



Housing & Community Development News



IN THIS ISSUE



ON THE COVER

Six representatives from San Diego attended the RUN Summit this month and returned with strong plans of action to be implemented next year. [READ MORE](#)

- 3 Federation Frontline
- 5 Federation News
- 10 Federation Events
- 14 Member News
- 15 Resident News
- 16 Program News
- 18 Policy Updates
- 20 Around the County
- 22 Around the State
- 23 Around the Nation
- 24 From Our Sponsor: MFRG-ICON - *Leadership Workshop with Simon Sinek*
- 25 From Our Sponsor: CSH - *Working with Peer Specialists Webinar*
- 26 From Our Sponsor: SDG&E - *Holiday Light Safety*



STAY CONNECTED
www.housingsandiego.org



STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

Steve Russell and Chevelle Newell-Tate, District Representative from the Office of Senate President pro Tempore Toni G. Atkins present the 2019 Volunteer of the Year Award to Epifanio Figueroa

[See more photos and read the full recap.](#)

Dear Members,

Thank you all for supporting the Federation this year through your membership, your attendance at our events, your volunteer efforts, and your donations. Together we are building a movement. We've had an exciting year at the Federation and earlier this month we had the opportunity to celebrate at our annual "Home is" holiday party. This year we recognized Epifanio Figueroa as Volunteer of the Year for his commitment to the Federation. He was also honored by Senate Pro Tem Toni Atkin's office for his volunteer efforts with us. We continue to be filled with gratitude for our volunteers, members, and SDHF staff.

Our end of year "*Home is*" campaign is still going strong, please consider [donating](#) to help us continue to advocate for affordable homes in San Diego. Your donations help us advocate, empower, and educate our members, colleagues, and sector through programming, and events. This holiday season serves as a reminder of how important a home is and your donations help us to give the opportunity for more low-income families celebrate in theirs.

The past year has been full of successes, including the implementation of two new programs (SHLN and HEAL,) and our most successful ever housing

conference. The passage of three State bills that the Federation sponsored, in just the last month we have seen new momentum around our proposed \$900 million homelessness and affordable housing bond, and the successful update of the [City of San Diego's Inclusionary Housing ordinance](#).

This month we also welcomed [Amanda Nelson](#), our new Communications Manager to the SDHF team. Amanda brings over a decade of experience in communications with nonprofits. We look forward to her helping us strengthen our messaging, increasing our brand awareness, and continuing our housing story. We will also be saying goodbye to our "Swiss Army knife", [Blake Nachtsheim](#), after three years of working together. Blake started with us as an intern and has been a key member of our team as our Research and Operations Assistant. We are sad to see him leave, but excited for his future.

As we begin to wrap up the year and look ahead to our 30th year anniversary, we look back on our history in San Diego. [Richard Juarez](#) co-founded the Federation in 1990 to weave voices of builders, funders, and supporters of affordable homes. Rich passed away peacefully with family in November but his legacy

FEDERATION FRONTLINE

Once again I consider myself blessed to lead such a team of dedicated professionals.

— S.R.



will live on through his passion of “more housing”, developments in Barrio Logan, and his time as a board member with the Federation. Rich reminds us of the people who make affordable housing happen, the people gathered around the table to make sure that low-income families have a home.

You, our members, are around our table helping make a long-lasting impact and legacy in San Diego

by continuing to advocate for affordable homes. You are helping us build this movement and we couldn't do it without you. Happy holidays to you and your families, and we look forward to an extraordinary 2020.

Steve Russell, Executive Director
steve@housingsandiego.org



San Diego Housing Federation Welcomes New Team Member: Amanda Nelson

Amanda Nelson is a storyteller, strategist, and communications expert. Amanda received her master's in Nonprofit Leadership and Management from the University of San Diego, unlocking a passion for advocacy and policy. Amanda is using her strengths to curative the narrative around housing in San Diego through her position as Communications Manager for San Diego Housing Federation. Since graduating in spring 2019, Amanda has co-founded a grassroots organization, Uptown Housing Advocates, that provides education around the growing housing crisis in San Diego.

Prior to her role at the Federation, Amanda oversaw the storytelling and digital branding for the San Diego Regional Chamber of Commerce and LEAD San Diego. She was nominated for 2016 Women Who Mean Business Awards. Amanda founded and operated Jupiter Production House in 2014 to offer full-service video production and social media support to nonprofits & purpose driven companies.

She has over 10 years' experience in communications with nonprofits across San Diego such as TEDx America's Finest City, SDX - San Diego Ad Club, Sundance Film Festival, and the American Film Institute Film Festival.

When not drafting press releases or social media content, Amanda can be found at Disneyland, watching the Greenbay Packers, or feasting at one of San Diego's many local restaurants.

