



# Housing & Community Development News



## IN THIS ISSUE



### ON THE COVER

SDHF's Walking Tour of downtown affordable housing projects was a big SOLD-OUT success! [READ MORE](#)

- 3 Federation Frontline
- 7 Federation News
- 8 Federation Events
- 15 Member News
- 17 Resident News
- 18 Program News
- 23 Policy Updates
- 24 Around the County
- 26 Around the State
- 28 Around the Nation
- 30 From Our Sponsor: CSH - *Youth Collaboration*
- 31 From Our Sponsor: SDG&E - *Assistance Programs*



STAY CONNECTED  
[www.housingsandiego.org](http://www.housingsandiego.org)



**STEPHEN RUSSELL**  
SDHF EXECUTIVE DIRECTOR

## *Dear Members,*

The month of July was a blur of activity for the Federation and our members. In the last two weeks alone we hosted a walking tour of downtown affordable & supportive housing followed by a member mixer; graduated our first cohorts of advocates from our Homeless Experienced Advocacy & Leadership program (HEAL); hosted a LISC Roundtable on State policy with Assemblymember Todd Gloria and other experts; and convened the San Diego Host Committee for the Housing California Annual Conference, to be held in San Diego in April of 2020. These alone would have made July a busy month, but we capped all of that with an extraordinary week of legislative success at the City of San Diego, in a series of actions that the Twittersphere dubbed “#housingmageddon.”

The week of July 29-August 1 saw the City of San Diego City Council creating a slew of new mixed-use housing zones, approving the middle income density bonus program, adopting two new community specific plans, and approving, on a 5-4 vote, an update to the City’s inclusionary zoning ordinance. It was an extraordinary series of bold legislative actions focused on stimulating the market to produce more housing at all income levels.



To top it all off, the Federation and our allies went before the City Council’s Rules Committee on July 31 with a successful bid to re-launch our effort to place a \$900 million homelessness and affordable housing bond measure on the November 2020 ballot.

The proposal we brought before the committee was the same as we had attempted to carry a year ago - a \$900 million bond, supported by property tax, that will produce 7,500 or more units of deeply affordable

## MEDIA COVERAGE FOR BOND MEASURE



**City Drafting Affordable Housing Bond Measure for 2020 Ballot**

**[NBC San Diego – Jul 31](#)**  
**Rally held to push for ballot measure for more affordable housing [KUSI – Jul 31](#)**

**City’s rules committee approves 2020 ballot measures [Fox 5 San Diego – Jul 31](#)**

**San Diego City Council's Rules Committee approves March 2020 ballot measures [CBS 8 – Jul 31](#)**

**Affordable Housing Bond Measure Takes Step Toward 2020 Ballot [KPBS – Jul 31](#)**

**Housing bond, other ballot measures get green light from San Diego council panel [SDUT – Jul 31](#)**

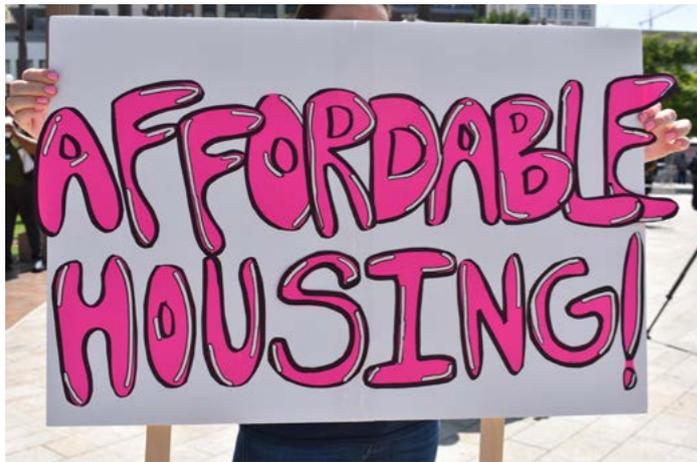


housing: 2,500 permanent supportive housing units, 2,500 units for extremely low income seniors, veterans, people living with disabilities, and transition age youth; and 2,500 for very low income families.

The day started with a march on City Hall. We gathered in the morning at Horton Plaza Park, expecting 100 or so people. By the time the march started, over 240 people were there, representing a wide spectrum of the community. Some of the groups with the largest turnout, easily identifiable by their colored shirts, included PATH, Community HousingWorks, Habitat for Humanity, and Veterans Community Services. The group began our march to Civic Center Plaza, carrying signs and chanting “the streets are not a home.” We arrived at Civic Center



Plaza to be greeted by the Voices of Our City Choir, who drummed up our chants and then launched into a performance of their own composition, “Homeless.” At the rally Councilmember Chris Ward led the call for passage of our proposal by his colleagues. He was joined by speakers Arnulfo Manriquez (MAAC), John Brady (Voices of Our City Choir), Jo Barrett (HEAL) and myself. At least six television stations covered the event (*see media sidebar*).



Following the rally, dozens of speakers asked for the Committee's support, including representatives of the SD Building Trades, the Climate Action Campaign, Circulate San Diego, LISC, the LGBT Center, the AFL-CIO, and many more. Dozens more registered their support, but didn't ask to speak. Finally, Councilmember Ward moved, and Council President Pro Tem Barbara Bry seconded the motion, and with

the support of Council President Georgette Gomez, the measure passed. Councilmembers Chris Cate and Mark Kersey voted "no."

This success is only the first step in a long path to electoral victory, but it was a long time in the making and it deserves to be celebrated. It still remains for us

# 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 SDHF's Annual Affordable Housing and Community Development Conference and Pre-Conference Institutes on October 9 & 10?



to return to Committee, followed by the full City Council, at which time we'll need six votes to move forward to November 2020.

It will be challenging to get the 2/3 support needed from the voters, but we learned from this experience that there is a deep desire on the part of the public to see a real answer to the crisis of homelessness that is actually scaled to the size of the problem.

We will work diligently in the 15 months between now and November 2020 to harness that sentiment and to

build a campaign that resonates with the public and moves them to support our efforts. Over this next year and three months we will be reaching out to everyone in our membership, all of our allies, and all of our communities to ask for their support.

All of this goes beyond simply turning out voters – we are working instead to build a movement!

