



Housing & Community Development News



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ON THE COVER

RUN attendees pose in the State Capitol Building after the speaking in support of bill AB71 at the hearing on March 8, 2017.

Please share your stories and photos – send them to sarah@housingsandiego.org

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STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

Steve and Jean Diaz, Executive Director of San Diego Land Trust and SDHF member, enjoy a break at the recent Housing California conference.

Dear SDHF Members:

The San Diego Housing Federation held its annual meeting late in March and, in addition to electing three new directors to the Board, it served as a moment to pause and reflect on both the work of the Federation in the year past as well as look ahead to the challenges and opportunities that lie ahead.

At our meeting, Board President Matt Jumper welcomed the members in attendance, and thanked outgoing Board directors Tim O'Connell (Century Housing), Aruna Doddapaneni (BRIDGE Housing), and Mary Jane Jagodzinski (Community HousingWorks.) Jumper offered praise to all, thanking them for their service, and highlighting Jagodzinski's two years of service to the Federation as Board President.

This meeting also saw the election of new Board members: Sylvia Martinez (Community HousingWorks), Nicki Cometa (Affirmed Housing), and Ginger Hitzke (Hitzke Development Corporation).

Transitions on the Board always serve to remind us that the strength of our organization lies in

its membership. It is because of the experience, influence, and resources of our members that we are able to speak as the informed voice for affordable housing in this region.

The Past Year...

From this perspective, the past year has been a strong one. It's been my honor to serve the Federation's Executive Director for just over a year, and in this past year we've seen increases in the number and commitment level of our members. This increased support has allowed us to step up the number of Roundtables (many thanks to LISC, our Roundtable series sponsor) and increase our organizational efforts behind the Resident Services Support Network. Both of these programs are important vehicles by which we with engage in peer-to-peer learning to enhance our members' effectiveness.

This success has been in conjunction with the reorganization of the Federation. Over the past year we have assembled a new team of staff and interns and moved our offices into new offices



with sufficient space for our Board, committees, and other groups to meet. This combination of a dedicated staff with quality facilities is crucial to the Board’s strategic vision for the organization. We see that the Federation’s strength and influence lies in our ability to convene our members, staff, committees, and collaborators to work on behalf of our cause.



In a year when the housing crisis is being reported on or discussed virtually every day, we are frequently the go-to resource for reporters and elected officials who want to understand the

impacts of market forces or the nuance of policy issues. Again, our membership here has been an incredible resource, helping me to understand and articulate the incredible complexities of the world of affordable housing. I am incredibly grateful that I never lack for the counsel and expertise of each of you when called upon, and count this rapport as one of the great successes of this past year.

Another success – but one which will be harder to sustain in the years ahead – is our work in resident leadership and the Residents United Network. A generous grant from the Ford Foundation has expired, and our continued support for this dynamic advocacy program will require both a creative vision and the careful allocation of staff resources. This work is important: just a month ago the testimony of one of our residents had tremendous impact at a committee hearing on AB 71. At a time when the issue of middle-income *housing affordability* threatens to overtake the conversation regarding *affordable housing*, we need all avenues of advocacy to call attention to the needs of our most vulnerable citizens.

The Year Ahead...

In times like these, the Federation’s role is to rely on the experience of our members and staff to make sense of the shifting landscape.

There are fundamental changes at all levels of government that may change our roles in affordable housing. Whereas our membership has most often worked in the area of 30%-60% AMI housing, the aggressive shift to “Housing First” has led many of our members to work into deeper affordability and

Images from last month’s membership meeting



WE ARE DEEPLY
APPRECIATIVE OF
YOUR SUPPORT

Every dollar helps to support SDHF's education, advocacy and outreach work so that our region has the resources, talent and power it needs to create and preserve more affordable homes for San Diegans who are struggling to make it – working families, returning veterans, senior citizens and neighbors living with mental or physical disability.

DONATE NOW

permanent supportive housing. New resources like the “No Place Like Home” program will only further that commitment. At the other end of the income spectrum, the [Cantwell Hatch proposal](#) in Congress could raise the LIHTC ceiling to 80% AMI and re-brand the program as the “Affordable Housing Tax Credit.” Rising interest rates and political pressure to serve the “missing middle” are creating an impetus to produce more 80/20 developments, and proposed state legislation may allow local housing authorities to extend their work into the above-moderate income bracket.

This year already has already seen over 120 legislative proposals at the state level intended to address the housing crisis in one way or another. Only a few will make it through the legislature and past the Governor’s desk, but those that do could have profound impacts on how housing is produced in California. At least one local measure looks likely to be on the November 2017 ballot related to funding housing in the City of San Diego (the Mayor’s TOT proposal that includes homelessness funds), and it is very likely that there will be one or more housing initiatives at both the local and state levels sharing the ballot with the

Governor’s race in November 2018.