Welcome, Amanda. We are excited to have you on our team!





Thank You, Suki and Mia!

We are sad to report that our interns, Mia and Suki will both be leaving the San Diego Housing Federation.

Suki began working with SDHF in August of 2018 and Mia in August of 2019 and have assisted in many important matters and events this year, including the Annual Conference, end of year giving, policy, and news items. We are proud to have worked with such outstanding young women each going above and beyond in their efforts.

Both have been an asset to our work at the Federation and we wish them a great and bountiful life to come! Truly, they will be missed. We have been constantly impressed by the professionalism, creativity, enthusiasm, and commitment they displayed. It was a pleasure getting to know you, watching you learn, and celebrating your successes. Thank you for always bringing a strong work ethic and joy with you every day. We are so proud of you both and all you have accomplished during your time here at SDHF.



I am so blessed to have interned with the San Diego Housing Federation! I have been amazed by group of blue-shirted, happy and motivated residents who devote themselves in tenant rights and housing advocacy work with the Residents United Network and at the Supportive Housing Learning Network meetings, I encountered a group of selfless and passionate providers who strive to serve at their excellence. As a Policy Intern, I had the opportunity to learn from the industry's finest through the Policy Committee. This table of geniuses come together to share their expertise to make more affordable housing possible across the city, the county and the state. You all have my truthful respect. Finally, I have to put my SDHF family in the spotlight; I am so proud, so proud, to be part of you. May our paths cross again in 2020!

Best, Suki



I'm very grateful for having had the opportunity to intern with the San Diego Housing Federation. I have learned so much about the different aspects of affordable housing and how they all come together to provide a place that individuals of all backgrounds can call home. By working alongside the Federation, I have gained a lot of insight and lessons that I without a doubt will take with me throughout my career. I'm thankful to all the staff whom I learned from immensely and who provided a lot of guidance during my time with the Federation. I have gained so many valuable skills and have had many memorable moments alongside the Federation. Some of them have been collaborating with the End of Year "Home is..." campaign where I got to hear firsthand why affordable housing is so essential, being present at this year's Conference, and learning from the RSSN and SHLN programs. To everyone at SDHF, thank you for helping me into my first step in the field. I wish SDHF and everyone involved great successes in their future endeavors.

Best, Mia

To my esteemed colleagues,

Thank you from the bottom of my heart for allowing me to partake in one of the most interesting and gratifying experiences of my professional career. I never thought that a short internship that I needed to finish my degree would blossom into all of this. From press conferences, to award shows, to rallies in the streets of San Diego demanding the change that this city needs, it is astounding to see how much work a small group of dedicated advocates can accomplish. The San Diego Housing Federation is truly a powerhouse for good in our community. I'm incredibly proud to have been part of this team and this movement. Though I will be moving on in my career path, I will continue to be involved and advocate for fair, affordable, high quality housing throughout San Diego. I am very excited to see what the Federation will accomplish this year.

Best, Blake



We will miss you Blake!

Sadly, our Research and Operations Assistant,

Blake Nachtshiem, will be leaving the San Diego Housing Federation in December 2019. He joined our team in January of 2017 as an intern, and quickly demonstrated his great qualities as a key team player and was promoted to Research and Operations Assistant. He has worked on many of our important events and projects these past 3 years, from the Ruby Awards and Annual Housing Conferences, to our Annual Report and Membership Directory, and collecting critical reports and data for the Federation's advocacy work.

We are proud to have worked with an outstanding young man who went above and beyond every day. He was a true team-player with a great sense of humor and fun stories that made our office an enjoyable place of work.

Thank you, Blake, for sharing your talent, your stories, jokes, your love for music, movies, and fun facts about surfing, the history of hip-hop, fire-safety, and so much more with us. We hope life hands you rad barrels out there!



We will certainly miss you, Blake. We wish you the very best and know that you will continue to make us proud!



Richard's family says this is a favorite photo.

In Memoriam: Richard Juarez, SDHF Co-Founder

Richard Juarez passed away peacefully on November 18, at his sister Becky Juarez Mobley's home in Lake Elsinore, CA. Richard was a native San Diegan with roots and ties that were deep and strong, in particular to Barrio Logan, where his parents moved in the 1930's. Richard grew up with his sisters in the Barrio and proudly embraced this connection his entire life. Shortly after Chicano Park was created through the community's activism, Richard became a driving force in the city's redevelopment of the area, and a passionate advocate for the community's vision of environmental justice and ecologically sensitive land use. His family's history and his early involvement with the Barrio Station propelled him on a 17-year labor of love that ultimately enabled Richard and MAAC (Metropolitan Area Advisory Committee) to build the Mercado Apartments in 1994 - the first new housing in the area in over 50 years. Richard's community vision helped to ensure numerous features desired by the community, such as: Neighborhood kids trained in construction trades and hired for the project; Residents hired for the onsite Head Start/childcare/social services; Gas stoves in the kitchens (for tortillas, of course); Front porches. Richard said of the project, "It's a statement to people, especially kids, that this is what our culture is all about", and "Somebody has to go home and make things right." All who know Rich will not be surprised