Steve Russell, Executive Director  
[steve@housingsandiego.org](mailto:steve@housingsandiego.org)



## San Diego Housing Federation Welcomes Our Newest Intern, Mia Garcia!

Mia holds Bachelor Degrees in Sociology and Health Sciences from Chapman University. In the past she has interned with Community Health Initiative of Orange County. She is pursuing a graduate degree in Public Health at San Diego State University. She believes that health and housing are connected and that to improve health outcomes housing is essential. She is looking forward to writing her thesis on affordable housing.

In her free time, Mia enjoys exploring the city of San Diego, reading, and making crafts.

Please help us welcome Mia, as we are excited to have her as part of our team!



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](#)

## Experts Give a Behind the Scenes Update on Housing Policy in Sacramento

On July 30th affordable housing advocates, developers, financiers, and others in the industry gathered for an important LISC Roundtable focused upon Legislative Update from Sacramento. This year has been an active one for housing policy in the California Legislature and since it can be hard to keep track of which bills are advancing, which bills might be left behind this session, and which bills are causing the most heated discussions, we invited a panel of esteemed guests to share with us their insider scoop on the housing legislation that is going on. Our panel included Assemblymember Todd Gloria from the 78th District, Brian Augusta from the California Rural Legal Assistance Foundation, Marina Wiant from the California Housing Consortium, and Chris Martin from Housing California.

This panel talked about how recently there has been more pressure put on local officials such as Mayors and City Councils to help with the housing crisis and address homelessness within the community. Assemblymember Todd Gloria said that the number one issue in California right now is housing. However, even with this pressure and focused mindset of a lot of Californians it is still difficult to get housing legislation passed through the state capitol. When the assembly



Above: Attendees gathered to learn the latest from Sacramento. Below: SDHF policy Director Laura Nunn joins panelists Assemblymember Todd Gloria from the 78th District, Brian Augusta from the California Rural Legal Assistance Foundation, Marina Wiant from the California Housing Consortium, and Chris Martin from Housing California.

session began there were 230+ bills in regards to housing policy, now there are only about 100 that are still alive and moving through the legislature. Similarly, bills addressing the rise in homelessness were around 75 at the beginning of session and have now dwindled down to a little over 10. Issues that are the most controversial on the hill are things like rent capping, legislation that forces landlords to accept housing vouchers, and housing for the formerly incarcerated. The panel discussed how more money than ever before is being spent on homelessness but the numbers of individuals unhoused are still not getting any lower. Discussions about the potential for middle income

## FEDERATION EVENTS



housing for those who earn 80-120% of the area median income.

Overall, the mood in the room was excited despite all the barriers that are in the way of housing legislation. The fact that this topic is now the focus of so much attention is a good thing. New players are in the arena such as businesses, conservatives, and other external stakeholders who all agree that California is amidst one of the worst housing crises in the nation. Only when we work together with these new players such as YIMBY's (Yes in My Back Yard) will we make true progress to the outcomes we desire. Hopeful ideas for the future were suggested such as things like utilizing public lands, lowering the voter threshold for a simple majority instead of two thirds being needed to pass tax legislation, and figuring out ways that local and federal governments can work together to solve this issue.



JOIN US FOR OUR NEXT ROUNDTABLE  
LISC Sponsored Roundtable Series  
Presents:

### Multifamily Energy Solutions with SDG&E

\$35 Members | \$45 Non-Members

**Tuesday, August 20, 2019**

8:00 -8:30 am: Registration

8:30 am - 9:00 am: Breakfast

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

SDG&E Energy Information Center  
4760 Clairemont Mesa Blvd. San Diego, CA 92117

**The Multifamily Energy Solutions Roundtable 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.**

**Those interested in attending could include property managers, owners, and developers of multifamily buildings with 2 or more units. The Roundtable will include breakfast and will convene association members and program implementers for discussion.**

**LISC**  
San Diego  
Helping neighbors  
build communities

**SDGE**  
A Sempra Energy utility®

**REGISTER TODAY**

## FEDERATION EVENTS



San Diego Housing Federation's 29th Annual Affordable Housing and Community Development Conference will be held on Thursday, October 10, 2019 with Pre-Conference Institutes on Wednesday, October 9, 2019 at the Hilton Bayfront San Diego.

[CLICK to download a general agenda](#)

Online Registration Now Open

Click to  
**REGISTER  
NOW!**

Early-Bird Discounted Registration  
ends Friday, August 23



## 29th Annual Affordable Housing and Community Development Conference: Building a Movement

Each year, the San Diego Housing Federation brings together the region's housing and community development leaders and professionals for the county's only day-long conference dedicated to building and preserving affordable homes and vibrant communities.

San Diego Housing Federation's Annual Affordable Housing & Community Development Conference brings together more than 550 developers, builders, architects, lenders, property managers, service providers, elected officials, agency officials, staff, residents, and community and business leaders to share innovative approaches to affordable housing, community, and economic development. For more information, please click [here](#).



### BREAKFAST KEYNOTE

Breakfast Keynote will begin with a special performance from the Voices Of Our City Choir and address by Executive Director of San Diego Housing Federation, Stephen Russell.



## FEDERATION EVENTS



### VOLUNTEERS NEEDED

**SDHF is looking for volunteers for the 29th Annual Affordable Housing and Community Development Conference. If you are interested in volunteering, please email Sarah with your contact information and availability for the dates of October 9 and 10, 2019. [CLICK](#) for more information. Please direct any questions to Sarah Buchanan, Director of Events and Membership via [email](#) or at (619) 239-6693.**



### LUNCH KEYNOTE

Chris Ko, Managing Director of Homelessness and Strategic

Initiatives for the United Way of Greater Los Angeles. Chris serves as the Managing Director of Homelessness and Strategic Initiatives for the United Way of Greater Los Angeles. In this role, he leads California's broadest community-based effort to end homelessness, doubled participation in the homeless count, directed the coalition that created and passed historic ballot measures around homelessness, and lead the architecture of the Coordinated Entry System, which went onto become a national model after boosting priority housing placements by over 500%. Chris began his work as an Urban Studies major at the University of Pennsylvania and was named one of Next City's 40-under-40 Vanguard and Empowerment Congress's 40-under-40 civic leaders in LA.

