

Housing & Community Development News

San Diego Housing Federation
 110 West C Street, Suite 1013, San Diego CA 92101-3906
 Voice: 619-239-6693 • Fax: 619-239-5523
www.housingsandiego.org • E-mail: sdhf@housingsandiego.org



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Prop 1C Passed with 57.5% of California Vote

San Diego voters joined others throughout the state in approving Prop 1C, the Emergency Shelter Trust Fund Act of 2006, on November 7. Almost 400,000 San Diego County voters, 54.5 % of those voting, approved the measure, slightly less than approved Prop 46 in 2002.

“The vote sets the stage for securing a permanent source of revenue for affordable housing,” according to Tom Scott, SDHF Executive Director. “It clearly demonstrates that voters care about the poorest, most vulnerable Californians – and they want government to be part of the public-private partnership that finds solutions to homelessness and the huge gap between wages and housing costs.”

The county-by-county results can be seen at:

<http://vote.ss.ca.gov>Returns/prop/00.htm>

The state campaign raised more than \$2.3 million which was used to purchase \$1.55 million in TV ads, distribute 11,000 yard and window signs, and secure 800 endorsements including 24 newspapers. An interactive web site was created to carry the message about the need for 1C and to update supporters about campaign activities and materials.

More than 70 San Diego organizations endorsed Prop 1C. San Diego Mayor Jerry Sanders held a special press conference to announce his support. More than \$120,000 was raised for the campaign in San Diego County. Additional funds from institutions, organizations, trade associations and homebuilders who do business in San Diego County were donated to state Prop 1C and the Build One infrastructure bond campaigns (Props 1A to 1E).

(See list of donors on p. 5)

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Many thanks to the dozens of volunteers who registered voters, organized resident Get Out the Vote(GOTV) campaigns, distributed flyers, staffed phone banks, organized presentations, printed materials, secured endorsements, placed signs and banners, and participated in special campaign events. Particular thanks go to AARP, SDOP, ACORN and the Environmental Health Coalition for their grassroots activities.

(See list of volunteers on p. 5)

Housing & Community Development News

Published monthly by the San Diego Housing Federation

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San Diego Housing Federation

110 West C Street, Suite 1013, San Diego CA 92101-3906
Voice: 619-239-6693 Fax: 619-239-5523
E-mail: sdhf@housingsandiego.org
Website: housingsandiego.org

Tom Scott, Executive Director **Nancy Mapes, Editor**
<mailto:sdhfexec@housingsandiego.org>

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

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Notice to the Membership San Diego Housing Federation Annual Meeting of the Membership

December 7, 2006

5:00 P.M. to 5:30 P.M.

Luce, Forward, Hamilton & Scripps
600 West Broadway, Suite 2600
San Diego, California



*San Diego
Housing Federation*

Holiday Party

December 7, 2006

4:30 P.M. to 7:00 P.M.

*Luce, Forward, Hamilton & Scripps
600 West Broadway, Suite 2600
San Diego, California*



Happy Holidays

from the

*S. D. H. F. Staff
and Board of Directors*



Member News

On November 30, the Downtown Partnership held its 44th Annual Alonzo Awards ceremony where they announced the following winners:

- Founders' Award – Malin Burnham**
- Humanitarian Award – Sister RayMonda DuVall**
- Alonzo Award – Sycuan Band of the Kumeyaay Nation**
- Alonzo Award – Hotel Occidental**
- Alonzo Award – Pam Hamilton**
- President's Award – Jim Dawe**
- Chairman's Award – Tom Anglewicz**

RED Provides LIHTC Equity on Del Sol Apartments

Red Capital Markets, Inc., the investment banking entity of comprehensive capital provider RED CAPITAL GROUP, provided LIHTC equity to finance the acquisition and rehabilitation of a multifamily property in California.

Del Sol Apartments consists of 93 units housed within 14, two-story walk-up buildings. The property, originally constructed in 1973, is located in San Diego, California, approximately 3 miles northwest of the International Border of Mexico. Red Capital Markets, Inc. purchased \$7,292,470 in low income housing tax credits.

The proceeds will allow for significant renovations and improvements including replacement of kitchen counter tops and cabinets, bathtubs, windows, carpet and vinyl flooring, water heaters, installation of smoke detectors, interior and exterior repainting, landscaping, and the construction of a new 2,500-square foot community building and playground. To complete the renovations, four smaller units will be converted into two larger units which will bring the total unit count down to 91. Del Sol has 11 units that benefit from HOME Funds provided through the San Diego Housing Commission. Completion of improvements and additions is anticipated by May 2007.

