



Housing & Community Development News



IN THIS ISSUE



ON THE COVER

The first event in our LISC San Diego Sponsored Roundtable Series kicked off 2019 with a bang with the topic “Alternative Housing Solutions.”

[READ MORE](#)

- 3 **Federation Frontline**
- 5 **Federation Events**
- 11 **Member News**
- 12 **Resident News**
- 13 **Program News**
- 15 **Policy Updates**
- 17 **Around the County**
- 19 **Around the State**
- 21 **Around the Nation**
- 22 **From Our Sponsor: CSH - *Changing Hearts and Minds: CSH’s Speak Up Program***



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STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

We're All In for Governor Newsom's Marshall Plan for Housing

“In our home, no one should live in constant fear of eviction or spend their whole paycheck to keep a roof overhead. We will launch a Marshall Plan for affordable housing and lift up the fight against homelessness from a local matter to a state-wide mission.”

*- Governor Gavin Newsom
in his inaugural address.*

Governor, we are ready.

Our state needs a plan so that members of our urban, suburban, and rural communities who are the most over-burdened by rising housing costs because of low incomes, disasters, financial hardships, or immigration issues can live and work where they want without discrimination or getting priced out.

As affordable housing and homelessness advocates, we urge Governor Newsom to fulfill his stated mission with a focus on underserved communities as he implements a bold plan to end homelessness and increase affordability with the construction of 3.5 million homes by 2025. This is how impacted Californians -- the 1.5 million low-income families over-burdened by rising housing costs and the 130,000 people experiencing homelessness will finally receive fair attention from our public policies.

How do we get there?

We urge Governor Newsom to expand on his promise to "lift up homelessness from a local matter to a state mission", including addressing the immediate needs of millions of Californians who are one economic shock away from homelessness:

- Appoint a cabinet-level Affordable Housing and Homelessness Secretary.
- Create a statewide plan to end homelessness. We have the highest homelessness population but no formal plan of statewide solutions. Leaders and advisors should also make sure the plan includes cross-department coordination.
- Match an ongoing budget allocation to the need. We can prevent and end homelessness, and stabilize families, with flexible rental and emergency assistance along with investment in affordable development and preservation. We have the money, as the Legislative Analyst's Office reported we can spend \$3 billion in ongoing funding for affordable housing development and assistance and still weather an economic downturn. We just need the political will.



Regional partners, the Housing California Board of Directors, and Executive Director Lisa Hershey stand with then-candidate and Lt. Gov. Gavin Newsom at the 2018 Housing California Annual Conference, held March 8 at Sacramento Convention Center.

- Rebalance land use and finance policies to better serve our communities, by investing in and making it easier to build deeply affordable homes. The state must act to incentivize the kinds of development that does account for housing needs - not just commercial development that ignores such needs, and stop the exclusion of a range of income levels and communities of color in resource-rich residential neighborhoods.

- Work to replace the thousands of homes lost by low-income households due to fires and other natural disasters and preserve the tens of thousands of currently affordable, rent-restricted apartments that have expiring federal and state subsidies and rent controls, as well as mobile home parks at risk of conversion to other uses.

- Be intentional about addressing racial and social equity in all facets of housing policy, from ending housing voucher discrimination and unjust evictions, to ensuring all low-income Californians have access to good schools, good public transit, fresh food, and health care.

Governor Newsom and our state elected officials experienced firsthand during the November 2018 election that Californians are ready for this bold plan. Californians overwhelmingly voted for \$6 billion in new investment for affordable homes and ending

homelessness with the passage of Propositions 1 and 2. A massive coalition representing the sectors of health care, agriculture, labor, environmental justice, senior and veterans groups, tech and others joined forces to support both ballot initiatives and innovative legislation that would make California a more equitable place to live.

These various sectors, along with the state's affordable housing advocates – Housing California, the California Housing Consortium, The Non-Profit Housing Association of Northern California, Sacramento Housing Alliance, California Coalition for Rural Housing, Southern California Association of Non-Profit Housing, Kennedy Commission in Orange County, and San Diego Housing Federation – are strengthening and will continue to fight statewide to make a difference for our state's communities.

Together, we are ready to work with Governor Newsom and our legislature to create a California that advances fairness and shared prosperity.