### CONFERENCE TRACKS INCLUDE:

- Communications and Engagement
- Design, Development, and Operations
- Emerging Trends
- Housing Finance
- Policy and Advocacy
- Supportive Housing

[CLICK](#) to download a detailed agenda

### CONSIDER A SPONSORSHIP

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.

[View available sponsorships here.](#)

### CONFERENCE

- [Platinum](#) – \$15,000
- [Gold](#) – \$10,000
- [Silver](#) – \$5,000
- [Bronze](#) – \$2,500
- [Track Sponsor](#) – \$4,000 **(ONLY ONE LEFT!)**
  - Policy and Advocacy
- [Exhibitor](#) – \$1,500
- [Conference Advocate and Partner Sponsor](#) - \$1,000
- [Non-Profit Supporter](#)— \$800 (Must be Non-Profit Org.)

### PRE-CONFERENCE INSTITUTES

- [Pre-Conference Institute Meal Sponsor](#) – \$6,000

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](mailto:sarah@housingsandiego.org).

# FEDERATION EVENTS



Thank you to our supporting members, developers and generous sponsors – without you this event would not have been such a great success!



Beer & Wine Sponsor



Catering Sponsor



Supporting Sponsor



## Walking Tour and Member Mixer Event a Great Success



Thank you to those who attended the San Diego Housing Federation's Walking Tour and Summer Mixer on Thursday, July 25th. Our afternoon began with a walking tour where attendees joined us to tour three affordable housing properties in downtown San Diego. The properties visited on the tour were RAHD Group's newly rehabbed Luther Towers,

Wakeland Housing Corporation's Atmosphere, and Affirmed Housing/PATH's Connections Housing. During the tour attendees got to meet with developers, architects, project managers, construction companies, and service providers to learn first-hand about each of the properties and see the impact of affordable housing in the community.



# FEDERATION EVENTS



The tour concluded with a walk to the networking reception atop Affirmed Housing's 1050 B Street development. Attendees had the exclusive opportunity to engage in intimate conversations with some of San Diego's top Affordable Housing developers, architects, project managers, construction companies, and



## FEDERATION EVENTS



service providers over food, drinks and live entertainment provided by our piano player Ed Kornhauser and trumpet player Curtis Taylor. This opportunity set the stage for an evening full of partnerships, solutions, and possible ways to tackle the housing crisis in San Diego.

**CLICK**  
to See More  
Photos Online

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:

- Abode Communities
- Barker Management, Inc.
- Bruce Carron, Talmadge Gateway - Wakeland Housing & Development
- CalHFA
- Caneisha Fortner, D.R.E.A.M. - Daring, Reshaping, Empowering and Mentoring
- Cary Lowe, Mediation & Facilitation Services
- City of San Marcos
- CohnReznick
- Community Health Improvement Partners
- Elaine Rosas, Regional Task Force on the Homeless
- Emma Pugh, Luke's Love Family Day Care
- Johanna Mall, McCullough Landscape
- JP &K Construction Management
- LISC San Diego
- Mental Health Systems
- National Equity Fund
- Pacific Southwest Community Development Corporation
- San Diego Community Housing Corporation



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](http://www.housingsandiego.org).



### About Mercy Housing California

Mercy Housing California (MHC) is the largest regional office of Mercy Housing, Inc. (MHI), a leading national affordable housing nonprofit. MHC's mission is to create stable, vibrant, and healthy communities by developing, financing, and operating affordable, program-enriched housing for families, seniors, and people with special needs who lack the economic resources to access quality, safe housing opportunities, serving lower-income families, seniors, and people who have experienced homelessness. MHC has developed over 10,000 affordable homes across California. To learn more about MHC, please visit [www.mercyhousing.org/california](http://www.mercyhousing.org/california).



### About Villa de Vida, Inc.

Villa de Vida is a non-profit corporation committed to

enabling adults with special needs to live as independently as possible by building residential communities with support programs that meet the needs of each resident: to have a safe place to live, to establish a healthy lifestyle and to build meaningful relationships. Villa de Vida was founded in response to the growing demand for permanent housing for adults with developmental disabilities, of which the majority are under the care of aging parents. Villa de Vida is committed to the values of graciousness, inclusion, and respect and expects those values to permeate all we do.

## Affordable Housing for Adults with Developmental Disabilities Breaks Ground

54 affordable, supportive homes in Poway

What happens to adults with developmental disabilities under the care of aging parents? Mayor Steve Vaus, joined with Mercy Housing California (MHC), Villa de Vida, Inc. and local community leaders in responding to this growing demand for permanent housing in the ground-breaking ceremony of Villa de Vida Poway in Poway, CA.

These 54 affordable homes will provide adults with developmental disabilities (DD), to be able to live independently, with service-enriched accommodations, crucial to promoting their well-being and self-sufficiency. Residents can choose to participate in educational, health and wellness, personal finance, community enrichment and other skill building classes, as well as assistance with finding employment and transportation coordination. "Villa de Vida's vision is to build a home of life and love, where adults with developmental disabilities would feel safe, live a meaningful and whole life, and have human connections," said organization Chairman Dr. Ted Merchant.



Nick Macchione, Director & Deputy Chief Admin Officer, Health and Human Services Agency; Mark Niles, SVP, CA Community Reinvestment Corp; Supervisor Dianne Jacob, County of San Diego, District 2; Steve Vaus, Mayor, City of Poway; Ted Merchant, Chairman of the Board, Villa de Vida, Inc.; Lori Saito, VP, Wells Fargo Bank; Ed Holder, VP, Mercy Housing CA, shoveling in the ceremonial dirt.

As family caregivers age, or become unable to care for their relatives, there is a critical shortage of appropriate housing offering these necessary supportive services. Residents of Villa de Vida Poway will pay no more than 30% of their income in rent.

Adults with disabling limitations vary, some having substantial challenges with self-care, learning, mobility, and economic stability. In California, there are between 338,000 and 629,000 DD individuals, (depending on whether you use the State or Federal definition) with over 80% in the care of family according to the [State Council on Developmental Disabilities](#).

Financing for the development includes funding from the City of Poway, Poway Housing Authority, County of San Diego, Wells Fargo Bank, California Community Reinvestment Corporation, along with corporate and individual donations.



