

Housing & Community Development News

San Diego Housing Federation
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Active Table of Contents

Click on any item to jump to it

Housing Federation News	2
Board of Directors Actions	2
Sponsor News	2
Affordable Housing Roundtable	3
San Diego Housing Federation Member Mixer	3
Recognition Awards	3
Around the County	3
New Storm Water Permit Approved: Construction and Operating Costs To Increase	3
St. Regis Park: Building a Safer Community	4
San Diego APA Section Invites Award Nominations	5
Escondido Sports New Manufactured Housing Development	5
Around the State	6
FHLB Affordable Housing Program: 2007 Round A Workshops	6
Prop 1C Funds Available for Multifamily Housing Projects	6
Study Finds California Tops On the Homeless List	6
New Proposition 1C Supportive Housing NOFA Released ..	7
California Tax Credit Allocation Committee 2007 Tentative Meeting Schedule	7
Around the Country	8
Foster Youths Face Bleak Future after Aging-Out of State's Care	8
Conrad Egan Responds to President's State of the Union ..	9
Health Care Workers Can't Afford Homes in Most Markets	9
Resources	10
Examining Shared Equity Homeownership	10
Not Just for the Gentry	10
Job Announcements	11
Calendar of Events	11

Congress Proposes Increased HUD Appropriations

Affordable housing advocates scored a victory in convincing the Congressional Appropriations Committee to make some key adjustments in the FY 2007 Joint Funding Resolution. California advocates are credited with playing a major role in the proposal which is expected to be voted on January 31. Without this intervention, these programs were scheduled for funding at their FY2006 levels which would have posed particular hardship on public housing.

The Appropriations Committee added \$502 million more for tenant based rental assistance (Section 8) vouchers. The outdated HUD formula for appropriating funds for the voucher program, which is based on data from a narrow three month window in 2004, will also be revised. The additional funding should be sufficient to cover all vouchers currently in use and restore some of the cuts that have cost California's housing authorities 7,627 vouchers since 2004.

Project-based Section 8 increases should be sufficient to fund all contracts as well as to fund enhanced vouchers for tenants who would otherwise be displaced by owners opting out of the program.

In addition, the Joint Funding Resolution adds \$300 million for public housing operations.

Action now turns to the United States Senate. Calls, letters and emails are needed to Senators Boxer and Feinstein. Action is anticipated prior to February 15 when the Continuing Resolution expires.



Housing & Community Development News

Published monthly by the San Diego Housing Federation

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**Deadline For Submission of Articles and Art:
The Fifteenth of the Month**

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Union Bank of California Foundation



Board of Directors Actions

2007 Officers Elected

On January 17th, 2007, the 2007 Board of Directors welcomed new member Matt Jumper of San Diego Interfaith Housing Foundation back to the Board of Directors and elected the following officers:

- Ken Sauder,
Wakeland Housing & Development, President
Arnulfo Manriquez, MAAC Project, Vice President
Dorothy S. Forbes, Bank of America, CFO
Thomas D. Scott, Secretary

In other actions, the Board approved a position supporting the City of San Diego's Density Bonus ordinance; a request to the Regional Water Quality Board to postpone action on the proposed changes to the Regional Storm water and Urban Run-off permit (see related article); and, to request that increases in City of San Diego sewer and water rates be limited to 3% per year for rent-restricted affordable housing developments.

Sponsor News

Union Bank of California has signed on as the first Title Sponsor for the 2007 Annual Conference as well as renewing their Sponsoring Membership. They have also provided funding to underwrite the publication of Housing and Community Development News. Ed Quinlivan is the contact. He can be reached at (619) 230-3256.

San Diego Gas & Electric has renewed their Supporting Membership, 2007 Conference Sponsorship and underwriting of the SDG&E Energy Efficiency Award for the Annual Awards Event. Ray DePaola is in charge of the utility's multi-family energy efficiency programs and can be contacted at (858) 636-5727.