that the latter statement is one of VERY few where he acknowledged his primary role. He ALWAYS spoke of the results as what "the people" or "the community" accomplished. The process, and the housing that resulted, was always his greatest source of pride (until his granddaughters arrived). The Mercado Apartments project focused on neighborhood revitalization AND affordable housing, instead of at the expense of affordable housing, which so often occurs today. The project has been cited in two books, *Comeback Cities*, and *Restoring America's Neighborhoods: How Local People Make a Difference*, as examples of how to revitalize older neighborhoods – with the people still in them.

Richard's passion was always about "More Than Housing." however, and his later efforts helped result in the Mercado del Barrio retail center and the Estrella del Mercado Apartments. This passion continued throughout his career, including as a Partner at Urban West Development where he worked with organizations such as Project New Village, supporting food insecure neighborhoods in Southeast San Diego. Richard was also instrumental in the redevelopment of City Heights, where he helped develop blocks of community projects such as City Heights Square and the Workforce Partnership Project. If there was a disadvantaged



Richard Juarez

community he was always there to encourage the residents to create and realize their vision of their community. Almost up until his passing, he continued working on the details of his projects, in his quest to improve the lives of all people in our communities.

Earlier highlights of Richard’s career include: Teaching urban planning at UCSD; City Planner for the City of San Diego; Governor Brown’s appointee on the Southwest Border Regional Commission; Co-founder/President of the Nonprofit Federation for Housing and Community Development (later renamed the San Diego Housing Federation to reflect its diverse membership); Original staff member of the Neighborhood Development Corporation; Chief of Staff for District Four City Council Office; Board Member, Southeast Development Corporation.

Richard’s greatest hobby was cooking, and we were all fortunate for that! His culinary passion intertwined with his passion for travel and his spirituality, as he would travel throughout Mexico and the Southwest (Sedona & Verde Valley in particular, birthplace of his father and namesake Jesus Juarez). For Richard, food was a spiritual and cultural experience, providing a vehicle for relationships with others, and a connection to the land from which it came. Richard also loved his long-suffering San Diego Padres, and he and his son can claim to have attended the only World Series game that the Padres ever won.

Richard was a deeply spiritual man who read and wrote extensively in his quest to know himself and his relationship with God, earth, and the spiritual realm. These beliefs grew even stronger with the passing of his father Jesus, mother Mary, and sister Gracie. These connections provided him peace and clarity throughout his life and especially in his final days. In Richard’s spare time over many years, he researched and wrote a (somewhat) fictional story set in Barrio Logan, Tío Emilio and the Secrets of the Ancestors, in part to pass along his teachings about this body of knowledge. The story is about an elder that returns to teach young Vicente about the “old ways”, and Richard was thrilled to receive the first published copy just one week before his passing.

Richard attended St. Jude, St. Augustine, SDSU, and Catholic University (Washington, D.C.), and valued the lifetime connections gained from each of those experiences. In more recent years, the birth of his three granddaughters in quick succession opened up a whole new world of love and joy for Richard. In 2015, he yanked up those deep roots and moved to North County San Diego to be with them every second he could. The girls loved their Tata dearly, and are already planning next year’s ofrenda, with taquitos and cards from the girls to welcome him home. Tata, sí, te recordaremos.



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](#)

Final Roundtable of the Year Focuses on Financing Supportive Housing in San Diego

On November 20th affordable housing developers, supportive housing specialists, and local government staff came together for a roundtable discussion on the topic of “Financing Supportive Housing in San Diego: Where to Find and Use the Funding that Transforms Communities” at the Price Charities Building. During this session, attendees heard the latest details on the various funding opportunities that make supportive housing successful and the current thinking about operating and supportive services in these properties.

Our speakers for the morning included: Simonne Ruff the Director of CSH, Craig Morrow from the California State Housing and Community Development Department, Kelly Salmons from HHSA, Housing and Community Development Services, Colin Miller the VP of the San Diego Housing Commission and George Scolari who is the Chair of Healthy San Diego Behavioral Health Subcommittee and Health Homes Work Group. These experts shared their insights and knowledge on upcoming Notice of Funding Availability’s (NOFA’s), they discussed how the most effective housing policies are the ones that serve



Californians from all walks of life and how housing affordability is being talked about now more than ever. Programs that were discussed include the No Place like Home Program, the Innovative Housing Trust Fund, and loan programs for first time home buyers. They talked about the importance of staying open to all sources of funding and applying to more than just one. To close off the roundtable George Scolari discussed the newest program Health Homes, which is coordinated with healthcare groups and insurance to focus on whole person wellness. They currently have around 20,000 people housed in health homes through this first year of this program. Attendees left with resources and schedules of the available funding throughout the State and City.