PROJECT HOMELESS CONNECT

Volunteers are needed to help serve homeless individuals and families at Project Homeless Connect from 10 a.m. to 2 p.m. December 12. Project Homeless Connect will provide medical and social services throughout the day in Golden Hall at the San Diego City Administration Concourse. Volunteers will assist the homeless as they wait in line and when they need to be escorted to various services. If you are able to help, please send that information to John Thelen at:

<mailto:John.Thelen@rtfsd.org>

VOLUNTEERS ARE NEEDED

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:

<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.**

Talmadge Senior Village

One of the first projects approved for funding from the City’s Affordable Housing Collaborative Program and the first constructed, Talmadge Senior Village provides critical affordable housing opportunities to San Diego’s senior citizens. Talmadge Senior Village is an \$18.6 million project that offers 90 affordable housing units to



Talmadge Senior Village

very low-income senior citizens. The development is in close proximity to vital services such as public transportation, grocery markets, parks, medical centers and pharmacies. The mixed-use project also offers commercial space, a community activity room and 91 underground parking spaces. Talmadge Senior Village brings much-needed amenities to San Diego’s local senior citizen community.

Construction on the attractive, three-story mixed-use facility has lasted more than one year and the project opened in fall of 2006. It is located in the Talmadge community within the City Heights Redevelopment Project Area.

To be eligible to live there, seniors must be earning between 30% and 50% of the Area Median Income. For example, a single person could earn between \$13,400 and \$22,330, or a family of two could earn between \$15,312 and \$25,520. Rents for the units range from \$365 to \$669 monthly, depending on tenant incomes.

In keeping with Southern California Housing Development Corporation’s (SoCal Housing) inclusive approach to improving residents’ quality of life, the on-site community room will be host to an array of senior services, including transportation vans, food pantries, physical fitness programs, resource and referral services, computer training, and social wellness programs and events. Funding and

staffing for these programs are made possible through the efforts of SoCal Housing’s Hope Through Housing Foundation, a subsidiary organization created to implement on-site services at all SoCal Housing communities.

Ken-Tal Senior Partners, LP, a team comprised of the Southern California Housing Development Corporation and the San Diego Community Housing Corporation, are the developers.

The City of San Diego Redevelopment Agency and the San Diego Housing Commission assisted with funding and technical assistance. The Redevelopment Agency provided set-aside funds for the development—one of several projects funded by the City’s Affordable Housing Collaborative Program.

In addition to Agency funds (from the City Heights, Horton Plaza and Centre City Redevelopment Project Areas) and Housing

Commission funds, the development received private funding made possible by allocations of federal low-income housing tax credits provided by the California Tax Credit Allocation Committee.

Redevelopment Agency	
(CCDC -Downtown Funds)	\$3,600,000
(City Redevelopment - City Heights Funds)	\$1,700,000
San Diego Housing Commission	\$1,900,000
Private Lenders/Tax Credits	\$11,200,000
Developers Equity	\$200,000
TOTAL	\$18,600,000

In addition to the Talmadge Senior Village project, eight other affordable housing developments have been approved for special funding, representing a combined total of 1,170 housing units, 720 of which are affordable. These nine projects are located throughout the City and represent redevelopment subsidies of more than \$48.125 million combined. There are another eight projects under review, representing 1,295 proposed housing units, 414 of which are earmarked as affordable housing. These projects represent potential redevelopment subsidies of more than \$41 million combined.

Thanks to Prop 1C Campaign Donors

\$25,000 • Chelsea Investment Corp.

\$15,000 • Community HousingWorks
• Red Capital

\$10,000 • Sempra Energy

\$7,500 • Wakeland Housing & Community Development
• San Diego Interfaith Housing Foundation

\$5,000

Affirmed Housing
San Diego Housing Federation
Pillsbury Winthrop Shaw &
Pittman
Squire, Sanders & Dempsey

\$500 - \$999

Jack McGrory
Stevens & Cresto
Studio E Architects
Ivy Landscape Architects
Elizabeth Bluhm
Evan Becker
Wally Dieckerman
Joseph Michaels
Tom Scott
Jim Silverwood
Robert Ito
Matt Schwartz
LISC – San Diego

\$25 - \$499

Sue Reynolds
MJ Jagodzinski
Wendy Wang
Anne Wilson
Doris Payne
Rodriguez & Associates
Community Catalysts
Betsy Morris
Susan Baldwin
Hannah Cohen
Tim Baker

Pat Getzel & Associates
Kristen Clemens
Simonne Ruff
Rich Juarez
Arnulfo Manriquez
Margery Pierce
Sr. Raymonda DuVall
Bridget Enderle
Nancy Sherman

\$2,500

Peterson & Price

\$1,000

John Ahlswede
Trinity Housing

Many other developers, companies and institutions that do business in San Diego County made significant contributions to the Prop 1C campaign. These include:

Bank of America
Wells Fargo
Citicorp USA
Bridge Housing
CA Building Industry Assn.

