



Housing & Community Development News



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STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

Dear SDHF Members:

As I begin my third year here at the helm of the Federation, I am still delighted on a daily basis by the new things that I am able to learn about our sector and the folks who have made affordable housing their lives. The breadth of what we do is stunning. Reviewing the pages of the newsletter I take great pride in being a part of a community of mission-driven individuals with deep and diverse experiences.

A great example is our resident Services Support Network (RSSN), which provides a framework for our front line resident services staff to share their professional and personal development. The network was founded by members who saw a need and figured out a way to fulfill it. Years later, the RSSN continues stronger than ever with ongoing support provided by the Federation. We provide the infrastructure, but the program is wholly dependent on the peer-to-peer training and mentoring by the dedicated resident services professionals who are such an important part of our membership.

Building on that same model, Wakeland is leading the formation of a property management training and support network for professionals in this area. It started in response to the challenges that property management personnel were having in the growing

field of permanent supportive housing, but it quickly became clear that the need for professional sharing and support was broader than just that arena. Like the RSSN, the Federation will work with our members to sustain this important initiative.

Both of these programs are examples of how the Federation and our members communicate and respond to needs in the affordable housing sector. Another example of the breadth of our reach is the upcoming Fair Housing Conference, presented in partnership with the San Diego Regional Alliance for Fair Housing. This year marks the 50th anniversary of the Fair Housing Act, one of the great pieces of civil rights legislation from the 20th century, and we are marking the occasion with a keynote address from Richard Rothstein, author of "*The Color of Law*," a best-selling history of housing policy and segregation in the United States. The conference, to be held in the course of a single day, will revisit the history of housing in San Diego, and look forward to the role the Community Reinvestment Act (CRA), Affirmatively Furthering Fair Housing, and the affordable housing sector play in shaping our communities. With this partnership, we are reminding ourselves and others that the affordable housing community has deep roots in the civil rights movement of the last century.



**WE ARE DEEPLY
APPRECIATIVE OF
YOUR SUPPORT**

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

DONATE NOW

All of this is to say that the strength of the affordable housing sector lies in its roots, in our shared history, and in our diverse experiences. What really binds us together is a shared commitment to the reality of someday housing every member of our society in safety and dignity. In a time when our social safety net is being torn apart, our continued commitment to this vision has raised our visibility and our impact as a sector and as an organization. Our membership has grown, and the involvement of members in the organization has grown as well. Having worked together at the end of last year to beat back some of the challenges to LIHTC, and faced with continued pressures on existing resources, the need for a strong regional voice for affordable housing is greater than ever.

We are taking that role to heart, and over the second half of 2017, and into this new year, the San Diego Housing Federation has been working hard to advance a local housing bond measure that would

provide \$900 million in local matching funds for affordable housing in the City of San Diego. We've been successfully navigating the political waters to bring this measure forward, and we had a great success on February 7 when the Rules Committee of the City of San Diego directed the City Attorney to begin drafting the ordinance requested by the Federation and our allies. It is because of the reputations, technical expertise, and good work of our members that we have been able to advance this cause.

Thank you for the work you do every day. The Federation is here to support that work, and to create more opportunities for you, our members, to pursue our common vision of a region where everyone has a decent, affordable place to call home.

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

Steve Russell, Executive Director
steve@housingsandiego.org



Blake Nachtsheim accepts position at San Diego Interfaith Housing Foundation

We are sad to report that our Research Assistant, Blake Nachtsheim will be leaving the San Diego Housing Federation in March, 2018. He began with us in January of 2017 as an intern and quickly proved himself to be a adept researcher and key team player as he was promoted to Research Assistant. He has worked on many important matters and events this year, from the Ruby Awards and Conference to our Annual Report and Membership Directory.

We are proud to have worked with an outstanding young man who went above and beyond every day. He was a true team-player and helped make the office a fun place to work. We will miss you, Blake! We wish you the very best and know you will continue to make us proud!

Please help us in congratulating Blake on his new role of Asset Manager with San Diego Interfaith Housing Foundation.

“I’m excited to take the next step in my career, but I will also miss the Federation staff immensely. Everyone here is so passionate and talented. I count myself lucky that I had the opportunity to work with and become friends with such fine people.”

— Blake Nachtsheim

SAN DIEGO HOUSING FEDERATION WELCOMES NEW TEAM MEMBER



Mehrsa Imani is the Resident and Community Organizer at San Diego Housing Federation. Her passion for social justice and strengthening community life started at a young age, when her Indian-Persian

family migrated as refugees to United States in 2004. Since then, she has been driven by her desire for service. In 2014 she pursued and completed her undergraduate studies in Urban Studies with minor in Urban and Regional Planning at UC Irvine. She then moved to San Diego to serve full-time as a regional coordinator for a non-profit program which aims to develop the capacity of young adolescents of diverse socioeconomic backgrounds to take charge of the well-being of their communities. Simultaneous to her services, she interned at City Heights Community Development Corporation, supporting the effort of a resident group called the Built Environment Team in enhancing the health and safety of their community. Through these experiences she realized her interest in increasing community engagement and empowering local residents to contribute to social change.

