



Housing & Community Development News



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ON THE COVER

Over 160 attendees gathered earlier this month for the 4th Annual Fair Housing Conference.

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STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

Dear Members,

This is an especially busy time of year here the Federation as we produce our robust series of programs and events, even as we continue to build momentum toward next year – our 30th Anniversary Ruby and Conference events and hoped for City of San Diego housing bond on the November 2020 ballot.

We are just coming out of our very successful Fair Housing Conference, co-hosted with the San Diego Regional Alliance for Fair Housing (SDRAFFH). Nearly 200 people from across sectors came together to look at the economic roots of discrimination, and to better understand the roles that each of us can play in providing fair access to housing and economic prosperity in our region. Even though a great deal of the data and economic narratives that they support was hardly encouraging, participants were buoyed by the sense that we were learning the tools we need to create a new economic reality. Attendees were especially inspired by Dr. Manuel Pastor of USC, who spoke at length, but too briefly, about the surging demographic realities that will define the future that we are building for.

The crowd consisted of local government officials, nonprofit service groups, affordable housing developers, concerned citizens, and community



Our San Diego Housing Federation team joined forces with San Diego Regional Alliance for Fair Housing to produce the 4th Annual Fair Housing Conference.

activists – all of whom shared a vision of a region where access to decent affordable housing is a reality. The breadth of representation in the room hinted at the diversity of the coalition that will be needed for success in 2020 and beyond.

We are also excited to be only a month away from our Annual Ruby Awards (May 16 at the US Grant). The Board of the Federation is especially pleased to be recognizing Jim Silverwood of Affirmed Housing as our 2019 Housing Champion. Jim has been a leader in the production of affordable housing in the San Diego region, he has been on the forefront of our sector's involvement in providing permanent supportive housing, and Jim has served the statewide affordable housing sector as a former President and current Board member of the California Housing Consortium. We are very pleased to be honoring Jim at this year's event, which promises to be a sell out – so get your tickets soon!

We are also beginning to lay plans for our 2019 Affordable Housing & Community Development Conference in October. The call for workshop submittal will be going out very soon – please share the announcement and give us your best suggestions for the workshops that will make up this always-compelling event. A new feature at this year’s pre-Conference Institutes will be a Supportive Housing Operators Network institute, focusing on the unique challenges our sector faces as we steadily work to increase the supply of supportive housing in our region. In this, as in all of our educational programs, we rely on the collective experience of our members to make this event successful, and we thank you for contributing to this event year after year with a special shout out to the Corporation for Supportive Housing for organizing the new institute program.

The breadth of our membership and number of members continues to grow. We are pleased to welcome 13 new and renewing members this month including, as a new member, the Regional Task Force on the Homeless. Their Federation membership, and the extent to which we are working together

A GROWING MEMBERSHIP = A STRONG FEDERATION!

Now is a great time to talk to your business colleagues and vendor partners about the strides the San Diego Housing Federation has made for the affordable housing industry. Growing our membership builds the strength of our organization and our expands our influence.

Who can you invite to the Annual Ruby Awards on May 16?

with Task Force members on addressing our region’s humanitarian crisis of homelessness, bode well for all of us in accomplishing our goal of ending homelessness as we know it in this region and providing a safe, affordable place to call home.



Steve Russell, Executive Director
steve@housingsandiego.org



SARAH BUCHANAN
SDHF DIRECTOR OF EVENTS
& MEMBERSHIP



Thank you to LISC San Diego for sponsoring the Educational Roundtable Series.

For questions related to events, membership or volunteering, please contact: [Sarah Buchanan](#)

March Roundtable Recap

On Monday, March 25th our Annual Membership Meeting and Roundtable was held thanks to our gracious sponsors of US Bank and LISC San Diego. We want to extend a thank you to all our members who showed up bright and early on a Monday morning for the membership meeting. The meeting kicked off with a welcoming statement from the Board President Matt Jumper and Executive Director Stephen Russell providing a review of the year. Steve expressed how 2018 was a record breaking year in regards to membership, and the organizations visibility. The San Diego Housing Federation has a deep appreciation for our 170+ members for their ongoing support, participation, and advice. Matt and Steve jointly recognized Board Member, Paul Shipstead for his commitment to the Federation over the past six years serving as Treasurer.

Board Elections for 2019 were held with four Board Members being re-elected to serve second terms: Nicki Cometa of Affirmed Housing Group, Ginger Hitzke of Hitzke Development Company, Rebecca Louie of Wakeland Housing Corporation, and Sylvia Martinez of Community HousingWorks. One newly appointed Board Member was also elected, Charles "Chuck" Sinkey of US Bank. Chuck serves as the Relationships Manager and Assistant Vice President for US Bank. Chuck serves on the loan committee for LISC San Diego,



Matt Jumper, Board President (left) and Steve Russell, SDHF Executive Director, (right) jointly recognized Board Member, Paul Shipstead for his commitment to the Federation over the past six years serving as Treasurer.



New SDHF Board member Charles "Chuck" Sinkey of US Bank

is participating in the LEAD San Diego program this year and is in the emerging leaders group for United Way of San Diego. Congratulations to our re-elected board members and to our newly appointed member!

The roundtable kicked off presentations from two special guests Ruth Bernstein President and CEO of EMC Research and Tom Shepard, President and CEO of Tom Shepard and Associates. Ruth described her work doing election polling and research for many successful candidates and ballot measures around the state. She explained how polling these days is more expensive than it used to be since the number of landlines have gone down and the number of cell phone surveys, web surveys and text links have gone up. Most of all Ruth focused upon the power of wording in bonds and showed the different ways support could go up or down depending upon phrasing in potential legislation. The most current

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polling for the Homes for San Diegans Bond Measure shows 73% in favor of passing the bond.

Tom Shepard, who has been a successful contributor to the passing of many ballots in the past in San Diego County and currently serves on the Board of Directors of the American Association of Political Consultants, provided a timeline for moving forward with the bond measure to be on the 2020 ballot. He discussed the first goal of getting heard by the San Diego City Council Rules Committee this June to have them direct the City Attorney to begin drafting the ballot language for the bond measure. From there the goal is to have the Rules Committee review and pass a resolution of intent in October 2019 placing the bond measure in line for being on the 2020 ballot. He discussed how in the past, the Homes for San Diegans Bond Measure ran in conflict with the TOT Convention Center measure but this time around we will be avoiding conflict by the TOT Convention Center measure being advanced forward to the March 2020 ballot.