CA Association of Realtors
CA Apartment Assn.
CA Coalition for Rural Housing
Corporation for Supportive
Housing

League of Cities
KTYG Group
LISC
Mercy Housing
Southern California Housing

North American Title
Related Companies
John Stewart Company
Wermers Multi Family Corp

Campaign volunteers who made success in San Diego County possible:

Organizations: AARP • The MAAC Project • San Diego Organizing Project • ACORN • The Environmental Health Coalition

Individuals:

Elizabeth Bluhm
Jon Derryberry
Steve Sutton
Ken Sauder
Rene Castro
Jesse Knight, Jr.
Alicia Lepe

Judith Zuniga
Duane Roth
Richard Burtz
Anne Wilson
Simonne Ruff
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Cheryl Keenan

Special thanks to Bridget Enderle, SDHF intern, and the Housing California staff and campaign consultants for all of their assistance

SDHC Investigates Replacing Public Housing with Vouchers

The San Diego Housing Commission (SDHC) is pursuing discussions with HUD to replace 1,366 public housing units with permanent Section 8 Housing Choice Vouchers. Residents could use the vouchers either to remain in their current homes or move to other rental housing that accepts Section 8. Current public housing residents would not be required to relocate.

For residents who remain in public housing, Section 8 vouchers would enable the Housing Commission to receive rental subsidies to cover the difference between what residents can pay and fair market rents. This is higher than the public housing subsidy the Commission currently receives.

The action comes in response to a new HUD regulation requiring project-based public housing asset management. This policy makes it difficult to realize the economies of centralized services needed to effectively manage scattered site public housing, according to SDHC. It is estimated that this will result in an annual \$1.5 million SDHC budget shortfall beginning in July 2008.

As current public housing is vacated through attrition, the Housing Commission plans to offer housing at a variable range of fixed affordable rents to low-income households with incomes up to 80% of AMI. The communities would become revenue self sufficient. Furthermore, since the 151 properties are debt-free, cash flow would support borrowing against the public housing portfolio to build or acquire additional rental housing.

The Federation suggested that the proposal appears to have merit on its surface, assuming permanent vouchers will replace the public housing (not just “conversion vouchers” for current residents that disappear if they leave the Section 8 program).

“Practically, there are two sources of housing for those at the lowest income levels: public housing and Section 8. We cannot afford to sacrifice homes for extremely low and very low income households without assurance that there are permanent additions to the number of Section 8 vouchers to replace them,” noted Doris Payne, SDHF Policy Director, in her comments to the Commission.

Betsy Morris, SDHC Executive Director, said, “The public housing program is upside down. We don’t know what rents we’ll be paid nor what the HUD subsidy will be. This will stabilize the program.”

Sites designated for the elderly and/or disabled would retain that designation, and very low income ceilings would be no higher than 50% AMI.

Downtown Affordable Housing Fails to Keep Pace

Market-rate housing development downtown has far out-paced affordable housing development since 2004. The Center City Development Corp. (CCDC) monitors the affordable housing mix and what was a 24% ratio in 2004, dropped to 21% in 2005 and 20% in 2006. A further drop to 18% is projected for the fiscal year that will end June 30. CCDC is required by law to keep a minimum of 15% of the housing stock available to low and moderate income households.

This year CCDC adopted a complex bonus plan to encourage buildings to include affordable units on-site in new projects. Thus far, downtown residential developers have overwhelmingly chosen to pay in-lieu fees rather than building affordable units.

Judge Issues Temporary Restraining Order Against Rental Ban Ordinance

District Court Judge John Houston issued a temporary restraining order on Nov 16 against Escondido’s controversial rental ban ordinance, saying the law will cause “irreparable harm” to tenants and landlords alike.

With the ruling, the judge effectively suspended implementation of the law – which was scheduled to go into effect Friday – and confirmed there may be substantial constitutional flaws with the ordinance.

The original language of the ordinance calls on property owners to check the legal immigration status of their tenants, and provide that documentation to the city if the municipality receives a written complaint about the landlords’ residents. The city then checks the documents with the federal government, and if the tenants are deemed illegal immigrants, the landlord would have 10 days to evict those individuals.

The city argued this wasn’t necessarily the case, under an “Interpretation Memorandum” drafted late last week by City Manager Clay Phillips. The judge found, however, that based on the evidence presented Thursday, Phillips does not have the authority to make significant amendments to city ordinances. That responsibility, he said, lies solely with the city council, based on the evidence submitted before the hearing.

The judge expects to hold another hearing on the ordinance within the next four months.

Section 8 Changes Could Benefit San Diego Jurisdictions

Congress is racing to complete the remaining 2007 appropriations bills before adjourning, including reaching a final compromise on the HUD appropriations bill. Unless there's a continuing resolution, the session will end on December 8.