Mehrsa is excited to now focus her energy on affordable housing in San Diego, and to learn to channel the diverse talents and insights of the community in addressing this pressing need.



SARAH BUCHANAN
DIRECTOR OF EVENTS
& MEMBERSHIP

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

Membership 101 Kicks off the LISC Sponsored Roundtable events of 2018

On January 22, the Federation held the first LISC sponsored Roundtable of 2018. The introduction to the New Year was met with an introduction to SDHF: a panel of SDHF staff and current board members presented on Membership 101 and the myriad ways to get involved with the organization. A group of members and non-members alike learned about the SDHF mission, and the range of programs and events, committees, and membership benefits that SDHF offers.

SDHF Executive Steve Russell and Director of Policy and Programs Laura Nunn presented alongside Kwofi Reed, Lending Program Officer of LISC San Diego, and Bree Wong, Vice President of Business Development at SWS Engineering, Inc (both SDHF board members), shining a light on the breadth of the Federation's work and answering existing and prospective members' questions.

Among the member benefits highlighted at the Roundtable are access to the newly-designed



Last month SDHF welcomed 19 attendees to our Roundtable discussion to learn about our organization and the numerous ways to get involved.

Membership Directory--a great resource for networking with our diverse members, discounts at events, and eligibility for committee participation and board participation.

SDHF organizes the Fair Housing Conference in April, the Ruby Awards in May, LISC Roundtables held monthly to bi-monthly, the Resident Services Support Network (which offers monthly to bi-monthly trainings to Resident Services providers), the Residents United Network (a group of residents working to lobby the legislature in advance of affordable housing), and the Annual Conference and Pre-Conference Institutes in October. Members who join any of the numerous SDHF committees have the chance to plan these events and programs, having an important hand in the decision-making process. Members directly contribute to the success of SDHF events!

Join Us on Wednesday,
February 21 for the next
LISC Sponsored
Roundtable

The San Diego Foundation
2508 Historic Decatur Road, #200
Hoffman Room
(ample parking available)

Registration: 8:30 – 9:00 AM
Program: 9:00 AM – 11:00 AM

REGISTER NOW

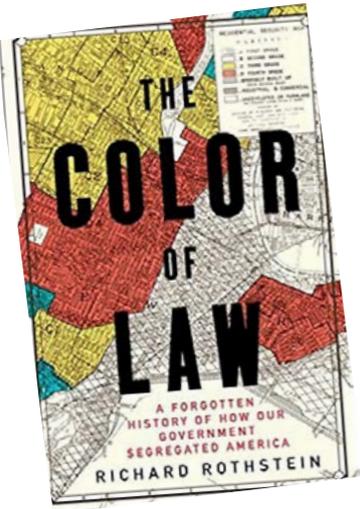
\$25 Members/ \$35 Non-Members



Many of the Roundtable attendees noted that they walked away with a greater sense of the purpose and breadth of the Federation’s work as well as new ideas for how to get involved with our organization. If you or your member organization were unable to attend, there are still many ways to get involved! For more information on becoming involved in SDHF programming, events, committees, or membership in general, please contact Director of Events and Membership, [Sarah Buchanan](#).

As the Federation continues to grow, making a name for itself and aiming for even more ambitious goals in increasing affordable housing and ending homelessness in San Diego, membership involvement is crucial to its success. We thank all our current members for making our work possible and allowing us to reach ever higher moving forward.

FEDERATION EVENTS



Richard Rothstein's book, *The Color of Law: A Forgotten History of How our Government Segregated America*, will be available for purchase during the afternoon break.

THANK YOU TO OUR SPONSORS



Meal Sponsor



Thought Leader Sponsorship

SAVE THE DATE

CHARTING THE COURSE

Celebrating the 50th Anniversary of the Fair Housing Act

Friday, April 6, 2018

Keynote Speaker Richard Rothstein

LEARN ABOUT
AVAILABLE
SPONSORSHIPS

San Diego Central Library
Shiley Room, 9th floor
330 Park Blvd
San Diego, CA 92101

Registration
Opens Monday,
February 19, 2018



The San Diego Regional Alliance for Fair Housing (SDRAFFH), the San Diego Housing Federation, and LISC San Diego are proud to host the 3rd Annual Fair Housing Conference celebrating the 50th anniversary of the Fair Housing Act.

Join fair housing practitioners, policy makers, housing advocates and developers, community leaders, and top experts in discussing and exploring fair housing discrimination issues and solutions to improving our communities by reflecting on our past, examining our present, and looking to our future.