Through our educational programs and communications, the Federation will seek to keep you, our members, informed of these changes and we will ask your collective help in analyzing and responding to this dynamic environment. Your participation in discussions about these changes and your support for the Federation are what allow us to do our work.

Together, we will do our best to find the best path forward through the thicket of changes and continue our efforts to realize our core vision: that everyone in the San Diego region has a decent, affordable place to call home.

A handwritten signature in blue ink that reads "Steve".

Steve Russell, Executive Director
steve@housingsandiego.org

National LISC AmeriCorps Conference



The San Diego Housing Federation is proud to be hosting an AmeriCorps Member to work in support of our educational mission. AmeriCorps members gather annually to engage in learning and community service. From March 4-9th, together with LISC San Diego, the LISC AmeriCorps Program had their 2017 LISC AmeriCorps National Leadership Conference Cultivating Holistic Leadership here in San Diego.



Miriam Melendez, our LISC AmeriCorps Member, had the opportunity to meet and brainstorm with LISC staff and over a hundred peer AmeriCorps members from across the country. The

conference offered members training workshops in leadership development and community engagement in support of both service and professional development.

The Conference ended with a service-project in San Diego's Barrio Logan. In the spring of 2014, Space 4 Art purchased a vacant lot on Market Street in between 25th and 26th to pursue the construction of a "permanent home". The facility will be a creative center where artists live, work, and interact with their community in an innovative and educational environment; allowing them to have a lasting impact in San Diego. LISC AmeriCorps members helped start the "permanent home" by doing some site preparation activities.

We would like to thank all LISC AmeriCorps members and LISC staff for their service and a wonderful national Conference in San Diego! The service provided is key to community-based efforts to revitalize communities through housing, economic opportunity, and community engagement.



SARAH MIRABELLI
DIRECTOR OF EVENTS
& MEMBERSHIP



RUBY AWARD
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To join a committee or submit a member news item, please contact:
[Sarah Mirabelli](#)



Join SDHF is Celebrating the 2017 Ruby Awards for Thursday, June 1st at the Beautiful Prado in Balboa Park

The Ruby Awards recognize excellence in affordable housing and community development, highlighting the accomplishments of people, agencies and developments that work to ensure all San Diegans, regardless of income, have a safe, stable place they can afford to call home.

TICKETS WILL GO ON SALE ON APRIL 10. Please watch your email for information coming soon.

Volunteer Opportunities — SDHF is looking for volunteers for the 2017 Ruby Awards. If you are interested in volunteering, please **email** Sarah Mirabelli with your contact information and availability for the date of June 1, 2017.



Workshop participants learned about the LIHTC program from the point of view of our panel of seasoned experts.

LISC Roundtable in Conjunction with U.S. Bank Provides Valuable Insight to the LIHTC program

Appreciation to U.S. Bank, sponsor of our March 22nd Roundtable, put on the 2017 LISC Roundtable Series last month.

The program provided up-to-date perspectives on the LIHTC program from the point of view of seasoned experts - a lender, syndicator, and allocators. Our panel included Mark Stivers, Executive Director of California Tax Credit Allocation Committee, Anil Advani, Senior Vice President of WNC Inc., Waheed Karim, Vice President of US Bank and Jeree Glasser-Hedrick, Executive Director of California Debt Limit Allocation Committee.

DON'T MISS OUR NEXT ROUNDTABLE EVENTS:

THURSDAY, APRIL 13TH, 2017

(see next page for complete details)

2nd Annual Fair Housing Conference:

Knocking Down Walls: Fair Housing Choice in the Fight to Reduce Homelessness and Open Doors to People with Criminal Histories.

THURSDAY, MAY 4, 2017

Roundtable – Looking Over the Changing Federal Landscape

Panelists will give up to date perspectives on how changes in the political climate are affecting affordable housing in the US. Confirmed panelists include Ben Metcalf, Director of California's Department of Housing and Community Development, and Rick Gentry, President & CEO of the San Diego Housing Commission.

FEDERATION EVENTS



Dr. Antwi Akom,
Associate Professor
of Environmental
Sociology at San
Francisco State
University and Co-
Founder of the Institute
for Sustainable
Economic, Educational,

KEYNOTE SPEAKER
DR. ANTWI AKOM

and Environmental Design (I-SEED), will deliver the keynote address and challenge participants to look at fair housing and the cross-over issues as opportunities to innovate and improve our communities from within.