*Our featured resident Clara is a resident at Ouchi Courtyard Apartment.*

## Featured Resident Story: Clara of Ouchi Courtyard Apartments

Clara is a resident at Ouchi Courtyard Apartments and balances being a student, wife, and mother of three. For her, living in the complex has been a blessing and has made an impact on her family's life. Clara describes the amenities and programs that the complex has along with the Affordable Housing programs as exceptional. Clara feels that living in the complex has provided not only housing stability, but also emotional stability that contributes to a positive living environment.

Prior to living in the apartment complex, Clara and her family faced many financial struggles when trying to afford full cost rent in San Diego. Along with her family, Clara moved from one place to another, eventually living and sharing a home with relatives. This caused a lot of instability and tension within her family, as well as consistent emotional struggles. Clara expresses that during that time, "As it was not easy being a conformed family of five and having to all share a room". Clara mentions that it was also challenging when her youngest child, who has special needs, would receive treatment at home. She noticed a delay in her progress.

When her family's name came up on the waitlist for the Ouchi Courtyard Apartments, they had mixed feelings and were not sure if they could afford to live in the complex. Clara states that manager of the complex was very insightful and walked them through the whole process. The manager explained how her family could benefit from the programs available for Affordable Housing and others within the complex.

After living at the apartment complex for a year, Clara is amazed by the positive impact it has had on her family. She has seen improvement on her youngest child's development, interacting and engaging with other children in the complex playground. Clara says that her middle child, "has encouraged us to participate during community activities". Through this she has learned about other support and programs offered for families and children. Clara finds that she and her husband can now provide a stable, positive, and secure living environment for their children.



MEHRSA IMANI  
SDHF RESIDENT AND  
COMMUNITY ORGANIZER



[CLICK](#) for more information on the Residents United Network.

## Advocacy and Leadership Program Focused on Advancing Legislation

Two of RUN's priority bills, SB 329 and SB 282, came to Assembly Appropriations Committee prior to the legislative recess. San Diego RUN leaders Miriam Rodriguez and Rickie Brown took advantage of the recess to meet with Assemblymember Lorena Gonzalez-Fletcher to advocate for those two bills. After the legislative recess, we hope to see these bills advance and pass the Assembly Floor.

Residents United Network and Homeless-Experienced Advocacy and Leadership (HEAL) Network also partnered to convene a story-telling training this month, to help attendees develop their story and share their first-hand experience with housing instability to advocate for more affordable housing in San Diego.

Statewide, RUN Regional Organizers gathered in Sacramento to build vision and strategize for strengthening RUN in the long-term. Next month, San Diego RUN will hold its **fall Regional Convening** to begin choosing priority policies for next year.





Left: HEAL participants gathered to celebrate the completion of their training. Right: Mehrsa Imani, Amy Denhart, and Steve Russell.



HEAL participants joined Story-telling Training

## Homeless-Experienced Advocacy and Leadership

**HEAL Network** has sprung quickly to action after completion of their training. July was quite a busy month for HEAL. To celebrate reaching a milestone of completing the first series of advocacy and leadership training, and to encourage one another as we move onward to advocacy, both cohorts joined for a dinner and reception on July 17th. The group was pleased to have Amy Denhart, Director of Funders Together to End Homelessness, and Tamera Kohler, the CEO of Regional Taskforce on the Homeless who cheered us onward towards addressing homelessness in San Diego.

Soon after the training, HEAL joined RUN in a story-telling training to better equipped themselves for advocating for the Local Bond Measure. Attendees of the story-telling training were eager to put their

stories into practice at the upcoming Rules Committee hearing, in support of the proposed local bond measure to be put on the 2020 November ballot. We appreciated the participation of several HEAL advocates at the story-telling training as well as the Rules Committee hearing. Among these San Diego HEAL advocates, Jo Barrett, offered a powerful testimony before the Rules Committee and at our rally. San Diego Housing Federation and our partners are excited for what this nascent network has already accomplished, and for the

many more achievements to come.



Jo Barrett speaks at the "Homes for San Diegans" Rally.



**RAQUEL HARATI**  
PROGRAMS ASSISTANT,  
LISC AMERICORPS MEMBER

## Resident Service Coordinators Learn to BE Themselves and How to Help Their Resident Teens Do So Too!

Resident Services Coordinators gathered on July 17th to learn about their “why” for doing what they do and how knowing it can help them better serve their teen residents in a genuine way. To start off the workshop we had Leticia Leal of City Heights Community Development Corporation give a warm welcome and then from there our Executive Director Stephen Russell gave a quick welcome and update on upcoming important events of the Federation such as the March and Rally for the Housing Bond and the Conference and RSSN Institute in October. We also had a quick word from our new location host the Chief Executive Director of the Chicano Federation of San Diego, Nancy Maldonado. From there we had presenters come from two different organizations telling us about their work with teens Movement Be and Club Xcite. These two organizations led an interactive workshop where they shared tools and best practices on how to build meaningful relationships with teens while maintaining professional boundaries.



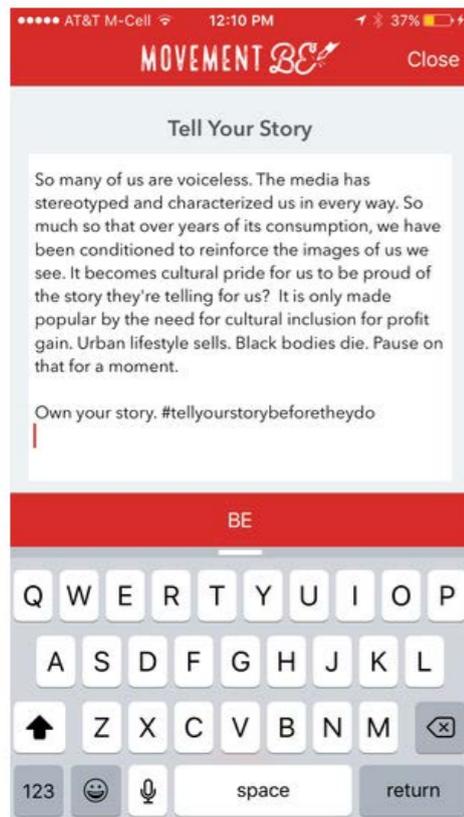
Club Xcite discussed how they provide innovative educational services to empower students and their families in order to help them reach their fullest potential. They do this through in-home, school, and community-based private and group tutoring, executive functioning coaching and therapy, we are dedicated to mindfully empowering individuals to have access to the social, emotional, behavioral and