Written and Supported By: Housing California, California Coalition for Rural Housing, Kennedy Commission, NPH, Sacramento Housing Alliance, San Diego Housing Federation, and Southern California Association of Non-Profit Housing



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](#)



January Roundtable Recap

On January 29, the first event in our LISC San Diego Sponsored Roundtable Series kicked off 2019 with a bang with the topic “Alternative Housing Solutions” at The San Diego Foundation.

We were delighted to have David Allen from Trestle Development and Michael Copley from Makana Properties as speakers who shared their development experiences on Microunits and Container Homes.

This Roundtable explored innovative ways to build more affordable housing in less expensive, yet more efficient, manners. The speakers shared their achievements and discussed the challenges they have come across in alternative housing development throughout California. They highlighted that alternative housing development offers wider housing options for middle-income households, who are currently underserved, and has the potential to contribute to the affordable housing stock organically.



Our speakers identified a few key challenges, including unnecessary and expensive regulatory fees, density maximum by dwelling unit per acre (du/ac) instead of floor to area ratio (FAR) and excessive parking requirements. They explained that there are also some policy barriers we should be considering eliminating in order to facilitate more efficient affordable housing development.

JOIN US FOR OUR NEXT ROUNDTABLE

Tuesday, February 19, 2019
Price Charities Building, Room 640
2019 Affordable Housing Financing Landscape: Challenges and Opportunities.

Online Registration has closed, but you can still register at the door. [Click](#) for more information.



PROUDLY SPONSORED BY:



REGISTER NOW!

2019 SDRAFFH's 4th Annual Fair Housing Conference

The San Diego Regional Alliance for Fair Housing (SDRAFFH), the San Diego Housing Federation, and LISC San Diego are proud to host the 4th Annual Fair Housing Conference. This year's theme is *Fair Housing: Moving Towards an Inclusive Economy*.

Manuel Pastor, Professor, Sociology and American Studies & Ethnicity I Director, USC Program for Environmental and Regional Equity (PERE) will deliver this year's keynote address and challenge participants to look at fair housing and the cross-over issues as opportunities to innovate and improve our communities from within.

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.

[Click here](#) for more information.

REGISTER TODAY



— SAVE THE DATE —
*Ruby Awards will held be on
 Thursday, May 16, 2019 at the
 beautiful US Grant Hotel*

The Ruby Awards recognize excellence in affordable housing and community development, highlighting the accomplishments of people, agencies and developments that work to ensure all San Diegans, regardless of income, have a safe, stable place they can afford to call home.

Celebrate Excellence in San Diego Affordable Housing



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

through Friday, February 22. 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 is one of the most expensive places to live in the country, especially for San Diegans who live on limited budgets – working families, returning veterans, seniors or people living with mental or physical disabilities. Indeed, 80 percent of San Diegans who live on very limited resources pay more than half of their monthly income towards rent. According to the Housing Federation, a widely accepted standard acknowledges that low-income households paying more than just one third of their household income towards housing costs are at risk

of not having sufficient income to cover other basic necessities such as groceries, medicine, transportation and savings for an emergency.

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

Nearly, four hundred housing and community development professionals from across the region and state, including elected officials and community leaders, will be in attendance. The award ceremony and dinner will take place at the US Grant Hotel on Thursday, May 16th, 2019. *See the next page for a list of categories and nomination guidelines. Submit your nominations by 5 p.m. February 22, 2019.*

[Click to learn more about the event, consider sponsorship options, and submit your nominations.](#)



— MARK YOUR CALENDAR —
*Online Registration will open on
 Monday, March 11, 2019.*

**Nomination Applications for
 the 2019 Ruby Awards are Due
 by 5pm Friday, February 22**

As you begin a new and exciting year, take the opportunity to nominate an outstanding professional, agency or project that helped to move affordable homes in the San Diego region forward. Keep in mind that you are welcome to self-nominate.

Nomination Guidelines for a Strong Ruby Award Nomination

- Complete the nomination form fully by the due date.
- Write a compelling description of the nominee and include why they should be awarded.
- Nominations can be made by anyone, regardless of membership status.
- Self-Nomination is acceptable.
- Nominations can be made in multiple categories.
- Nominees are considered “finalists” at the Ruby Awards. *We will release the list of Finalists after the Selection Committee has met.*
- Be gracious. Only ONE winner in each category is announced at the Ruby Awards during the dinner program. *Remember, it is an honor to be considered for an award.*

2019 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 15, 2019.



