



Housing & Community Development News



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ON THE COVER

Attendees of our first 6-week training session of our [Homeless Experienced Advocacy & Leadership \(HEAL\) program](#).

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STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

Dear Members,

Wow! Already a month into summer, and this has been a busy one for the Federation and our members.

We kicked off this season with a remarkable Roundtable with the FrameWorks Institute’s Dr. Moira O’Neil focused on how to frame the discussion around affordable housing. The session was enlightening, and will help provide a foundation for our collective advocacy for years to come. [See what everyone was so excited about.](#) Many thanks to LISC San Diego for sponsoring the series, and to Homes for San Diegans for bringing the FrameWorks Institute to town.

Just this last week we also completed our first 6-week training session of our [Homeless Experienced Advocacy & Leadership \(HEAL\) program](#). Developed as a means to bring the voices of citizens who have experienced homelessness into critical local discussions, our first cohorts of 22 individuals graduated this week. Thanks to support from Funders Together to End Homelessness and Kaiser Permanente, HEAL was the result of a partnership between the San Diego Housing Federation, the Corporation for Supportive Housing, and the Alliance for Regional Solutions. We are very excited about the

work of HEAL, and look forward to how the voices of these individuals can impact local policy and practices.

June also saw a very successful Resource Fair that was produced by the [Resident Services Support Network \(RSSN\)](#). Over 20 service providers met with our sector’s front line resident service providers to share access to opportunities that can enrich the lives of our residents.

This is only a small selection of the many activities that took place in the next month, and there is still a lot more coming up.

On July 25th we are hosting a walking tour of downtown supportive and affordable housing communities, followed by our [Summer Mixer](#) on the rooftop terrace of Affirmed’s 1050 B. The response to the tour has been great – we sold out in two weeks – and has led us to plan more such tours in the future. Our goal is to educate our members about what we as a sector are doing, but also to give opportunities for members of the public to see what the affordable housing sector is really about.



JOIN OUR RALLY FOR HOMES FOR SAN DIEGANS!

Wednesday, July 31, 2019

11:30 AM – Meet at Horton Plaza Park (4th & Broadway)

11:45 AM – March to City Hall

12:00 PM – Rally in Civic Center Plaza

1:00 PM – Rules Committee hearing (City Hall, 202 C Street, 12th Floor)

July 30th, our [Roundtable](#) series continues with Assemblymember Todd Gloria headlining an expert panel on the legislative landscape in Sacramento, and on August we will kick off our registration for our [Annual Conference](#) on August 5.

As much as I've described here, it doesn't even begin to tell the whole story of what the Federation is taking on. Through our ongoing work of peer-to-peer education, community outreach, and public advocacy, the Federation is ready to launch our City of San Diego Housing Bond Measure – "*Homes for San Diegans*" – once again. As proposed, the measure would generate \$900 million to produce up to 7500 new affordable homes over 7 years – 2,500 for supportive housing; 2500 for seniors, veterans, people living with disabilities, and transition aged youth; and 2500 for low-wage families.

After our efforts to go for 2018 hit a wall of resistance last year, we are beginning again with a rally and request to the Rules Committee of the City Council to place this proposed measure on the 2020 ballot. This is an ambitious plan to end street homelessness as we know it in San Diego, and to create a safety net so that no one need fear falling into homelessness.

This is a bold action, but working together we can do it, and nothing less will solve the crisis on our streets. Please join us in this history-making effort!

Steve Russell, Executive Director
steve@housingsandiego.org



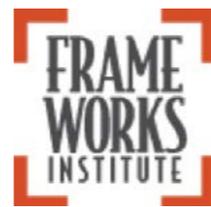
SARAH BUCHANAN
SDHF DIRECTOR OF EVENTS
& MEMBERSHIP



Thank you to LISC San Diego for sponsoring the Educational Roundtable Series.

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

JUNE ROUNDTABLE RECAP LISC Roundtable Series Presents: The FrameWorks Institute



On June 25th affordable housing advocates, developers, financiers, and others in the industry gathered for an important LISC Roundtable focused upon how to frame the discussion around affordable housing. This roundtable was put on in conjunction with the FrameWorks Institute. Our presenter was Dr. Moira O’Neil flew all the way out from Wisconsin to lead us through how important framing can be when trying to get your message across. First she discussed with us the importance of framing and phrasing by explaining that human understanding is frame (context) dependent. There is a linear process where communication leads to discourse, discourse leads to thinking, and thinking leads to changing policies and practices in the world we live in.

Dr. O’Neil went on to display video clips of the different reactions individuals had when talking about housing using different words and phrasing. For a lot of individuals in our society empathy doesn’t work as a call to action due to them focusing upon the opportunity trap. This mindset trap leads them



Dr. Moira O’Neil flew all the way out from Wisconsin to lead a discussion of how important framing can be when trying to get your message across.

to assign blame on the individual level and believe that it was a person’s personal choices in their life that led to their issues with housing, instead of the systemic barriers that heavily weigh on that outcome as well. Other examples of talking points that can hinder your argument are providing too much data and emphasizing the urgency of the issue since you are competing with every other crisis going on out there.

