



Housing & Community Development News



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ON THE COVER

Congratulations to our Conference Keynote Speaker, Michael Gaulden, for recently being honored as August's Author of the Month at the San Diego Central Public Library [READ MORE](#)

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www.housingsandiego.org



STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

Steve leads the SDHF team on a recent expedition to the San Diego Zoo.

Dear Members,

The San Diego Housing Federation has spent a good part of the past year promoting a local housing revenue bond – a City of San Diego property tax that would support the creation of 7500 or more units of housing for the chronically homeless, seniors, veterans, people living with disabilities, and low-wage working households with large families. The mix of housing was designed to address some of the most critical challenges facing our region and the low-income households who struggle to get by in San Diego County.

This measure, we hoped, would have been placed on the November 2018 ballot. However, as we've previously announced, we made a strategic decision to push back our target to 2020 when the electorate, and a host of other circumstances will be more favorable for a win. As much as we are all impatient to muster these resources sooner than later, we must in the final calculation take a long view. If we place such an important measure on the ballot, it is imperative that we win even if we have to wait a bit longer.

And while we did not achieve the shorter term goal of getting the measure placed on the 2018 ballot, the year-long effort did yield some positive results. The

Federation is stronger because of this past year's work. We have elevated the visibility of the organization, and we have deepened relationships with key stakeholders. Some of the evidence of that is seen in our membership, which has grown by more than 20% in the past ten months alone. All of these gains will help to make the Federation an even stronger voice for affordable housing in this region.

We have also already begun to plan for 2020. One message that became very clear from our polling over the past year is that the electorate is looking for leadership on the issue of affordable housing, and that we are well-positioned to offer that leadership.

At the moment, leadership means taking a front and center role in promoting [Proposition 1](#) – the *Veterans and Affordable Housing Act* – and Proposition 2 – the *No Place Like Home* bond measure. The Federation will be working to gather endorsements and educate local civic groups about these measures.

We will also use the next two years to sharpen our game in a number of areas, including more in-depth research for data-driven policy making and the development of more a robust communications

infrastructure to reach the broader interested public. In the near term, we will focus our attention of the kinds of research, planning, and policy making that will help set the stage for the successful implementation of the new revenues we anticipate from Props 1 & 2, and yes, our own measure in 2020. Some of the things we need to tackle region-wide include issues identified by the City of San Diego's Select Committee on Homelessness on July 30, chaired by Councilmember Chris Ward. These include: (1) identifying sites in all areas of the city for permanent supportive housing; (2) streamlining the process for entitling and producing these units; and (3) developing a PLAN for how the City will achieve the numerical production goals that we need to address the current crisis.

And while these goals were called for within the context of homelessness and within the boundaries of the City of San Diego, they are crucial outcomes we need for the entire region, and they are applicable to both affordable housing and permanent supportive housing. We need to identify key opportunity sites, streamline production, and, most importantly, make sure that local government is developing and following a rational plan.

Los Angeles and the Bay Area have passed significant local revenue measures to assure that they have the local resources to leverage their share of State funds, and they have struggled to move these resources quickly. We have the opportunity over the next 24 months to learn from the successes and setbacks that these other regions have encountered and to plan ahead so that we can hit the ground running. If we do our homework, build a truly deep and broad coalition, and develop an honest and compelling plan to address homelessness in San Diego, we will both make up any time that may be lost over the next two years...and we will win big in 2020.

Thank you to all of you who work every day on the front lines of the housing crisis. Working together we will get the resources we need to get the job done. We have a duty to the families and individuals who are struggling to stay housed or sleeping on our streets in the San Diego region to see that we make this happen.



Steve Russell, Executive Director
steve@housingsandiego.org

FEDERATION EVENTS



SARAH BUCHANAN
DIRECTOR OF EVENTS
& MEMBERSHIP

SDHF's Annual Conference: Everything You Need to Know



San Diego Housing Federation's annual Affordable Housing & Community Development Conference and Pre-Conference Institutes is a two-day event that brings together more than 500 developers, builders, architects, lenders, property managers, service providers, elected and agency officials and staff, and community and business leaders to share innovative approaches to affordable housing, community, and economic development.

REGISTER TODAY

**Early Bird Discounted Prices end on
Friday, August 24, 2018.**

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



THIS YEAR, THE CONFERENCE WILL FOCUS ON THE TOPIC:

Housing at the Breaking Point: Demanding Solutions

Wednesday, October 3, 2018
Pre-Conference Institutes

Thursday, October 4, 2018
Annual Conference

Marriott Marquis & Marina
333 W Harbor Dr., San Diego, CA 92101

VOLUNTEERS NEEDED

If you are interested in volunteering, please email Sarah with your contact information and availability for the dates of October 3 and 4, 2018.