There are three proposals for revising how Section 8 funds are distributed. All of the proposals include the \$14.4 billion requested by the President to renew the vouchers. That amount should be sufficient assuming the replacement of the existing distribution formula for one that distributes funds more efficiently and one based on an agency's actual needs.

Funds are currently distributed on a formula reflecting a local agency's needs during a three-month period in 2004. A new distribution method is needed because 130,000 vouchers have been lost nationally under the 2004 formula and the percentage of authorized vouchers actually in use has fallen significantly.

The three proposals are one from each the House and Senate Appropriations Committees and another known as the Section 8 Voucher Reform Act (SEVRA), a bill passed by the House Financial Service Committee. It appears that the SEVRA proposal offers the greatest flexibility and potential for San Diego housing agencies.

In San Diego County, the housing agencies that receive Section 8 are Carlsbad, Encinitas, Oceanside, and the City and County of San Diego. The largest program is the City of San Diego and the one that stands to be impacted the most by the variances in the distribution proposals.

Under SEVRA, 99% of California's currently authorized vouchers would be funded and housing agencies would be able to restore many of the vouchers that have been cut in recent years. Voucher leasing rates and prior years' costs would be used to determine local allocations, not the 2004 formula. Under SEVRA, there would be no cap on the number of vouchers an agency could issue, assuming they had the necessary funds. The other proposals prohibit exceeding the number of authorized vouchers even if an agency has the funds to do so.

SEVRA also establishes a new procedure to recapture funds previously allocated to agencies that remain unspent after one year, and to reallocate these funds to high performing agencies. The proposal would also return administrative fees to correspond to the number of vouchers in use, rather than a 2003 formula that has made it difficult for agencies to adequately pay for the administration of vouchers currently authorized.

Former HUD Chief Cisneros Focuses on Smart Growth

Henry Cisneros, the former head of the Department of Housing & Urban Development, said if something doesn't happen with regard to the affordable-housing crisis soon, America's middle class is in danger of disappearing forever.

Cisneros was in San Diego for the Real Estate Trends Conference, an event jointly sponsored by the University of San Diego's Burnham-Moores Center for Real Estate and the Urban Land Institute's San Diego/Tijuana chapter.

To make more apartments – the vacancy here is currently less than 2 percent, according to MarketPointe Realty Advisors – the land has to be affordable. City officials report only 4 percent of land open for development in the city remains available, and the competition for that property is expensive.

It is for this reason, Cisneros said, the future here, as in many cities, is in redevelopment. This often means brownfields that must be reclaimed from their former and often toxic use. "You can recycle entire neighborhoods," he said.

Sanders said the city is poised to kick-start early next year its City of Villages program that was approved by the San Diego City Council nearly three years ago.

The former secretary said that the most successful communities both economically and socially will be those that offer a wide range of housing types and price ranges, but that developers must be made to build the affordable housing. Cisneros claimed cities and communities must be proactive to get what they want.

Final Draft of General Plan Update Released

The City of San Diego General Plan, Final Public Review Draft has now been posted on the City's website at: <http://www.sandiego.gov/planning/genplan/draftfinal.shtml>

The document has been released for an extended public review period, in advance of the distribution of a Draft Program Environmental Impact Report (PEIR). It is anticipated that the Draft PEIR will be distributed for review in early 2007. For more information view the website.

MHSA Provides New Funds for Housing in San Diego

Approved by California voters in November 2004, the Mental Health Services Act (MHSA) provides funding for services and supports that promote recovery and wellness for adults, older adults and youth with severe mental illness. A portion of the MHSA funds have been designated to support the creation of housing and capital facilities, including housing that enables mental health clients and their families to live in the most independent, least restrictive housing possible in their local community, and to receive services in community-based settings that support wellness, recovery and resiliency.

MHSA funds can be used to provide valuable gap financing for affordable housing projects that include units for persons with serious mental illness. In San Diego County, one priority for MHSA funds is the creation of about 500 housing units over the next three years for persons with mental illness. These units could be created through new construction, rehabilitation of existing buildings, and master leasing. Unlike many federal sources, certain designated MHSA housing funds are quite flexible and can be used creatively to establish new housing opportunities for people with serious mental illness. As the Housing Technical Consultant for County Mental Health, the Corporation for Supportive Housing (CSH) and its partners are providing technical assistance and training to organizations interested in exploring opportunities to use MHSA housing funds and develop new projects.

MHSA housing funds are a critical resource and represent an exciting opportunity to create new affordable housing with services, as the development funds are linked to fundamental commitments to ongoing intensive case management supports and services for tenants. We encourage developers interested in learning more to contact CSH. For more information, please contact:

Charlie Corrigan:(619-232-1982)

<mailto:charles.corrigan@csh.org>

OR

Simonne Ruff, (619-234-4102).