People have a limited pool of worry to pull from and cannot focus on every issue. Other phrasing issues exist when using rights based language such as that all people “should” have access to safe and healthy housing. Individuals can have difficulty conceptualizing rights and can say that it is frame dependent what is considered healthy and safe.

Thankfully Dr. O’Neil gave us tips on the type of framing that does work: understanding what you’re up against and who your audience is going to be; explaining first summarizing later; and using words

FEDERATION EVENTS



such as homes, neighbors, etc. instead of housing. Learning to rewrite the big idea from affordability to availability because that brings out the idea of fairness and a shortage of the supply of housing instead of individual responsibility of not being able to afford something. The concept of regional interdependence being tied in with ideas such as “we only prosper when we all prosper” and “zip codes shouldn’t define your health” will usually gather support quickly. Lastly, being sure that you balance urgency and efficiency when describing the problem and make sure to offer potential solutions!

Overall, the main message of human understanding being frame dependent is extremely important as it reminds us to always consider someone’s context when attempting to appeal to them. Dr. O’Neil reminded us that framing isn’t going to be just one communication piece, it’s going to be a whole way of thinking and speaking about an issue from now on. One workshop participant felt that they walked away with practical tools that they could immediately use in their work. Another said that this had to be their favorite roundtable yet.

You can view a copy of the Framing Playbook that was reviewed at this Roundtable [here](#).

JOIN US FOR OUR NEXT ROUNDTABLE LISC Sponsored Roundtable Series

Presents:

Legislative Updates From Sacramento

\$35 Members | \$45 Non-Members

Tuesday, July 30, 2019

8:30 -9 :00 am: Registration

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

Price Charities

4305 University Avenue, San Diego, CA 92105



Assemblymember
Todd Gloria



Brian Augusta,
California Rural
Legal Assistance
Foundation



Chris Martin,
Housing California

It’s been another active year for housing policy in the California Legislature and it can be hard to keep track of which bills are advancing, which bills might be left behind this session, and which bills are causing the most heated discussions. Our panelists will offer their forecast for bills addressing homelessness, affordable housing, housing supply, tenant protections, and beyond. Get a behind-the-scenes glimpse into the world of housing politics in the state Capitol and learn about how advocates are moving the needle on California’s housing crisis.

REGISTER TODAY

FEDERATION EVENTS



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

[CLICK](#) to download a general agenda

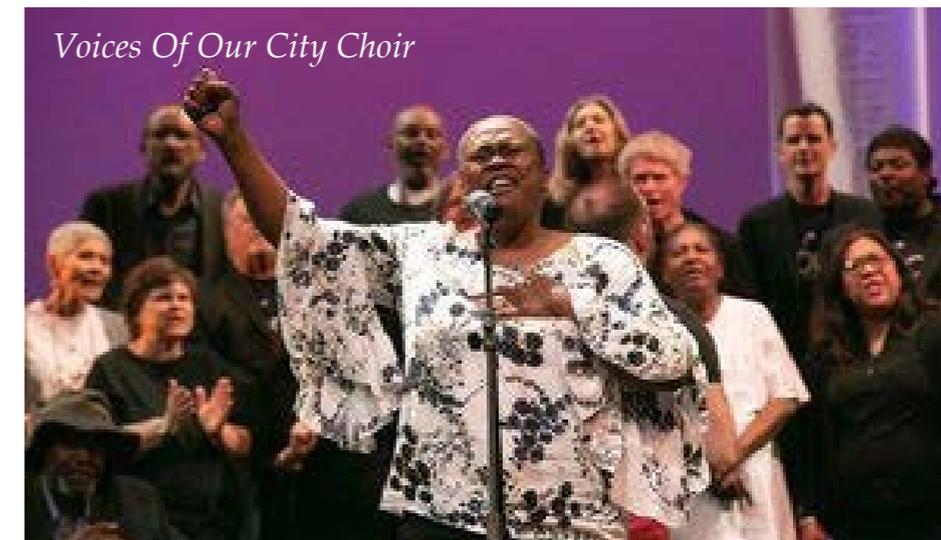
Online Registration will open on Monday, August 5, 2019



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

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

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



BREAKFAST KEYNOTE

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



FEDERATION EVENTS



VOLUNTEERS NEEDED

SDHF is looking for volunteers for the 29th Annual Affordable Housing and Community Development Conference. If you are interested in volunteering, please email Sarah with your contact information and availability for the dates of October 9 and 10, 2019. For questions, please contact Sarah Buchanan, Director of Events and Membership via [email](mailto:sarah@housingsandiego.org) or at (619) 239-6693.



LUNCH KEYNOTE

Chris Ko, Managing Director of Homelessness and Strategic

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

CONFERENCE TRACKS INCLUDE:

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

Workshop topics, timing, and keynote information will be announced when registration begins.