**San Diego Housing Federation
Affordable Housing Roundtable**
(formerly known as “Brown Bag”)

**“Ensuring Compliance with New BOE
Rules for Property Tax Exemption”**

**Presented by Amy DeVaudreuil, Associate,
Goldfarb & Lipman, LLP**

The State Board of Equalization (the “BOE”) has adopted new regulations for the property tax exemption available to low-income housing properties (the “Rules”). This roundtable will explain the requirements for compliance with the Rules and discuss how affordable housing developers are approaching compliance.

Thursday, February 7, 2007

7:30 am to 9:30 am

NTC Command Center, Room 1

San Diego, CA

For further details and registration, click here:

<http://housingsandiego.org/documents/BOEComplianceSeminar.pdf>

Save the Date

**San Diego Housing Federation
Member Mixer**

Members are invited to bring their business partners and others that support the creation of affordable homes in San Diego County to network with other members and learn how membership in the Federation supports that goal.

Thursday, March 15, 2007

Luna Lounge (Gaslamp District)

Hosted Wine & Beer and hors d'oeuvres

Admission is complimentary

Save the Date

**12th Annual San Diego County
Affordable Housing and Community
Development Recognition Awards**

Thursday, June 14, 2006

Handlery Hotel & Resort, Mission Valley

San Diego, CA

**New Storm Water Permit Approved:
Construction and Operating Costs
To Increase**

On January 24, the San Diego Regional Water Quality Control Board adopted a new Storm water and Urban-runoff permit against the objections of cities, housing developers (including the San Diego Housing Federation) and local business leaders. The new permit will require that cities undertake new mitigation and inspection efforts and further them to impose new procedures on construction and commercial businesses that will have new cost consequences not previously planned for.

The majority of those testifying supported the goals of the program but questioned whether the benefits will outweigh the costs. They also questioned whether it was prudent to adopt rules at this time when the State Water Quality Board is expected to release statewide rules in the near future. They asked that the Board postpone taking action until the State proceeds so there are not conflicting rules.

The new permit requires local municipalities to adopt an urban runoff management program to be followed by contractors and any existing businesses that discharge urban runoff into a county storm-sewer system.

The mandates within the permit require these parties to reduce the discharge of pollutants in urban runoff to the maximum extent, practicable through various management practices including advanced treatment and execution of a hydromodification management plan (HMP). Advanced treatment requires a contractor to operate a chemical-treatment plant for all storm-water runoff at an individual construction site at a cost of \$10-20 thousand per outfall per month.

Post construction run-off is limited to no more than 5% more than pre-construction run-off and any run-off must be treated. Furthermore, any on-site systems that rely on infiltration of storm water must not be allowed to capture untreated dry weather run-off in order to maintain groundwater quality.

The rules apply to any development of 10 units or more or to any re-development that disturbs 5,000 square feet of impervious surface. For example, if an owner wants to replace a parking lot by removing and replacing the existing asphalt, they would be required to implement all of the mitigation programs for the entire site.

Development owners will have to develop a written management plan that states how they will maintain the systems to full performance. The cities will be required to inspect each plan every two years.

The cities have 12-18 months to implement the rules, but according to the BIA, the rules for construction can be enforced immediately.

St. Regis Park: Building a Safer Community

St. Regis Park was once known as a haven for crime and one of Chula Vista's poorest and most disadvantaged areas. But with a \$10 million rehabilitation and safety education effort, the 119-unit apartment complex is now a pleasant and secure living environment for residents.

Home to a mix of seniors and families, St. Regis Park's rehabilitation included both interior improvements

and exterior renovations. Emphasizing the importance of safety features, sidewalks and entry gates were added, new lighting was installed and landscaping was greatly enhanced by the removal of overgrown shrubs and trees. Perimeter walls and fencing were replaced or repaired and an improved drainage system to eliminate standing water was implemented.