Wrapping up the panel took questions from the audience with the moderator being our own Stephen Russell. Questions focused upon what individuals can personally do to help move forward with the bond measure and how the 900 million dollars will be spent if the measure is passed. Please stay tuned for more details as we move forward in the process and we will be updating members as information comes out.



JOIN US FOR OUR NEXT ROUNDTABLE

LISC Sponsored Roundtable Series

Presents:

College Student Homelessness and Housing Affordability

\$35 Members | \$45 Non-Members

Tuesday, April 23, 2019

8:30 -9 :00 am: Registration

9:00 am - 11:30 am: Roundtable Program

San Diego Foundation

2508 Historic Decatur Rd., #200

San Diego, CA 92106

The results of the #RealCollege survey last month reveal a stark and startling glimpse into the unmet housing needs of community college students throughout California. Survey results revealed that 60 percent of respondents were housing insecure in the previous year and 19 percent of respondents had experienced homelessness in the past year.

This roundtable will take a closer look at the housing issues college students face, the programs and resources to help meet those needs, and the challenges that persist. Come hear from Sean Elo, Executive Director of the San Diego Youth Development Office and San Diego Community College District Trustee, and Jesús Gonzalez, Executive Director of Wesley House Student Residence on the work they are doing to address student housing instability as well as opportunities to better meet the need.

REGISTER TODAY



Celebrate Excellence in San Diego Affordable Housing



This May 16th, at the US Grant Hotel, the San Diego Housing Federation will celebrate its Annual Ruby Awards for Excellence in Affordable Housing and Community Development,

San Diego is one of the most expensive places to live in the country, especially for San Diegans who live on limited budgets – working families, returning veterans, seniors or people living with mental or physical disabilities. Indeed, 80 percent of San Diegans who live on very limited resources pay more than half of their monthly income towards rent. According to the Housing Federation, a widely accepted standard acknowledges that low-income households paying more than just one third of their household income towards housing costs are at risk of not having sufficient income to cover other basic necessities such as groceries, medicine, transportation and savings for an emergency.

San Diego Housing Federation’s Ruby Awards recognize excellence in the construction and preservation of affordable homes and sustainable community development. They honor the best of the development field – from people and organizations that build and finance affordable homes to those who advocate and educate the community on the issue. The awards also recognize elected officials and public agencies who are leaders on affordable housing, resident leaders from affordable communities, and achievement in improving and protecting the shared environment through energy efficient construction and sustainable design.

Nearly, four hundred housing and community development professionals from across the region and state, including elected officials and community leaders, will be in attendance. The award ceremony and dinner will take place at the US Grant Hotel on Thursday, May 16th, 2019.

REGISTER TODAY

Ruby Awards will held be on Thursday, May 16, 2019 at the beautiful US Grant Hotel

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.

[Click to learn more about the event and available sponsorship options.](#)



— VOLUNTEERS NEEDED —

If you are interested in volunteering, please email Sarah Buchanan, Director of Events and Membership at sarah@housingsandiego.org with any questions, your contact information and availability for the date of Thursday, May 16, 2019.

Last Chance: Deadline is This Friday! **Sponsor the Ruby Awards**

Show your support for excellence in San Diego Affordable Housing and consider a sponsorship in 2019. **Full sponsorship packets and other opportunities are available.** This packet details the various SDHF membership and sponsorship opportunities available along with corresponding benefits, allowing you to choose the options.

- **Emerald** – \$15,000
- **Sapphire** – \$10,000
- **Topaz** – \$5,000
- **Amethyst** – \$3,000
- **Turquoise** – \$2,000
- **Centerpiece Sponsor** – \$5,000
- **White Wine Sponsor** – \$3,5000
- **Non-Profit Jade** - \$1,000 (*Must be Non-Profit Organization*)

Honoring the Best in San Diego Affordable Housing



If you have questions or would like to support SDHF in a way that is not listed here, we are here to help. Contact Sarah Buchanan, Director of Events and Membership at (619) 239-6693 or sarah@housingsandiego.org.

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2019 SDRAFFH's 4th Annual Fair Housing Conference

The [San Diego Regional Alliance for Fair Housing \(SDRAFFH\)](#), the [San Diego Housing Federation](#), [California Housing Finance Agency](#), [Federal Reserve Bank of San Francisco](#), and [LISC San Diego](#) hosted the 4th Annual Fair Housing Conference on Thursday, April 4th. Over 160 fair housing providers, non-profit developers, resident services providers, city and county staff members, affordable housing residents, students, and many others gathered seeking to discuss fair housing and solutions for moving towards an inclusive economy. Conference attendees left at the end of the day with a better knowledge of the current challenges facing fair housing and explored innovative ideas to combat those issues.

Branden Butler, President of SDRAFFH and Senior Attorney for the Fair Housing Center at the Legal Aid Society of San Diego, gave welcoming remarks and thanked attendees and those who helped organize the conference. Following Butler's remarks was Stephen Russell, the Executive Director of the San Diego Housing Federation, who welcomed the crowd and noted the cross-sector diversity of the participants.

Russell shared that "Three years ago this conference started as an educational training for Fair Housing monitors in the County. We are delighted that it has evolved into a cross-disciplinary examination of the causes underlying economic discrimination."

The conference officially kicked off with the Keynote Speaker Manuel Pastor, Professor, Sociology and American Studies & Ethnicity Director, USC Program for Environmental and Regional Equity (PERE). Pastor is the recent author of the new acclaimed book, *State of Resistance: What California's Dizzying Descent and Remarkable Resurgence Mean for America's Future*, which was the basis of his talk. He focused upon the shifting nature of our current economy including the fact that most Americans move from job to job frequently now leading to a need for retirement funds to be tied to individuals not to workplaces, as well as the fact that this leads to having a market that's driven by renters and not homeownership like in the past. His new framework considers these changes and is focused upon growing together, securing livelihoods

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for all Americans, and connecting communities. Pastor discussed how California has often served as the United States bellwether and pioneer for revolutionary policies and how the state's history can act as a cautionary and constructive guide for the US as a whole while moving forward. Pastor concluded saying that the American Dream only works with the right investments into communities and with the right public policies that allow individuals and families to succeed. He challenged participants to look at fair housing and the cross-over issues as opportunities to innovate and improve our communities from within.



Shortly after, Branden Butler was recognized for his years of service and dedication to the Fair Housing community in San Diego as he moves on to work on statewide issues at the California Department of Fair Employment and Housing.