— VOLUNTEERS NEEDED —

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

Sponsor the Ruby Awards

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

- **Emerald** – \$15,000
- **Sapphire** – \$10,000
- **Topaz** – \$5,000
- **Amethyst** – \$3,000
- **Turquoise** – \$2,000
- **Centerpiece Sponsor** – \$5,000
- **White Wine Sponsor** – \$3,5000
- **Outstanding Resident Leader Award Sponsor** – \$2,500
- **Non-Profit Jade** - \$1,000 *(Must be Non-Profit Organization)*

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**.





Supportive Housing Operators Network Recap

Supportive Housing Operators Network attendees learn about P.E.R.T.

On January 23rd, 2019, affordable housing operators from across San Diego County came together in the community room of Atmosphere to learn about an extremely beneficial program called P.E.R.T, or the Psychiatric Emergency Response Team. P.E.R.T is a program that partners with local law enforcement agencies to train police officers to better respond to mental health cases. Certified P.E.R.T clinicians can also be requested to assist an officer onsite at a property in order to safely and compassionately de-escalate a situation and avoid unnecessary hospitalization or incarceration.

After discussing an overview of P.E.R.T and why it was conceived, Marla Kingkade, a law enforcement liaison for P.E.R.T, shared about how to best react when a resident is having a mental health emergency. She shared many stories and examples, gave advice regarding how to speak to the necessary authorities about the incident, and allowed questions from the crowd. One key-takeaway from the morning included how to make sure that, as a property manager or other housing operator, you have a



voice and a role in the situation. During a psychiatric emergency, communication is key. Relaying the most important information to ensure law enforcement officers respond appropriately is a crucial first step when dealing with a resident's mental health crisis. Marla taught our Housing Operators about the 5 Ws, a list of what to immediately declare on the phone to an emergency operator. The 5 W statements – who you are, what your emergency is, where you are, if there any weapons involved, and what the client is wearing – help communicate the most important information right off the bat, so an officer and/or P.E.R.T. clinician can assess the situation as quickly as possible.

Workshop attendees asked questions such as when to get case management involved, how to decide whether to call 911, and how to recognize mental health emergencies as early as possible. Marla was an excellent presenter and facilitator who supported each of her responses with examples that attendees found relevant. Our Housing Operators walked away from this workshop with a valuable new resource and are now better equipped to handle mental health crises in their communities.

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:

- (The Association For Community Housing Solutions)
- TACHS
- Affirmed Housing Group
- Arthur J. Gallagher & Co. Insurance Brokers of CA
- Baldwin & Sons
- Birdseye Planning Group
- BRIDGE Housing Corporation
- City of Escondido Housing Division
- City of Oceanside, Neighborhood Services Department
- City of San Diego
- City Real Estate Advisors (CREA)
- Community HousingWorks
- Corporation for Supportive Housing (CSH)
- County of San Diego Dept. of Housing & Community Development
- Dahlin Group Architecture Planning Inc
- Dennis Stryker, Stryker Slev Law Group
- Eden Housing
- Elderhelp of San Diego
- Everyday Energy
- Goldfarb & Lipman LLP
- Hitzke Development Corporation
- Home Start Inc
- Hope Through Housing Foundation
- Housing Development Partners of San Diego, Inc.
- Jamboree Housing Corp.
- Kevin Nivinskus, GLO Architecture
- La Maestra Community Health Centers
- Mary Speer, Physical Property Analysis, LLC
- Mercy Housing California
- Miller Hull
- National Community Renaissance
- North County Solutions for Change
- Red Stone Equity Partners
- San Diego County Building Trades Council
- San Diego Housing Commission
- SCS Engineers
- Southern California Housing Collaborative
- Thomas Theisen
- Urban West Development
- Wesley House Student Residence



Monique Whitaker, resident of Parkside Apartments in San Diego.