For more information please visit: housingsandiego.org

The San Diego Regional Alliance for Fair Housing (SDRAFFH), the San Diego Housing Federation, and LISC San Diego are proud to host the 3rd Annual Fair Housing Conference.

In celebration of the 50th anniversary of the Fair Housing Act and National Fair Housing Month in April, join fair housing practitioners, policy makers, housing advocates and developers, community leaders, and top experts in discussing and exploring fair housing discrimination issues and solutions to improving our communities by reflecting on our past, examining our present, and looking to our future.

Richard Rothstein, research associate of the Economic Policy Institute, fellow at the Thurgood Marshall Institute of the NAACP Legal Defense Fund and of the Haas Institute at the University of California (Berkeley), and author of *The Color of Law: A Forgotten History of How our Government Segregated America*, will deliver the keynote address.

[CLICK](#) for more information!



Nearly, four hundred housing and community development professionals from across the region and state, including elected officials and community leaders, will attend the Ruby Awards to be held on Thursday, May 3, 2018 at the beautiful Prado in Balboa Park.



Nomination Applications for the 2018 Ruby Awards are Due by 5pm Friday, February 16



This May 3rd, at the Prado at Balboa Park, the San Diego Housing Federation will celebrate its Annual Ruby Awards and seeks nominations through Friday, February 16. Anyone can nominate or self-nominate an individual, organization, agency, or project that has made a difference by increasing access to

homes that are safe, stable, and affordable for San Diegans who live on limited budgets or have special needs.

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

CLICK to learn more about the event, consider sponsorship options, and submit your nominations.

2018 Ruby Award Categories

- Outstanding Resident Leader
- Outstanding Service to Residents
- Outstanding Advocate
- Outstanding Development Partner
- Outstanding Government Agency or Elected Official
- John Craven Memorial
- **SDG&E Environmental Award: Retrofit**
- **SDG&E Environmental Award: New Construction**
- Innovations Award
- CSH Supportive Housing Award
- Project of the Year – Rehabilitation
- Project of the Year – New Construction

- > **REVIEW the award categories**
- > **Download the PDF FORM or the WORD Document to submit**
- > **CLICK to start your nomination(s) submission**

Submit your nomination(s) to Sarah Buchanan no later than 5:00 PM on Friday, February 16, 2018.



Affirmed Housing announces a third multifamily affordable apartment community in Grantville

Last month Affirmed Housing broke ground on Bluewater Apartments, a third affordable housing development in the Grantville neighborhood of San Diego, joining The Stella and Zephyr for a total of 245 homes for the homeless, Veterans, and families in that community.

Bluewater Apartments will be an 80-unit affordable apartment project, five stories tall offering 88 parking spaces at 6121 Fairmount Avenue 92120. The site is conveniently located in an urban village setting, with close proximity to grocery stores, restaurants, retail, healthcare and community services, and within a half mile of the Grantville Trolley Station. This family housing project will contain 32 one-bedroom, 24 two-bedroom, and 24 three-bedroom apartments, targeting low-income households and families earning 50%-60% area median income. The resident apartments will average 817 square feet and feature modern, durable finishes and high energy-efficient standards design to keep utility costs low.

The Stella will offer comprehensive, on-site services for residents of the 6-story community. The site is conveniently located within a half mile of the trolley station and within 4 trolley stops of the local VA Clinic.

The resident apartments will average 485 square feet and feature personal kitchenettes and bathrooms. Supportive services will be provided by Interfaith Community Services (Interfaith), with expertise in providing services for homeless and low-income Veterans.

Zephyr will provide housing and services for the homeless Veteran population. The new housing complex will be based out of an existing motel but with the interior completely refinished to include all new flooring and wall surfaces; redesigned bathrooms for accessibility and water efficiency; upgraded mechanical, electrical, and plumbing systems; and the addition of private kitchenettes. Existing tuck-under parking at the rear of the building will be built out as seven newly constructed apartments. The building itself will be architecturally enhanced to modernize it against the backdrop of the Grantville community. It will also receive building envelope renovations to make it more energy efficient and elevator upgrades to enhance accessibility. Zephyr will be home to extremely low income and homeless Veterans. It will not only provide comprehensive on-site social services and case management services for its residents, but also access to other veteran services at the local VA Clinic.



Rendering of Zephyr



Rendering of Bluewater Apartments (left) and The Stella



Mathilda Bialk and Maxine Ward join Studio E Architects as Partners and Principals.

For 30 years, the team at Studio E Architects has been making places that matter. Winners of three prestigious AIA National Awards, the firm's architects create homes, schools and recreation spaces that seamlessly fit the ways that people live, learn and play. The team produces meaningful projects for mission-driven clients, building better communities – including charter schools for students who will become tomorrow's technology innovators and affordable housing communities where working families can succeed.