Thank you to LISC for sponsoring the Educational Roundtable series throughout the 2019 year and to CSH for co-sponsoring this roundtable session.





Congratulations to Epifanio Figueroa our 2019 Volunteer of the Year

We are so thankful for Epifanio's help and kindness no matter the event or the challenge.

Thank you! San Diego Housing Federation Annual Holiday Party



Thank you for celebrating what "Home is" with the San Diego Housing Federation at our Annual Holiday Party held on Tuesday, December 3rd from 6:00 pm – 8:30 pm in the Ted Williams Ballroom at the Residence Inn by Marriott San Diego Downtown/ Bayfront.

With 80 guests in attendance, colleagues, members, and friends gathered not only to celebrate the historic accomplishments we made for affordable housing this past year, but also the compassionate spirit of all our members. We were honored to recognize our strong and supportive volunteers, complete with a special tribute to our Volunteer of the Year, Epifanio Figueroa, for his outstanding commitment to SDHF.



Home Is a place we all deserve



Thanks to our sponsor:



FEDERATION EVENTS



We are so thankful for Epifanio's help and kindness no matter the event or the challenge.

Thanks to those who donated, we were able to raise \$5000 for our programs in 2020. With your help, SDHF will continue to work to create more inspiring moments through advocating, informing, expanding the expertise, networking, and building of coalitions throughout the region. Each contribution helps



FEDERATION EVENTS

OUR END OF YEAR
CAMPAIGN CONTINUES
THROUGH DECEMBER 31.

PLEASE DONATE TODAY!

HOPE \$25

ENGAGE \$50

INSPIRE \$100

EMPOWER \$250

All donations are tax deductible. Every dollar counts! Thank you for your support! We look forward to a great 2020!

For more information about donating, please contact Director of Events and Membership, Sarah Buchanan at 619-239-6693.



advance our mission of working together to promote the creation and preservation of quality affordable housing focused on lower income families and people in need. For many low-income residents this holiday season, home is a reality thanks to you.

If you have not had the chance to donate, we are still accepting donations through the end of the year. Each

contribution helps advance our mission of working as a coalition to promote the creation of quality affordable housing focused on lower income families and people in need.

We were truly grateful to be able to share such a memorable year with you!



**COMING SOON:
OUR 2020 SPONSORSHIP
PACKET**

As we kick off the celebration of 30 years as San Diego’s Voice for Affordable Housing, don’t miss your opportunity to show your support for excellence in San Diego Affordable Housing — consider a sponsorship in 2020. The full sponsorship packet detailing the various SDHF membership and sponsorship opportunities will be made available on our website.

Thank You to Our New and Renewing Members:

Alliant Construction Management, Inc.

Cal Solar, Inc.

California Bank and Trust

City of Vista

Home Start Inc

International Rescue Committee

Joan Lockwood

Kyra Bethel, Dreams for Change

Merritt Community Capital Corporation

Meta Housing Corporation

Premium West Construction

William “Bill” Cavanaugh, US Modular Inc.

MEMBERSHIP DIRECTORY



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.



Our featured resident Idelle with her family at Brisa del Mar Apartments in Chula Vista.

Featured Resident Story: Idelle Montanez

A safe place for her girls and the security that she would be able to provide for them was all that Idelle dreamt about for a long time. Life was hard before she found her home at the Brisa del Mar Apartments in Chula Vista. Each month Idelle had to stretch her money and she wondered how she would pay her rent, go to the doctor, buy food for her girls, pay for gas to get to work, and pay the utility bills. She found herself having to make difficult choices between food, or a roof over her head for her and her family. She says, “we were living on a day to day basis,” and she worried every single day they may become homeless.

When she received the call from Brisa del Mar and was told an apartment was available for her, she cried. Idelle was so happy that she would finally have some peace of mind. She wouldn’t have to worry so much about finances and making ends meet. “Our lives have changed because now we live in a comfortable and safe place. My girls are happy,” says Idelle.

Idelle loves living at her affordable housing community. She says it is a safe community, one where she does not have to worry about her family and that means everything. She’s thankful for all of the free programming offered including: financial classes, educational workshops, and job search assistance. Often times Idelle meets with the resident services coordinator who works at her property for support and her children absolutely love the afterschool program where they receive homework assistance and a snack. The community space for her kids is a really safe place for them to hangout, grow, and learn.