To inquire about these opportunities, please contact Sarah Buchanan, Director of Events and Membership via email or at (619) 239-6693.

Keynote Speaker, Michael Gaulden, honored as August's Author of the Month at the San Diego Central Public Library

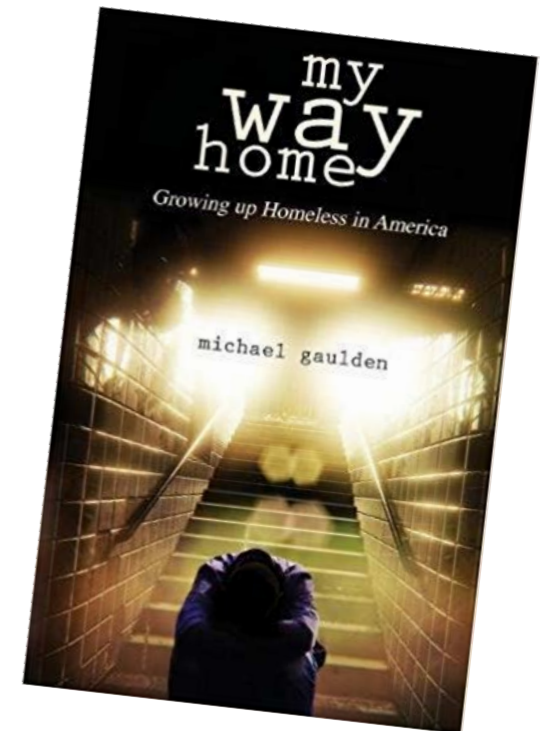


Michael Gaulden is the debut author of "My Way Home" a memoir that chronicles growing up homeless for ten years in San Diego. He is an active Homeless activist, education enthusiast, spoken word artist, musician and activist for all disadvantaged people.

[READ MORE.](#)

Congratulations, Michael!

[CLICK](#) here for more information on August's Author of the Month.



[PURCHASE](#) Michael's memoir *My Way Home.*



MAKE YOUR HOTEL ARRANGEMENTS TODAY!

We have secured a discounted rate for our attendees at the Marriott Marquis downtown.

To make reservations online, please click [here](#). Using the link, you will be able to make, modify and cancel your hotel reservations online, as well as take advantage of any room upgrades, amenities or other services offered by the hotel.

To make reservations via telephone, please use the following numbers.

Reservations Toll Free: 1-877-622-3056.
Reservations Local: 619-234-1500

Secure Your Sponsorship Today!

Show your support for excellence in San Diego Affordable Housing and consider a sponsorship in 2018. [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.

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.



AVAILABLE SPONSORSHIP OPPORTUNITIES

CONFERENCE

- ☐ **Platinum** – \$15,000
- ☐ **Gold** – \$10,000
- ☐ **Silver** – \$5,000
- ☐ **Bronze** – \$2,500
- ☐ **Track Sponsor** — \$3,000 (Two Available)
 - Policy and Advocacy
 - Communications and Marketing
- ☐ **Exhibitor** – \$1,000
- ☐ **Non-Profit Supporter** — \$600 (Must be Non-Profit Org.)
- ☐ **Conference Advocate and Partner Sponsor** — \$1,000

PRE-CONFERENCE INSTITUTES (One Available of each)

- ☐ **Pre-Conference Institute Meal Sponsor** – \$5,000

FEDERATION EVENTS



Register Now!

LISC ROUNDTABLE WORKSHOP

in conjunction with SDG&E



The next LISC San Diego Sponsored Roundtable will be held on Tuesday, August 14 at the Energy Innovation Center (4760

Clairemont Mesa Boulevard San Diego, CA, 92117). This Multifamily Energy Solutions Roundtable event, sponsored by SDG&E, is free to attend and will provide information on State Assembly Bills that affect the energy landscape, as well as provide information on energy efficiency rebates, incentives, and financing options pertinent to the Multifamily sector.

REGISTER TODAY



Assemblymember Todd Gloria Leads Panel Discussion on Building Across the Income Spectrum.

Last month, the San Diego Housing Federation in conjunction with LISC and Bank of America, presented the latest in our series of educational roundtables: Building across the Income Spectrum: Leveraging Resources to Meet a Range of Housing Needs.