Studio E Architects Doubles Size of Leadership Team

Studio E Architects – known for innovative and award-winning designs, including San Diego County's first affordable housing tax credit project – is bringing Maxine Ward, AIA, and Mathilda Bialk, AIA, on as Partners and Principals. The two will join founding Principals Eric Naslund, FAIA, and John Sheehan, AIA, in the creative direction and ownership of the firm.

"Maxine and Mathilda started here early in their careers and earned great respect from the staff over a decade of strong creative work," said Naslund. "I'm excited about where we are heading with their unique perspective and what it means for our work."

"As a Principal, I want to build on the legacy that John and Eric have nurtured over 30 years in San Diego and continue to break new ground," said Bialk. "By doubling the size of the leadership team, and recognizing two women, we've laid the groundwork for further change in this industry and for producing authentic and innovative projects."

Like Studio E Architects' founders, both Ward and Bialk are talented, multi-faceted architects who combine creativity with leadership, clear-headed organization skills and a desire to embrace challenges.

"This decision was really a natural progression of the skills that they both have demonstrated over time, said Sheehan. "Studio E Architects has always been a meritocracy where individuals are promoted based on their abilities."

The two new Principals have produced many meaningful projects in San Diego and beyond. Bialk was instrumental in the design of UC Davis's West Village Square, the country's largest net-zero energy development and a ULI Global Award for Excellence winner. Ward's work includes landmark affordable housing communities such as downtown San Diego's Celadon at 9th and Broadway – also a ULI Global Award for Excellence winner – and Talmadge Gateway, San Diego County's first supportive housing community designed for formerly homeless seniors with chronic health needs.

"When I was first starting out, I kept hearing about Studio E Architects, these San Diego innovators who were getting national attention for their incredible projects. That's what drew me to work here," said Ward. "All these years later, I am excited to have a hand in shaping the future direction of the firm and building on that body of work."

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:

- Chicano Federation of San Diego County
- City of Oceanside, Neighborhood Services Department
- City Real Estate Advisors (CREA)
- Community HousingWorks
- Eden Housing
- HED Design
- Hitzke Development Corporation
- Las Palmas Housing
- Mercy Housing California
- MJ Housing & Services Inc.
- National Community Renaissance
- North County Solutions for Change
- Red Stone Equity Partners
- San Diego County Building Trades Council
- (The Association For Community Housing Solutions) TACHS
- The Barracks Foundation
- UCSD Urban Studies and Planning Program
- Urban West Development
- Vesta Development Group
- Wesley House Student Residence



Home Is *where you belong.*



The San Diego Housing Federation is proud to announce that the [Membership Directory](#) is available now!

This directory serves as a tool and membership benefit to better connect all of our members to one another. Here you will be able to find contact information for all current members.

[Click](#) to enhance your listing with your organization's logo with a direct link to your website for \$150.

All members can access this using the password: **SDHFMember2018**



Meet Anabel Rosas who lives at Wakeland Housing and Development Corporation's Del Sol.

Featured Resident Story: Anabel Rosas

Moving into an affordable home 11 years ago was just the beginning of many successes for Anabel Rosas, a resident at Wakeland Housing and Development Corporation's Del Sol community. Anabel credits Creating Opportunities for Resident Enrichment (CORE), a specialized division of Wakeland's onsite resident services program, for helping her achieve her personal and professional dreams.

But the future didn't always look so bright. Before moving to Del Sol, Anabel and her family lived in an overcrowded and uncomfortable place – a single 8-foot-square room in a mobile home owned by relatives. The room was so small that sometimes her husband couldn't stay with her and their three children, who ranged in age from 2 to 6 years old. There was no place for the kids to do homework or play, so Anabel brought them to a nearby park and library where they would stay all day.

"I did not feel safe there or at the park where I spent a lot of time with the kids, but I managed," she says, noting that the whole situation made her feel little hope for their future. Even mealtimes were a stressful affair because she had to share the kitchen with the other family. "I could only cook when the stove was

not being used, and I had to make sure they were quick meals," Anabel says. As a result, she often had to prepare packaged foods or instant noodles instead of the nutritious meals her family was accustomed to.

Looking for a solution, Anabel learned about the Section 8 housing program and was encouraged to apply for a home at Del Sol, which primarily serves larger households. Once she and her family moved to Del Sol, in her words, "our lives completely turned around." Her children had their own space to grow and play, she could cook healthy meals again, and the family had a permanent address that allowed them to enroll the kids in the local elementary school.

As soon as she moved in, Anabel began exploring the many resident services offered by CORE – attending ESL classes, pursuing her GED and ultimately earning her early childhood development certificate so she could achieve her goal of working with children. CORE staff helped Anabel with her resume and also encouraged her to think beyond the limits she had set for herself. For instance, after finishing her resume, she initially sought work as a house cleaner since that was how she had always made a living. But the CORE staff urged Anabel to think bigger.