Questions?
[Click here for more information!](#)

THE FIGHT TO REDUCE HOMELESSNESS AND OPEN DOORS TO PEOPLE WITH CRIMINAL HISTORIES

SPONSORED BY

LISC
SAN DIEGO HOUSING FEDERATION

RSSN
Residential Services Support Network

University of San Diego
SCHOOL OF LEADERSHIP AND EDUCATION SCIENCES
NONPROFIT AND PHILANTHROPIC INSTITUTE

SDRAFFH

KNOCKING DOWN WALLS

FAIR HOUSING CONFERENCE

THURSDAY, APRIL 13, 2017 · UNIVERSITY OF SAN DIEGO

The San Diego Regional Alliance for Fair Housing (SDRAFFH), the San Diego Housing Federation, LISC San Diego, and the University of San Diego are proud to host the 2nd Annual Fair Housing Conference: Knocking Down Walls: Fair Housing Choice in the Fight to Reduce Homelessness and Open Doors to People with Criminal Histories. In celebration of National Fair Housing Month in April, this Conference will explore critical fair housing issues intersecting with homelessness, mental health, and people with criminal histories that are impacting San Diego County today and its diverse communities.

Join fair housing practitioners, policy makers, housing advocates and developers, community leaders, and top experts in discussing and exploring fair housing discrimination issues and solutions to improving our communities.

**Join us Thursday,
April 13, 2017
9:30 am - 4:45 pm**

**Warren Auditorium
Mother Rosalie
Hill Hall
University of San Diego
5998 Alcalá Park
San Diego, CA 92110**

MEMBER NEWS

THANK YOU TO OUR NEW AND RENEWING MEMBERS:

Baldwin & Sons
Century Housing
Citi
Hyder & Company
Keyser Marston Associates
National Housing Corporation
Townspeople
TRC Energy Services
Urban West Development



Join the City Heights Community Development Corporation in Celebration the Public Service of Marti Emerald

On Saturday, April 22nd from 6 – 9 pm the community is invited to honor Marti Emerald for her many years of service and commitment to the community of City Heights. She has been a tireless leader and representative for the community on the San Diego City Council and we want to thank her publicly and joyfully.

This event will include live music from Marti's favorite blues band Chickenbone Slim and the Biscuits, delicious food, wine, and local beer on tap, and a roast of Marti by special guests! The event will be held outside at the Fair@44 market space (El Cajon Blvd & 44th Street).

Sat, April 22, 2017 • 6:00 PM – 9:00 PM
Fair@44 • 4350 El Cajon Blvd.
San Diego, CA 92105
(Corner of El Cajon & Fairmount)
Parking available at the YMCA

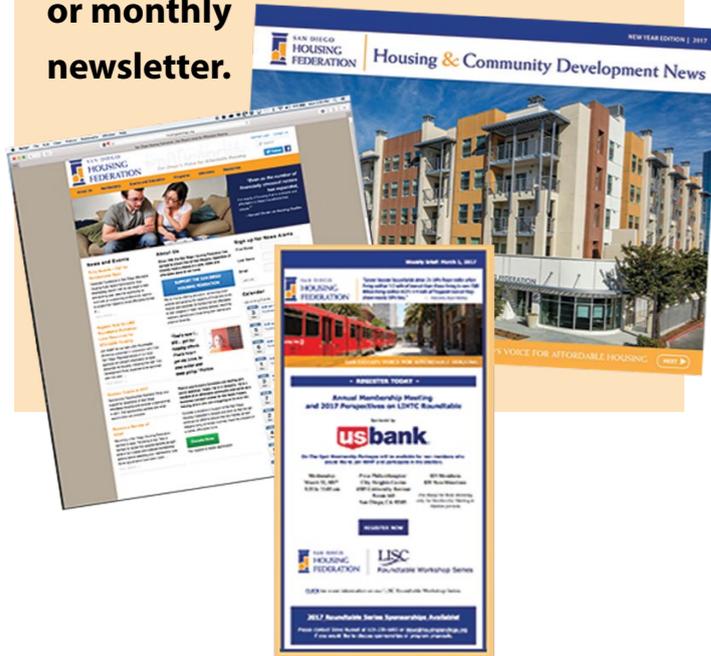
Cost:
\$75 – Reserved table seating
\$50 – Belly bar, standing area

PLEASE RSVP!

Please contact ksepulveda@cityheightscdc.org with any questions.

SHARE YOUR NEWS WITH US, AND WE WILL SHARE IT WITH YOUR FEDERATION COLLEAGUES

Win an award? Hosting a ribbon-cutting reception? Breaking ground on a new project? SDHF is great resource to share your good news with industry colleagues. Simply email Sarah with a press release and any appropriate images — we will look for an opportunity to share through our website, weekly brief or monthly newsletter.



County of San Diego/Tobacco Control Resource Program in collaboration with the San Diego County Apartment Association presents:

Leveraging No Smoking Policies for Marijuana Control

The San Diego Tobacco Control Coalition invites you to a forum on how property owners can use voluntary no smoking policies to control marijuana use and cultivation in apartments.