Consisting of 109 two-bedroom, five one-bedroom, and five three-bedroom units, building improvements at St. Regis Park included new roofing and siding, new kitchens and bathrooms as well as new carpet and vinyl flooring. New amenities integrated a community room and tot lot with outdoor seating and picnic barbecue areas. These areas joined facilities such as two swimming pools and a computer room.

As St. Regis Park underwent its rehabilitation work, the project was enrolled in the Chula Vista Crime-Free Multi-Housing program. The program was an integral part of St. Regis Park's transformation, teaching community members and staff about safety issues and requirements so residents can enjoy a safer living environment.

The results were dramatic. Since its certification and completion of renovation, crime in the St. Regis Park area has decreased almost 50 percent. In addition, because of extensive public and private investment in the surrounding areas, residents now enjoy a wide range of social and health services and job training. A new library, large shopping center and trolley facility have also been added, making shopping and transportation easier.

St. Regis Park: At a Glance

Number of Units: 119

Acreage: 4.31

Project Cost: \$10 million

Developer: Chelsea Investment Corporation



The site of St. Regis Park before its rehabilitation.



St. Regis Park after its renovation.

San Diego APA Section Invites Award Nominations

The San Diego Section of the American Planning Association is accepting nominations for their 2007 Awards.

The awards are given for a project/plan that reflects the best in planning, development and community outreach in San Diego County. Awards are also for individuals who have shown committed excellence to leadership in the categories of social change, diversity or education. Projects for grassroots initiatives, technology, and best practices are some of the other categories of note in 2007 and the process is open to members as well as non-members of APA.

The affordable housing developers should compete very well in the following categories: Innovative Use of Technology; Social Change and Diversity; Planning Achievement for Hard Won Victories.

The Annual Awards Ceremony will be held
June 7, 2007 at 6pm at the El Cortez.

The deadline is 4:00 p.m. on March 02, 2007.

View the Awards information and application at:

<http://www.sdapa.org>

Escondido Sports New Manufactured Housing Development

A new affordable housing development in Escondido will be ready this spring – composed entirely of manufactured homes. Built in a factory, and delivered to the site for installation, the new Trinity Housing development is called Brotherton Square, and is located at Brotherton Road and South Escondido Boulevard in Escondido.

Some of the 22 homes have already been purchased, but there are still more available, and are restricted to applicants who have worked in the city for at least a year, are first-time homebuyers, and meet income criteria. Cal HFA funds are supporting the project's development. For more information, call Greg Priest at (760) 805-1373.

Member Get a Member

The Board of Directors is requesting each member to do three things to help get new members for the Federation:

1. Forward a copy of this e-letter to someone who you think would benefit from membership in the Federation.
2. Call that person and ask them to join. If they agree, tell them that the office will send the membership information and then send an email to:
<mailto:sdhfexec@housingsandiego.org>
and ask that an invitation be sent.
3. Provide the Federation office with a list of your development partners and property management firms that should be members of the Association. Tom Scott will send invitations to each of them.

The Federation is only as strong as its membership. If you believe that the Federation is providing you with value, **spread the word.**

FHLB Affordable Housing Program: 2007 Round A Workshops

The Federal Home Loan Bank has made significant changes to the scoring criteria for the 2007 Round A Affordable Housing Program competition.

Participate in one of our workshops to learn how you can compete more effectively in this round. These intensive half-day workshops will provide insight into AHP scoring, project feasibility, and need for subsidy analysis. Network with other affordable housing professionals from Arizona, California, and Nevada.

Attendance at each workshop is capped to encourage discussion.

Thanks to the generosity of our co-hosts, there is no cost to attend the workshops!