Idelle says, “for me, living in affordable housing has been a blessing for me and my family. Living here helps me save money and allows me to give my family a better quality of life.”



MEHRSA IMANI
SDHF RESIDENT AND
COMMUNITY ORGANIZER



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

RUN Reflects on Past Accomplishments and Sets Priorities for 2020

RUN leaders throughout California have been engaging in a powerful and inclusive process of shaping the network's priorities for 2020, called "There Ought to Be a Law" which began within regional convenings held throughout California. The peak of this process was the RUN Summit, held on December 4th to 6th, where experienced and new RUN leaders came together to reflect on their previous accomplishments, discuss, and select their top issue priorities, learn new strategies for accomplishing those goals, and make plans for the first few months of the year.

San Diego sent 6 representatives to the Summit and our RUN leaders returned with strong plans of action to be implemented next year. San Diego leaders have arranged to hold research action meetings with one of the legislatures to further learn about how RUN can win its goals in 2020. RUN leaders also organized to hold RUN Power Hours to expand the network among its longstanding community partners in San Diego, and invite them to take action with RUN for statewide and local issues.





HEAL HAS A LOGO!

HEAL Network has a gifted graphic designer as one of its leaders, Dennis Larkin, who has been making tremendous effort towards designing the logo. We are immensely impressed and appreciative of Dennis' work!



Homeless-Experienced Advocacy and Leadership

HEAL's monthly meetings wrapped up this year with an in-depth look at the San Diego Community Action Plan on Homelessness, led by CSH Director Simonne Ruff. The study aided HEAL advocate leaders to understand the plans and strategies to addressing homelessness in San Diego, as well as the potential opportunities of advocacy opening to them.

In Vista, our HEAL advocate leader Anthony White and Vista Councilmember Contreras collaborated in organizing one of a series of Town Hall meetings to understand homelessness in city of Vista. Anthony served as the moderator of the panel, sharing his own story and drawing on the experience of local organizations who are also aiming to address homelessness in San Diego.

[**CLICK**](#) for more information on Homeless-Experienced Advocacy and Leadership.



HEAL advocate leaders at the SDHF Holiday Party and celebrated Friendsgiving together. We love the sense of family that's being formed among HEAL!



HEAL advocate leader Anthony White with Vista Councilmember Contreras. Anthony also served as the moderator of a panel discussion addressing homelessness.





LAURA NUNN
SDHF DIRECTOR OF
POLICY & PROGRAMS

Wrapping up 2019 and Looking Ahead to 2020

Three SDHF-supported bills signed into law

Each year, SDHF’s Policy Committee reviews state legislation that aligns with the adopted [Policy Priorities](#) identified at the beginning of the year. In 2019, three bills recommended for SDHF support by the Policy Committee were passed and signed into law.

AB 1486 – Co-sponsored by SDHF, AB 1486 clarifies and strengthens California’s Surplus Land Act to prioritize affordable housing on surplus land. The bill better defines “surplus,” requires reporting on available surplus sites, and provides HCD with authority to enforce the Surplus Land Act.

AB 1763 – Allows an 80 percent density bonus and an additional incentive or concession under the state’s Density Bonus Law for affordable housing within one-half mile of a transit stop and for supportive and special needs housing.

SB 329 – Amended the Fair Employment and Housing act to clarify that housing subsidies are a protected source of income. The bill will prohibit blanket “No Section 8” bans and subsidy discrimination.

City of San Diego adopts updates to Inclusionary Housing Ordinance

On December 10, the San Diego City Council [adopted](#) an update to the city’s Inclusionary Housing Ordinance that was first put in place in 2003. The update reflects recommendations made by SDHF in our [letter](#) to Council President Georgette Gómez. In a statement prior to passage of the updated ordinance, SDHF Executive Director, Stephen Russell remarked, “This update to the city’s inclusionary housing ordinance, while just one piece of the larger housing puzzle, is in line with best practices and will increase the supply of affordable homes.” The new policy is the result of over a year of engagement with a broad set of stakeholders and was passed by the City Council by a 7-2 vote.

What’s ahead in 2020

As we wrap up another successful year of advocacy, here’s a glance at what’s ahead in 2020:

\$900 Million Homelessness and Affordable Housing Bond Measure - The San Diego Housing Federation continues to work toward placement of a \$900 million bond measure on the November 2020 ballot. If approved by a two-third majority of San Diego voters,

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

the measure could produce an estimated 7,500 new units of housing for people currently experiencing homelessness and other vulnerable residents such as seniors, veterans, youth transitioning from foster care, people with disabilities, and low-wage working families. Learn more and sign up to receive updates on the campaign website at: <http://homesforsd.com/>.