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



[CLICK to learn more about Club Xcite and their resources.](#)



[CLICK to learn more about Movement BE and download their app.](#)

academic skills and strategies they need to thrive in all environments. Our presenter Hailey, asked the coordinators what issues they experienced with teens the biggest ones mentioned was getting teens to put down their electronic devices, eye contact, introverted issues, and getting them to have conversations. She then asked them to re-shift their focus on themselves and explained how not being enthusiastic, genuine, or in general lacking energy can influence those you interact with. Teens are very observant and are sensitive to others energy which allows them to tell when someone is genuinely interested in helping or making a connection with them versus someone who is doing it because they “have” to. She suggested that coordinators observe children and teens behavior take feedback from it and then think of ways to help, that they should reframe failures to maintain motivation. Overall, the main messages of using empowering language, listening instead of talking all the time, using compassion and positive role modeling will all help lead to closer relationships with teens.

Movement Be’s focuses upon changing the narrative of underserved communities. Their discussed their vision of youth having the confidence to determine their own destiny and for youth to develop an entrepreneurial mindset through creative storytelling. They discussed how they do this in 3



steps: Find Your Story, Tell Your Story, BE Your Story. The presenter, Terrance, went through and recited his own impactful story through spoken word. Then came an interactive partnered activity where each attendee was questioned for 60 seconds with the same phrase of “Who are you?” and only being allowed to respond with one word answers. This exercise was very powerful and would be useful to use with teens to get them to open up. From there he prompted the group with questions regarding a life changing situation and to write down the answers with the end result being a poem about that life changing moment. A few participants volunteered to share their poems with the entire group leading to very healing and supportive environment.

Both organizations also explained how resident coordinators and their organizations can work with them to engage teens at their own communities.



## Supportive Housing Learning Network Talks Safety and Security within Communities

On July 24th in the community room of Atmosphere, supportive housing operators from San Diego County gathered to learn and share experiences about security concerns and safety issues within their communities. Security is a key component of supportive housing - how developers ensure that they are designing and operators are operating developments to ensure that the tenants, services staff, property management staff and visitors feel that they are living in a safe and secure environment. Rebecca Louie of Wakeland Housing and Development led us through an open forum discussion for the individuals working in supportive housing allowing them to come together to discuss the security issues that they are facing or have faced at their properties.

The discussion started off with the idea that everyone wants to feel safe in their homes. From there they discussed situations that make people feel unsafe in their communities such as giving their guests their key fobs and gate codes, and situations when others they don't know follow in after them through the gate or door they just opened. Property operators spoke to how residents don't feel comfortable speaking up and asking regarding security issues because they don't

*If you are interested receiving more information or attending events? Please email Sarah Buchanan at [sarah@housingsandiego.org](mailto:sarah@housingsandiego.org).*



want issues with the other residents they are speaking about. Tools property operators currently use are the get it done app and the police non-emergency number however both of these resources have extremely slow response times and occasionally don't show up. The importance of community roundtables or meetings to allow an open dialogue was discussed. Design ideas that include meeting offices with two exits are important for making staff feel safe.

The session ended with those who have experienced some success sharing solutions they have implemented that worked. Ideas that work are staggering staff hours so there is always staff on site, cameras, developing a relationship with the local police, establishing a neighborhood watch, and/or hiring security guards if it is plausible for the budget of a property. This information from this workshop will then be used to develop recommendations and best practices for existing and future projects that are done in the supportive housing industry. Attendees appreciated the opportunity to voice concerns, be able to feel understood by their peers, and know that they are not alone in their concerns.



LAURA NUNN  
SDHF DIRECTOR OF  
POLICY & PROGRAMS

## City of San Diego Passes Updated Inclusionary Housing Ordinance

On Tuesday, July 30, the San Diego City Council passed an updated inclusionary housing ordinance. The policy update was led by Council President Georgette Gómez who commissioned a [study](#) to examine the feasibility of the policy for new housing construction.

The updated policy requires developers to provide 10 percent of units in a new residential development for households earning 50 percent of area median income (AMI) or below or 15 percent of new units for households below 80 percent AMI and is scheduled to go into effect on July 1, 2020. The update phases in an increase to the in-lieu fee from its current rate of \$12.73 per square foot to \$22 per square foot over three years. In addition, the updated ordinance allows developers to meet their obligation in a variety of other options including: construction of the affordable units off-site, providing a land donation, and extending affordability for affordable housing considered “at-risk.”

The San Diego Housing Federation supported the ordinance update after providing [recommendations](#) to improve the policy. In a KPBS [interview](#), SDHF’s

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

## SANDAG RELEASES DRAFT RHNA METHODOLOGY

The San Diego Association of Governments has released draft [methodology](#) for the 6th Cycle Regional Housing Needs Assessment (RHNA). Last year, the SANDAG board voted to accept a determination from the State Department of Housing and Community Development (HCD) that the region needs to plan for an additional 171,685 housing units during the next Housing Element Cycle (2021-2029). The methodology released this month will determine how to distribute the regional housing need throughout the region’s 19 jurisdictions. The methodology will be heard at the September 6 meeting of the SANDAG Board of Directors from 9 a.m. to noon at the SANDAG Board Room, 401 B Street, 7th Floor, San Diego, 92101.