Speakers and topics include:

- > **Derek Carr**, JD, Staff Attorney, ChangeLab Solutions -- Leveraging No Smoking Policies: Do's & Don'ts
- > **Gena Knutson**, Program Manager, Vista Community Clinic -- Economic and Public Health Benefits
- > **Ofelia Alvarado**, Advocacy Manager, American Lung Association -- Policy Implementation: Resources & Assistance
- > **Molly Kirkland**, Director of Public Affairs, San Diego County Apartment Association - The Business Case: Complaints and Enforcement Issues
- > **Jennifer McKinney**, Vice President, Real Estate Operations, San Diego Housing Commission — 3 Years Later: 1st Hand Account of Benefits

When: **Wednesday, April 19, 2017**
10:00 AM – 12:30 PM

Where: **County of San Diego Health Services Complex, 3851 Rosecrans St., Coronado Room, San Diego, California 92110**

Registration begins at 9:30 am.
Event starts promptly at 10:00 am.

Coffee and light refreshments will be provided.

For more information, please contact Ofelia.Alvarado@lung.org

REGISTER NOW



Recent event held by University of San Diego, Microsoft and the Brookings Institution to discuss providing and expanding broadband access.

Broadband Networks: Providing Access for Economic Development and Opportunity

On March 9th at the University of San Diego, Microsoft and the Brookings Institution held a discussion for San Diego’s civic influencers on providing and expanding broadband access for economic development and opportunity.

In San Diego, equitable broadband is a topic of concern as inequities related to broadband access persist. Some students, particularly rural and low-income students, do not have the same level of broadband and device access as students in wealthier communities. Stephanie Murphy, Vice President of Workforce and Economic Development’s Achievement Academy for the San Diego Housing Commission spoke about how opportunities are often out of reach of lower income families, summing it up by saying “it’s expensive to be poor.”

The digital divide is real, and the San Diego Housing Federation is interested in knowing how it impacts our members. Please share with

us what you and your organization are doing to provide broadband access, and what challenges & successes you have faced in providing resident access to technology.

Please write to us
with your experiences at
miriam@housingsandiego.org.



Executive Director of Housing California, Lisa Hershey takes a moment to talk with resident and RUN member, Todd Nugent on the last day of the Conference.

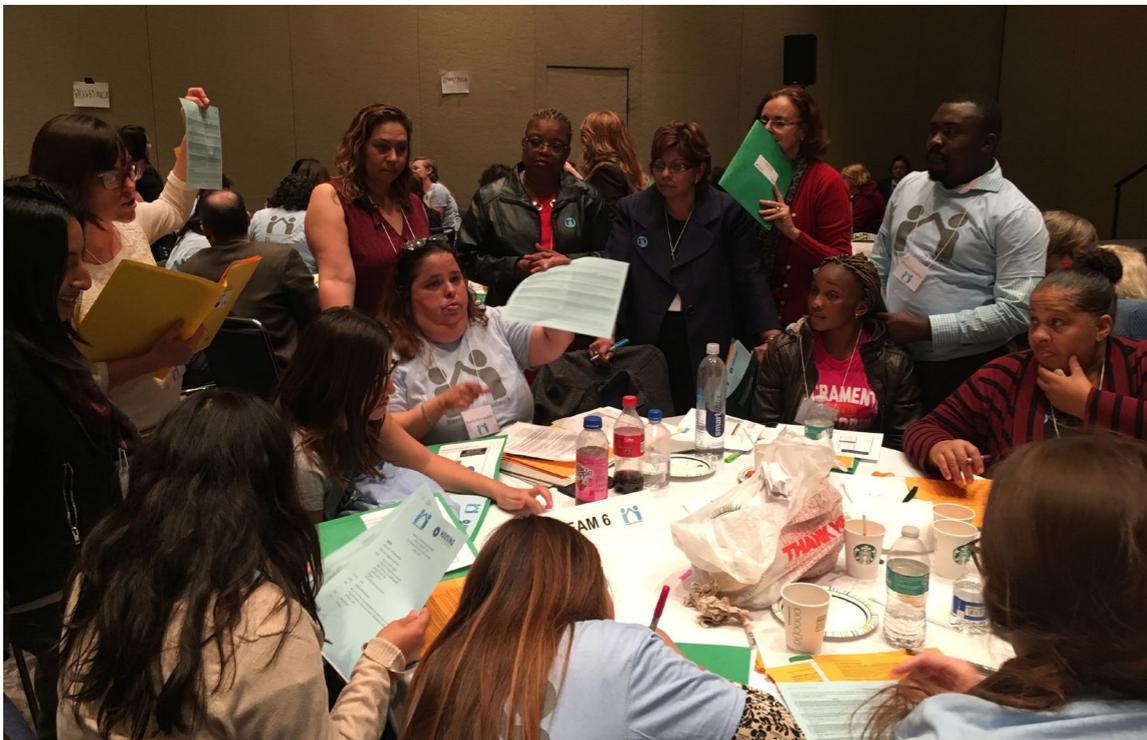
Housing California's Lobby Day and Housing Conference