CONSIDER A SPONSORSHIP

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

[View available sponsorships here.](#)

CONFERENCE

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

PRE-CONFERENCE INSTITUTES

- **Pre-Conference Institute Meal Sponsor** – \$6,000

If you have questions or would like to support SDHF in a way that is not listed here, we are here to help. Contact Sarah Buchanan, Director of Events and Membership at (619) 239-6693 or sarah@housingsandiego.org.

FEDERATION EVENTS

The Tour **SOLD OUT!**

(*Contact [Sarah](#) to be added to the wait list)

- 1 Our tour begins at **Luther Tower Apartments**, 1455 2nd Avenue, San Diego, CA 92101, Developer: **RAHD Group** (Tour Inside)
- 2 **Atmosphere**, 1453 Fourth Avenue, San Diego, CA 92101, Developer: **Wakeland Housing** (Discuss the property at Street View)
- 3 **Connections Housing**, 1250 6th Avenue, San Diego, CA 92101, Developer: **Affirmed Housing, PATH** (Tour Inside)
- 4 **The Reception**
Held at **Ten Fifty B, Affirmed Housing**
1050 B Rooftop, San Diego, CA 92101

Pricing

Tour Member—**\$25**

Tour Non-Member—**\$40**

Reception Member - **\$45**

Reception Non-Member - **\$60**

Tour and Reception Member—**\$60**

Tour and Reception Non-Member—**\$80**

Door - **\$100**

Sponsorship & Supporting Member Opportunities are available! Contact Sarah at 619-239-6693 or sarah@housingsandiego.org



SDHF's Annual Summer Mixer & Guided Walking Tour

Our afternoon will begin with a walking tour of four affordable housing properties in downtown San Diego and culminate with a rooftop networking reception atop Affirmed Housing's 1050 B Street development.

During the tour, you will meet with developers, architects, project managers, and construction companies to learn first-hand about these properties and see the impact of affordable housing in the community.

At the reception, attendees will have the exclusive opportunity to engage in intimate conversations with San Diego's top Affordable Housing developers over food, drinks and live entertainment hosted by our generous sponsors.

Learn who's building homes for our homeless, low-income, senior and other populations that we serve

in San Diego - and why they're doing it. Blending business networking with a professional speed-dating type format, this exclusive opportunity sets the stage for an evening of partnerships, solutions and possibilities.

Click to
REGISTER NOW!



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:

- Carol Spong, Carol Spong Interior Design
- Chelsea Investment Corporation
- CIVIC San Diego
- City Heights Community Development Corporation
- City of El Cajon
- Community Economics, Inc.
- Foundation for Affordable Housing
- FPI Management, Inc.
- Jaime Jacobs, Katerra Affordable Housing Renovations
- Mary Lydon, LeSar Development Consultants
- M.W. Steele Group
- Novogradac & Company LLP
- Red Capital Group
- Rob Wellington Quigley, FAIA
- RSG, Inc.
- San Diego Gas & Electric
- San Diego Habitat for Humanity
- San Diego Rescue Mission
- Sudberry Properties
- Theodore Kagan
- USA Properties Fund



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.

RAYLENE OCHOA JOINS COMMONWEALTH'S AFFORDABLE HOUSING TITLE UNIT



Raylene Ochoa is a 37 year veteran of the title insurance industry bringing not only a wealth of experience to her new role with

Commonwealth, but also attention to detail and drive to provide superior service to the customer has already proven to be an asset to the unit. She prides herself on her commitment to expand and enhance her knowledge as the laws, policies and procedures change and evolve within our industry.

She joined the Commonwealth family in December 2018, working in support of Kathy Religioso's affordable housing title unit. Raylen can be reached at 213-330-3066 or Unit9@cltic.com

Wakeland Breaks Ground on 81 Affordable Homes for Seniors in Vista, California

Mayor, City Officials Welcome 'The Grove' Affordable Housing Community

City of Vista and County of San Diego officials gathered earlier this year to celebrate groundbreaking on The Grove, a new community of affordable homes for low income seniors in downtown Vista.

Nonprofit affordable housing developer Wakeland Housing and Development Corporation is building the \$31 million property, which will have 81 one- and two-bedroom homes for seniors age 62 and older combined with complimentary on-site programs that can enhance their quality of life and help them remain independent as they age.

"When The Grove is completed in late 2020, it will bring many benefits to the community of Vista," said Wakeland President and CEO Ken Sauder. "It will create a high-quality, affordable place for Vista's seniors to live independently at a time when many seniors are struggling to afford a home. It will also enhance the recent improvements to Vista's civic center by replacing an older, outdated property with



a vibrant new housing community that fits in with the newly-revitalized surrounding architecture."

The development was designed by Dahlin Group Architecture and Planning and will be built by Sun Country Builders. In addition to the 81 senior apartments, the property will have abundant green space, outdoor gathering areas, and a community room where residents will be able to participate in a number of on-site activities such as computer workshops, exercise programs, holiday gatherings and social clubs.