Due to limited space, no more than two members from each organization, institution, or agency may register for the same workshop. All attendees must be pre-registered; walk-ins will not be able to attend. Click here to learn more or to register:

<https://www.fhlbsf.com/about/events/ahpworkshops/info.asp>

Southern California Workshops

February 16, 2007

San Diego

Co-host: California Bank and Trust
9444 Farnham Street
San Diego, CA 92123

February 26, 2007

Pasadena

Co-host: Community Bank
790 East Colorado Boulevard
Pasadena, CA 91101

February 28, 2007

Newport Beach

Co-host: Northern Trust
16 Corporate Plaza Drive
Newport Beach, CA 92660

Prop 1C Funds Available for Multifamily Housing Projects

The CA Department of Housing and Community Development announced the availability of approximately \$70 million for the Multifamily Housing Program (MHP). The funds will be allocated to projects that are eligible for funding for permanent financing for affordable multifamily rental and transitional housing. The funding is provided through Prop. 1C bonds approved by the voters last fall.

The complete MHP application will be available on HCD's website around January 29 and they are due by March 27. Downloadable copies of the complete MHP NOFA are available on HCD's website at:

<http://www.hcd.ca.gov/ca/mhp>

HCD will hold a training workshop on the MHP application on Friday, February 9 from 10 a.m. to 3 p.m. at the City Heights Technology Center, 4283 El Cajon Blvd., Suite 200, San Diego. To register, please contact:

<mailto:bstolk@hcd.ca.gov>

Study Finds California Tops On the Homeless List

A report issued by the National Alliance to End Homelessness revealed that California has nearly one-quarter of the 744,313 homeless individuals in the United States – highest in the nation. Statistics for the report were compiled by the U.S. Department of Housing and Urban Development (HUD) from cities and counties throughout the country.

To view the report, visit:

www.endhomelessness.org



New Proposition 1C Supportive Housing NOFA Released

On January 3, 2007, the California Department of Housing and Community Development (HCD) released the NOFA for Supportive Housing projects under the Multifamily Housing Program (MHP). Funded by Proposition 1C, this NOFA provides \$37 million in funding for the development of permanent supportive housing units. The application will be posted on HCD's website in late January, and applications will be accepted on an "over-the-counter" basis beginning on February 1, 2007.

Funding is available for either projects containing supportive housing units only or projects containing supportive housing units and other units. Under this NOFA, permanent supportive housing units are defined as "permanent housing linked to supportive services, where occupancy is restricted to households that both (1) are homeless or at risk of homelessness and (2) include a disabled adult." Virtually all Mental Health Services Act (MHSA) clients in San Diego County will meet the criteria for these units. Service providers in San Diego are currently enrolling clients into MHSA programs, which provide long-term funding commitments for intensive wraparound services to these clients.

Two projects in San Diego County received funds through the Proposition 46 MHP Supportive Housing program. St. Vincent de Paul Management received funding for 9 supportive housing units in its Boulevard Apartments project, located in North Park on El Cajon Blvd. This project includes 24 total units, with 9 dedicated to homeless with special needs. Townspeople's 51st Street Apartments will include 23 supportive housing units for persons with HIV/AIDS, including 9 units dedicated to homeless individuals that received MHP Supportive Housing funds.

In the Prop 1C MHP Supportive Housing program, projects reserving at least one third of the total project units for the homeless may now receive higher loan amounts or utilize 9% tax credits. The maximum loan per project has been increased from the previous Supportive Housing NOFA to \$8 million.

The Supportive Housing NOFA is available at:

http://www.hcd.ca.gov/fa/mhp/03-Jan-07_NOFA.html

The NOFA for MHP funds earmarked for homeless youth will also be available in late January.

The Corporation for Supportive Housing (CSH) looks forward to working with organizations interested in exploring opportunities to use MHSA housing funds and Prop 1C MHP Supportive Housing funds to develop new projects. To learn more, please contact:

Charlie Corrigan, 619-232-1982

<mailto:charles.corrigan@csh.org>

or Simonne Ruff, 619-234-4102

<mailto:simonne.ruff@csh.org>

California Tax Credit Allocation Committee 2007 Tentative Meeting Schedule

February 14, 2007	STO, Room 587
March 21, 2007	STO, Room 587
April 18, 2007	STO, Room 587
June 6, 2007	EDD, Auditorium*
July 18, 2007	STO, Room 587
August 15, 2007	STO, Room 587
September 19, 2007	EDD, Auditorium*
October 17, 2007	STO, Room 587
December 5, 2007	STO, Room 587