During March 8th – March 10th San Diego's Residents United Network afforded the opportunity for 20 of San Diego's resident leaders to participate in Housing California's Lobby day and Housing conference. During the March 8th Lobby Day, San Diego residents attended the hearing for AB71 and gave their story and support for the bill. They were able to tell their history and relationship to affordable housing. By providing their detailed and moving stories, the RUN residents were able to reach over

105 State elected officials and their staff members, gaining support on the important housing issues throughout California and specifically San Diego.

Following Lobby Day was Housing California's two day housing conference. After a successful Lobby

RUN members and leaders review packets and dos and don'ts before heading to the capitol for lobby day.



Female RUN members pose in celebration of Lobby Day being on International Women's Day.

day, 10 of the 20 resident leaders stayed for the two-day conference to learn from and engage with other affordable housing advocates and organizations. The residents went into the conference unsure of what to expect, but overall excited to learn more about the affordable housing subjects they are so passionate about. They attended sessions which included building power for lasting change, policy change, social change and housing movements.

The California and San Diego residents spoke in front of an audience of over 150 housing advocates and organizations, providing a heartwarming and memorable takeaway of why the affordable housing work is so important. After the three days of lobbying, workshops, and panels the resident leaders left Sacramento with more confidence, power, and knowledge regarding the issues which affect their communities and families on a daily basis.



Margo Velez, STEP Program Participant, CORE Team member and Resident Popular Educator

Featured Resident Story: Margo Velez

Margo Velez is an outstanding resident leader at MAAC's President John Adams Manor where she serves as Core Team member, peer educator and strong advocate for her neighbors. Margo graduated RPE Training in 2015 and has been providing support to the STEP Center staff and Management at John Addams Manor. Mrs. Velez participation has enabled staff to provide both resident services and resident leadership development. Margo's leadership role on the Residents Core Team has been public safety, transportation and affordable housing policy change. Margo is working with several other resident and community leaders through the Urban Collaborative as an advocate for Trauma Informed Community Building.

Margo's participation in The 2015 Annual Community Basketball Tournament made it possible for it to triple from the previous year as evident by the registered numbers of young players, parent spectators and food sponsors. Increased collaboration with community vendors and organizations was evident. Her participation in The 2015 Health Fair helped make it a huge success. Over 400 participants, presenters and spectators enjoyed a day of fun, great health related information and performances.

Margo made a great impact on resident participation in the Healthy Happy Friday's (HHF) Program that provided much needed income supplement of over 86,000 dollars during 2015 and 2016. Her support for Healthy Happy Friday's contributes greatly to the Physical Health and Nutrition throughout our 300 units. Margo made a great impact on resident participation during the 2015 Holiday Season's Winter Wonderland event where 200 turkeys were donated by Food Bank and Miami Dolphins, Lamar Taylor who once lived on site.

Margo has been nominated in the Outstanding Resident Leader category for the 2017 Housing Federation's Ruby Awards for all her work and contributions to her community.

As a Resident Popular Educator she continues to advocate and mentor others as she was mentored by Joice Roberts another Bayview Heights resident who was the 2015 Ruby Awards Recipient. She and Mrs. Roberts are Resident Core Team Leaders mentoring the new generation of Resident Popular Educators and resident leaders at John Adams Bayview Heights Place.

Margo's leadership role on the Residents Core Team helps residents have impact on voter registration, public safety, transportation and affordable housing policy change and Trauma Informed Community Building. As one of only three Popular Educator/residents she represented our residents at the San Diego Housing Federation's Affordable Housing Conference where she participated in support of MAAC Resident Services and Advocacy Staff.



SARAH DAWE,
POLICY CONSULTANT

Priority Legislation Identified by SDHF Policy Committee

The San Diego Housing Federation Policy Committee has been hard at work tracking the many California bills related to housing issues introduced this session. Because of the number of 2017 bills related to [SDHF policy priorities](#), the committee has opted to highlight certain bills as priority legislation for the year. SDHF will make discussion of and collaboration for these bills an organizational priority.

This year, SB 2 and SB 3 have been identified as priority legislation:

[SB 2 \(Atkins\)](#): the Building Homes and Jobs Act, would create an ongoing source of funding for affordable home development and job creation through a fee on real estate-related document recordings. Recently, the Senate Governance and Finance Committee voted to pass SB 2, it will next be considered in the Senate Appropriations Committee.