DO YOU HAVE A RESIDENT STORY TO SHARE?

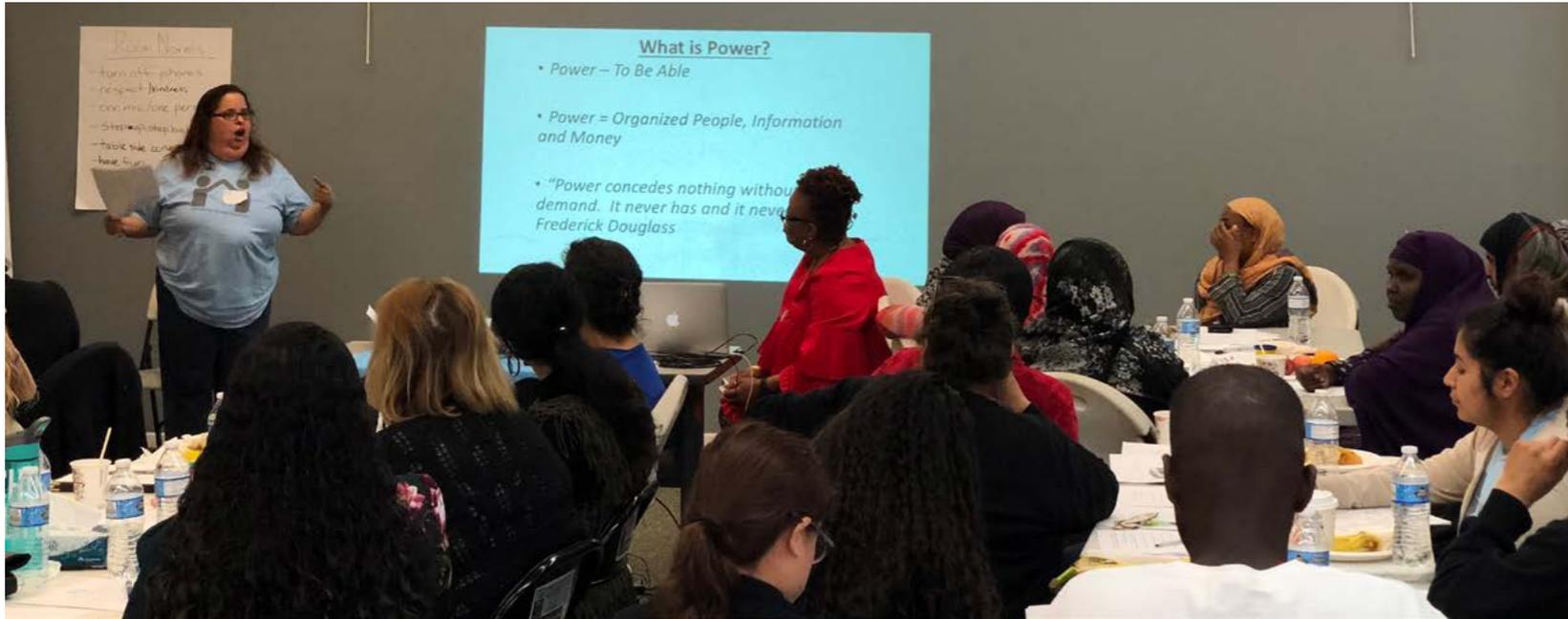
We know affordable housing can make a difference and we love sharing stories that personalize the impact our sector is having in San Diego. Contact [Sarah](#) with details and any corresponding images — we will look for an opportunity to share through our website, weekly brief, or monthly newsletter.

“We told her, ‘Follow your dream and apply for a job working with kids – you’re qualified for it now,’” says Angelica Muñoz, CORE Program Manager. Now Anabel is a teacher’s assistant at a local daycare, and she has her sights set on becoming an elementary school teacher’s aide.

Beyond the professional skills that she has developed at Del Sol, Anabel has also pursued financial literacy education, participating in saving match programs and classes offered through the CORE program and

U.S. Bank. With this knowledge under her belt, she has formed a monthly savings habit that helped her eliminate debt and create a growing nest egg. Her ultimate goal? Buying a house. “I want to make room for another family at Del Sol so that they can benefit,” Anabel says.

With all that she’s accomplished, Anabel says perhaps the biggest reward is seeing how her actions have affected her children. “My kids really respect me and look to me as a role model because they watched me make these changes in our lives.”



January 2018 SD RUN Convening

The San Diego Resident United Network (RUN) had its first regional convening of 2018 on January 18th. Close to 60 residents, community leaders, and members of various organizations joined to discuss local and regional issues, identify RUN priorities for 2018, and prepare for their participation at March 2018 Lobby Day by practicing to tell our story.