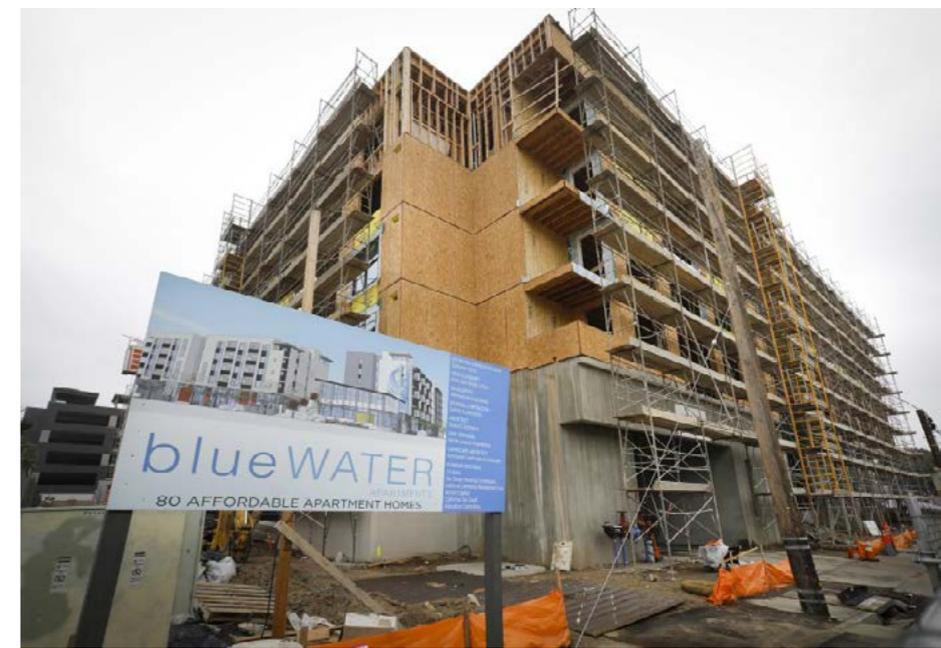
Stephen Russell remarked on the policy, “it is a moderate approach to inclusionary zoning and is in line with best practices identified in the affordable housing sector.”



## New San Diego Laws Aim to Spur Housing for Low-income, Moderate-income Residents

**SDUT – Jul 30**

The City of San Diego passed two pieces of impactful legislations that would possibly boost housing construction: Middle-income Housing Regulations and Inclusionary Housing Amendments. Middle-income Housing Regulations would award developers, conditioning the completion of inclusionary housing requirement, an additional of 25% density bonus upon 10% of the development's units are dedicated to middle-income households. As for Inclusionary Housing Amendments, there are two significant changes. First, in-lieu fee rises from \$10.82/sq.ft. to \$22/ sq.ft. Second, the threshold of the low-income requisite loosens from AMI 65% to 50%.



*Bluewater, the 80 apartment home complex being built at the corner of Fairmont Avenue and Twian Avenue, in Grantville.*

Photo by Howard Lipin/San Diego Union-Tribune/Mandatory Credit: HOWARD LIPIN SAN DIEGO UNION-TRIBUNE/ZUMA PRESS(Howard Lipin/The San Diego Union-Tribune)

## San Diego Loosens Zoning to Encourage Neighborhoods Combining Housing with Jobs

**SDUT- Jul 29**

The City of San Diego adopted new mixed-use zoning amendments for its Municipal Code and Local Coastal Program. The two newly adopted zones are residential mixed-use and employment mixed-use. Both zones are designed to stimulate mixed-use developments and to relax the restrictions on ground floor on-residential use. Besides, developers now have the option to build accordingly to floor to area option whereas previously building unit per acre was the only option. The amendments are considered as one of the responses to the City's housing affordability crisis, disconnection between housing and jobs, as well as its shift of economy towards high tech industry.



### **Council Approves Allowing Non-Vets, Other Changes at Veterans Village**

**[SDUT- Jul 30](#)**

Non veterans can now enroll in veteran transitional housing! Approved by the City Council, Veterans Village of San Diego (VVSD) is now the first facility that serves beyond its dedicated homeless population. According San Diego Housing Commission's data, the facility is currently at most half full, or sometimes only a quarter full. This phenomenon is also common among other population- constrained facilities statewide. Opening up the available resources to general population will absolutely make a dent to the striking San Diego homeless population, whereas VVSD has already guaranteed to prioritize veteran applicants.

### **Health Team Hits the Street**

**[SDUT- Jul 17](#)**

Back in March, Father Joe's Village launched the Street Health Program to provide medical care for people living on the streets in San Diego Downtown. The concept of street medicine was first established in Pittsburgh, PA in the 1990s. Very quickly, the idea has widespread to other major cities, including Los Angeles. To date, the three-person team in San Diego has provided 53 medical examinations and the program anticipates opening its medical clinic soon in East Village. The team also commented that

the majority of people living on the streets are fine to be examined. And more importantly, the goal of the team is not to insist follow-up appointment, but rather making sure the patients have water, food and safety.

### **It's Time to Take CEQA Reform Seriously**

**[Voices of SD- Jul 9](#)**

California Environmental Quality Act (CEQA) was written with the intention to ensure any new development in California would be progressed in an environmentally responsible manner. Yet, coordinated community groups as well as organized labor unions have been abusing CEQA to delay or even kill new housing projects, with the purpose to satisfy self-interests. Recently in San Diego, Laborers Union Local 89 blocked the construction of 442 residential units to pressure the developer into a project labor agreement. The complaints were never regarded to the environment but to force economic concession out of developers. This kind of action is unacceptable in the housing-scarce San Diego market. Therefore, it is time for the legislators to consider a CEQA reform.



## Desperate to Ease Homelessness, California Officials Look to New York 'Right to Shelter' Policy

[LA Times – Jul 21](#)

With a persistent homeless population, California is currently glancing at New York's "right to shelter". New York did not adopt the policy by choice. Instead, the policy was enacted in 1982 after a lawsuit regarding a homeless person being rejected from a filled homeless shelter. New York "right to shelter" requires officials to offer a bed for homelessness once requests. Adversely, California advocates want to take "right to shelter" to a next level: homelessness would be required to accept the shelter upon offered. Despite the controversy, 90,000 of California's 130,000 homeless population are unsheltered. This places serious burdens onto the state's public health and economy.



*Governor Gavin Newsom held a panel discussion about housing affordability and rising rents on Tuesday, March 26, 2018 in Sacramento. BY RENÉE C. BYER*

## Bad News for Gavin Newsom's Housing Goals: New Home Permits are Down in California

[The Sacramento Bee – Jul 23](#)

Governor Gavin Newsom promised Californians with 3.5 million new housing units by 2025 when he first entered the office in January. Roughly after five months, California Department of Finance released a piece of data pointing that California is issuing an average of 111,000 residential building permits per year. It is a 12.2% decrease compared to the same period in 2018. And, to fulfill the promise, housing construction needs to speed up five times faster. Although the Governor budgeted generously on housing, including financing loans and tax breaks, the fall of residential building permits may indicate a wrong direction in addressing the oppressive housing shortage.