[SB 3 \(Beall\)](#): the Affordable Housing Bond Act of 2018, would enact the Affordable Housing Bond Act of 2018, which, if adopted, would authorize issuance of state general obligation bonds in the amount \$3 billion. This issuance of bonds would require voter approval on the November 2018 ballot. Recently, the Senate Governance and Finance Committee voted to pass SB 3, it will next be considered in the Senate Appropriations Committee.

SDHF will continue to closely monitor this legislation and seek opportunities to further their progress in the legislature.

To learn more about SDHF's policy positions, visit our [website](#)



Recap: Special Forum on Homelessness

Council President Myrtle Cole recently convened a [special forum on homelessness](#) to address challenges and potential solutions in San Diego. At this forum, local agencies and organizations discussed work already being accomplished and proposed ideas for what should happen next. Additionally, the public was invited to comment on the issue.

While, much of the talk at the forum referred to emergency intervention to help people who are already homeless in San Diego, creating permanent, supportive housing was also a central component to the long-term goals of local organizations and government agencies. County Supervisor Ron Roberts, noted that loss of affordable units locally has worsened an already bleak rental market for many San Diegans and that changes must be made in order to increase the number of units in San Diego.

Mayor Kevin Faulconer's presentation made it clear that he believed homelessness should be the number one social service priority for San Diego and emphasized the need for a dedicated revenue stream to fund these services. Mayor Faulconer reiterated his proposal, first introduced at his 2017 State of the City address, to increase the TOT (Transient Occupancy Tax) in order to create dedicated funding to homeless services (in addition to infrastructure and construction on an expanded convention center).

The San Diego Housing Commission announced at the forum that they are proposing a package of new programs to prevent and divert homelessness. This intensive program would be enacted over the next three years and would pay for 500 new apartments to house homeless people, expand a voucher program in order to get homeless people into existing apartments, and encourage landlords to rent to homeless people. Other programs would include a program that would provide units to families and individuals at sudden risk of homelessness because of medical or family crises.

In-depth coverage of the forum is available from the [Union Tribune](#), [Voice of San Diego](#), [LGBT Weekly](#), and [KPBS](#).

Want more info?

Councilmember Chris Ward (District 3), who serves on the Regional Taskforce on the Homeless and has taken the lead on the City Council on homelessness issues, brought a comprehensive memo to the meeting to outline some of his many ideas on how to help address the issue.

In addition to social service needs, Councilmember Ward focused on proposals related to housing support and land use.

These proposals include:

- Conducting a comprehensive review of publicly-owned land to identify suitable land for affordable and permanent supportive housing.
- Establishing a Community Land Trust (CLT), or similar program, to provide affordable and permanent supportive housing.
- Instituting an Adaptive Reuse Ordinance in order to allow for an expedited process to convert certain previously commercial buildings to be used for affordable or supportive housing.
- Pursuing abatement on long-standing nuisance properties.
- Encouraging the development of accessory dwelling units, tiny homes, and related units.

The memo in its entirety can be found [here](#).



Hundreds gather at Golden Hall to hear about San Diego's homeless crisis, Monday, March 20, 2017.



Todd Gloria Appointed to Head New Assembly Housing Committee

Assemblymember Todd Gloria (D-San Diego) recently [announced](#) that he has been appointed to serve as the Chairman of the newly created Assembly Select Committee on Housing Affordability for the Middle and Working Class.



*Assemblymember
Todd Gloria*

On his appointment, Assemblymember Gloria noted, “California’s affordable housing crisis is perhaps the most pressing issue affecting our state, especially with some reports measuring California’s poverty rate at over 20 percent. It is imperative now more than ever that we find ways to increase the production of housing units and make those units actually affordable for middle and working class families. This is exactly what I intend to work toward accomplishing as Chair.”

In his first term as an assemblymember, Gloria has already taken an active role in many pieces of proposed housing legislation.

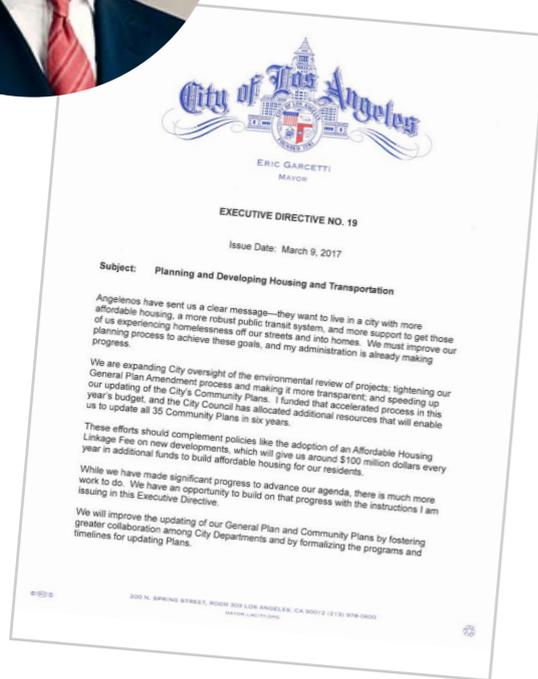
Recent Ballot Battle in Los Angeles Sets the Stage for Conversations About Development