The first discussion session of the day focused upon the current state of housing, transportation, and the economy in San Diego. It was led by Hasan Ikhata, the executive director of SANDAG, who gave a presentation on the future of transportation in the San Diego region and focused on how important public transportation is in regards to fair housing. Those who have to commute long distances tend to be individuals who can't afford to live in the areas that they work. Therefore, SANDAG is focusing its efforts upon building multifamily homes close to public

transportation. From there Kirby Brady, the Director of Research, at the San Diego Regional Economic Development Corporation, went on to present upon the growth of our aging population and the changing labor force, and what these changes will mean to the US economy.



The second presentation of the day was given by James Bliesner and Dr. Mirle Rabinowitz Bussell, professors and researchers from UC San Diego, who gave a new viewpoint on the Informal Economy of San Diego. Reviewing their project done in collaboration between the City Heights Community Development Corporation, the Center for Urban Economics and Design (CEUD) and the Urban Studies and Planning Program at UC San Diego. Undergraduate students from UCSD in consultation with representatives from City Heights CDC, the Environmental Health Coalition and Asociacion de Liderazgo Comunitario, designed and administered a community survey. The survey found that a very large portion of the transactions occurring in City Heights are through this informal economy and almost a third of respondents reported not using traditional banking services at all. Policy implications of this survey suggest that

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new institutional responses are needed to insure economic opportunity and access to housing, such as legitimizing the value of informal incomes and considering them in lending and renting decisions.

From there, Dr. Kyra Greene from the Center of Policy Initiatives, discussed the challenges of fair housing for all that stem from the systemic and systematic racism and sexism that plagues our nation. She showed stark statistics displaying how 1 in 3 working age households and 1/2 of children can't make ends meet in San Diego County without government support. Dr. Greene explained the work that CPI does to combat these statistics and the community coalitions it leads such as the Invest in San Diego Families Coalition and the Community Budget Alliance. These coalitions come up with community based demands and goals for the County and City of San Diego based off of relevant research.

The concluding wrap up session focused upon where we, as the affordable and fair housing community, can go from here to foster an inclusive economy.

The discussion was led by Laura Choi, the Research Manager in Community Development for the Federal Reserve Bank of San Francisco. Laura focused upon how racially discriminatory policies of the past continue to impact health and economic outcomes of people today. She discussed strategies to combat these issues such as explicitly advancing racial equity by bringing its lens to your work, earning the trust of the community you serve through partnerships, and pursuing cross-sector, multidisciplinary approaches that focus on root causes. Choi left attendees with those strategies as a to-do list to consider at the end of her talk.

The day closed with a dialogue between presenters and the attendees facilitated by Steve and Branden. A number of attendees thanked us for being a voice for "who they are, what they do, and what they believe in" and that is a measure of success in our eyes. Thank you to our generous sponsors California Housing Finance Agency, Federal Reserve Bank of San Francisco, and LISC San Diego who made the 4th Annual SDRAFFH Fair Housing Conference a great success!

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 a great resource to share your good news with industry colleagues. Simply email Sarah with a press release and any corresponding images — we will look for an opportunity to share through our website, weekly brief, or monthly newsletter.



Thank you to our new and renewing members:

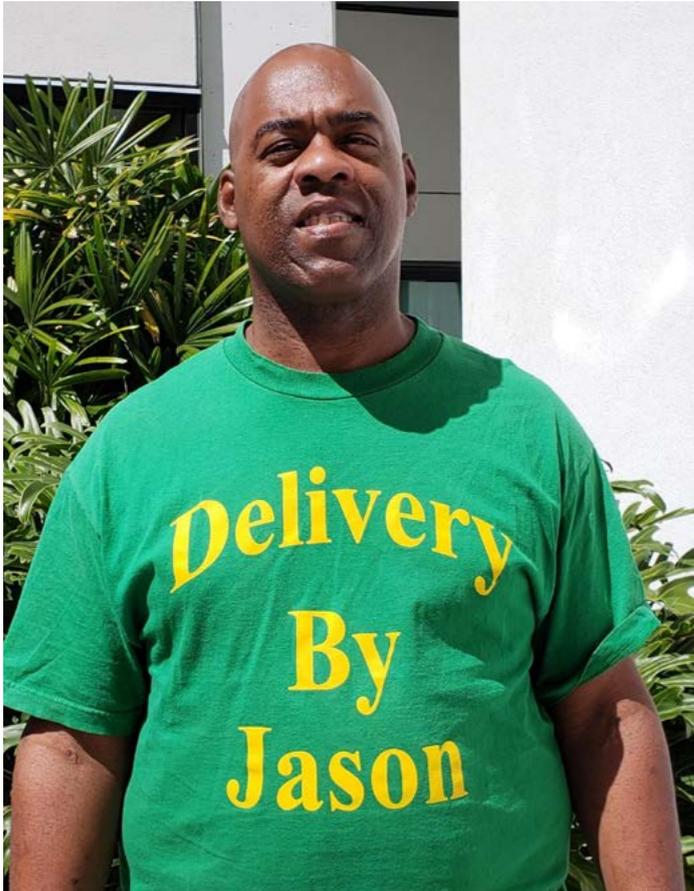
- Allgire General Contractors
- The Barracks Foundation
- Charles Brown, MJ Housing & Services Inc.
- CRE Solutions
- Keyser Marston Assoc., Inc.
- Kingdom Development Inc.
- Madelyne Pfeiffer, MJ Housing & Services Inc.
- Regional Task Force on the Homeless
- San Diego Community Land Trust
- Townspople
- Urban Housing Communities LLC
- Wakeland Housing & Development
- Weisfeld Properties



Home Is *where you belong.*



One of the many benefits to join the San Diego Housing Federation is access to our membership directory. Updated quarterly, the directory serves as a tool to quickly connect all of our members and associated organizations. Members can access the directory through the member's only portal on our website at www.housingsandiego.org.



Erin Kautwoh, resident of St. Regis Park Apartments in Chula Vista

Featured Resident Story: Jason Pennell

Jason is a resident of the Atmosphere property in Downtown San Diego. Jason has lived at Atmosphere for the past two years and loves his apartment and community. He is a resident that truly cares about his community and takes it upon himself to foster relationships with and between his neighbors. Before living at Atmosphere Jason grew up in Virginia and moved to California after high school, he recalls having to live in studios with no kitchens, renting single rooms in houses where he felt uncomfortable with the lifestyle tendencies of his roommates who he didn't know and didn't want to be in that type of environment but was forced to since it was all he could afford. Jason describes these times as "really rough having to deal with all that. It was hard on my marriage too." Since moving into affordable housing Jason feels secure in being able to pay his rent and not have to worry about seeing prices that all of a sudden go up from one month to another which had happened to him before in San Diego. He loves the stability and safety factors that come with living at Atmosphere and has a lot of gratitude for the support.