Resident leaders presented on why RUN is important to our history and our personal lives. Everyone practiced writing their stories and sharing them in

Members of the San Diego Resident United Network (RUN) practiced writing and sharing their stories in preparation of Lobby Day coming in March.

small group. We were also moved by a touching role-play among residents who practiced their presentation for Lobby Day in March, which brought the room to tears. We're looking forward to exciting RUN activities ahead until the next San Diego Regional Convening in Fall 2018.

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



LAURA NUNN
SDHF POLICY DIRECTOR

2018 SDHF Policy Committee Voting Members Seated, New Committee Co-Chair Appointed

This month, the SDHF Board of Directors voted to appoint the 2018 voting members of the Policy Committee. Lori Pfeiler will continue to serve as the committee co-chair. After several years serving as the policy committee co-chair, Tricia Tasto Levien of Wakeland Housing & Development has stepped down to make room for new leadership on the committee. We thank Tricia for her dedication to SDHF’s Policy Committee and look forward to her continued participation and input. Taking her place as committee co-chair is Josh Land of Red Capital Group. Josh joined the committee as a voting member last year and continues to provide valuable insight and perspective to the Housing Federation’s policy discussion. In addition to Lori and Josh, the Policy Committee welcomes new and returning voting members for 2018.

To learn more about the Policy Committee, its work, and how to participate, please visit the [SDHF website](#) or contact Laura Nunn, Director of Policy & Programs at (619) 239-6693 or laura@housingsandiego.org.

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

2018 SDHF POLICY COMMITTEE

Lori Holt Pfeiler

Co-Chair
Habitat for Humanity
Seat: SDHF Board Member

Kwofi Reed

LISC, San Diego
Seat: Community Development Finance Institution

Josh Land

Co-Chair
Red Capital Group
Seat: Banking/Financial Institution

John Seymour

National Community Renaissance
Seat: Affordable Housing Developer

Lisa Goulet

FPI Management
Seat: Supportive Housing/Services Provider

Artemis Spyridonidis

LeSar Development Consultants
Seat: Affordable Housing Developer

Leticia Leal

City Heights CDC
Seat: Resident Service Provider

Jenny van der Heyde

San Diego Housing Commission
Seat: Government

Tara Matthews

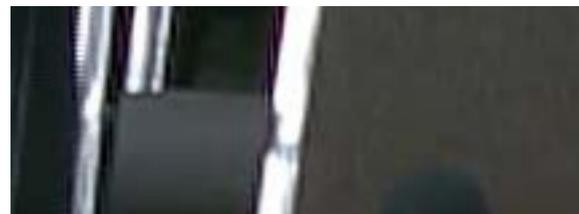
RSG, Inc.
Seat: Community & Economic Development

VACANT

Seat: Affordable Housing Resident

Maritza Nash

MAAC
Seat: Nonprofit Community Organization or Advocate



SDHF Housing Ballot Measure Heard by San Diego City Council Committee

On Wednesday, February 7th, the San Diego City Council Rules Committee heard and discussed an item from the San Diego Housing Federation requesting to place a \$900 million homelessness and affordable housing bond measure on the November 2018 ballot.

Following the successes of similar measures in other California cities and counties in 2016, the Housing Federation began last year to explore local interest and support for a bond measure to address homelessness and affordable housing. A survey conducted in November 2017 that revealed that 73 percent of voters in the city of San Diego would support such a measure, indicating support that could meet or exceed the two-third voter threshold needed for special revenue measures.

After hearing from several speakers in support of the proposal, the members of the Rules Committee discussed what the measure could accomplish in addressing the homelessness crisis and affordable housing shortage in San Diego. Following a motion from Councilmember Barbara Bry and seconded by Councilmember Chris Ward directing the City Attorney to begin drafting ballot language for the

committee to review, the motion passed 4 to 1, with Council President Myrtle Cole and Councilmember Chris Cate voting yes. Council President Pro Tem Mark Kersey was the only dissenting vote. The item will return to the Rules Committee on July 11th for consideration.

To learn more about the Housing Federation’s ballot proposal, read our [fact sheet](#). Coverage of the February 7th Rules Committee hearing is available at [Voice of San Diego](#) and [KPBS](#). Video of the Rules Committee hearing is available for viewing [here](#).



Tax increase of \$900 million to fund affordable housing in San Diego moves one step closer to ballot

[The San Diego Union-Tribune – February 8th](#)

A proposed \$900 million bond measure to build low-income housing got one step closer to the November ballot this week when a San Diego City Council committee voted 4-1 to have city staff further evaluate it. The proposal would raise taxes on city of San Diego property owners an average of \$72 per year to pay for roughly 7,500 subsidized apartments for the chronically homeless, veterans, senior citizens, the disabled and low-income families. Stephen Russell, head of the San Diego Housing Federation and the man spearheading the bond measure, said polling showed a bond measure covering the whole county would be unlikely to pass.