Featured Resident Story: Monique Whitaker

Monique Whitaker is a lively and jovial staple in her community center. She's a natural leader and the type of person who injects fun into any activity. She volunteers her time, resources, and kind spirit whenever and wherever she can. "I like to help my neighbors" she says, "I think it is important to form bonds with your neighbors and see how we can help each other." Monique has extended help to those in her community by buying groceries for a housebound neighbor and driving others to doctor appointments.

Six years ago Monique Whitaker was working two jobs, one in a salon and another as a courier. She had been living in the same market-rate apartment for 5 years, making ends meet without a problem. However everything changed when she became ill with a brain condition that meant surgery and on-going treatment. With no choice but to focus on her health, she was unable to work, losing her income and insurance all at once. While waiting for new insurance coverage, the medication she required costed her \$2,000 a month, making it impossible for her to maintain rent payments. Around the same time, Monique's mother moved into a one-bedroom apartment at Parkside Apartments, an affordable housing development by Wakeland Housing

and Development. Monique promptly put her name on the waiting list and her mom took her in while she underwent surgery and radiation. She lived with her mom for 3 years before she was able to live on her own again.

Today, Monique has her own studio apartment at Parkside. When asked what living in affordable housing means to her, she said, "It means I have the security of occupying a residence I can afford, without being stressed with the possibility of being homeless. It means I can afford to pay my bills." The alleviation of stress is vital for Monique as she continues to fight for her health with a now inoperable brain tumor. Even with SSI, medical bills remain a challenge.

For Monique, secured housing is essential to her quality of life and creating a sense of community where she lives is a big part of that. By involving herself in the activities and events planned through Resident Services programming at Parkside, Monique connected with neighbors that are now her dear friends. She explains, "By being involved, I get to know my neighbors and their needs." As she cares for her neighbors in tangible ways, she builds relationships she never expected would help her through some of her toughest days.



MEHRSA IMANI
SDHF RESIDENT AND
COMMUNITY ORGANIZER

San Diego Regional Convening

It is time for our first Regional Convening of 2019, taking place this February in Linda Vista, San Diego. RUN organizes residents, resident service providers, and developers to support strategies that bring more affordable homes locally and in the state of California. We'll be discussing advocacy for statewide priority policies for affordable housing in 2019!



[Register Online](#) and [join the event](#) on Facebook!
Date: Thursday, 21 February 2019
Time: 9:30 am - 2:30 pm
Location: San Diego Baha'i Center
6545 Alcalá Knolls Dr., San Diego, CA 92111

Lobby Day

Join the 5th Annual Housing California Lobby Day this April. Lobby Day brings together people from all over California as one strong voice in the Capitol to speak with legislators and staff about important housing/homelessness bills and how they can change the lives of Californians. The 2019 policy priorities include ending source of income discrimination and investment in affordable homes; a complete list will be provided at the Regional Convening on February 21st.

Lobby Day will take place on Monday, April 15, 2019 in Sacramento. It will be followed by the Housing California Conference beginning Tuesday, April 16 through Wednesday, April 17.

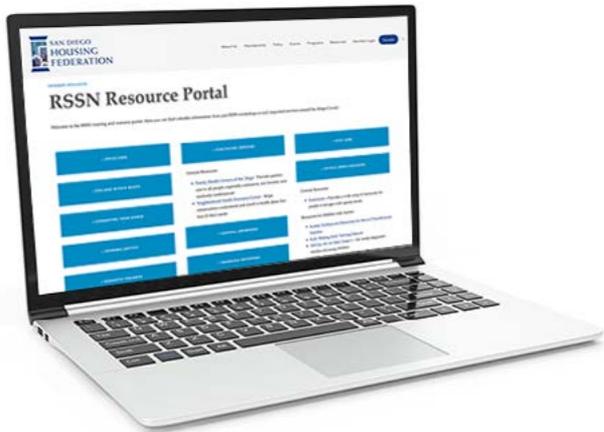
The Lobby Day Scholarship Application is available to the RUN membership.

>>> [Click here to apply](#). Application deadline is February 28th.



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

THE RSSN RESOURCE PORTAL



www.HousingSanDiego.org/rssn-resource-portal

This valuable resource is available to SDHF members. Log in and use the password RSSN*18



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

2019 RSSN Training Series Announced

The Advisory Board of the Resident Services Support Network (RSSN) has announced the topics for the 2019 Training Series.