Housing Element 6th Cycle 2021-2029 - Cities in the San Diego region will begin the process of updating their Housing Element documents as a part of the 6th Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning cycle. In a [final methodology](#) approved by the San Diego Regional Association of Governments (SANDAG) Board of Directors this year, the region needs to plan for 171,685 housing units over the next eight years. Using the methodology, each jurisdiction must plan for their share of housing need in an update to their Housing Element.

Permanent Local Housing Allocation (SB 2) Funding Beginning in 2020, local governments will receive their share of funding from 2017's [Building Homes and Jobs Act \(SB 2\)](#) legislation. The [Permanent Local Housing Allocation \(PHLA\)](#) Program is a permanent source of funding to local governments for purposes of increasing the affordable housing stock issued on a formula basis through Notices of Funding Availability (NOFAs). Cities and counties must develop plans for local administration of these funds aligned with eligible activities and program mandates outlined in the [PHLA guidelines](#). The San Diego Housing Federation strongly advocates for dedicating PHLA funds for construction and preservation of affordable housing as a long-term solution to the affordable housing and homelessness crisis.



San Diego average rent at \$1,852 a month

[San Diego Union Tribune – Nov 27](#)

New findings show that San Diego average rent has reached \$1,852 a month and has risen for a consecutive of 20 years. Despite the daunting numbers, this year's increase, which is 2.7 percent, is considerably slower compared to the two previous years, 4.1 percent for 2018 and 3.9 percent for 2017. Nathan Moeder, a principal with real estate analysts London Moeder Advisors, commented that the slowdown is an indicator that rents have reached the top of what renters can afford. New legislation scheduled to be implemented at the beginning of 2020 capping the rate of rent increases could also play a role in the slowing down of increases.



Jewish Family Services plans to operate a safe parking lot for people living in their vehicles on this Leichtag Foundation's property in northeast Encinitas shown in this undated photo. CREDIT: 10 NEWS

Encinitas Approves Safe Parking Lot For Homeless

[KPBS – November 21](#)

North County made another move to address homelessness this month with approval by the Encinitas City Council of a safe parking lot. Operated by Jewish Family Services, the lot will provide 25 parking spaces between 6 p.m. and 7 a.m., with bathrooms and security. The safe parking lot anticipates serving an estimate of 350 people who live out of their vehicles throughout North County. Michael Hopkins, CEO of Jewish Family Services, announced that the facility will offer wrap-around services, from employment to housing navigation, food and mental services.



HUD awards county \$1.7 million to provide housing for people with disabilities

[San Diego Union Tribune- Nov 26](#)

The County Health and Human Services Agency announced late last week it had been awarded more than \$1.7 million in federal funds under the U.S. Department of Housing and Urban Development's Mainstream Housing Choice Voucher Program, which assists other housing agencies in providing housing options to non-elderly persons — ages 18 to 62 — who are living with disabilities.



The Village of Escaya, a housing development in Chula Vista.

Photo by Ry Rivard

Bonds, Bedroom Communities and Ballot-Box Planning: The D1 Candidates on Housing

[Voices of SD- Nov 26](#)

The annual median income in District 1 is about \$10,000 lower than the countywide median income, making housing woes there all the more acute. Many South Bay leaders in Chula Vista, National City and Imperial Beach feel like the region has done more than its fair share to build much-needed housing.



Where Does California’s Homeless Population Come From?

[New York Times– Nov 6](#)

A question is often asked: where does California’s homeless population come from? Some speculated they are from out of the state. The Los Angeles Homeless Services Authority (LAHSA) answered that 64 percent of Los Angeles County homeless population is homegrown whereas 43 percent of San Francisco’s is also homegrown. The survey, conducted by LASHA, also revealed that economic hardship, including outrageous medical bills, expensive housing costs and loss of job, is the major contributor to California homelessness. The goal of these publications is not to gain sympathy but to understand the realistic circumstances, and ultimately to aspire assistance.



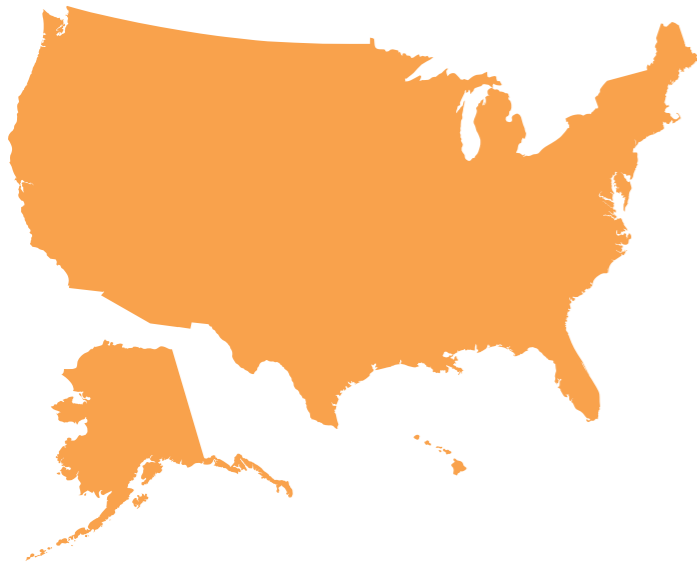
Governor Gavin Newsom releases his revised 2019-20 state budget proposal in a news conference at the State Capitol.