Special guest, Assemblymember Todd Gloria, Majority Whip and advocate for workforce housing, gave the introduction to kick off the morning. David Allen of Trestle Development, Michael Lengyel of Civic San Diego, Andrew Malick of Malick Infill Development, and Ahamadou Bocar of Cohn Reznick joined in a discussion moderated by Charmaine Atherton from Bank of America on the lack of housing for moderate income residents of San Diego County and the dramatic impact on the supply of housing affordable to lower income households.

The panelists and attendees discussed financing traditional mixed-income deals, income averaging and other tax code innovations, creative use of density



Over 40 people attended our July Roundtable workshop to discuss the lack of housing for moderate income residents.

bonuses (including the Affordable Housing Density Bonus), construction innovations to reduce building cost and Micro-Units as naturally affordable workforce housing over breakfast in the Loggia Room of the Prado in Balboa Park.

Many thanks to our sponsor, Bank of America and to all who participated in this month's roundtable event and helped to make it a success. And a very special thank you to Assemblymember Todd Gloria for making the time in his full schedule to speak with us!



Left to right: San Jose Councilman Raul Perales, City of San Jose Director of Housing Jacki Morales-Ferrand, Megan Colvard PATH San Jose, Jim Silverwood Affirmed Housing, Charmaine Atherton BAML, Mary Kaiser CCRC, John Roberts PATH, Amy Anderson PATH Ventures.



Left to right: Mellody Lock, Katelyn Silverwood, Nicki Cometa

Affirmed Housing celebrates construction progress at Villas on the Park in San Jose.

The first of its kind in downtown San Jose, Villas on the Park will offer 83 LIHTC studio units in the downtown neighborhood. Permanent supportive housing, Villas on the Park is a replica of Connections Housing; the first venture between Affirmed and PATH. Supported by the City of San Jose, the County of Santa Clara, BAML, CCRC and many others, everyone is immensely optimistic about the results this new development.

“Villas on the Park represents a step in a new direction for the City of San Jose. The first of its kind in the County of Santa Clara, this new community will offer services and housing in one location in the hopes to alleviate the decline in homelessness. We are very proud to be a leader of this groundbreaking community.” James Silverwood, President of Affirmed Housing.

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:

- Barker Management, Inc.
- BRIDGE Housing Corporation
- City of San Marcos
- CIVIC San Diego
- Clearinghouse CDFI
- CohnReznick
- Community Economics, Inc.
- Dahlin Group Architecture Planning Inc
- Elderhelp of San Diego
- Foundation for Affordable Housing
- Henry Ellis Devereaux HED Design
- Home Start Inc
- Kendahl Stein, Fidelity National Title, National Commercial Services
- LINC Housing Corporation
- LISC San Diego
- MAAC
- Mental Health Systems
- Pacific Southwest Community Development Corporation
- RSG, Inc.
- San Diego Community Housing Corporation
- San Diego County Apartment Association
- San Diego Interfaith Housing Foundation
- Sudberry Properties
- Susan Baldwin
- The John Stewart Company
- Vesta Development Group

JOIN A COMMITTEE TODAY SDHF WANTS YOU!

Much of San Diego Housing Federation’s work is accomplished through committees and work groups which are open to all members. These groups of volunteers and their staff liaisons provide analysis, ideas, and recommendations that are forwarded to the Board of Directors. Frequently, they are tasked with implementing recommendations as well. All current members and staff of current member organizations in good standing are encouraged to participate in San Diego Housing Federation Committees.

We are currently looking for committee members for the following committees:

- Marketing and Outreach Committee
- 2019 Ruby Awards Committee

To sign up for a committee or if you have questions regarding other volunteer opportunities, please **contact** Sarah Buchanan Mirabelli, Director or Events and Membership.

Click [here](#) for more information regarding the committees.



Vivian on the right with Resident Services Coordinator Denise on the left.

Featured Resident Story: Vivian Yagi

Vivian is a resident of Ten Fifty B Street located in Downtown San Diego. Vivian has lived at Ten Fifty B for seven years and loves everything about her home. When she moved from her previous low-income housing she could not believe how nice it was. The apartments were nice, neat, clean and the building staff were so supportive. The location was central, the residents were friendly, and she and her husband felt safe.

Vivian and her husband loved taking in the sights around San Diego and going for long drives in their beloved car. They lived frugally spending cautiously so that they could do the things they enjoyed most. A few years after moving to Ten Fifty B, Vivian lost her husband due to health issues. This was a very trying time for her.