<mailto:simonne.ruff@csh.org>

More information is also available online at:

http://www.dmh.ca.gov/mhsa/docs/Housing_FAQs_102706.pdf

AND

<http://www.dmh.ca.gov/mhsa/docs/MHSAToolkit-Final.pdf>

Mayor Sanders Announces Water and Sewer Rate Increases

San Diego Mayor Jerry Sanders has announced \$1.14 billion for infrastructure improvements in the city's water and wastewater system. The improvements will be paid for through increases in water and wastewater rates.

Rates would increase according to user category. The actual increases for the combined water and wastewater are still being determined but it is established that the increases will be spread over a 4-year period. New wastewater rates, as proposed by city staff, would go into effect May 1 with the water increase to follow on July 1, assuming they are approved by the City Council.

Public meetings to discuss the new rate proposals are scheduled during the last week in November and the first week in December, with the City Council scheduled to take final action on the increases in February. For a full schedule of meetings and list of improvements, go to:

<http://www.sandiego.gov/mayor/news/index.shtml>

County NOFA for Affordable Housing Projects

The County of San Diego Department of Housing and Community Development (HCD) is accepting proposals for projects that further the development of affordable housing for very low and low income households. Such projects include the acquisition, rehabilitation, or new construction of housing partially financed with loans regulated under the HOME Investment Partnerships program, Community Development Block Grant program and the County of SD Redevelopment Agency Low and Moderate Income Housing Fund.

In response to this NOFA, the County proposes to provide funding for projects within or in close proximity to the two Redevelopment Agency projects areas: the Upper San Diego River Improvement Project Area (Lakeside) and the Gillespie field Redevelopment Project Area (El Cajon).

Applications for senior housing, family housing, those proposals that will serve special needs populations, and those that incorporate energy efficient and/or on-site energy generation components are encouraged.

Approximately \$3 million is available for funding multi-family rental housing development or other types of eligible affordable housing activities under this NOFA. Applications will be accepted through March 30. They are available at 858-694-8741 or:

<http://www.sdcounty.ca.gov/sdhcd/library/nofa.html>

Sacramento Approves Ordinance to Replace Low-Rent Rooms

On October 10, the Sacramento City Council approved a “no-net loss” ordinance which would mandate the city develop an equal number of low-cost housing units if a low-rent SRO hotel closes.

The ordinance was drafted in response to the number of residential hotel rooms that have been closing in downtown Sacramento. In 1960, 3,558 such units were in existence, compared with only 712 in 2006. The ordinance seeks to protect those remaining rooms.

AROUND THE COUNTY cont'd

City Raises FBA Fees for Otay Mesa by 52%

A 52 percent increase in facilities benefit assessment (FBA) fees has been approved by the San Diego City Council. The FBA fees are used as financing for public projects that are a benefit to private development. The increase may be due to lengthy processing times that have slowed down the collection of the fees, levied when project plans are approved and permits are pulled. The delay in processing is thought to be largely due to procedural restrictions established by the city.

The \$1.5 billion to \$2 billion Otay Mesa Public Facilities Financing Plan has identified significant cost increases for an array of projects. These range from State Route 905 between Interstate 5 and State Route 125 (slated to be finished by the end of 2010) to improvements of Heritage and Airway roads.

Under the FBA plan, the per-unit single-family assessment went from \$13,610 to \$20,687; the per-unit multi-family assessment is up from \$9,527 to \$14,481; the commercial (office) charge for the western part of the mesa will climb from \$78,260 to \$118,954 per acre; the industrial charge for the western part of the mesa is up from \$27,220 to \$41,374 per acre; the east mesa commercial assessments will climb from \$82,217 to \$124,970 per acre; and the east mesa industrial assessments will go from \$27,132 to \$41,240 per acre. Assessments on retail in the mesa will climb from \$106,060 to \$161,211.

Oakland Mayor Vetoes Inclusionary Ordinance

In Oakland, Calif., a proposed inclusionary zoning ordinance failed by a narrow margin, reported the San Francisco Chronicle. The measure would have required that 15 to 20 percent of the units in new residential developments be affordable to low- and moderate-income families. Supporters of the ordinance said the city needed to take action to preserve housing for residents who are priced out of the \$300,000 to \$500,000 condominiums built in the city’s recent housing boom. Developers opposed the measure, saying it would exacerbate the current downturn in the housing market.

Mayor Jerry Brown exercised his right to cast a deciding vote – the third time during his eight years as mayor – after the council deadlocked on the measure. According to Brown, the ordinance would have dampened new construction, boosting home prices for all. Brown instead voted for a substitute measure directing a citizens’ commission to study potential long-term effects of inclusionary zoning in the city.