* Denotes 9% Allocation Meeting

STO, Room 587 is located at 915 Capitol Mall
EDD, Auditorium is located at 722 Capitol Mall

Foster Youths Face Bleak Future after Aging-Out of State's Care

Lack of Early Care Leads to Significant Long-Term Costs for the State

Note: Proposition 1C includes \$50 million of MHP funding for foster youth aging out of the system. This study gives affordable housing developers a good overview of the reasons why this was included in Prop 1C.

The Children's Advocacy Institute (CAI) of the University of San Diego School of Law, joined by former foster youth and their service providers, charged the State of California with neglect, with respect to its treatment of youth aging out of the state's foster care system. In its report, *Expanding Transitional Services for Emancipated Foster Youth: An Investment in California's Tomorrow*, CAI details how state and federal laws and programs fail to provide California's emancipated foster youth with a meaningful opportunity to attain self-sufficiency.

"While some state and federal funding is available for former foster youth, it is sorely inadequate to provide the support necessary to enable these youth to transition to self-sufficiency," stated CAI Executive Director Robert C. Fellmeth. "In California, current programs for emancipated foster youth are fragmented and underfunded, fail to provide comprehensive assistance and services, and do not reach a significant number of former foster youth in a meaningful way."

Each year, over 4,000 California youth emancipate, or "age out", of the foster care system at age 18. "Time after time, the state—which has assumed the role of parent in these cases—turns her children out into the street at age 18 with no place to live, no means of supporting themselves, no safety net, and no hope for their future," stated CAI Staff Attorney Melanie Delgado. "Even for average youth — kids who never had the added struggle of life in foster care — the age of self-sufficiency is 26. And that's with their parents contributing over \$44,000 during their post-18 transitional period. Former foster youth have no such safety net, and their outcomes are bleak, often resulting in significant long-term financial implications for the state, due to incarceration, welfare, homelessness, etc." According to CAI, on average California provides to former foster youth less than 5% of the amount given by other parents for their children after age 18, as they transition to self-sufficiency.

CAI also released details on its proposed Transition Guardian Plan, which would replicate as closely as possible the commitment of responsible parents during the transition of their children into independent adulthood. Under CAI's proposal, former foster youth who opt to participate in the

Transition Guardian Plan will receive a monthly stipend and support services. The stipend is sent to a court-appointed adult guardian who meets with the youth on a monthly basis to distribute the funds, plan for their use, and verify the youth's continuing progress toward self-sufficiency. "The stipend would be based on the youth's needs, but would typically range from a high of \$850 per month in the first year of participation down to \$258 per month during the fifth year of participation, decreasing as the youth becomes more self-sufficient," explained Fellmeth.

An important element of the Transition Guardian Plan is the guardian position itself. "Ideally, this guardian will be someone with a prior relationship with the youth — to accomplish the continuity otherwise lacking for many of these children. The guardian may be the foster care provider, a relative, a CASA, the youth's attorney, or some other person who is competent, responsible, cares about the youth and in whom the youth has confidence," Fellmeth added. "We believe that the support and mentoring offered through the Transition Guardian Plan would enable most — if not all — emancipated foster youth to achieve higher education and/or vocational training, thus increasing their chances to secure better paying employment, obtain housing, and become self-sufficient," stated Delgado.

CAI also unveiled the results of the nation's first transitional services cost-benefit analysis, which shows that significant cost savings would be attributable to keeping former foster youth out of prison and off welfare, and helping them become self-sufficient, tax-paying members of society. Using just those three factors, CAI's analysis shows a benefit-to-cost ratio of 2.98 to 1 (or 1.85 to 1 present value) for one cohort and 3.1 to 1 (or 1.9 to 1 present value) for 40 cohorts. "Even if it didn't make financial sense, which it clearly does, California has the means, opportunity, and — most importantly — the responsibility to provide its transitioning youth with a meaningful chance at self-sufficiency," added Fellmeth. "We must all call on our leaders to do so."