Jason feels that affordable housing has changed his life in so many ways but most importantly it allowed him the chance to get healthy relationships back into his life. He expressed how, "Affordable housing allows people to have better relationships with their families, since you're more secure you have time to get those ties back together. My wife and I have a much more stable relationship now than we have ever had during the tough times. It allows you to be in a position where you can really grow."

Jason has been nurturing not only his personal relationships but community ones as well. He says, "I really try to give back and that comes from the stability I now have since I don't have to worry anymore about certain factors, it allows me to give back to the community." Jason assists in throwing community gatherings where residents and their kids can get to know one another. When he heard there were residents with food insecurities and transportation issues, he used his delivery truck to bring in food on a weekly basis from a nearby food pantry and continues to do so. Jason feels that without affordable housing he would have been struggling too much to run his new business, Delivery by Jason. He also volunteers with senior citizens across the street at serving seniors. With all that Jason has accomplished, he just wants everyone to know that affordable housing allows people to rise up and contribute to their community and gain their lives back through stability.



MEHRSA IMANI
SDHF RESIDENT AND
COMMUNITY ORGANIZER

Strong San Diego Partnership at State Capitol

San Diego was well-represented at the Corporation for Supporting Housing's (CSH) 7th Annual Advocacy Day. San Diego team was six members strong including Laura and Mehrsa from San Diego Housing Federation, Jonathan Herrera from San Diego Housing Commission, Jonathan Hunter from LeSar Development, Jeff Najarian from Wakeland, and Joi Cole from San Diego's Youth Advisory Board.

Advocates, friends and partners convened in the State Capitol building on March 27, to promote number of bills which address access to health and stabilizing services to individuals, youth, and families housing instability and homelessness. The issues focused on creating a grant program to serve youth experiencing homelessness (AB 307), redirecting State prison and parole resources for housing and services (SB 282), strengthening a program to fund homeless services through Medi-Cal (SB 361), and Budget Requests for Housing & Homelessness (AB 816).

The San Diego team met with office of Asm. Brian Mainschein, Asm. Todd Gloria, Asm. Lorena Gonzalez-Fletcher, Asm Marie Waldron, Senator Toni Atkins, Senator Richard Roth. Members of the team



Top photo: San Diego Team with Asm. Todd Gloria.
Bottom photo: San Diego Team with Asm. Brian Mainschein

shared their life-changing experiences related to youth homelessness and benefits of supportive housing, as well as policy expertise on the priority bills. This advocacy opportunity with friends and colleagues from diverse backgrounds and life experiences gave profound meaning to why we do the work we do towards housing justice!



Resident Services Support Network Learn About Immigration Resources

On Tuesday, March 26th, Resident Services Coordinators from across San Diego came together to learn about Immigration Services. Our speaker that began this workshop was Rosibel Mancillas Lopez a lead Attorney from the San Diego Legal Aid Society. She began by discussing the different pathways that can lead to Citizenship and Legal Permanent Resident status for those who immigrate to the United States. Her presentation covered naturalization, family immigration, and special exemption visas for those who've experienced abuse or human trafficking. The criteria for these pathways was discussed as well as exemptions for the daunting hundred question civics test in English for those who pursue citizenship such as age caps and disabilities waivers. Obstacles to immigrating specifically issues such as Public Charge was brought to the coordinators attention. Public Charge is when someone's application for citizenship or legal status can be denied based upon the likelihood that they will become "primarily dependent on the government for subsistence" so those who receive cash aid, food stamps, Medicare, etc. can be placed at a severe disadvantage in immigration court when applying.



Rosibel Mancillas Lopez from the San Diego Legal Aid Society presented information on naturalization, family immigration, and special exemption visas for those who've experienced abuse or human trafficking.

Advice was given on knowing your individual rights while interacting with ICE, Immigrations and Customs Enforcement, such as entry into households or workplaces not being allowed without a warrant. Rosibel trained coordinators on what to do during street side stops and what to do once you are detained such as not signing documents before speaking with a lawyer, remember you have the right to remain silent, all you are required to provide is your real name and that is it. If you are undocumented, you do not have to reveal your immigration status or country of origin, you should not carry false documents, or your country of origin documents and carry a "know your rights" card with you.

To wrap up the workshop we had two presentations from resident service coordinators, Norma and Soraya from Wakeland Housing who spoke on their own experiences of helping residents through the



[CLICK](#) for more information on the Resident Services Support Network.

PROGRAM NEWS

SAN DIEGO RAPID RESPONSE NETWORK

1-619-536-0823

Call 24 hours a day to report:

- Immigration Enforcement
- Checkpoints
- Raids
- Arrests
- Harrassment



immigration process and what that has been like. Norma spoke on the importance of explaining to applicants they need to study seriously for the civics test as she has had residents fail it in the past and have to retake it, jeopardizing their chance of citizenship. Overall, our resident coordinators walked away with a better understanding of the immigration process and with resources they or their residents can access.



NATIONAL SERVICE RECOGNITION DAY

Our current LISC AmeriCorp, Raquel Harati who serves as our Education Programs Assistant, had the opportunity to meet with County Supervisor Nathan Fletcher in honor of National Service Recognition Day on April 2nd where San Diego AmeriCorps members were presented with a proclamation in honor of the day.



Supportive Housing Operators Network learned how to help their residents prepare for treatments, and how to have conversations about bed bugs with residents.

If you are interested receiving more information or attending events? Please email Sarah Buchanan at sarah@housingsandiego.org.

Supportive Housing Operators Network Recap

Supportive Housing Operators Network attendees learn about bed bug prevention and treatment

On March 27th, supportive housing operators from throughout San Diego County gathered in the community room of Atmosphere to learn about bed bug prevention and treatment for their residents. Jason Riddle from Orkin Pest Control gave an impressive and comprehensive presentation on bed bugs where he covered the history, life cycles, common ways the bugs are spread, and how to go about treatment when infestations do occur. While there is no silver bullet or perfect treatment for bed bugs, Jason shared that heat treatments, chemical treatments, and fumigation can kill most bed bugs although there are no known chemicals that effectively kill their eggs.