San Jose Wins Award for Reducing Regulatory Barriers to Affordable Housing

The city of San Jose was honored with the Department of Housing and Urban Development’s (HUD) Robert L. Woodson, Jr. Award for the city’s success in reducing regulations that were inflating the cost of housing.

The award is named for HUD’s late chief of staff and is designed to recognize state and local governments that aggressively work to increase opportunities to create affordable housing.

Specific actions taken by San Jose that led to the award were the creation of the city’s Housing Opportunities Studies effort to identify sites for high density affordable housing, exempting affordable housing projects from park impact and various construction fees, and partnerships with the Habitat for Humanity and Youthbuild to produce a number of affordable units. Further information can be found at:

<http://www.sjhousing.org>

New BOE Rules for Housing Properties Owned by Limited Partnerships

The State Board of Equalization (the “BOE”) has adopted new regulations for the property tax exemption available to low-income housing properties (the “Rules”). The Rules are available at:

<http://www.boe.ca.gov/proptaxes/ptrules.htm>

While many provisions of the Rules reflect clarifications of existing interpretation of the law, the BOE made significant changes to the requirements that managing general partners of limited partnerships must meet for tax credit projects to continue to be eligible for property tax exemption. Although the BOE was targeting its reform to partnerships with more than one general partner, the Rules affect all limited partnerships, even those with only one general partner.

All projects owned by limited partnerships must come into compliance with the Rules by January 1, 2007.

The new rules require a managing general partner of a limited partnership annually to certify that it:

- has a right to vote in “major decisions” (acts that require a vote of a majority in interest of the general partners);
- performs “substantial management duties” on behalf of the partnership (performs five or more of a list of twelve partnership management duties); and
- annually conducts a physical inspection of the property to ensure compliance with the requirements of the property tax exemption.

These certifications were not required of the managing general partner in the prior BOE certification forms. The prior forms required the managing general partner to certify that it performed two or more of a list of nineteen partnership management duties, and it did not require a certification regarding the right to vote or do an annual physical inspection.

Even if the managing general partner can certify that it meets all of those requirements, it must be able to refer to a specific section of the limited partnership agreement, an amendment to the limited partnership agreement, or another agreement setting forth the responsibilities of the managing general partner that specifies that the managing general partner has the authority and the obligation to perform those duties.

Moreover, even if there is only one general partner, the new BOE rules require that the partnership agreement or other agreement specify that the sole general partner is the “managing general partner.” This means that many existing limited partnerships will have to amend their partnership agreements or enter into new agreements that set out the authority and obligation of the managing general partner to undertake the actions required for certification.

Property owners will have to certify that the above requirements were true as of January 1, 2007 to qualify for exemption for 2007-2008. This means that the amendments or agreements must be effective as of January 1, 2007 for the properties to continue to receive the welfare exemption.

The BOE has revised the BOE certification forms as well as the County assessor forms to reflect the new Rules. The new BOE certification forms are available at:

<http://www.boe.ca.gov/proptaxes/welfareclaimforms.htm>

Top 10 Workers in CA Who Can't Afford a Home

The rural Community Assistance Corporation recently released its top 10 list of Workers in California Who Can't Afford a Home. The list is based on numbers provided by the Bureau of Labor Statistics.

The top 10 workers in California who cannot qualify to purchase a home in the state:

- 10: Fast Food Workers – the mean annual wage is \$14,350
 - 9: Cashiers – the mean annual wage is \$20,540
 - 8: Building Maintenance Workers – the mean annual wage for a maintenance worker is \$24,090
 - 7: Administrative Assistants – the mean annual wage is \$32,630
 - 6: Truck Drivers – the mean annual wage for a truck driver is \$37,490
 - 5: Construction Workers – the mean annual wage is \$43,620
 - 4: Nurses – the mean annual wage is \$56,140
 - 3: Firefighters – the mean annual wage is \$56,210
 - 2: Teachers – the mean annual wage for a secondary school teacher is \$58,420 (elementary teachers make less, approximately \$56,430)
 - 1: Police officers – the mean annual wage for a police officer is \$64,064.
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Bill Would Expand Affordable Housing Funding

On November 16, Senator Russ Feingold (D-WI) introduced the Affordable Housing Expansion and Public Safety Act of 2006 (S.4063), which calls for an additional 100,000 incremental vouchers for tenant based rental assistance in 2007.

The bill also would authorize \$400 million in new funding as a set-aside in the HOME program to produce housing for extremely low income (ELI) families and that limit tenant contribution to rent to 30% of income. Communities will still be required to use their non-set aside funds to provide assistance to ELI households. These funds will be distributed and administered under current HOME guidelines.