"We are pleased this project is under construction because The Grove will help Vista in providing more affordable housing options for seniors and in planning for our future residents," said Vista Mayor Judy Ritter. "This project moves us one step closer to achieving our vision of providing safe and affordable housing for our senior population."



Our featured resident Camille resides at Orange Garden Apartments

Featured Resident Story: Camille

Affordable housing means everything to Camille; it has changed her life by providing a safe and secure place to live, while allowing her the opportunity to maintain her independence.

Prior to Camille receiving an affordable housing voucher, the resident of Orange Garden Apartments feared that she may become homeless. She was living with her mother at the time and when her mother passed away, she was extremely unsure of where she would be living next. A roof over her head and a safe place to live was all that she wanted.

Camille's voucher came in and she was able to find housing where she lived very happily for a while. However, when the majority of her family moved to Poway, she wanted to be closer to them and so her search for safe and affordable housing began again. That's when she found her current home at Orange Garden Apartments, where she lives much closer to her children and grandchildren. Since moving into Orange Garden, Camille says, "She has felt an overwhelming sense of inner calmness."

Even when the stresses of life occur, Camille has a sense of peace from knowing that she has the security of a roof over her head. Not having to worry about where she is sleeping next allows Camille to focus on her mental and physical wellbeing.

Camille feels it is important to give back to her community. Each month she volunteers at the community food distribution helping the Service Coordinator set up and organize. She also feels it is important to interact with her neighbors and checks in with them regularly. She has assembled a group of residents who look after each other and support one another in whatever way they can. She believes it is essential to form relationships so that everyone has someone looking after them. Camille takes pride in her community and if she sees something that needs to be addressed, she takes care of it. While walking around, she picks up trash or shuts doors to the garbage and laundry rooms. If things are beyond her fixing, she notifies management immediately of what needs to be done. Camille wants to keep the place she is living clean and safe so she does what she can to make sure that it is a pleasant place for herself and her neighbors.

Overall, Camille is incredibly grateful for affordable housing and feels that it has helped her get her life back.



MEHRSA IMANI
SDHF RESIDENT AND
COMMUNITY ORGANIZER



Advocacy and Leadership Program Focused on Advancing Legislation

Residents United Network (RUN) leaders have been advancing their priority bills SB 329, source of income discrimination, SB 282, supportive housing program for persons on parole experiencing mental illness, and AB 10, expanding the low-income housing tax credit. Resident leaders Miriam Rodriguez and Rickie Brown introduced RUN to the new community outreach staff of Senator Ben Hueso's office, and worked hard to collect signed postcards from the Senate District 40 in support of SB 329. This relationship continued when Senator Hueso's office came for a special visit of Hollywood Palms Apartments, a newly renovated affordable housing complex. Similarly, in Poway, resident leaders Maria Hernandez and Adriana Martinez met with Assemblymember Brian Maienschein and to share their stories in support of RUN's priority bills. SB 329 and SB 282 have both passed their respective committees and are headed to the Appropriation Committee before going to the Assembly floor.



Top: RUN with Assemblymember Brian Maienschein.
Bottom: RUN visiting Senator Ben Hueso's Office.

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



North County HEAL with Deputy Mayor Consuelo Martinez



San Diego HEAL with Councilmember Ward.

People with Homeless Experience Train to Become Advocates

Homeless-Experienced Advocacy and Leadership (HEAL) Network has completed its 6-week training. In total, 22 mothers, seniors, veterans, and individuals with disabilities who have had lived experience of homelessness, joining from San Diego, Vista, Oceanside, and Escondido, have eagerly advanced their leadership and advocacy capacities over the past month and a half. The HEAL Network was developed as a means to bring the voices of citizens who have experienced homelessness themselves— who have been most impacted by this crisis— into critical local discourse in a meaningful and effective way, to elevate the discussion, emphasize the humanity of

the affected individuals, and to move public policies toward strategies that are more focused on the individuals who are impacted by this crisis. HEAL has already received attention from elected officials and other local organization to collectively address homelessness.

In the near future, HEAL will be meeting with the Regional Taskforce on the Homeless and will attend various City Council hearings and County Board meetings to learn more about how they can advocate to end homelessness in San Diego.



NCRC can conduct free workshop classes at host sites for residents on topics such as the art of inclusive communication, the artful conversation and the exchange.

[Visit the National Conflict Resolution Center website to learn more.](#)



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



Resident Service Providers Take on Bullying

Resident Services Coordinators from all over San Diego County came together to learn about bullying that can occur across ages and how to help residents when they observe or are told about incidents of bullying that have occurred. Shannon Roark of Wakeland HDC and current RSSN Advisory Board Member welcomed everyone to the workshop and gave updates on the RSSN program. Shannon introduced the first speaker, Deputy District Attorney of San Diego Nikki Oskow. Nikki began by describing why there is a need to address bullying today, the prevalence of bullying, and the effects of bullying on a victim.