## The Missing Multi-family Housing

[The Sacramento Bee- AUG 1](#)

During last RHNA cycle, low-income housing was much emphasized. On the other hand, middle-income housing was neglected and suffered severely from imbalanced production. Ultimately, the situation gave rise to missing-middle. Apart from the missing-middle, something is also missing: types of multi-family housing. Due to high construction costs and strict zoning laws in California, developers very often choose to build large apartment complexes over townhouses and low-rise apartments, to ensure profitable returns. The current market trend is definitely unhealthy. A healthy market should contain a variety of housing types. Intellectuals also described that alternative types of multi-family housing can maintain inclusive affordability and change policies that “inextricably linked to redlining practices that served to explicitly enforce patterns of residential racial segregation.”

## Nearly 100,000 Millennials in the Sacramento Area Live at Home. Why Your Kids Can’t Move Out

[The Sacramento Bee- AUG 1](#)

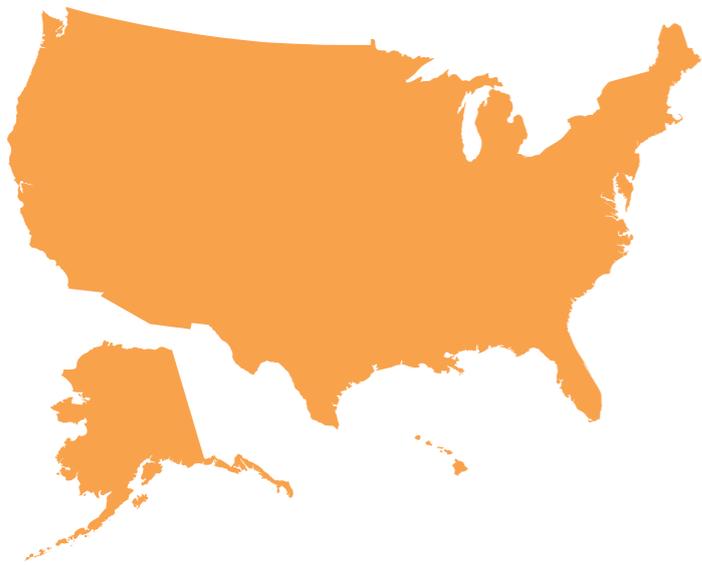
According to the U.S. Census Bureau, data showed about 40% of people between the ages 21 and 30 in Sacramento region lived with their parents or grandparents in 2017, excluding college students.

The data suggested that young Sacramento residents are struggling more than ever to make their way in an economy where steady, well-paying jobs are not as abundant as they were for previous generations, and where housing availability is at a crisis point amid increasingly escalating rents. Sacramento Mayor Darrell Steinberg admitted that there is an urge for the City to invest in job and housing opportunities.

## Could Public Banks Help California Fund Affordable Housing?

[CityLab- Jul 17](#)

Despite the failure of Los Angeles Measure B last year, the idea of establishing California Public Bank is not dead and has indeed progressed. Together with Public Bank San Francisco and coalitions across California, they united to found the California Public Bank Alliance. Now, AB 857 would empower municipalities to open local banks. The bill has advanced through the California Assembly and into Senate committees. Public bank may sound communist and revokes our country's capitalistic principle. Yet, the Bank of North Dakota sustained North Dakota as the only state in the country with a surplus in 2009. Such powerful example definitely flattens the concern. More importantly, public banks can open up channels to serve unconventional businesses, including affordable housing, clean energy and cannabis industry, traditional banks have little or no interests in investing.



**As Homelessness Crisis Grows, the Trump Administration Has Made Few New Efforts**

[LA Times- Jul 26](#)

Looking at FY20 budget, the administration proposed \$2.6 billion on homeless services, a 9% increase compared to FY19. Yet, the administration has threatened to drastically cut funding in housing assistance program. Based on the “housing first” model the administration philosophized, the two previous statements are contradictory. Housing experts criticized that even direct homeless services are necessary, providing sufficient and affordable housing remains the most effective cure to homelessness.

**As temperatures rise, Montgomery asks: Should landlords have to provide AC to tenants?**

[The Washington Post- Jul 16](#)

It is undebatable that climate change causes global warming and results in “ever recorded hottest summer” each year. The scenario aggravates in urbanized area and feeds to heat stroke as well as heat-related death. The Department of Health in Anne Arundel County received more than 450 complaints of heat-related illnesses from July 2 to July 8. And, in Montgomery County, temperature rose to

92 with in index of 99 in mid-July. With one-third of the county’s population being tenants, Montgomery County Councilmember Tom Hucker introduced a bill would require landlords to provide and maintain air conditioning during summer.

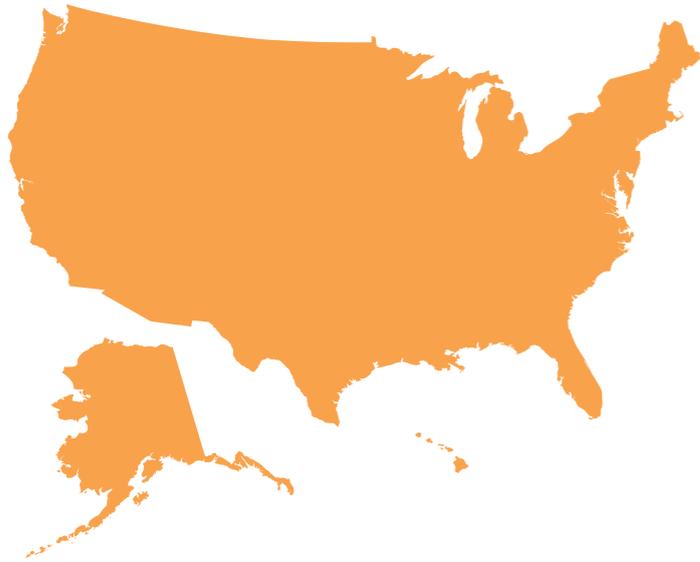
**Can This Chicago Apartment Factory Make New Homes Affordable?**

[CityLab- Jul 8](#)

With exorbitant development and construction costs, developers and builders need to be innovative to keep themselves in business. In Chicago, a family-owned builder, Skender, accomplished to build affordable, cheap and labor-friendly housing: modular construction. The modular home is steel-structured and seamless coordinated three-flats, a quintessential Chicago housing type that consists of three apartments stacked on top of each other in the footprint of a large house. Each unit costs \$335,000 and up to 90 days to build. The founders emphasized that economies of scale and increased efficiency could bring down the price.