The University of San Diego School of Law's Children's Advocacy Institute is an academic research and advocacy center dedicated to promoting the health and well being of California's children. CAI advocates in the legislature to make laws, in the courts to interpret laws, before administrative agencies to implement laws, and before the public to educate and build support for laws to improve the status of children.

For a copy of the report, contact CAI at (619) 260-4806 or (916) 444-3875 or visit CAI's website at:

<http://www.caichildlaw.org>

Statement by Conrad Egan, President and CEO of the National Housing Conference

Prepared in Response to the President's State of the Union Address

"In response to the President's State of the Union Address, the National Housing Conference urges the Administration to support and fully fund affordable housing and community development programs that are critical to the well-being of hard-working families and the future of America's communities.

As our research affiliate, the Center for Housing Policy, found in its latest study on housing affordability, the wages earned by many key community workers are too low to enable them to purchase homes in the communities in which they serve; in many markets, working families also struggle to afford basic rental costs. Despite the continued need, the federal government appears poised to reduce by tens of thousands the number of families receiving housing assistance by continuing to fund housing programs at FY 2006 levels that are inadequate to support assistance at current levels in light of increases in rental and other operating costs.

To ensure continued federal support and leadership for successful housing and community development programs, we urge the Administration and the new Congress to work together in the spirit of bipartisanship, through deliberate, focused policies to provide the necessary funding. We also urge the Administration not to forget the Katrina-affected Gulf Coast Region. The government's job is far from over in assisting the rebuilding process and meeting the housing and other basic needs of displaced Gulf Coast families. The area needs increased leadership and resources now more than ever.

The federal government also has a critical role to play in supporting state and local housing strategies. Earlier this month, the Center for Housing Policy issued a report documenting the wide array of successful state and local housing policies that help expand the availability of homes for working families. To strengthen the capacity of state and local governments to meet their citizens' housing needs, the federal government should fund rigorous research demonstrations to evaluate 'what works,' provide information and technical assistance to state and local governments on how to craft a successful housing strategy, make it easier to combine different federal funding streams for affordable homes, and use new federal funding strate-

gically to leverage additional resources and provide the right incentives for needed local action. The proposal developed in the last Congress to provide a tax credit for employers that invest in affordable homes for their workers is a good example of how the federal government could leverage significant private dollars for affordable homes.

We understand the great challenge the nation faces abroad and the subsequent tighter budget constraints at home, however we remind the Administration that the future of millions of Americans depends upon the strength of the nation's affordable housing and community development programs."

Health Care Workers Can't Afford Homes in Most Markets

Health care workers are priced out of buying a home in the majority of metropolitan areas in the U.S., according to the latest report from the Center for Housing Policy's "Paycheck to Paycheck" research on how wages for various workers who are needed in the community compare to prevailing housing costs.

The study found that licensed practical nurses don't quality to purchase the median-priced home in 187 of the 202 metro areas that were studied. Registered nurses were out of luck in 115 of the local markets and physical therapists in 104. Nursing aides and home health aides were shut out of the homeownership market entirely.

Overall, an annual income of \$84,957 was needed to qualify for the nation's median-priced home of \$248,000 in the third quarter of last year, the center's study found. For that same period registered nurses earned a median salary of \$58,640, licensed practical nurses \$37,127, nursing aides \$24,745, physical therapists \$62,417 and home health aides \$20,414.

The study also pointed to affordability problems among health care workers in the rental housing market. Nursing aides were unable to afford renting a typical one-bedroom home in 80 of the metro areas and a two-bedroom home in 147 of the markets that were surveyed. For home health aides, those numbers were 144 and 201, respectively.

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In its latest report, the center also analyzed housing affordability for elementary school teachers, police officers, retail salespersons and janitors.