From there cyberbullying was discussed with examples of cases that have had terrible outcomes including the suicides of teens who were cyberbullied by classmates and/or by strangers, and the case of Michelle Carter whom encouraged her own boyfriend to commit suicide via text messages.



Tips that she gave for coordinators to pass along to parents were to become familiar with social media websites, to know their child's friends and the parents of those friends, and to communicate with teachers when situations are brought to their attention. Signs that a child might be getting bullied at school are a sudden lack of interest in school, talk of school seems to bother the child, drop in grades, and child complains of sickness / creates excuses not to attend school.

The fact that there is no criminal law which specifically address bullying was addressed and the only actual violation most bullies make is towards the California Education Code which is why they end up being suspended or expelled from schools instead of being arrested. However, when bullying includes battery, stalking, criminal threats, bringing a weapon to school, etc. that is when the police and the law can intervene. As resident coordinators this can be frustrating since interactions with residents only occur during non-school hours. However, the Deputy District Attorney assured us that if two students attend the same school and bullying occurs outside of school property or time



it is still the school's jurisdiction to intervene and monitor the situation between students.

Our second presenter was Britney Ochira the outreach manager from the National Conflict Resolution Center. Britney reviewed the NCRC's 10 tips for managing conflict and asked coordinators for examples of how they can incorporate these tips in situations when working with their residents.



She also informed the service providers that the NCRC does free workshop classes at host sites for residents, work places, etc. on topics such as the art of inclusive communication, the artful conversation and the exchange. Our RSSN attendees were given the resources and tools to effectively engage in bullying prevention and learned how to resolve conflict.



Resident Service Providers Gain Access to Important Community Resources

On Thursday, June 20th resident service providers from all over San Diego County gathered to hear from numerous community organizations about the potential services they could offer their resident's. Organizations such as The San Diego Food Bank, San Diego Gas & Electric, Family Health Centers of San Diego, Lifeguard Insurance Services, Child Development Associates, Anthem Blue Cross, and San Diego PACE of San Ysidro Health.

A representative from each of these groups had the chance to speak to our service coordinators and explain briefly what services they have that can serve their communities. The San Diego Food Bank discussed their programs such as Emergency Food Assistance Program, Diaper Bank, Food 4 Kids Backpack Program, the Supplemental Food Program for Seniors, and their CalFresh Outreach Program. SDG&E explained their multiple programs that can assist low income San Diegan's such as their level pay plan which helps balance out highs and lows in an electricity bill so you can better anticipate the costs. The CARE, California Alternate Rates for Energy program which offers monthly discount rates



on bills for qualifying households. Additionally, the Medical Baseline Allowance Program helps customers with qualifying medical needs access higher allowances of gas and electricity at the lowest rates for residential customers.

Family Health Centers of San Diego's discussed their mission to provide affordable, high-quality health care and support services to all people, with a special commitment to the uninsured, low-income and medically underserved. They have 23 primary care clinics and more located throughout San Diego County. Anthem Blue Cross discussed Medicare Advantage plans, Medicare Supplement plans and Prescription Drug Coverage plans. Child Development Associates talked about their three high quality preschool centers, child care reimbursement alternative payment program for parents who can't afford child care, and a nutrition program that involves education and reimbursements. Lifeguard Insurance Services representative, Kal Reece discussed his focus on communication with clients

TECHNIQUES FOR WORKING WITH TEENS

Our next RSSN workshop will be on Wednesday, July 17th at a new location, the SDCCU building in North Park at 3180 University Ave. Suite 220 San Diego, CA 92104. You can find more information and register for the workshop [here](#).



in helping them make difficult insurance decisions clear and simple. Lastly, San Diego PACE of San Ysidro Health discussed their primary care, nursing care, transportation services, and meal programs for seniors.

Afterwards, our resource fair attendees got the chance to walk around to each organization's table to gather take home resources and speak with representatives for further information on their services.



The resident service providers who attended the event walked away from the event with connections to important resources that they will be bringing back to their residents. Both the organization representatives and the resident service providers were excited to start working together with the shared goal of providing much needed resources to residents of affordable housing!



Supportive Housing Learning Network Teaches About Trauma Informed Care

The Supportive Housing Learning Network gathered once again at Atmosphere in Downtown San Diego, to focus upon working with residents who have experienced trauma. Many people have heard of the term “trauma informed care” but often aren’t sure what it is or whether it applies to your work at a supportive housing development. Margaret Gutsell, LMFT, Clinical Supervisor at South Bay Community Services, a State-wide leader in trauma-informed services training. Margaret started the workshop off with a reflective exercise asking housing operators to think of a time that they interacted with a resident who reacted in a way that didn’t make sense for the situation that was occurring.