BY THE CALIFORNIA CHANNEL

Is Gavin Newsom’s housing policy ‘rudderless’? Advocates want more done to lower California costs

[The Sacramento Bee – November 18](#)

Governor Gavin Newsom promised California with 3.5 million new housing and approved \$1.75 billion in budget for housing spending in the beginning of this year. Now, it is almost time for an annual report card. Some praised for his leadership, namely for passing new tenant protection and rent control laws, while Matt Schwartz, president of California Housing Partnership, criticized that the state’s housing policies are “somewhat rudderless”, due to the absence of a housing expert in the cabinet. Newsom defended that Jason Elliott, his senior aide who has almost a decade of experience in housing and homelessness matters, is the de facto housing expert. Nevertheless, the new housing legislations undeniably set a foreground for the upcoming 3.5 million new housing construction.



Cities need housing. Churches have property. Can they work something out?

[The Washington Post - Nov 5](#)

Good news: churches might make a dent to our national housing crisis. As observed by an author for this piece in the Washington Post, in San Antonio, Texas, religious entities have available and underutilized real estate, specifically parking lots and the above airspace. In addition, many churches are situated in desirable locations with good schools, health care, and plenty of green space. And more importantly, they have survived gentrification. Developing affordable housing on church land is not something unseen, however, the rezoning and finance parts can be tricky.

Are transit-oriented developments the answer to the affordable housing shortage?

[The Washington Post- Dec 3](#)

Transit-oriented development (TOD) is marketed as a silver bullet to construct affordable housing and fight climate change in modern urbanism. Theoretically, TOD which require less or no parking requirements benefit from lower construction costs (<\$100,000/unit), and will eventually label with cheaper price tags for residents and a key component of TOD success is residents eschewing car ownership and switching

to public transit ridership. In markets where TOD housing is being built is this what is happening? Sources in this article argue that TOD housing being built is for the most part luxury apartments that accelerates gentrification and displacement, and causes overly-parked city streets. For this reason, advocates are calling on legislators to require affordable housing as a part of new housing built as a part of transit-oriented strategies.

Congressional bill would expand access to housing vouchers for youth leaving foster system

[The Sacramento Bee- Dec 4](#)

Foster youth, among the vulnerable population, is occasionally overlooked in the dialogue of affordable housing and homeless prevention. U.S. Senator Sherrod Brown and U.S. Senator Chuck Grassley introduced an amendment to the Family Unification Program to prevent foster youth becoming homeless. Presently, when foster youth age out, they can only live in jurisdictions of public housing agencies that have already been awarded with vouchers, which is 300 out of the 4,000. The requirement tremendously limits youth's accessibility to education and jobs. With the new amendment, any public housing agency can request a voucher from the Department of Housing and Urban Development for a foster youth who is preparing to leave the system. This amendment will be crucial to prevent national youth homelessness.

FROM OUR SPONSOR



DISCOVER YOUR TEAM'S PURPOSE

As simple as the WHY concept is to understand, one of the biggest challenges a team or organization will face is clearly articulating its purpose, cause or belief—its WHY. While it may be felt, it can be difficult to put into words. And without a clear articulation of the WHY it can be difficult put into action and nearly impossible to scale. Finding the words for your WHY is the first step in being able to effectively communicate it.

In this highly facilitated workshop participants draft a Why Statement for the organization and relate it to the organization's values and guiding principles.

MFRG-ICON Construction's Exclusive Leadership Event Featuring Simon Sinek is Just Around the Corner

MFRG-ICON is kicking off 2020 with an event focused on leadership, business acumen, and vision featuring *New York Times* bestselling author [Simon Sinek](#). Justin Krueger, MFRG-ICON CEO, explains, "We are confident this will be an unprecedented experience for leaders in the affordable housing industry. This experience will take us all on a journey together to find our WHY."

Attendees will participate in a workshop built around Simon's popular book, *Find Your Why: A Practical Guide for Discovering Purpose for You and Your Team*. The day will culminate with an elegant dinner and inspirational talk with Simon.