The 2019 RSSN Training Series is designed to provide specialized and fundamental training for professionals in the field of Resident Services within the affordable housing sector. Each month, RSSN offers one workshop on a specific topic relevant to this unique services industry. Registration for workshop is free. Staff who attend at least five trainings and the day-long Resident Services Institute are eligible to receive certification.

- February: *Mental Health First Aid*
- March: *Immigration Resources*
- April: *Fair Housing Conference*
- May: *Bullying Across Ages*
- June: *Resource Fair*
- July: *Behavior Management in After School Programs*
- August: *Techniques for Teens*
- September: *Adulthood – Financial and Life Planning*
- October: *Resident Services Institute*

ANNOUNCING THE MEMBERS OF THE 2019 RSSN ADVISORY BOARD.

The RSSN Advisory Board carries out the vision and mission of the RSSN program to provide affordable housing Resident Services professionals with meaningful and practical support through educational forums, networking opportunities, and peer-to-peer learning in order to see residents flourish.

DIANA BUSTOS, Pacific Southwest Community Development Corporation

DIANA AGUIAR, Hope Through Housing

JUAN ARROYO, Pacific Southwest Community Development Corporation

HELEN BARIAMICHAEL, Global Fellowship Collective

TRACY CANEPA, Embrace/FFAH

TRACEY DAVIS, Wakeland Housing and Development Corporation

LETICIA LEAL, City Heights Community Development Corporation

RAFAEL MONROY, STEP Center Resident Services, MAAC Project

SHANNON ROARK, Wakeland Housing and Development Corporation

BRIAN WOODS, Hope Through Housing



LAURA NUNN
SDHF DIRECTOR OF
POLICY & PROGRAMS

Laura Nunn, Director of Policy & Programs,
with volunteers at San Diego's annual
Point-in-Time count

SDHF Supports State Legislation

The San Diego Housing Federation has supported 4 bills introduced this session:

• **ACA 1** - Would create an additional exemption to the 1% limit for ad valorem taxes to allow for service bonded indebtedness to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure or affordable housing. Would lower voter approval for such bonds from 2/3 to 55 percent. Read SDHF's letter of support [here](#).

• **SCA 1** - Would repeal Article 34 of California's Constitution requiring voter approval for development, construction, or acquisition of low-rent housing. Read SDHF's letter of support [here](#). Read about the history of Article 34 in a Los Angeles Times article [here](#).

• **AB 10** - Would increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects by an additional \$500m and would allocate to farmworker housing \$25m per year of that amount. Read SDHF's letter of support [here](#).

• **SB 9** - This bill seeks to increase the impact of the state's existing low-income housing tax credit with no fiscal impact to the state by continuing to allow for the certification of state tax credits as allowed by state legislation passed in 2016 that was supported by SDHF. Read the fact sheet [here](#). Read SDHF's letter of support [here](#).

SDHF supports legislation that advances our mission and policy priorities. Bills are reviewed by SDHF's policy committee for consideration of a position. Recommendations from the Policy Committee are then considered by SDHF's Board of Directors for adoption. Participation in SDHF's Policy Committee is open to all SDHF members in good standing. To learn more [visit](#) our website.

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

SDHF Supports City of San Diego Parking Reforms

Early this year, San Diego Mayor Kevin Faulconer [announced](#) proposed parking regulation reforms aimed at reducing the cost of housing and meeting the goals of the City's Climate Action Plan. The reforms would allow for zero minimum parking requirements for multifamily residential development within Transit Priority Areas (TPA) and would require new transportation amenities be required. Affordable housing projects would not be subject to the transportation amenities requirement to qualify for the program.

Following a presentation to SDHF's policy committee by Alyssa Muto, Deputy Director of the City's Planning Department, the committee voted to recommend SDHF support the proposal. SDHF has been present at hearings of the Community Planners Group, Planning Commission, and City Council Land Use & Housing (LU&H) Committee in support of the proposal. The parking reforms were [advanced](#) by the LU&U Committee on February 6 and now move to the full City Council. [Click](#) to learn more about the proposal.