From there she presented on the basics of how trauma can affect a person’s development and behavior, ways that trauma can present itself, and some of the ways that we can be aware and supportive of those who have experienced significant levels of trauma who may be living in supportive housing developments. Trauma was defined as a sudden, non-normative, life organizing and life altering event that disrupts an individual’s frame of reference. People who

If you are interested receiving more information or attending events? Please email Sarah Buchanan at sarah@housingsandiego.org.



experience severe trauma often think of their lives in two segments before the event and after the event. Trauma overwhelms your ability to cope and can even effect elements of brain functioning in those who experience it before the age of 25! Side effects of trauma can include but is not limited to: Depression, Anger, Lack of Trust, and Difficulty in Relationships and with Social Skills, low self-esteem, withdrawn passive behavior, anxiety, promiscuity, substance abuse, difficulty concentrating, poor memory, and neglecting self-care.

Margaret explained the 6 Core Components of working with those who have experienced trauma they are physical and emotional safety, trustworthiness displayed through boundaries and consistency, choice giving the individual a sense of control in the matter, empowerment through supporting and believing in the person, collaboration by working together, and always using language that is positive and respectful. Another thing to do is to hold tenants accountable but not in a judgmental punitive manner. For example, you can state directly that their behavior was not acceptable



and offer a choice while stating a clear expectation of them. The importance of having a protocol and dealing with things uniformly.

Vicarious trauma also known as compassion fatigue, was discussed because it is so applicable to our workshop attendees, as individuals who interact and listen to those who have had trauma, this type of trauma is the impact from caring for those who have trauma and listening to experiences. You tend to absorb emotions and it's hard to shake them when coming home from work even though it isn't your own lived experiences, because of empathy you are also affected by it.

Questions were asked and given thoughtful answers, our presenter Margaret did a great job educated out supportive housing learning network attendees.





LAURA NUNN
SDHF DIRECTOR OF
POLICY & PROGRAMS

City of San Diego to consider updating inclusionary housing ordinance

In an effort led by Council President Georgette Gómez, the San Diego City Council is set later this month to consider updating its inclusionary housing ordinance that was first adopted in 2003. The passage of [AB 1505](#) in 2018 allowed local jurisdictions to once again require as a condition of development of residential units that a certain percentage of units be made affordable to moderate and lower-income households.

The [proposed update](#) to the ordinance would keep the current 10 percent requirement, but lower the affordability from 65 percent area median income (AMI) to 50 percent AMI. In accordance with requirements in AB 1505 to provide alternative means of compliance, the proposal would allow developers to fulfill their inclusionary obligation through a list of alternative options that include: payment of an in-lieu fee, off-site construction of the required units, combination of on-site construction and payment of an

in-lieu fee, land dedication, or rehabilitation of existing market rate or at-risk affordable housing. The proposal includes an increase of the in-lieu fee to \$25 per square foot. The current in-lieu fee is \$10.82 per square foot. In June, the San Diego Housing Federation's Policy Committee reviewed the proposed changes and provided comments that were submitted to the Council President as the ordinance language is prepared. SDHF's letter can be read [here](#). The item will go to the City's Community Planning Committee on July 11 and will be heard at City Council on July 29.

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



Police Starting To Enforce Law That Prohibits People Living In Their Vehicles

[KPBS – Jun 24](#)

The City of San Diego refined its vehicles habitation ordinance: it is illegal to use vehicles as habitation between 9pm and 6am and anytime near residences and education institutions, excluding higher education institutions. A spokesman from San Diego Police Department said the department would not take a “hammer approach” to enforce, but instead would give multiple warnings and direct people to safe parking lots before issuing tickets or arresting violators. Since the vehicles habitation ordinance passed, numerous neighborhoods in San Diego, especially beach communities, have expressed concerns about trash dumping, health and environmental problems.

How the fight against climate change is exacerbating San Diego’s affordable housing crisis

[San Diego Union Tribune – Jun 24](#)

To combat climate change, Californian leaders have promoted denser urban development instead of suburban sprawling in recent years. Yet, a lot of these urban neighborhoods are not “zoning” and “community” ready for the increased developmental activities. Thus, this approach often results with slow



From KPBS: Mac Sperry stands next to his RV in Mission Bay, June 21, 2019. PHOTO BY MATT HOFFMAN

and expensive progress. In response, some local leaders demand the return to the days of widening highways and building large master-planned communities far from urban job centers. However, this approach faces significant obstacles under California’s increasingly strict laws on climate pollution. The shortcomings of both options hinder the housing production in San Diego and worsen its affordable housing crisis.

Editorial: City of San Diego smart to focus on homeless outcomes

[San Diego Union Tribune – June 10](#)

Back in late 2017 and early 2018, the City of San Diego opened three giant tented shelters to promptly and temporarily house 700 homeless people in downtown, as one of the most impactful attempts to address the problem of San Diego’s worsening homelessness. Throwing back, the City promised to transit 65% of this vulnerable population from tented shelter to permanent supportive housing within 30 days. But, according to the annual report, only 12% was able to obtain with such housing. This year, the City sets a



new but lower goal of 30%. And to achieve so, the City will be hiring nine more workers to facilitate housing assistance in bridge shelters. Alpha Project Chief Operating Officer Amy Goyeau commented that adding the workers does not address the problem of a lack of available housing.