City selling \$1 lots: Is this the future of 'affordable housing' for the middle class?

[The San Diego Union-Tribune – February 8th](#)

The cities of San Diego and Lemon Grove are poised to sell lots for \$1 each to a nonprofit land trust that will build houses reserved for middle-class families.

- Maximum prices, for new three- to four-bedroom houses, will be \$350,000.

- One project is 16 lots on vacant land in Nestor, near a trolley line and the Mexican border. The other is nine lots next to state Highway 94.
- The sales price will be pegged to 120 percent of the area median income or less. For a family of five, that's an income of up to \$102,750.
- Qualified families buy the homes but only lease land underneath. When owners want to sell, they can only sell to another family who meets the income requirements.

At 2-Year Mark, San Diego's Vet Housing Program Alive, Not Necessarily Growing

[KPBS – February 1st](#)

Two years after San Diego Mayor Kevin Faulconer created Housing Our Heroes, the program remains, though the city isn't committing to take yet another 1,000 vets off the street. The program was announced at the mayor's State of the City Address in 2016. The city gave itself one year and added extra resources to take 1,000 veterans off the street. It took an additional seven months, but the city eventually hit its target.



A plan to house L.A.'s homeless residents could transform parking lots across the city

[The Los Angeles Times – February 9th](#)

In the decades following World War II, when the suburbs were young and the car was king, Los Angeles went on a land-buying spree. The city bought parcels in every size and shape, demolished any buildings on them and opened parking lots to serve emerging commercial districts. By the 1970s the buying had mostly stopped, and today these 119 public lots blend into the urban quilt all but indistinguishable from their free-market competitors. But now the city is cultivating plans that could transform much of that land again, this time from asphalt to multistory apartment buildings to house chronically homeless people.

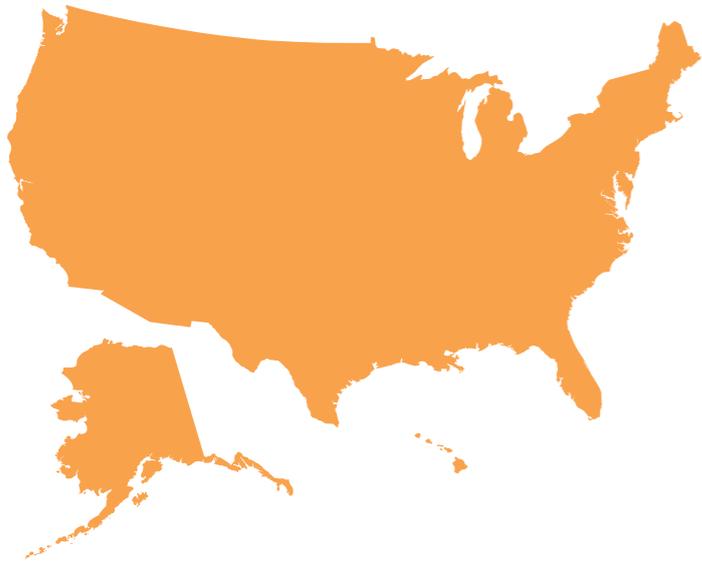


Gov. Jerry Brown signs housing legislation in Sept. 2017 in San Francisco. (Eric Risberg / Associated Press)

Hundreds of California cities and counties will have to make it easier to permit housing, state says

[The Los Angeles Times – February 2nd](#)

Almost every city and county in California will have to streamline its rules for approving new housing following the passage of legislation last year, the state Department of Housing and Community Development said Thursday. Every eight years, local governments receive targets from the state for new housing production in an effort to keep pace with population growth. But those targets have long been ignored with little consequence even as the state's housing shortage has fueled record-high costs.



The Towers Came Down, and With Them the Promise of Public Housing

[The New York Times Magazine – February 6th](#)

The fate of public housing in America — its rise, much of it in the form of towers like Cabrini-Green, and its fall as those towers came down — is the story of urban poverty as an unsteady political priority. In his first year as president, in 1933, Franklin D. Roosevelt created the federal Housing Division, as part of the Public Works Administration. The P.W.A. built the country's first 51 public-housing developments, including three in Chicago. By then the shortcomings of the for-profit real estate market were evident in eviction riots, in sprawling homeless encampments and in cities overflowing with mile after mile of cheap, decrepit frame dwellings.

Apartment Rents Still Edging Up in Most Cities

[Multi-Housing News – February 5th](#)

The national average rent was \$1,361 per month in January 2018, RentCafé said, coming in 2.8 percent higher than this time last year. Among individual markets, smaller cities continue to see the greatest increases, with Gilbert, Ariz. (up 8.5 percent), Roseville, Calif. (up 8.5 percent), and Fort Collins,



*A partly demolished tower at Cabrini-Green in 2006.
Credit Paul D'Amato*

Colo. (up 7.9 percent) all in the top 10, for example. But for year-over-year increases, no markets beat the twin small Texas cities of Odessa and Midland, which saw annual rents increase by 35 percent and 31.4 percent, respectively.