Vivian was at a loss and was afraid she was going to lose her apartment because she did not have an income. She had no idea how to collect her husband's life insurance and she had no idea how to go about the burial service. This is when she reached out to the property's Resident Services Coordinator, Denise. Vivian says, "Denise helped me with everything. She helped me negotiate a rent payment plan until I could

find a job, she helped me find health insurance and helped me with matters at the DMV. She also helped me file for a visa so I could visit with my family at home." Denise was there for Vivian to support her during this very difficult time.

When asked what Vivian likes best about living at Ten Fifty B she says, "I love the location, I love the management team, and I love Denise. Everyone is always so helpful. I have made friends here and I feel supported and safe. I am so happy I have been able to continue to live here as this is my home."



MEHRSA IMANI
SDHF RESIDENT
AND COMMUNITY
ORGANIZER



INTERESTED IN BEING PART OF A VOLUNTEER ELECTORAL TEAM?

Join a team of volunteers in San Diego County to engage more San Diegans to vote at the 2018 election! The Volunteer Electoral Team will be conducting voter registration and voter education activities in the next few months, leading up to the November election. We will be holding trainings for the volunteer teams in August.

If interested, contact Mehrsa Imani at mehrsa@housingsandiego.org.

Resident Leaders at San Diego Housing Action Day

Resident United Network leaders eagerly participated in City Council’s Housing Action Day on July 31st. Among the various housing related items, RUN advocated for Source of Income Anti-Discrimination Ordinance which was proposed by Councilmember Georgette Gomez. Historically landlords have been able to refuse Section 8 voucher holders to rent or even apply for a property. With the implementation of this ordinance, voucher holder and rental applicants can have increased opportunity for affordable housing and as a result overcome the long-standing patterns of segregation.

With the support of residents and RUN leaders, in addition to advocates and staff of Assemblymember Lorena Gonzalez-Fletcher’s office, the item passed



SAN DIEGO RUN REGIONAL CONVENING

It is time for our second Regional Convening of 2018! Join us for a discussion on RUN election plans and building POWER this election!

Thursday, September 13, 2018

9:00am - 2:00pm

North Santa Fe Community Center

301 North Santa Fe Avenue, Vista, CA 92084

REGISTER TODAY

6:1 votes, putting San Diego among San Francisco, Berkeley, and Santa Monica with similar provisions! One of our RUN resident leaders, Maria Hernandez, spoke on behalf of Resident United Network before the City Council and participated at the press conference preceding the Council meeting. Maria expressed her concern for source of income discrimination which has prevented many of her close friends and relatives from finding affordable homes solely because they use Section 8 vouchers.

We are very excited for the passage of this ordinance, and quite proud of our RUN leaders’ rising capacity and accomplishments!



ABIGAIL SHNEYDER
EDUCATION PROGRAMS
ASSISTANT



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

Members of Resident Services Support Network Learn about LGBTQ+ Issues

On July 24, Resident Services Coordinators gathered at the San Diego Foundation for an in-depth training on LGBTQ+ issues. Max Disposti, Executive Director and Founder of the [North County LGBTQ Resource Center](#), was the workshop facilitator and he was ready to answer any and all questions from the workshop attendees.

After going over some statistics about LGBTQ+ populations and basic definitions of LGBTQ+ related terms, the conversation shifted focus to the legal territory of LGBT cultural competency. What are the legal protections for LGBTQ+ residents in California? Max described several recent laws including the Student Safety and Violence Prevention Act (which says schools must protect lesbian, gay, bisexual and transgender students and those perceived to be LGBT from harassment, just as they must protect students from harassment on the basis of race, religion, sex and

Register now for the next RSSN training on Suicide Prevention on Thurs., Aug. 28 at the San Diego Foundation.

REGISTER



Attendees learned facts, statistics and strategies for working with LGBTQ+ populations.

other characteristics) as well as the School Success and Opportunity Act (which reinforces existing protections for students under California’s non-discrimination law, ensuring that transgender students have access to facilities and activities with respect to their gender identity). Max explained that based on these laws, Resident Services Coordinators are obligated to protect students—and others at their properties—from unlawful harassment and discrimination.

To this end, Max provided many helpful intervention strategies when witnessing anti-LGBTQ+ bullying or harassment. One strategy he described involved clarifying what behaviors are unacceptable without singling out the bullied person. Max suggested using language like, “Those words are not tolerated in this classroom” or “That behavior is not acceptable to ME.” In this way, the RS Coordinator clearly outlines the acceptable culture of the classroom and no more undue attention is attracted to the victim of harassment. Max was able to provide many more helpful tips like this throughout the workshop, ensuring Resident Services Coordinators walked away prepared to create more inclusive spaces for their residents.