San Diego mayor signs \$4.3B budget focused on homelessness, neighborhoods

[LA Times – Jun 20](#)

Mayor Kevin Faulconer signed a \$4.3 billion budget in late June that bolsters San Diego's efforts to fight homelessness, upgrade streets, increase the supply of affordable housing and clean up neighborhoods and canyons. "This budget delivers in a major way for the neighborhoods of District 8," said Councilwoman Vivian Moreno, referring to her south San Diego council district. "I'm proud to support a budget that invests in our parks and libraries, expands our efforts to clean up illegal dumping and graffiti, and adds more police officers and firefighters to keep us safe." Conversely, some questioned the budget on spending millions in police overtime to boost anti-homelessness efforts.

Coronado cuts preliminary state housing requirement by 1,000 units

[San Diego Union Tribune – Jun 26](#)

Richard Bailey, the Mayor of Coronado who sits on the SANDAG board and is a member of a committee tasked with allocating 171,000 housing units throughout the region as part of the state-mandated Regional Housing Needs Assessment, has been lobbying for a reduction in Coronado's share of the pie as it will reduce its small town feel. This in conjunction with SANDAGs changing definition of high frequency transit allowed them reduce the number of housing units that will be required to be built from 1800 to 800 units. However, this number is not set in stone. SANDAG is still reevaluating the regional housing allocation in an internal committee.

City Chooses Proposed Site For New Homeless Storage Facility In District 9

[KPBS– Jun 26](#)

The San Diego Mayor's Office has announced that a 500 bin storage facility for homeless individuals and families will be opening in District 9 near City Heights just south of University Avenue. This facility will also have case management workers on site in hopes to reduce rates of homelessness in San Diego. The site was selected by Council President Gomez's office who volunteered to scout a potential location in her district.



California community colleges don't want homeless students sleeping on campus

[The Sacramento Bee – Jun 25](#)

Upon AB 302's pass at the Assembly Committee on Education, nearly 20 community colleges and community college districts voice out their opposition. Initially, the bill would allow homeless community college students sleep overnight in campus parking lots. However, the formal opposition changes the tone and strategy of the bill. The biggest concern of the bill is the bundled tens of millions dollars financial burden in security, maintenance and liability costs. Specifically, the school would be responsible to offer emergency grants for students securing housing or facing the risk of losing housing, dispense hotel vouchers through a public or community agency and provide homeless students with rapid re-housing referral services.

The economic consequences of California's housing crisis

[The Press Enterprise – Jun 20](#)

It is not news that California is severely underproduction in housing. The housing shortage indeed negatively impacted California in a wider scope: a loss of \$140 billion annually in economic

output. The estimated loss includes more than \$50 billion per year in consumer consumption. When a substantial portion of paychecks are spent on rent or mortgage payments, especially for low-income households, the income that would be spent on basic necessities like food and clothing is redirected towards housing. The lack or loss of construction activity, primarily collided by CEQA, also costs the economy over \$90 billion per year.

Nearly 1 million Californians could face eviction under Trump's housing plan, group says

[The Sacramento Bee – June 7](#)



Under Trump's drafted Housing Plan, the rule ensures that only eligible U.S. citizens and residents are eligible to receive housing assistance. The rule would lawfully evict households with mixed immigration status or force families to choose between housing and keeping their family together. In the State of California, 936,830 individuals and a total number of 436,340 households would be impacted by HUD's proposed policy, 846,670 of those are citizens, according to the National Housing Law Project.



Want to live near your job and mass transit? Most Californians do, too

[Sacramento Bee – June 7](#)

Weeks after California lawmakers killed a bill which proposed allowing more housing near transit and job centers, a new poll shows most Californians actually support the idea. Most Californians want the state to force cities and counties to allow more housing near transit and job centers, according to a poll the nonpartisan Public Policy Institute of California released Wednesday. Their survey found that 62 percent of Californians favor making local governments allow more multi-family housing near transit and job centers. It didn't ask about the bill specifically and didn't ask respondents about the details of the legislation, which would have applied different rules in different counties. The survey also found 61 percent support Gov. Gavin Newsom's plan to link transportation funds with housing production.