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



Gomez sets ambitious 2019 agenda for San Diego

[San Diego Union Tribune – Jan 23](#)

San Diego City Council President Georgette Gomez is focusing her efforts on stronger protections for renters and better economic opportunities for low-income residents and minorities. "We're supposed to be focused on creating policies," Gomez said by phone Wednesday afternoon. "I really want to start shifting us to a stronger policy arm of government." Gomez understands her work plan will not be accomplished in a year, but looks forward to working with her fellow council members on a range of new economic, police, housing, and many more issues.



San Diego set to repeal law prohibiting homeless people from living in cars

[San Diego Union Tribune – Feb 4](#)

Following a judge's order from August requiring the city to stop ticketing a vague law, San Diego City Council will repeal a ban on residents living in their vehicles. Advocates for homeless people say it could be a key step toward ending the local criminalization of homelessness. They hope the repeal is permanent but expressed concerns that city officials plan to soon propose a revised version of the law that could be more legally sound. Colleen Cusack, who has represented homeless people living in cars for the last five years, said it's not unusual for city officials to shift from one law to the next when ordered to stop enforcing something. Nevertheless, the repeal of the vehicle habitation ordinance would be a significant victory if it's a permanent move by the city.



San Diego planners endorse proposal to wipe out parking requirements in many areas

[San Diego Union Tribune – Feb 5](#)

In an effort to spur housing developments, the Planning Commission recommended eliminating parking requirements in many neighborhoods. The proposal is not without pushback but Mayor Kevin Faulconer stressed that it wouldn't mean all new housing projects would lack parking spots, only projects where housing developers are confident they can find tenants or buyers who don't want reserved parking. Parking spots typically increase the cost of an individual housing unit from \$35,000 to \$90,000, so relaxing parking requirements would spur more housing construction, Faulconer's staff said. Similar policy changes have been adopted in San Francisco, Oakland, Sacramento, Santa Monica, Portland, Seattle and Minneapolis.

City	Total 2017 Guest Arrivals	Total 2017 Host Income
Los Angeles	1.4 million	\$320 million
San Diego	537,000	\$100 million
San Francisco	454,000	\$147 million
South Lake Tahoe	182,000	\$24 million
Big Bear Lake	151,000	\$16 million
Palm Springs	120,000	\$29 million
Anaheim	97,000	\$15 million
Oakland	94,000	\$19 million
San Jose	76,000	\$20 million
Mammoth Lakes	75,000	\$11 million

Top home-sharing cities in California in 2017 (Source: Airbnb)

San Diego No. 2 in state for Airbnb rentals

[San Diego Union Tribune – Jan 10](#)

As short term rental stays sky-rocket throughout the country, San Diego ranked number 2 on the list of Airbnb guests at just over half a million last year. Cities all over California are currently attempting to produce legislation that would regulate the vacation rentals. In December, San Diego's City Council appeared close to resolving the long-running debate over how to rein in the proliferation of vacation rentals but ultimately reached a stalemate. City leaders are expected to revisit the issue this year.



California's New Governor Would Punish Cities Over Affordable Housing



California Governor
Gavin Newsom. Rich Pedroncelli/AP

[CityLab - Jan 14](#)

Newly elected Governor Gavin Newsom is taking a far more aggressive approach to housing in his proposed 2019-2020 budget. He plans to crack-down on California cities by withholding transportation funds if local governments

do not meet state-mandated housing requirements. With the largest housing and homelessness funding boost in years, Newsom will also entice cities to contribute to the state's housing supply by assisting with revising zoning codes and environmental permits to speed up development processes, and offering monetary rewards to areas that meet short-term housing milestones.

At Gov. Newsom's urging, California will sue Huntington Beach over blocked homebuilding

[San Diego Union Tribune - Jan 25](#)

At Newsom's urging, the state attorney general's office filed a lawsuit in Orange County Superior Court against the community over a state law that

requires cities and counties to set aside sufficient land for new residential development. The governor said in a statement that the suit was needed because rising housing costs threaten the economy and deepen inequality. "Many cities are taking herculean efforts to meet this crisis head-on," Newsom said. "But some cities are refusing to do their part to address this crisis and willfully stand in violation of California law. Those cities will be held to account."