After discussing an overview of bed bugs, Jason shared many stories and examples, gave advice regarding how to handle bed bug situations, one key-takeaway from the morning was to avoid getting used furniture as much as possible, as a property manager or other housing operator, you can help tenants avoid bedbugs by discouraging furniture being left outside up for grabs in community areas. Jason taught our Housing Operators about common misconceptions



Jason Riddle from Orkin Pest Control gave an impressive and comprehensive presentation.

with bed bugs such as that they spread disease, can jump or fly, and are attracted to only dirty homes or those in lower income neighborhoods. Bed bugs affect people of all class levels. He also informed us that bed bugs aren't only found in bedrooms as their name may make it seem. They can be found in movie theaters, dorms, hotels, schools, daycares, delivery vehicles, and buses. Due to this fact Jason explained the importance of bed bug prevention techniques while traveling such as putting your luggage near the bathroom, not placing clothing in hotel dressers, and being sure to wash and dry all clothing shortly after arriving home while leaving your suitcase outside the bedroom.

Workshop attendees asked questions such as how to deal with bed bugs in common spaces such as community and laundry rooms, how to help their residents prepare for treatments, and how to have conversations about bed bugs with residents. Jason was an excellent presenter and facilitator allowing housing operators the chance to discuss this often taboo topic openly and honestly. Our Housing Operators walked away from this workshop with a greater understanding of bed bug prevention and a game plan for how to treat it when encountered.



LAURA NUNN
SDHF DIRECTOR OF
POLICY & PROGRAMS

Bill to lower voter threshold for affordable housing bonds advances from committee

[ACA 1](#), a bill that would make it easier to approve local affordable housing and infrastructure bond measures, advanced from the Assembly Local Government Committee by a 5-2 vote on March 27th. Currently, local housing and infrastructure bond measures require two-thirds voter approval in order to pass. This legislation would lower the voter threshold to a 55 percent supermajority, the same threshold that currently applies to local school construction bond measures. During a [press conference](#), Assemblymember Cecilia Aguiar-Curry, the bill’s author, commented on the significance of the legislation, saying, “ACA 1 is targeted to help urgent needs of local communities to increase the supply of affordable housing and supportive housing for vulnerable populations.” This is especially salient for San Diego where SDHF continues to lead efforts to place a \$900 million homelessness and affordable housing bond measure on the November 2020 ballot.

ACA 1 is a top priority bill for SDHF this year and we encourage our members to join us in registering their support. Please read our letter of support [here](#) and

use it as a template to submit a letter of support on your organization or business letterhead. The bill now heads to the Assembly Appropriations Committee for consideration.

SDHF Co-Sponsored Surplus Land legislation passes out of committee

A bill co-sponsored by SDHF to help strengthen and clarify the state Surplus Land Act passed out of Assembly Local Government Committee on April 11th. California’s Surplus Land Act requires all local agencies to prioritize affordable housing when disposing of surplus land yet some local governments have attempted to find ways to circumvent the law, leading to lost opportunities to redevelop underutilized public land for much-needed affordable housing. [AB 1486](#) would provide clarity on which local agencies must comply with the act, better define “surplus” land, require reporting and data on available surplus sites, and provide HCD with the authority to enforce the Surplus Land Act. A bill fact sheet is available [here](#) and SDHF’s letter of support can be read [here](#).

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

SDHF supports two more bills

SDHF has added two bills to its list of supported legislation this year.

- **SB 329** would include Section 8 rental assistance as a protected class for source of income under the Fair Employment and Housing Act. Read more about the impacts of Section 8 voucher discrimination and San Diego’s local ordinance banning the practice in the “Around the State” and “Around the County” sections of this newsletter. SDHF’s support letter can be read [here](#).
- **AB 599** defines “affordable workforce housing” and “affordable owner-occupied workforce housing” for purpose of the expenditure of revenues collected under the Building Homes and Jobs Act, SB 2. Read SDHF’s support letter [here](#).

California Housing Legislation Highlights
as of April 4, 2019

FASTER APPROVALS
AB 1484 Development fees published and constant throughout project approval process.
SB 330 Faster approvals for housing & zoning changes; no parking requirements; statewide ban on downzoning.
AB 1485 & AB 1706 Incentives and faster approvals for moderate-income housing built with prevailing (union) wage labor.

UPZONING
SB 50 Upzoning near jobs, good schools, and mass transit.
AB 1763 80% density bonus for affordable housing.

SHELTERS
SB 48 By-right approval for homeless shelters.
AB 723 Property tax exemption for housing leased for 35+ years to nonprofits in Alameda or Contra Costa County.

TAX POLICY
SCA 3 Ends inheritance of Prop 13 tax break, unless heir lives in the house.
AB 36 Costa-Hawkins reform, allows cities to rent control houses, condos, and new buildings after 10 years.

TENANT PROTECTIONS
SB 529 Protections for tenant organizing.
AB 1481 Statewide Just Cause limits to evictions.
AB 1110 Longer notice required for rent increases: 60 days for under 10%, 90 days for 10-15%, 120 days for 15%+.

ACCESSORY DWELLING UNITS
SB 13, AB 68, & AB 69 Simplifies process of approvals and allows more houses to add Accessory Dwelling Units.

TRANSPORT
ACA 1 Allows bonds for housing & infrastructure to pass with a 55% majority.
AB 1568 Ties transport funding to housing production.
AB 725 Limits use of sprawl as way to meet housing planning goals.

BALLOT MEASURES
SCA 1 Eliminates requirement that public housing be approved by ballot measure.

FUNDING
AB 10 Expands Low Income Housing Tax Credit funding program by \$500 million per year.
AB 11 & SB 5 Creates new local funding agencies for affordable housing, infrastructure, and community investment.
AB 1483 Creates housing production database.
AB 724 Creates rental housing database.
AB 857 Allows cities to create Public Banks.
AB 1487 Creates Housing Alliance for the Bay Area, regional entity to raise \$1.5 billion via ballot measure for affordable housing.
SB 18 Funds for legal aid and rent assistance.
SB 329 Requires landlords to accept Section 8 vouchers.
AB 437 Move-In Loans for security deposit and first month's rent.
AB 53 Ban the Box: no questions on criminal record on initial rental applications.

Contact your representatives @ findyourrep@legislature.ca.gov

LOOKING FOR A CHEAT SHEET?
Find all the important housing bills in one easy graphic!



San Diego council votes 8-1 to wipe out parking requirements in neighborhoods near transit

[The San Diego Union Tribune – March 4](#)

The City of San Diego has taken a step toward becoming a less car-reliant city, with the City Council voting 8 -1 on March 4th to eliminate parking requirements for new condominium and apartment complexes in neighborhoods near mass transit. Not only will this new policy make housing cheaper it will help the city meet its goals of a the legally binding climate action plan, requiring more people to bike, walk, or use public transit to reduce greenhouse gases. This policy change is based on similar city legislation in Portland and Seattle, where softer parking requirements have resulted in decreased car ownership, increased use of transit and greater housing production and affordability.