Housing advocates around the country watched closely the March election in Los Angeles which featured controversial Measure S, a local initiative that would have largely put a moratorium on development of new housing for two years. Measure S was resoundingly defeated, nearly 70% voted against it, but it has prompted a regional conversation about the defects of local planning processes and the need for more affordable housing.

The [LA Weekly](#) reported that this election “was a referendum on development, on density, on urbanization. And density won. [It was] a stunning repudiation of slow-growth and anti-growth politics, currents of which had enjoyed widespread popularity in L.A. for nearly half a century.”



Los Angeles Mayor
Eric Garcetti



While density may have won, the consensus seems to be that changes must occur in order to better improve the planning process in Los Angeles. Voters and organizations who opposed Measure S supported some of the reforms proposed by the measure, including restricting spot-zoning and updating community plans, but feared that a moratorium on most development would make LA's housing shortage even worse.

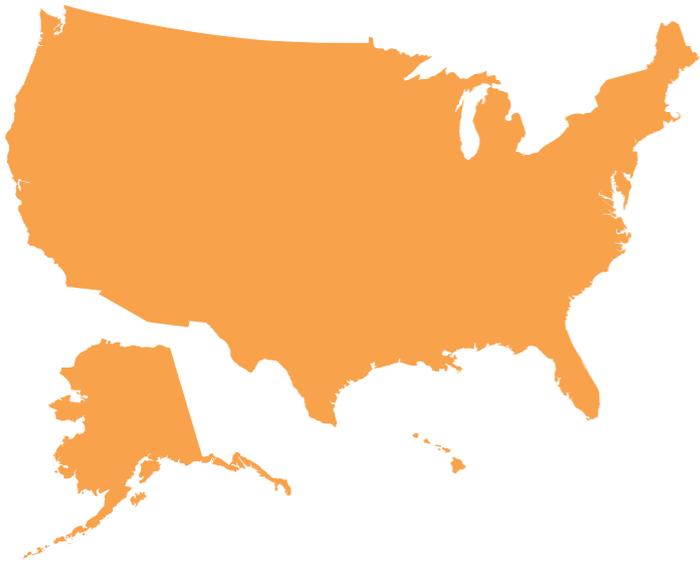
In response to the conversations around Measure S, newly re-elected Mayor Eric Garcetti **signed** a comprehensive **Executive Directive** that requires the updating of community plans, creates a mayoral planning task force, spurs transportation projects, and **prohibits ex-parte communications** between planning commission members and developers.

In this directive Mayor Garcetti explained, "Angelenos have sent us a clear message—they want to live in a city with more affordable housing, a more robust transit system, and more support to get those of us experiencing homelessness out of the streets and into homes. We must improve our planning process to achieve these goals, and my administration is already making progress."

In addition to the defeat of Measure S, Los Angeles appears to have obtained the 2/3 majority needed in order to approve **Measure H**, a county ballot measure that would raise the sales tax a quarter-cent to fund homeless services.

Legislative Analyst Office Releases Report on the Need to Build More Homes

The State's Legislative Analyst Office recently released a **report** detailing how local opposition to new development, has helped lead to an extreme shortage in housing in California and caused record-high rental rates. The report emphasized the need to overcome such opposition in order to avoid an even greater housing crisis around the state. According to the **Los Angeles Times**, developers must build at least 100,000 more homes each year in order to keep pace with rising demand.



Trump Budget Proposes Drastic Cuts

President Trump recently released his [much-anticipated](#) proposed [budget](#), the so-called “America First: A Budget Blueprint to Make America Great Again.” This document proposes, among many other things, a 6 billion dollar cut to the federal Housing and Urban Development Department (HUD). If enacted, this cut would greatly reduce funding to help struggling families pay their rent, eliminate Community Development Block Grants, and end social service programs related to homelessness and legal aid. The budget document explains that the cuts are necessary because, “state and local governments are better positioned to serve their communities based on local needs and priorities.”

The Democrats on the U.S. House of Representatives Appropriations Committee released a report on just how severe these cuts would be on a state by state and program by program basis. The report is available [here](#).