A dark side to the California dream: How the state Constitution makes affordable housing hard to build

[San Diego Union Tribune - Feb 3](#)

Article 34 prohibits public agencies from building public housing before voter approval due to numerous historical contexts. Some believed this is the biggest obstacle to affordable housing development in California while some argued this is a voter right because of the funding nature. An aspiration of eliminating Article 34 from the State Constitution is up in the air again, State Sen. Ben Allen has indeed introduced legislation to put the repeal before voters. Yet, if this goes on a 2020 statewide ballot, this would be the 4th time Californians consider changing Article 34.



A shipping container apartment made by FlyAwayHomes in South Los Angeles will soon be home to 32 homeless people.

(Christina House / Los Angeles Times)

L.A. approves \$120 million to encourage building faster, cheaper homeless housing

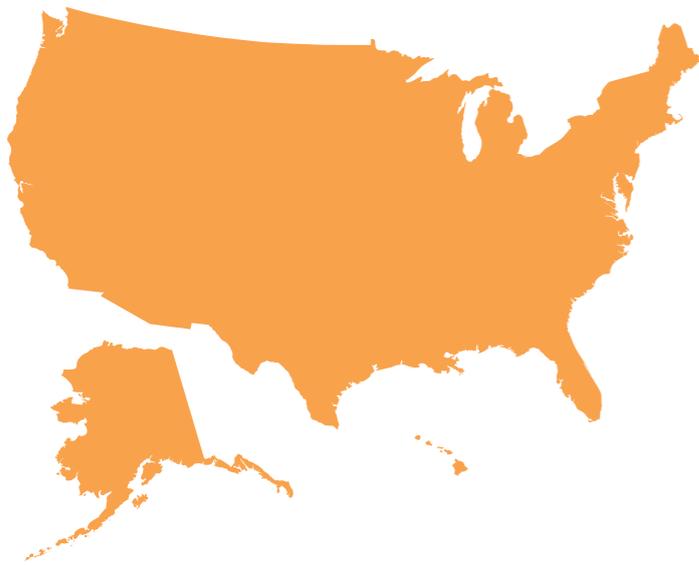
[San Diego Union Tribune – Jan 29](#)

Wanted: fresh ideas to speed up the construction and lower the cost of housing for homeless people — without cutting quality. In addition to being an experiment in new housing types, the pilot is also a call for ways to bypass the traditional method of financing affordable and homeless supportive housing. Winning proposals must also include space and a plan backed by a homeless agency to provide services for the people who will live there. “We want a program that can create high-quality projects that can demonstrate long-term financial and physical durability,” Ben Winter, the mayor’s chief housing officer, told members of the Proposition HHH citizen oversight committee when he unveiled the plan in December.

What to do with homeless college students? Let them sleep in the parking lot, new bill says

[The Sacramento Bee – Jan 31](#)

Housing takes up 43 percent of a student’s budget, according to a report from the Assembly Speaker’s Office of Research and Floor Analysis released last summer. Assembly Bill 302, sponsored by Assemblyman Marc Berman, D-Palo Alto, would require the California Community College system to make their college parking system accessible overnight to any enrolled student in good standing. “The long-term solution is to build more housing, but while we work to make that a reality, AB 302 is a step that we can take now to ensure that homeless students have a safe place to sleep at night,” Berman said.



The government shutdown is over, but uncertainty remains for tenants in public housing

[San Diego Union Tribune – Jan 30](#)

During the 35 day government shutdown, thousands of low-income and vulnerable households were at risk of being evicted and becoming homeless. Although the government shutdown is temporarily at ease, President Trump has threatened another shutdown in the case of a disagreement on securing the nation’s southern border. Elayne Weiss, senior policy analyst at the National Low Income Housing Coalition, emphasized, “It really sows this distrust and skepticism of whether these landlords can rely on the government like they have in the past because of this dysfunction.”

Does Upzoning Boost the Housing Supply and Lower Prices? Maybe Not.

[CityLab – Jan 31](#)

Yonah Freemark, a doctoral student in urban planning at MIT, published a new study in the journal of Urban Affairs Review and revealed two unconventional findings about up-zoning in Chicago. First, he found no effect from zoning changes on housing supply in the post-five year period. Second, instead of falling prices, housing prices rose on up-zoned parcels

and projects. Despite the addressed limitations of the study, such as the five year period being too short of a controlled time, extensive critiques have been accelerated in the industry.