On Wednesday the Board of Supervisors approved a proposal by Supervisor Nathan Fletcher, seen here alongside Supervisor Jim Desmond, that scraps private development plans for a county-owned property in Hillcrest and tells staff to study turning it into a regional behavioral health hub. Sam Hodgson / San Diego Union-Tribune

County votes to study use of Hillcrest property for behavioral health services hub

[The San Diego Union Tribune – March 28](#)

The Board of Supervisors scrapped private development plans Wednesday for a Hillcrest property and voted unanimously to study feasibility of a health services hub at the site and at other sites throughout San Diego County. “Today the board prioritized our public land and public resources for the greatest public good,” said Supervisor Nathan Fletcher, who proposed the action, in statement after the vote. The supervisors eliminated the current request for private development proposals for a 7.24-acre parcel on Third Avenue and directed county staff to conduct a feasibility study into a possible facility for a variety of services, including inpatient treatment, rehabilitation, crisis stabilization and intensive outpatient services.



Greg Florey, a desk clerk at the Plaza Hotel who is also a resident, stands in a vacant room. The rent for the single room is \$748 a month. Photo by Megan Wood

Looming SRO Closure Sets Off Another Round of Soul-Searching Over Housing's Bottom Rung

[Voice of San Diego – March 21](#)

For the first time, the San Diego Housing Commission Board voted to fund \$500,000 to help tenants, of a closing single room occupancy hotel, find a new home. This vote took place on March 8th to allocate the money to those who are current residents of the Plaza Hotel in downtown. Despite this assistance, the closing of the Plaza Hotel follows in the footsteps of many other SRO buildings throughout the County being remodeled for more lucrative deals. Efforts to track the status and maintenance of SRO properties has been inconsistent. City Council President Georgette Gómez has previously said she wants to pursue anti-displacement policies, particularly for residents forced out of affordable housing like Single Room Occupancy Hotels, however preservation efforts will not come cheap.

Upcoming City Law To Give Low-Income San Diegans More Housing Opportunities

[KPBS– March 27](#)

Many low income San Diegans find themselves paying more than 60% of their incomes towards housing and even once assistance becomes accessible through Section 8 vouchers many of their current or potential landlords refuse to accept them. An ordinance approved last year stops landlords from being allowed to refuse residents or applicants due to rental subsidies. This will become an enforceable law later this year and many landlords are unaware or remain opposed to it.

Opposition is based off the fact that rental subsidies tend to come with further regulations, inspections, and oversight from City Officials.



Jacquielina Hernandez Romero kneels at a kid's table in her apartment to play with her grandsons Jeremiah, 5, and Andre, 11.



Housing Commission sued over voucher policy; accused of perpetuating segregation

[The Los Angeles Times – March 22](#)

A lawsuit filed by the San Diego Tenants Association claims that the San Diego Housing Commission is perpetuating racial segregation by setting its housing values below market rate. In the suit filed on March 7th, the Tenants Association attorney Parisa Ijadi-Maghsoodi argues that the Housing Commission needs to either follow a U.S. Department of Housing and Urban Development program aimed at desegregating neighborhoods or adjust the value of the housing vouchers in its program that it has followed for the past year. She goes on to say that the point of the lawsuit isn't to demonize the Housing Commission but they cannot be allowed them to continue to administer the Section 8 program in a way that perpetuates racial segregation. The Housing Commission general counsel Charles Christensen, issued a statement about how the commission does not comment on pending litigation but will respond in court when is needed.



Homeless people and their tents line the Island Avenue overpass sidewalk over Interstate 5, several blocks from 14th and G Streets in the East Village. Howard Lipin/The San Diego Union-Tribune

Homeless Programs Evaluated by San Diego Taxpayers Association

[The San Diego Union Tribune – March 26](#)

The San Diego Taxpayers Association released a report stating that San Diego County and surrounding cities do not have a standardized method of gathering data on their homeless programs, thus there is no certain way to conclude how effective the programs are. Spending on homeless programs has increased by twenty times countywide in the past decade, thus the organization was interested in seeing how much bang for their buck cities were getting with the investments. The president and CEO of the Taxpayers Association characterized the report as a disappointment in its findings. The 59-page report can be found here for downloading.



Housing vouchers can save people from homelessness. But landlords may not accept them

[The Los Angeles Times – March 29](#)

California housing prices are well known around the Country for being unaffordable. More than half of Californians struggle with high rent costs and one way to combat that is with Section 8 housing vouchers. However, these vouchers are not easy to come by and even when acquired are not often accepted by many landlords. One woman says she called over 70 landlords in a day asking them if they accept the vouchers to which all who answered said no. Property owners have a variety of reasons they list out when asked why they reject these vouchers but the most apparent is that they can get more money from the market rate than the government can pay out. City officials are mulling over passing ordnances that prohibit landlords banning section 8 tenants.



A new statewide survey reveals a high percent of community college students have experienced homelessness, housing insecurity and hunger. Mesa College (above) is included in the survey. (File photo)

19% of California Community College Students Experience Homelessness

[The Los Angeles Times – March 7](#)

The [#RealCollege](#) survey results were released this month where a study was conducted of 40,000 students at 57 California community colleges and the results found that half of students were unsure where they would find food at times and 6% said they had been homeless in the previous year. Besides the 6% who self-identified as homeless, even more students said they did not have a stable place of their own and instead were sleeping on couches or in other people's homes. Overall, the report found that 19% of California community college students had experienced homelessness at some point during their college education under the definition commonly used by educational institutions.



Cities will lose gas tax money if they don't meet housing goals under Gavin Newsom's plan

[The Sacramento Bee – March 11](#)

California cities that aren't making plans to build affordable housing could lose money for their roads starting in 2023 if Governor Newsom's proposal goes the way he wants. He first announced his intention to link housing goals to road repair money in his January budget proposal. On March 11th, the governor released details about how his plan would redirect funds generated by the state's recently increased gas tax. This new proposal would direct the California Housing and Community Development Department to set new more ambitious goals for affordable housing. He also described how he wants to spend \$1.75 billion to entice communities to build more than previously planned and set a timeline to accelerate the state's construction goals. There is a June deadline for the budget to be passed for the upcoming fiscal year.

Kaiser invests \$3 million to end homelessness in Sacramento, 14 other communities

[The Sacramento Bee – March 12](#)

Kaiser Permanente announced that it will invest \$3 million dollars over the next three years in an effort to end chronic homelessness in the Sacramento region and 14 other communities around the United States. "Kaiser Permanente is investing in efforts to reduce homelessness and housing insecurity because there is a proven link between housing and health," said Bernard J. Tyson, chairman and CEO of Kaiser Permanente. "Addressing affordable housing and homelessness is crucial to Kaiser Permanente's mission to improve the health of our members and the communities we serve, and to advance the economic, social and environmental conditions for health." Spearheading the new discussion of the undeniable connection between adequate housing and good health.