The study found that police officers would not qualify to purchase the median-priced home in 161 of the 202 metro areas, followed by elementary school teachers, who were priced out of 157 markets. Retail salespersons and janitors didn't qualify anywhere.

The Center for Housing Policy is the research affiliate of the National Housing Conference.

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San Diego Gas & Electric
San Diego National Bank
Sun Country Builders
Pillsbury, Winthrop, Shaw, Pittman, LLP

Examining Shared Equity Homeownership

Shared Equity Homeownership: The Changing Landscape of Resale-Restricted, Owner-Occupied Housing by John Emmeus Davis, Research Fellow at the National Housing Institute, looks at how shared equity homeownership provides housing options for low-income households throughout the United States. Davis provides a detailed description of the principal shared equity homeownership models, and the policy and design issues they raise. He addresses the principal claims made for shared equity homeownership as a vehicle for promoting individual wealth, stability and engagement, as well as for building wealth and stability at the community level. Davis also examines the criticisms that have been raised. While recognizing that many issues remain unresolved, Davis clearly establishes the value of shared equity homeownership as a means of providing and maintaining affordable housing and strong neighborhoods.

<http://www.nhi.org/pdf/SharedEquityHome.pdf>

Not Just for the Gentry

“Can the ‘new urbanism’ of green city neighborhoods, convenient to transportation and jobs, also provide affordable housing?” Read the article by Livable Places Policy Director Beth Steckler and Occidental College professor Peter Dreier published in the January issue of the American Prospect as part of a special report.

<http://www.prospect.org/web/page.ww?section=root&name=ViewPrint&articleId=12326>

USD Institute for Nonprofit Governance presents:

3rd Annual Governance Matters

February 2-3, 2007

Joan B. Kroc Institute for Peace & Justice

University of San Diego, San Diego CA

San Diego Housing Federation Sponsored Events

2007 Affordable Housing Roundtable Series

SDHF is pleased to bring back our “brown bag” series of educational seminars, now called Affordable Housing Roundtables for the 2007 year. Seminars on the hottest topics in affordable housing will be take place on a bi-monthly basis.

The first event in the series is “**Ensuring Compliance with New BOE Rules for Property Tax Exemption.**” Presented by Amy DeVaudreuil, Goldfarb & Lipman, LLP

February 8, 2007

NTC Command Center, Room 1, San Diego, CA

For full information and registration form, please go to:

http://housingsandiego.org/documents/BOEComplianceSeminar_000.pdf

The 14th Annual Fair Housing Laws and Litigation Conference

February 14 -16, 2007

San Diego Concourse, San Diego

For the list of speakers, breakdown of registration fees and the developing agenda go to:

<http://www.fhcsd.com>

Rural Community Assistance Corporation presents:

2007 Conference: Rural Leadership: Creating the Future

February 26-March 1, 2007 Long Beach, CA

For more information please go to:

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

Local Initiatives Support Corporation presents:

2007 LISC Financial Management Professionals Conference

August 1-August 3, 2007

Westin St. Francis Hotel, San Francisco, CA

Details Coming Soon

NOTE: For details on these conferences or for ones scheduled more than two months from now, please go to:

http://www.housingsandiego.org/events_currents.php

NOTE: For details on these jobs and the latest updates, please go to:
<http://www.housingsandiego.org/jobs.php>

Property Assets and Operations Director

City Heights Community Development Corporation
San Diego, CA

Project Coordinator

Las Palmas Housing
Encinitas, CA

Loan Officer

Low Income Investment Fund
Los Angeles, CA

Project Administrator

BRIDGE Housing Corporation
San Diego, CA

Community Outreach Coordinator

El Cajon Community Development Corporation
El Cajon, CA

San Diego Housing Commission Jobs

<http://www.sdhc.net/gijobopp2.shtml>

**For Other Nonprofit Jobs,
Go To San Diego NPWorks.org**

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