CSH Social Innovation Fund Initiative: Evaluating Supportive Housing as a Solution for People with Complex Health Care Needs

Spurred by Social Innovation Fund (SIF) investments from the Corporation for National and Community Service, CSH has been leading a five-year national demonstration to create and evaluate supportive housing for healthcare's highest need, highest cost beneficiaries experiencing homelessness.

The evaluation examines the theory that when individuals with significant health costs who also experience homelessness are identified and have access to affordable housing and wrap around services, they will experience increased housing stability and improved health, and decrease the use of costly, crisis health care services.

Through the CSH Social Innovation Fund Initiative (CSH-SIF) nonprofits in four communities are implementing an enhanced supportive housing model. Programs across all four sites encompass the following five elements found to be essential to the achievement of Initiative goals:



1. Supportive Housing
2. Data Driven Targeting
3. Assertive Outreach and Housing First
4. Patient Navigation/Health Care Coordination
5. Clinical Partnerships with Health Care Providers



With an initial target of housing 549 people nationally, all four CSH-SIF sites far exceeded their original targets.

726 People Housed

86% Housing Retention Rate

93% Primary Health Insurance Retention Rate

A five year Randomized Control Trial evaluation of CSH-SIF has been conducted by an interdisciplinary team of researchers from New York University, led by Principal Investigator Beth C. Weitzman, PhD. This evaluation is the first RCT evaluation of a national supportive housing demonstration of this scale. The evaluation included several key components to assess both program implementation and impacts across sites, including a series of visits to all program sites, a pre/post participant survey, and cost effectiveness and impact analyses.

The four CSH-SIF sites were in San Francisco, Los Angeles, Hartford, Connecticut, and Ann Arbor, Michigan.

The results are demonstrating new and significant contributions to supportive housing's potential and impact for high-utilizer populations.

Four key takeaways from the evaluation:

- 1.** It is possible to develop and deliver a supportive housing program oriented toward improving healthcare and targeted at homeless individuals who are high utilizers of health care using a data-driven approach.
- 2.** Program implementation and capacity for impact are both heavily influenced by local context and state and federal policies.
- 3.** Supportive housing can reduce utilization of shelters and costly health care in some populations, and these reductions can substantially offset program costs.
- 4.** While the program was associated with reduced costs and utilization, in some sites, and improvements in self-reported quality of life and access to care across sites, many participants were still experiencing deep and complex health problems one year into the program.

For further information, please contact Sarah Gallagher, at sarah.gallagher@csh.org.

**CHIEF EXECUTIVE OFFICER
SKID ROW HOUSING TRUST
LOS ANGELES, CA**

The Skid Row Housing Trust “The Trust” provides permanent supportive housing so that people who have experienced homelessness, prolonged extreme poverty, poor health, disabilities, mental illness and/or addiction can lead safe, stable lives in wellness. The Trust develops, manages, and operates permanent and supportive housing for formerly homeless individuals across Los Angeles. The Trust’s 27 buildings are homes to over 1,800 people in Los Angeles. The Trust has identified growing expansion as a diversification strategy and has developed two properties outside of Downtown Los Angeles with up to two new properties in Long Beach, CA.

RESPONSIBILITIES:

Reporting to the Board of Directors, the CEO is responsible for the overall successful operation and performance of the agency, providing leadership toward the achievement of its mission, vision, annual goals, objectives, and growth. The CEO will be responsible for direct management of the Chief Operations Officer, Chief Investment & Finance Officer, and other members of the growing C-Suite, and provide leadership to over 100 plus staff members. The CEO is responsible for monitoring an operating budget of approximately \$10 million and

rental income in excess of \$10 million annually at the property level.

DESIRED TRAITS AND CHARACTERISTICS:

The CEO will be a visionary, inspiring and persuasive leader with a demonstrated ability to operationalize the strategic vision. The successful candidate will have unquestioned integrity and the ability to provide values-based leadership in a mission driven environment. He/She will possess a profound respect for the individuals served and have an understanding or interest in the policy and program needs of housing designed to serve very low income and homeless persons. The CEO will be a big picture thinker and innovator with an ability to think strategically, critically and creatively about achieving the Trusts’ organizational priorities. A proven track record of professional excellence and the ability to inspire others to act will be highly valued.

EDUCATION:

A Bachelor’s degree is required. An advanced degree is preferred.

TO APPLY:

[Review complete job description.](#) Please direct inquiries, nominations, and applications, including resume and a letter of interest in confidence to: Jay V. Berger at **mb@morrisberger.com**



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