The skyline beyond a row of Victorian houses in San Francisco in 2017. (Eric Risberg / Associated Press)

Bay Area leads charge on fixing housing crisis. Will it work for the rest of California?

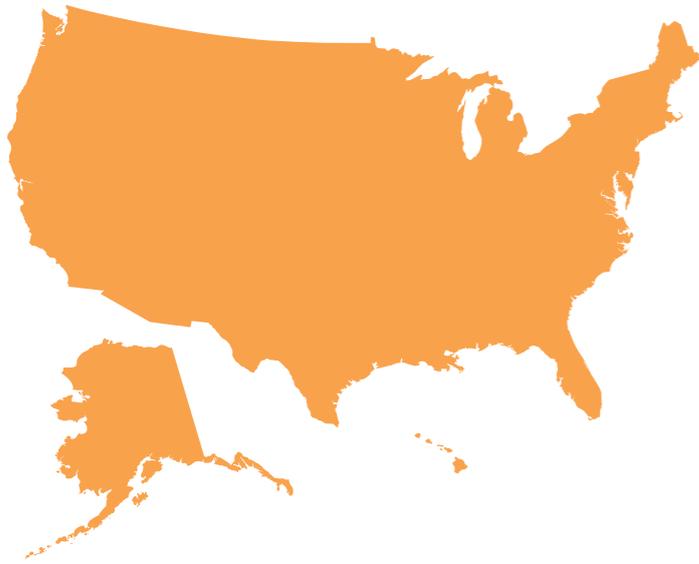
[The Los Angeles Times – March 20](#)

California lawmakers have unveiled a far-reaching package to stem the state's housing affordability crisis, from new protections against surging rents and evictions to more apartments without parking regulations near public transit and in coastal communities. These proposals could reshape the statewide housing landscape and they all come from Bay Area politicians. Since the development of Silicon Valley the Bay Area's housing prices have grown far higher than throughout the rest of the state, which is why it makes sense that they are taking the lead on this issue. However, the Bay Area has characteristics that may make its solutions harder to apply throughout the rest of the state, such as their extensive public transportation system.

Why Housing Policy Is Climate Policy

[The New York Times – March 25](#)

In California, where high home prices are pushing people farther from their jobs, rising traffic and commute times are creating more pollution. Across most of the state's economy, greenhouse gas emissions have been trending steadily down but the ballooning car traffic on city streets and freeways is negating much of that progress we have made. In California, about 40 percent of greenhouse gas emissions are from transportation, and they are increasing. In some California counties, two-thirds of emissions are from vehicles. Thus, Californians need to be able to afford housing closer to their workplaces and have options for transportation other than just their own automobiles, such as public transportation, biking, or walking.



Facebook charged with housing discrimination by HUD

[The Washington Post – March 28](#)

Facebook was charged with discrimination by the U.S. Department of Housing and Urban Development because of the ad-targeting system it uses. HUD said Thursday that Facebook is allowing its advertisers to exclude individuals based on their neighborhood by drawing a red line around those neighborhoods on a map and giving advertisers the option of showing ads only to men or only to women. The agency also claims Facebook allowed advertisers to exclude people that the social media company classified as parents, non-American-born, non-Christian, those interested in accessibility, interested in Hispanic culture, or a wide variety of other interests that closely align with the Fair Housing Act's protected classes of ethnicity, citizenship status, and religion. In its response statement Facebook expressed shock over the charges as they feel they have been working with HUD in a timely manner to address these concerns and have already taken steps to stop this discrimination.

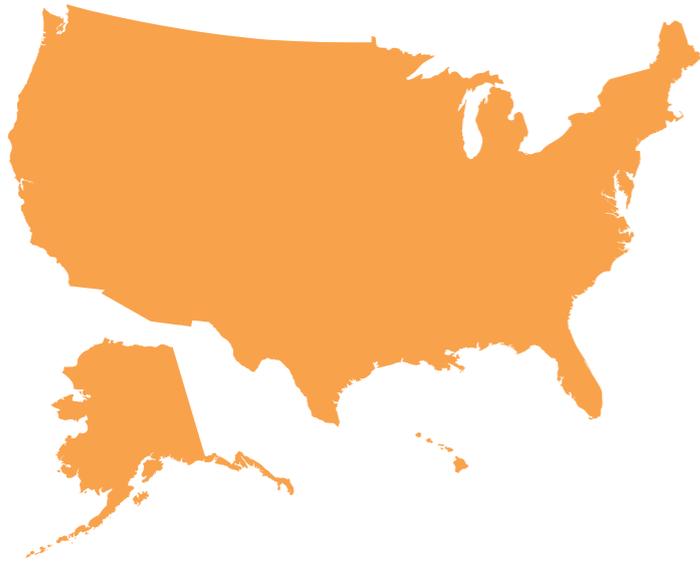


Even as the economy has boomed, Oakland's population of people living in homelessness has grown in recent years. Robert Galbraith/Reuters

The problem with HUDs point in time homeless count

[Citylab – March 6](#)

Point in Time counts are widely understood to undercount the number of people experiencing homelessness by a significant number—some experts say by half or even more. One figure critics often use to highlight the undercount is the discrepancy between the point in time count figures and the number of homeless children in public schools reported by the school districts. The low numbers can be attributed to a number of things first and foremost the count is held during the last ten days of January, just about the coldest time of year meaning many people who would be sleeping in the streets have curled up on friends couches, floors, building alcoves and in cars much more than they normally would be. An additional factor that contributes to the PIT counts low numbers is the definition of homelessness used, which does not include those living in motels, hotels, camping grounds, or cars.



Citibank to pay nearly \$50 million for violating the Fair Housing Act

[Housing Wire – March 19](#)

According to the Office of Comptroller of the Currency, an investigation showed that Citibank did not equally offer certain mortgage discounts to all Citi customers, thereby “adversely” affecting some customers based on their “race, color, national origin, or sex.” The OCC stated that Citibank had “certain control weaknesses” in a lending program called “Relationship Loan Pricing,” which offered mortgage discounts to Citi customers. In the program, Citi customers could receive a credit to their closing costs or an interest rate reduction if they used Citi as their lender. The program was piloted in August 2011 and rolled out widely in February 2012. Citibank self-reported the issue to the OCC and claim that it only affected a small percentage of customers. They will be paying out a 25 million dollar civic penalty for the program.