No, Zoning Reform Isn’t Magic. But It’s Crucial.

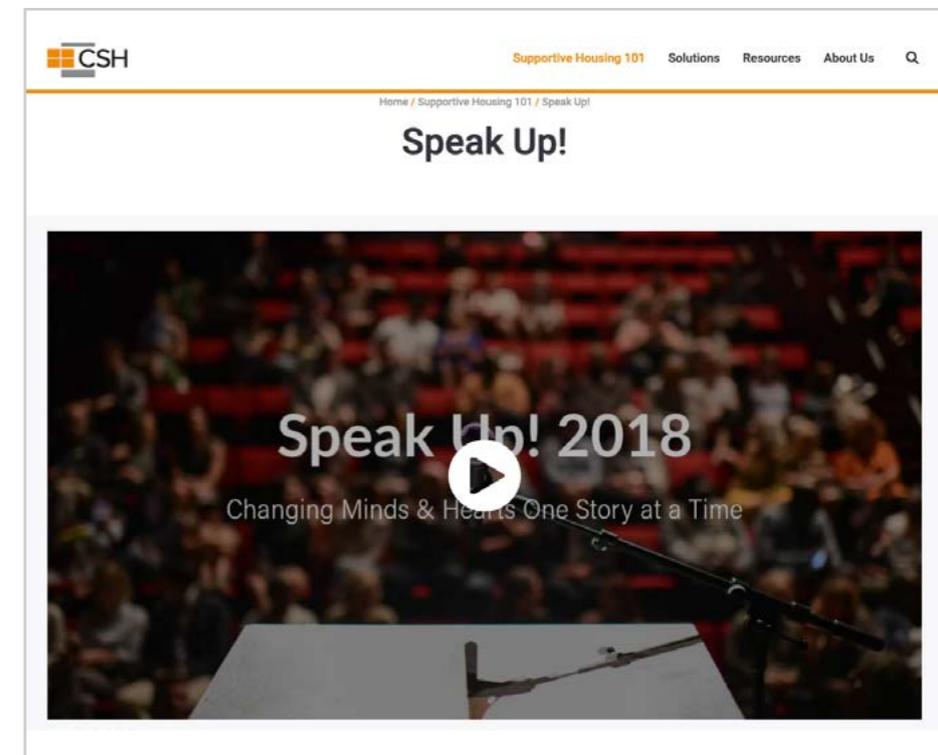
[CityLab – Feb 5](#)

Responding to Yonah Freemark’s recent study, professionals argued that zoning is not the solo factor that influences housing affordability. Among other things, efforts of local residents, relationships between politicians and developers, and state-wide policies can all significantly impact housing prices and urban development. Meanwhile, zoning is not only a development tool, but a signaling device, or a representation of a city’s values and civic engagement. In addition, professionals pointed out that Freemark’s study did not account for Chicago’s political culture, whose development processes are discretionary and aldermanic privileges are culturally encoded.



Changing Hearts and Minds: CSH's Speak Up Program

In the ongoing conversations about homelessness and the lack of affordable housing in California, one perspective is often excluded – persons with lived experience of homelessness. CSH sought to address this omission by developing a curriculum empowering supportive housing residents who were formerly homeless to become community leaders. Through monthly workshops, one-on-one coaching, public speaking at community events and advocacy with elected officials, Speak Up advocates develop skills to reclaim their lived-experience stories as messages of hope to create change. Personal stories have tremendous power to change hearts and minds and promote better understanding in the community by showcasing the stories of individuals once homeless and now thriving in supportive housing. Furthermore, people who have experienced homelessness can help to inform and improve homeless services and systems, and through their stories communicate how housing ends homelessness.



In addition to the powerful experiences they bring, participants gain policy context about the broader social service systems they once navigated to clearly communicate the most effective methods for battling homelessness. As leaders and advocates, their stories of lived experiences reframe public perception and are critical to building the public and political will necessary to end homelessness.

To view videos of Speak Up advocates telling their stories, click [here](#) and for more information about Speak Up, contact Tom Stubberud at tomstubberud@csh.org.



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