Designed to provide professional teams with the greatest possible benefit, the registration rate is \$250.00 and includes registration for FOUR ATTENDEES to the workshop, dinner, and keynote talk with Simon Sinek. A VIP rate of \$450 also includes preferred seating and a book signing session with Simon.

Attendance is limited. For registration details, please email Inspire@MFRG-ICON.com.

INSPIRE YOUR TEAM IN 2020



MFRG-ICON
CONSTRUCTION

— PRESENTS —

AN EXCLUSIVE LEADERSHIP EXPERIENCE

FOR AFFORDABLE HOUSING PROFESSIONALS

FEATURING AUTHOR OF BESTSELLER *START WITH WHY*

SIMON SINEK

Friday, January 17, 2020 | 12:30 - 8:00 PM
Beverly Hills Hilton

Email: Inspire@MFRG-ICON.com for registration details




Working With Peer Specialists Webinar: January 7 , 2020


Peer specialist provide lived expertise to help tenants thrive in supportive housing. Peer specialists can play a valuable role in providing services within housing settings. Utilizing persons with lived expertise as part of your services team can help individuals and families


thrive. Join us for a webinar on the role of a peer specialist and strategies for successfully supporting and integrating peers into your team.


Questions? Email us at: Training@csh.org

Learner Goals

 Learn about the benefits of working with peer specialists.

 Examine the role of peer specialist.

 Look at ways to support peer specialists.

 Discuss strategies for integrating peer specialists into your team.

January 7, 2020 - \$60/person

[Register Now »](#)



Keep Holiday Light Decorating Safe, Energy-Efficient, Festive and Fun

People love lighting up their homes for the holidays – whether it’s inside your home along the fireplace, or on your front lawn decorating your trees and bushes. What most people don’t love is the increase in their electricity bill after all the holiday cheer and lights are gone.

Here are some ways to be energy-efficient this holiday season:

Make smart lighting choices.

LED holiday lights are the way to go! They use up to 80% less energy, are brighter and safer, as they are much cooler than incandescent lights. They’re easier to install—up to 24 strings of LEDs can be connected end-to-end without overloading a wall socket. They last ten times longer and have no filaments or glass to break.

Limit usage of energy.

Set timers for lights to turn on and off automatically. Keep light displays on during the evening and turn them off overnight. Set timers for lights to automatically turn on when it gets dark and off in the middle of the night. You can save more by keeping light displays on only 8 hours of the evening (when you can see them).



Photo by Thalia Ruiz on Unsplash

Get reflective.

Shiny ornaments, tinsel and mirrors can multiply the effects of your lighting without using more energy. Be sure to keep tinsel away from pets, though. Reflective ornaments and tinsel are just as bright at night, so getting creative with your lighting display can multiply your resources for shine. Don’t forget the ribbons, wreaths, garland, and reflective menorahs, for electricity-free age-old traditions still bring holiday cheer.

Plan ahead.

Avoid overloading extension cords and wall sockets by following the manufacturer’s limits for the number of light strings that can be safely connected together.

Hang lighting safely.

Make sure that no cords will be pinched by furniture or placed under rugs, furniture or other appliances. If covered, cords can overheat or become frayed, increasing the risk of fire. Replace faulty lights instead of trying to repair them.

Avoid electric hazards outdoors.

Before climbing ladders to string outdoor lights, check for overhead power lines on your roof or attached to



your home. Keep at least 10 feet away from overhead lines at all times. Never place yourself or any object such as a string of lights in a position that risks contact with a power line—the result can be fatal.

Use GFCI outlets.

Outdoor electric lights and decorations should be plugged into circuits protected by ground fault circuit interrupters (GFCIs). How do you know if it's a GFCI? Look for the "test" and "reset" buttons. If circuits are not GFCI-protected, portable outdoor GFCIs can be purchased.

Check your environment outdoors.

Before stringing lights on outdoor trees, make sure tree limbs haven't grown into or near power lines. Branches, entire trees and even the ground adjacent to a tree can become energized when trees contact power lines.

Put your tree in a safe location.

Do not place your holiday tree near a heat source such as a fireplace or heat vent. The heat will dry out the tree, making it more susceptible to fires caused by heat, flame or sparks.



Check condition of lights.

Inspect light strands for cracked or broken plugs, frayed insulation or bare wires. Worn cords can cause fires, so discard damaged sets of lights.

Read the labels.

Be sure to check each product label to see whether the lights are intended for indoor or outdoor use. Make sure lights have a tag indicating they have been evaluated by a recognized testing laboratory.



[CONTACT SDHF](#)

[ABOUT SDHF](#)

[BECOME A
MEMBER OF SDHF](#)

[SDHF
JOB BOARD](#)