The bill reauthorizes the Public and Assisted Housing Crime and Drug Elimination Program at \$200 million per year for five years

Senator Feingold's bill also calls for a Sense of the Senate resolution to create a National Affordable Housing Trust Fund that would supply 1.5 million additional affordable housing units over the next 10 years.

Senator Feingold's entire statement is available online at: http://feingold.senate.gov/housingbill_111606.pdf.



Housing Incentive Program Wins International Award

Austin, Texas, won an international leadership award for its affordable housing policy, according to a press release issued by the city. Six years ago the city adopted an initiative called S.M.A.R.T. Housing, which stands for Safe, Mixed Income, Accessible, Reasonably Priced and Transit Oriented. The International City/County Management Association recognized the initiative as an International Leading Practice. The program provides expedited permitting, fee waivers, and other incentives to developers who include affordable housing in their developments. Since the program was launched, city incentives and assistance have created more than 7,400 homes and apartments, 73 percent of which are affordable to households making up to 80 percent of the area median income.

According to Austin's city manager, the initiative responded to a community study identifying key obstacles to building affordable homes.

Portland Adopts 30% Set-aside for Affordable Housing

On October 25, the Portland City Council unanimously approved an ordinance that will set aside at least 30% of all urban renewal funds (similar to California's redevelopment funds) for affordable housing that serves people earning below 80% median family income (\$54,300 annually for a family of four). Looking at the next five years alone, the set aside will result in \$125.5 million for housing for working families, people of color, seniors, people with disabilities, people in recovery and other Portlanders that have been left behind by the housing market. This is more than a \$10 million increase per year over historic spending for affordable housing in Urban Renewal Areas.

Affordable Housing NOW! is a coalition of over 40 organizations and hundreds of individuals whose goals are to secure new resources for affordable housing for the Portland Metro area. To learn more about Affordable Housing NOW!, go to:

<http://www.cdnportland.org/ahn.html>

Report Analyzes Local Plans to End Homelessness

A new report from the National Alliance to End Homelessness examines plans to end homelessness crafted by communities across the nation. According to the report, a majority (66 percent) of community plans to end homelessness target all homeless people, while 34 percent focus on chronically homeless people. The plans encompass a wide range of strategies, including creating data systems, preventing homelessness, using rapid re-housing strategies to shorten the time that people spend homeless, creating permanent housing options, and linking homeless people who have become housed with services and programs to help boost incomes and increase their ability to afford housing in the future. The report also scores each local plan on the likelihood that its strategies will be implemented. Most of these “strength” scores are low to medium, suggesting that plans aren’t always setting clear numeric indicators, establishing timelines and implementing bodies, and identifying funding sources. To access the report, click here:

<http://www.endhomelessness.org/content/article/detail/1397/>

Strategies for Improving Civil Rights Compliance of LIHTC Program

A new report from the Poverty & Race Research Action Council and the Lawyers’ Committee for Civil Rights Under Law highlights ways to improve the civil rights compliance of the Low-Income Housing Tax Credit program by expanding affordable housing opportunities in low-poverty, desegregated communities. The report focuses on ways in which state Qualified Allocation Plans can favor developments proposed for high-opportunity areas, limit the authority of local jurisdictions to veto projects, encourage outreach and supportive services to those with the lowest incomes and the disabled, and provide incentives for developing units suitable for large and extended families. According to PRRAC, the mandatory collection of demographic and racial data of LIHTC tenants – which is seldom included in today’s QAPs – would permit an assessment of how effectively the program advances desegregation and other fair housing initiatives. To access the study, click here:

<http://www.prrac.org/pdf/BuildingOpportunity.pdf>

HUD Releases Major Report on Rehab Best Practices

On November 14, HUD released a two-volume, 400+ page report on the rehabilitation of affordable housing, prepared by the Center for Urban Policy Research at Rutgers University and the National Trust for Historic Preservation.

The first volume, *Framework and Findings*, is broken down into three primary sections:

- “Development Stage Best Practices” focuses on steps such as property acquisition and financing.
- “Construction Stage Best Practices” addresses issues ranging from lead-based paint to Davis-Bacon wage requirements.
- “Occupancy Stage Best Practices” considers rent control and property tax incentives.

The second volume, *Technical Analyses and Case Studies*, provides subject discussions and case studies. The subjects covered are:

- Tax Credits
- Building Code Standards
- Receivership.

Case studies include Rehab barriers in Seattle; national examples of the compatibility of historic and affordable housing preservation; the St. Paul-Ramsey County Lead Hazard Reduction Program; and the Chicago Mayor’s Office for People with Disabilities. The second volume also provides a very detailed analysis of the need for rehab in the US and the implications for affordability based on the 2003 American Housing Survey.

A summary of the findings is provided in volume one.