LAURA NUNN
SDHF POLICY DIRECTOR

Housing Day at the San Diego City Council

In what is now becoming an annual tradition, the San Diego City Council held its 3rd “Housing Day” on Tuesday, July 31st. Both the agenda and the chambers were packed that day. Items on the docket included a [presentation](#) from California’s Housing and Community Development director Ben Metcalf, the City’s [Annual Housing Inventory Report](#), an overview from the San Diego Housing Commission on efforts to create and preserve affordable housing, proposed updates to the city’s Inclusionary Housing Ordinance, and an ordinance that prohibits housing discrimination based on source of income. The Housing Federation was present to weigh in on nearly every item.

Councilmembers received copies of a chart prepared by the San Diego Housing Federation using the city’s data on housing inventory progress. The data is staggering. While over 80 percent of the housing need for above moderate income households (121% AMI and above) is being produced, less than ten percent of very-low income (up to 50% AMI) housing has been produced and only 14 percent of low-income (50-80% AMI) housing has been built. Even more dire is the

progress on meeting the needs of moderate income households (81-120% AMI) for whom only 33 units have been built over the past seven years, representing a .21 percent progress rate toward meeting the target identified in the Regional Housing Needs Allocation (RHNA) for the city.

These numbers reflect a reality that SDHF and its members know all too well – we are in the midst of a deepening and worsening housing crisis. Still, we believe that with the right policy solutions San Diego can address this crisis and make affordable housing and housing affordability a reality for residents. In commenting on the items before council that day, SDHF’s Stephen Russell stressed the need for a comprehensive plan to addressing housing across the spectrum, from those experiencing or on the brink of homelessness to moderate income households not being served by the market. We know that with the support, passion and knowledge of our membership we can contribute to shaping policy solutions and plans that will change the course on housing in San Diego. As always, we look forward to the work ahead.

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

Endorsed the Veterans and Affordable Housing Bond Act of 2018 yet?

Proposition 1, the Veterans and Affordable Housing Bond Act, will dedicate \$3 billion to existing statewide housing programs with records of success and \$1 billion toward veteran homeownership. With 1 in 3 Californians unable to afford their rents and many residents paying more than 30 percent and as much as 50 percent or more of their incomes on housing, the time is NOW to pass Prop 1.

We encourage you to go online and add your endorsement of this measure to be a part of the growing list of supporters who want to see Prop 1 pass this November. Simply [click](#) to add your name or the name of your business

or organization to the list of supporters. The website also has helpful fact sheets and an advocacy toolkit to help raise awareness of this critical statewide measure. In one click, be a part of the effort to build affordable housing veterans, working families, people with disabilities, Californians experiencing homelessness and other struggling to find a safe place to call home.





HUD grants \$8M for San Diego to help homeless youths

[San Diego Union-Tribune – July 13](#)

The U.S. Department of Housing and Urban Development has awarded \$43 million to 11 areas nationwide as part of its Youth Homelessness Demonstration Program this year, and the \$7.94 million headed to the San Diego Regional Task Force on the Homeless is the largest single grant and the only one in California.

Regulations Ban Homeowners From Renting Out Secondary Residences As Short-Term Rentals

[KPBS – July 17](#)

The San Diego City Council voted 6-3 on short-term rental regulations proposed by San Diego Councilwoman Barbara Bry. Homeowners who want to rent out their entire homes will be required to pay \$949 each year for a license and may only rent out their primary residence for up to six months of the year.



City Councilwoman Georgette Gomez / Photo by Jamie Scott Lytle

City Building List of Affordable Housing ‘Time Bombs’

[Voice of San Diego – July 19](#)

Councilwoman Georgette Gomez is spearheading an effort to create an inventory of the soon-to-expire affordable housing in the city. Advocates have been pushing the idea, too. But some city leaders say a list wouldn’t be very useful, and that instead focus should be on acquiring funding to build new affordable housing projects.

San Diego cracking down on landlords who reject federal housing vouchers

[SD Union-Tribune – August 1](#)

Supporters say the policy could help alleviate stark racial segregation in San Diego, where low-income minorities dominate the southeastern part of the city and whites dominant the northern neighborhoods.



