program Specialist - San Francisco

The California Housing Partnership Corporation (CHPC) is seeking a fulltime Housing Finance Program Specialist to assist its CHPC staff in providing financial consulting services to nonprofit housing organizations developing affordable housing in California.

See full job descriptions and contact info on Federation Website: <http://www.housingsandiego.org/jobs.htm>

# CALENDAR OF EVENTS

## Compassion Capital Fund Training

The Compassion Capital program goal is to help smaller organizations operate and manage their efforts effectively, access funding from varied sources, develop and train staff, and expand the types and reach of social services programs in their communities.

July 23rd - Collaboration / 8-5pm

August 14th - Fiscal Grant Mgmt/ 8-5pm

September 18th - Fundraising with Fr. Joe/ 8-5pm

For more info: <http://www.villagetraininginstitute.org>

## Neighborhood Reinvestment Training Institute

August 18 - 22, 2003

Washington, D.C.

Hilton Washington Hotel

<http://makeashorterlink.com/?U1F9238B4>

## Working together to change the face of home ownership: Effective Tools and Strategies for Reaching Minority Markets

Neighborhood Reinvestment Training Institute

August 20, 2003 • 8:30 a.m. - 4:00 p.m.

## Washington, D.C. • Hilton Washington Hotel

<http://makeashorterlink.com/?U1F9238B4>

## Affordable Housing in California

Hyatt Regency San Diego

August 28, 2003

Topics Covered:

- Redevelopment Law And Affordable Housing
- Density Bonus Law
- Coastal Affordable Housing
- Inclusionary Housing Requirements
- Financing Of Affordable Housing
- Prevailing Wages Affecting Affordable Housing
- Panel Discussion On For Sale Affordable Housing And The Challenges
- Environmental Issues Affecting Affordable Housing
- Monitoring Affordability
- Housing Commission And Housing Authority Law Affecting Housing
- Article XXXIV Issues

For more information:

[http://www.lorman.com/seminars/seminar\\_agenda.php?pid=54924&tid=LIT&sid=CA&](http://www.lorman.com/seminars/seminar_agenda.php?pid=54924&tid=LIT&sid=CA&)

## Developing Affordable Workforce Housing Program - Harvard Design School

Executive Education

September 16-19, 2003

Tuesday-Friday 9-5

Click here for more information

<http://makeashorterlink.com/?S30A128B4>

## SCANPH 15th Annual Conference

Friday, October 3, 2003

Wilshire Grand Hotel, Downtown LA

Southern California Association of Non-Profit Housing

<http://www.scanph.org>

## NPH Fall Conference

October 7, 2003

Grand Hyatt Union Square, San Francisco

For more information:

<http://www.nonprofithousing.org>

## California Coalition for Rural Housing's

2003 Rural Housing Summit

Asilomar Conference Center, Pacific Grove, CA

October 2-3, 2003

## 12th Annual San Diego Affordable Housing & Community Development Conference

October 17, 2003

Pt. Loma Nazarene University, San Diego

For more info:

[http://www.housingsandiego.org/conference\\_link.htm](http://www.housingsandiego.org/conference_link.htm)

## Building Political Power: Benefits and Challenges in Finding Common Ground

California Housing Consortium 2003 Membership Assembly

November 13, 2003

Westin LAX

For more info (310) 642-2027 or [knshorts@calhsng.org](mailto:knshorts@calhsng.org)

Presented by the: INSTITUTE FOR COMMUNITY ECONOMICS

## National Community Land Trust Conference 2003

Syracuse, New York, November 13-15

CLT Network Meeting, November 12

For more information: call Julie Orvis at (413) 746-8660 ext.

118. Email: [julie@icelt.org](mailto:julie@icelt.org) or Online at: [www.CLTconference.org](http://www.CLTconference.org)

**See the Federation's Website *Currents* Page for the latest additions.**

# Housing & Community Development News

Published monthly by the San Diego Housing Federation

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***Deadline  
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