“Best Practices for Effecting the Rehabilitation of Affordable Housing”:

<http://www.huduser.org/publications/affhsg/bestpractices.html>

HUD’s Picture of Subsidized Households

“Picture of Subsidized Households” describes the 4.9 million households living in HUD-subsidized housing in the United States for the year 2000. Like previous editions, Picture 2000 provides characteristics of assisted housing units and residents, summarized at the national, state, public housing agency (PHA), project, and census tract levels. However, Picture 2000 now includes summary data for Metropolitan Statistical Areas and cities.

The data is available from the HUD USER web site, at

<http://www.huduser.org/picture2000/>

Study Explores Housing, School Segregation, and Inequality

According to a new study from the Joint Center for Housing Studies at Harvard University, housing and education are at the center of a “self-perpetuating cycle of inequality” in metropolitan Boston that is not unique to the area. As whites age, have smaller families, and move away from the city, nonwhites, many of them immigrants, are increasingly the key to the region’s future, the study says. However, housing and school segregation “is often fatal to the educational prospects” of minority children. Using Boston’s situation as a lens, the study suggests ways to consider how differences in demography, governmental structure, and policy might alter the cycle. To access the study, click here:

<http://tinyurl.com/ycw5mx>

Decisions Influencing Preservation of HUD Assisted Housing

HUD recently examined owners’ decisions about project-based multifamily housing properties and the results can be found in the report, “Multifamily Properties: Opting In, Opting Out, and Remaining Affordable.” This study looks at privately owned, project-based multifamily properties assisted by HUD, many of which came about through mortgage interest subsidies and other incentives. The researchers sought to identify the significant differences between the properties that remain assisted and those which leave the program, either through prepayment or by opting out. Property attributes, onsite assessments, and affordability of properties that remain HUD-assisted are compared with properties that no longer participate. This analysis provides insight into what leads property owners to leave HUD-assisted programs, and explores the extent to which the properties remain affordable to low-income families.

The study can be downloaded, at no cost, at:

http://www.huduser.org/publications/affhsg/opting_in.html

Housing Resources 2006-2007 Directory Published

The County of San Diego, Housing and Community Development has updated their listing of housing services for the region. Among the pages of the Housing Resources Directory you will find:

- Countywide lists of affordable housing complexes and homeless shelters
- Information on the housing programs offered by the County of San Diego Department of Housing and Community Development
- Summaries of the housing services provided by the eighteen cities within the county
- Contact information for organizations that provide support services related to housing, such as credit counseling or mediation services

To access the directory, please link to:

http://www.sdcounty.ca.gov/sdhcd/docs/housing_resource.pdf

Without Housing: Decades of Federal Housing Cutbacks

Western Regional Advocacy Project (WRAP), a coalition of west coast social justice-based homelessness organizations, has released a report that documents how more than 25 years of federal funding trends for affordable housing have created the contemporary crisis of homelessness and near-homelessness.

Thoroughly documented using federal budget data and other sources, “Without Housing” presents this data with passion and vitality. The report uses artwork to give life to the words and data to express the pain and frustration experienced by real human beings abandoned by a federal government more concerned with the profits of corporations than with the well-being of its poorest people.

http://www.wraphome.org/wh_press_kit/Without_Housing_20061114.pdf

The Housing Assistance Council presents:

HAC National Rural Housing Conference

December 6-8, 2006
Hyatt Regency Capitol Hill
Washington, DC

The Housing Assistance Council invites you to attend the premier national rural housing conference. The 2006 conference features four tracks of informative workshops, networking opportunities, and a chance to hear from national policy makers and local experts. Representatives Artur Davis (D-Ala.), Ruben Hinojosa (D-Texas) and Rick Renzi (R-Ariz.), co-chairs of the Congressional Rural Housing Caucus, have been asked to share their perspectives on policy issues affecting rural America. Join us as we honor local partners, thank funding partners, and celebrate 35 years of building rural communities together. For more information please go to:

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

**The Consortium for Housing
and Asset Management presents:**

**7th Annual Asset Management Professionals
Conference**

December 7-9, 2006
Royal Sonesta Hotel
New Orleans, LA

Conference is for affordable housing asset management professionals to network, expand professional skills, and features sessions on disaster planning for CDCs, compliance control, regulatory requirements, and a legislative update.

For more information please go to:

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

**Building Partnerships for a
Stronger Community**

National League of Cities Leadership Training Seminar
January 25-27, 2007
Sheraton Delfina Hotel
Santa Monica, CA

http://www.nlc.org/content/Files/06_LTI_SantaMonica_final3.pdf

**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](http://www.housingsandiego.org/events_currents.php)

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

More information coming.

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/>

JOB ANNOUNCEMENTS

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

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**

Housing Program Analyst III

**County of San Diego
San Diego, 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/>