Soaring real estate values push Southern California property tax roll to \$2.6 trillion

[Orange County Register – August 1](#)

The increase means relatively small tax hikes for owners of homes and buildings, but huge gains for the coffers of cities, county governments, schools and other institutions relying on property taxes like water districts and libraries. It's also a shot in the arm for police, firefighters and public health agencies.

Experts say urban sprawl, climate change hike wildfire risk

[Washington Post – July 28](#)

Hotter weather attributed to climate change is drying out vegetation, creating more intense fires that spread quickly from rural areas to city subdivisions, climate and fire experts say. But they also blame municipalities that are expanding housing into previously undeveloped areas.



A home under construction on Elizabeth Lane in Buena Park, on Thursday, July 12, 2018, the former site of Dickerson Elementary School which is now a residential neighborhood.

(Photo by Mark Rightmire, Orange County Register/SCNG)

Southern California builders selling new homes at fastest pace in 9 years

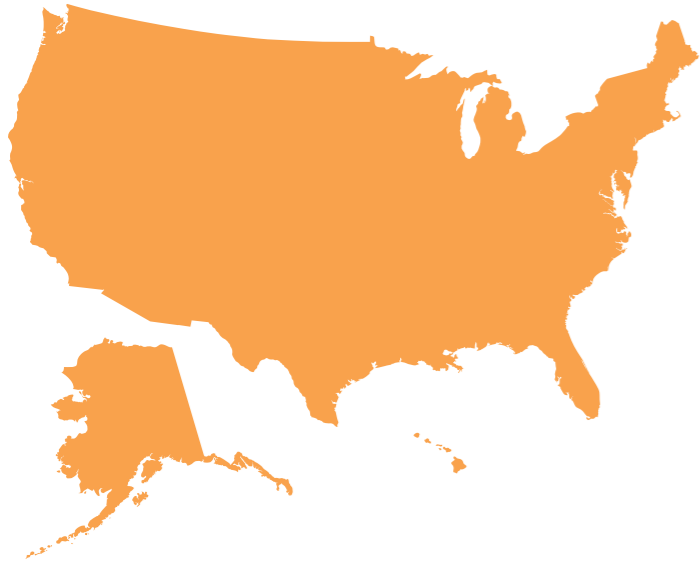
[Press-Enterprise – July 20](#)

Still, the upswing looks sluggish compared with housing development before the Great Recession.

Cost of living hikes eat away at 4% raises in Southern California

[Press-Enterprise – July 17](#)

[Y]ou can blame a continued uptick in regional housing costs and a sharp reversal in gasoline prices for limiting the buying power of these recent pay hikes.



A child plays in a city-sanctioned encampment for homeless families in San Diego Gregory Bull/AP

Affordable Housing Crisis Spurs Greater Activity on Capitol Hill

[Affordable Housing Finance – July 30](#)

Our primary piece of legislation remains the Affordable Housing Credit Improvement Act, which includes the 50% cap increase in the 9% LIHTC and the fix 4% credit floor.

HUD’s Public Housing Plan Would Hit Poorest Kids the Hardest

[Bloomberg – July 30](#)

Responding to widespread criticism, Carson said in June that the proposal was no longer “urgent,” but HUD hasn’t said whether it would be scrapped.

A Family Dispute: Who Counts As Homeless?

[City Lab – July 19](#)

Introduced by Senators Diane Feinstein and Rob Portman, and Representatives Steve Stivers and Dave Loebsack, [new] legislation would amend HUD’s definition of homelessness to align it with other federal agencies, thereby allowing more families to qualify for HUD’s services.



Research on Housing & Healthcare

“Housing as healthcare” is the maxim often used to describe the critical impact of housing on the health conditions and needs of vulnerable populations. In a new published paper, "[Supportive Housing & Healthcare Outcomes](#)," CSH reviews the state of available research literature on this topic. The goal is for supportive housing and healthcare providers to use this brief as a starting point for further exploration of the studies that most closely align with their interests related to the nexus of housing and healthcare.

Supportive housing can facilitate stronger connections to primary care and more appropriate healthcare utilization by providing a stable environment in which to manage health and by



connecting individuals to services that support relationships with primary healthcare providers, as an alternative to utilizing emergency or acute services. In addition to reviewing health outcome data, the brief also reviews data on cost savings and cost avoidance and can help start conversations about cross-sector partnerships where stakeholders from healthcare, criminal justice and homeless systems can use supportive housing as a platform to address the needs of the vulnerable individuals who are touching these systems.

For more information on supportive housing, contact lauren.quinlan@cs.org.



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