*An axonometric view of the layout of a modular two-bedroom unit.  
(Courtesy of Skender)*



## More homeowners are tapping their equity to build accessory dwelling units

[HousingWire– Jul 24](#)

To cope with our country’s affordability crisis, Americans scramble different solutions. Multigenerational living happens to be one. In order to make multigenerational living happen, homeowners invest in ADUs. Although ADUs regulations vary from state to state, it is undoubtable that they have been streamlined over years and have become builder-friendly. According to Unison, a homeownership investment company, homeowners are transferring their home equity to fund ADUs.

## Stagnant wages, vacant homes are undercutting housing markets, U.S. mayors say

[HousingWire– Jul 19](#)

According to Sentier Research, it is noticeable that wages are trending higher compare to the previous year, however, the increase in wages are not consistent with in the increase in home prices. Half of the renters nationwide are cost-burdened in housing expenditure. Meanwhile, a significant number of cities are still struggling with the abandoned homes associated with the foreclosure crisis in 2008. These homes are often situated in depressed markets, where the replacement cost is more expensive that sale price. The report made five suggestions to address the issues.



[CLICK](#) for additional stories from CSH about youth involvement in preventing and end youth homelessness.

## Youth Collaboration, The Key to Ending Youth Homelessness

### Listening & Learning from Our Youth

Young people facing housing instability and homelessness hold the key to preventing and ending youth homelessness. When they have a seat at the decision-making table, young people present innovative and effective strategies. Collaborating with youth creates real system-wide change that impacts their futures, and that of their peers. As Phoebe, a young person with lived experience, puts it:

*“Being a part of youth homelessness work – as a young person that was still homeless – was a transformative experience for me. It completely changed my ideas of what a black Trans Woman from the south with no ‘higher education’ could do with her life. Being able to create change in tangible ways has often solidified my worth when it wavered for me ... It truly showed me how passionate I am about more young people having access to the opportunities that I had and being intentional about the equity in this work.”*

Through its broader focus on families, youth and children, CSH is working to share stories of youth collaboration, as told by young people, whose goals are to create an inclusive and equitable society. CSH is committed to elevating examples of how youth and young adults are creating impact through their experiences, and how we are listening and learning from them.

### Local Resources and Links

In March 2019, the San Diego County Coordinated Community Plan to End Youth Homelessness was approved. The plan, a result of the HUD-funded Youth Homeless Demonstration Program (YHDP) in San Diego, has as its goal “to align precious resources while including youth at every step of the process.” The complete 2019 to 2024 plan can be found on the YHDP page of the Regional Task Force on the Homeless website, [www.rtfhsd.org](http://www.rtfhsd.org).

To understand the local perspective of service providers working on youth homelessness in San Diego, check out Urban Street Angels, [www.urbanstreetangels.org](http://www.urbanstreetangels.org) and San Diego Youth Services [www.sdyouthservices.org](http://www.sdyouthservices.org) to find out how you can get involved.

### We All Can Help

Providers are beginning to understand the importance of youth collaboration, but more effort is needed to engage young people with lived experience as leaders and equal partners. Like CSH, there are service providers who believe that youth bring a unique set of experiences to the conversation that can fundamentally change the way agencies deliver housing and services to vulnerable youth and young adults. All of us working in this area can help engage young people with lived experience in homelessness, bringing underrepresented, yet powerful, ideas to the table.



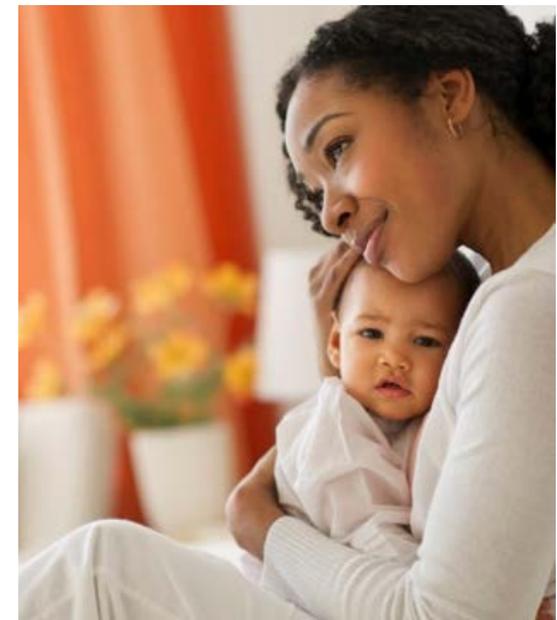
## SDG&E has several assistance programs to help lower your monthly energy bill while keeping your home comfortable.

**California Alternate Rates for Energy (CARE) Program:** Save 30% or more every month on your bill. Eligibility is based on participation in certain public assistance programs, or household income and how many people live in your home. Visit [sdge.com/CARE](https://sdge.com/CARE) to learn more.

**Family Electric Rate Assistance (FERA) Program:** If you don't qualify for CARE, you may for FERA. You could receive a 12% discount on your energy bill. FERA is only open to households with three or more people. Visit [sdge.com/FERA](https://sdge.com/FERA) to learn more.

**Energy Savings Assistance (ESA) Program:** You may receive free energy-saving improvements for your apartment, condo, house or mobile home; such as lighting, furnace repair, weather-stripping, attic insulation and select appliances like a refrigerator. Visit [sdge.com/ESAP](https://sdge.com/ESAP) to learn more.

For details about SDG&E's programs, visit [sdge.com/Assistance](https://sdge.com/Assistance), call 1-800-411-7343 or email [billdiscount@sdge.com](mailto:billdiscount@sdge.com).





[CONTACT SDHF](#)

[ABOUT SDHF](#)

[BECOME A  
MEMBER OF SDHF](#)

[SDHF  
JOB BOARD](#)