The Sacramento Bee put these proposed budget cuts in context by [explaining](#) what it would mean for programs in Sacramento. “La Shelle Dozier, head of the city-county Sacramento Housing and Redevelopment Agency, said [that cuts] will force her agency to burn through reserves to ensure more than 12,000 households can continue receiving subsidized housing. Dozier said ... the agency may have to stop issuing new vouchers as reserves are depleted.”

Lawmakers in California are [concerned](#) that these budget cuts will worsen California’s already serious housing crisis. Rent in California is more than double the national average and an estimated 1.5 million California families lack access to affordable housing. California lawmakers have been busy this legislative session introducing bills to help stem the housing crisis (over 100 related to housing), but this proposed budget could have devastating consequences for Californians.



U.S. Senator
Maria Cantwell



U.S. Senator
Orrin Hatch

Senators Cantwell and Hatch Re-Introduce Low-Income Housing Credit Bill

U.S. Senator Maria Cantwell (D-Washington) recently issued a [report](#) on the housing crisis facing millions of Americans. According to Senator Cantwell’s office, the number of Americans facing extreme housing unaffordability has increased dramatically from 7 million Americans in 2000 to 11.2 million Americans in 2013, a nearly 60 percent increase. This report pointed to three key factors for continually increasing rents across America: an increase of 9 million renters since 2005 – the largest increase on record, the removal of 13 percent of existing affordable housing units, and wages failing to keep pace with rising costs of living. This unaffordability crisis disproportionately impacts seniors, veterans, and families.

In response to this increasing housing crisis, Senator Cantwell, along with Senator Orrin Hatch (R-Utah), recently re-introduced legislation to strengthen and expand the Low Income Housing Tax Credit (LIHTC) by 50 percent. [S.548](#), the Affordable Housing Credit Improvement Act of 2017, would also establish a minimum 4% credit rate used to finance acquisitions and housing bond-financed developments, allow income-averaging within a property, and allow for state housing credit agencies to increase the basis of projects in which 20% of the units are designated for occupancy by households with incomes that are 30% of the AMI or lower.

Currently, LIHTC units are reserved for residents earning no more than 60% of the area median income (AMI). The bill creates a new test that would allow the 60% of the AMI ceiling to apply to the average of the apartments within a property. The maximum income to qualify for any housing credit apartment would be limited to 80% of the AMI.

Senator Cantwell’s office estimates that this proposed legislation would “would help create or preserve approximately 1,300,000 affordable homes over a 10-year period – an increase of 400,000 more units than is possible under the current program.”

Senator Cantwell explained, “If we do not act to increase the Low-Income Housing Tax Credit – our best way to build new affordable homes – by 2025 over 15 million Americans could be spending half their income on rent. This is unacceptable.”



Los Angeles Votes to Help Homeless

After approving \$1.2 billion in bonding last November to fund housing (including a substantial amount of supportive housing) for homeless people and people at risk of becoming homeless — and also to build facilities that provide mental health care, addiction treatment, and other programs — the voters in Los Angeles supported a measure that will add about \$355 million annually for homeless services over the next 10 years.

CSH strongly supported both ballot questions and congratulates the people of Los Angeles City and County for making a difference in the lives of thousands of vulnerable people.



The CSH Summit is just around the corner on May 24 – 26. The CSH Summit is the largest supportive housing network and conversation in the nation. Last year's Summit attendance maxed out early, so click [here](#) to make your reservation today!

JOB POSTINGS AND RFP
ANNOUNCEMENTS

Reach the best and brightest in the Affordable Housing industry. Submit your job postings & announcements to [Sarah](#).

City Heights Community Development Corporation

Job Announcement: Executive Director

Background:

City Heights Community Development Corporation (CHCDC) is a 501(c)3 non-profit organization based in the City Heights community of central San Diego. City Heights is a diverse community of almost 80,000 lower income families many of whom are new arrivals in the US. CHCDC was founded by residents in 1981 in response to deteriorating neighborhood conditions, inadequate facilities, poor infrastructure and a lack of community involvement in redevelopment efforts. By the 1990's, services expanded to focus on developing affordable housing and resident job preparation and placement. Today, CHCDC delivers programs in resident leadership, active transportation and community and economic development improvement programs.

Position Summary:

The executive director is responsible for the successful leadership and management of the day-to-day operations of the organization according to the strategic direction set by the Board of Directors in order to ensure program and fiscal sustainability and accountability. The executive director works with, and supports the board in defining organizational priorities, developing strong collaborating relationships with San Diego's nonprofit community including funders, agencies and community based organizations.

[Download](#) complete job description

To Apply:

Email in a single submission: one-page letter of interest, resume, and 3 professional references to: search.chcdc@npsolutions.org. Use the "Job Code: "CHCDC" in the subject line. No telephone calls or faxes. Only those applicants selected for the interview process will receive a response. Offer of employment is contingent upon successful background check.



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