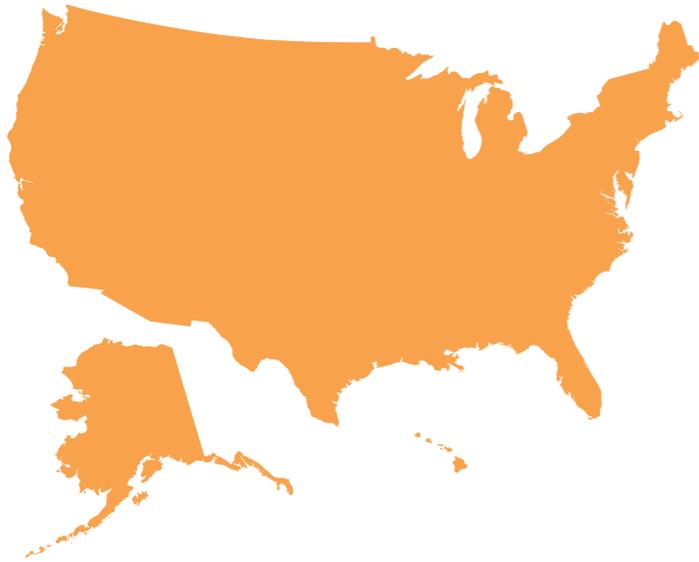


Will Work For Food (iStockphoto)

Cities pay panhandlers and homeless people to clean up streets

[The Los Angeles Times – March 20](#)

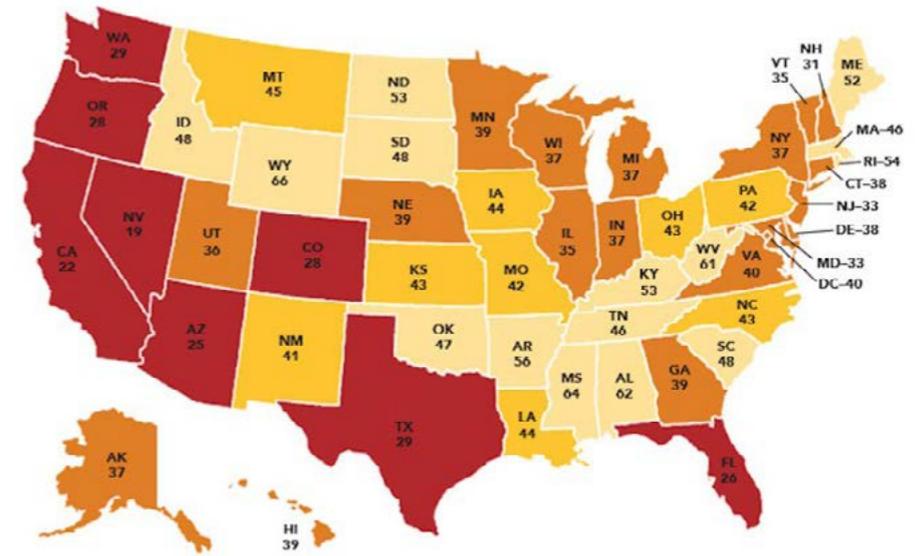
Starting in May two cities, Indianapolis, Indiana and Syracuse, New York will launch new programs that will pay homeless people and panhandlers to clean city streets, weed, and do other municipal maintenance. This idea grew out of the understanding that people are not unemployed or homeless by choice, often times they just face obstacles to employment. This type of program has been under way in Albuquerque, New Mexico for four years and has been considered a success. Roughly two dozen cities throughout the US are working towards or have already implemented similar programs.



Proposed 2020 HUD budget sees meager increase from last year's proposal

Housing Wire – March 11

President Donald Trump announced his budget proposal for fiscal year 2020, including a nearly 7% increase for the U.S. Department of Housing and Urban Development's 2019 budget proposal. This may sound like a great thing but this proposal is actually a decrease from 2019's enacted budget. While the funding is indeed an increase from Trump's requested budget for 2019, it is down a whole \$8.6 billion, or 16.4%, from 2019's actually enacted budget. HUD proposed to reform its rental assistance programs through the Making Affordable Housing Work Act, which it submitted to Congress in April 2018, requiring those who are able to work to contribute higher levels of rent contributions. Response statement from the National Low Income Housing Coalition



Rental Homes affordable and available per 100 extremely low-income renter households by state. These are households with incomes at or below the poverty level or 30 percent of the area median income. National Low Income Housing Coalition

The Affordable Home Crisis Continues, But Bold New Plans May Help

City Lab – March 14

The National Low Income Housing Coalition published their annual analysis of recent data, and the results are bleak. The United States is in the grips of a severe and pervasive housing affordability crisis. Nationally, there is a shortage of over 7 million homes that are affordable and accessible to the lowest-income renters. Eighty percent of Americans believe that Congress should “take major action” to make housing more affordable for low-income people. The NLIHC launched the Opportunity Starts at Home campaign to bring together a coalition of not only housing advocates but other cross sector experts and stakeholders to increase federal investments in proven solutions to make homes more affordable to low-income Americans



Receive an SDG&E bill credit for driving clean

For the third consecutive year, electric vehicle drivers in SDG&E's service area may be eligible for a bill credit on their energy bill for driving clean. If you drive an all-electric or plug-in hybrid electric vehicle, you may qualify for the annual Electric Vehicle Climate Credit (EVCC). This credit is part of a statewide program administered by the California Air Resources Board (CARB) to help reduce greenhouse gas emissions in California.

"More and more people are making the switch to plug-in vehicles because they see many advantages beyond environmental benefits, including performance and fuel savings," said Mike Schneider, SDG&E's vice president of clean transportation and asset management. "The progress our region is making in clean transportation is a sign that we are moving in the right direction to build a clean air and clean energy future."

In 2018, EV drivers received a \$500 bill credit*. Enrollment for the 2019 Electric Vehicle Climate Credit runs through May 31, 2019. Find out if you qualify at sdge.com/EVCC.



Drivers who enroll in SDG&E's EV-TOU 5 plan can charge their car overnight for as little as 9¢ kW/h from midnight to 6 a.m. when they pay a basic monthly service fee of \$16. Visit sdge.com/EVpricing to learn more.

*SDG&E® makes no guarantees regarding the amount of this year's credit. 2019 is the final year this credit will be available. To receive the credit, your vehicle must be registered in the state of California at an address within SDG&E's service area as of May 31, 2019. Your electric vehicle must be qualified to drive on a highway. Electric commercial fleet vehicles, golf carts and scooters are not eligible.



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