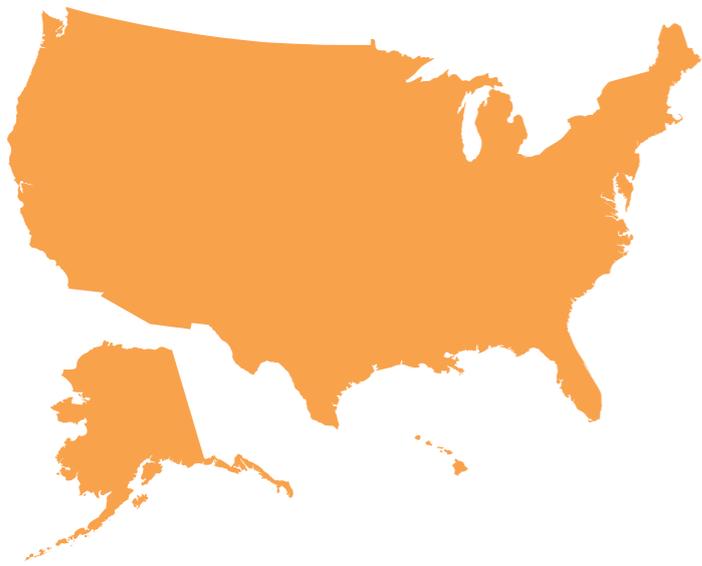


Organizers with Housing Long Beach, a local advocacy group, hang up a sign in the courtyard of an apartment complex on Cedar Avenue in Long Beach. Photo Credit: Katie Falkenberg / Los Angeles Times

California cities lead the U.S. in inflation. Housing costs are a big reason why

[LA Times– Jun 14](#)

The U.S. Bureau of Labor Statistics reported this month that a handful of California metropolitan areas saw the greatest jump in the consumer price index in May. San Diego County saw the largest increase, with inflation over the past year of 3.8%. That was followed by Los Angeles and Orange counties, where consumer prices rose 3.1%. In the Inland Empire counties of Riverside and San Bernardino, the inflation index climbed 2.9%. The San Francisco Bay Area, where the latest data is from April, saw consumer prices jump 4%. To some extent, the latest reports drive home the state's housing affordability crisis.



Wells Fargo to Donate \$1 Billion toward Affordable Housing by 2020

[US News – June 5th](#)

Wells Fargo announced that it will focus in on affordable housing as its main philanthropy and will be donating \$1 billion to housing over the next two years. Wells Fargo is the fourth largest US Bank and has pledge to donate 2% of its after tax profit annually to charities. The bank’s renewed focus on home ownership and affordability is in the wake of a wide-ranging scales scandal which has badly tarnished its reputation as of late. By focusing on housing, financial literacy, and small businesses Wells Fargo will be donating more money toward causes that align closely with its business expertise, spokeswoman Jennifer Dunn said.

Will Housing Swing the 2020 Election?

[CityLab – June 18](#)

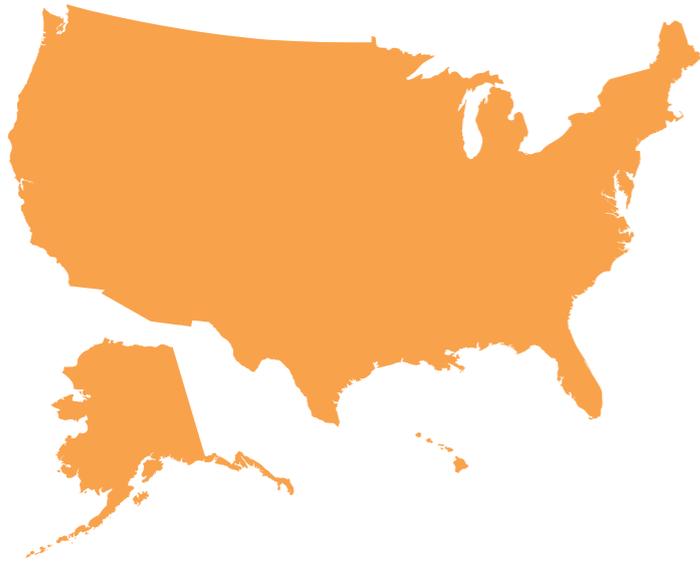
The 2020 election is believed to be more focused on the issue of affordable housing than any other presidential campaign in history. Democratic frontrunners Senators Cory Booker, Kamala Harris, and Elizabeth Warren as well as former Secretary of HUD Julian Castro have all revealed plans for solving the housing crisis in America. The White House and President Trump have also unveiled their own plan to establish a council tasked with identifying and

removing barriers to affordable housing development. Advocates for density, affordability, and solutions for homelessness hope that the 2020 election is an opportunity to elevate the profile of housing as a political issue.

Fast-growing cities see substantial decline in affordable housing

[Housing Wire – June 26](#)

In the top 10 fastest growing cities in the United States the number of affordable rental units that are available to low-income Americans have declined by more than a third. For example in Austin, Texas the population growth has gone up 22.5% while the proportion of low income housing as decreased by 34.5%. These statistics are similar to other booming cities in the US and will only get worst with inaction. In some cities new rental housing is being built but are not affordable for low-income renters. “The problem continues to get worse, and every year more very low-income families are forced to spend more of their income on housing. That’s especially true where population growth is rapid. The old laws of supply and demand are showing their teeth and the people who can least afford it are getting bit.” said Steve Guggenmos, who leads Freddie Mac Multifamily’s research and modeling team.



Oregon Legislature Votes To Essentially Ban Single-Family Zoning

[NPR – July 1](#)

Both Oregon’s House and Senate have passed a measure that will require cities with a population of more than 10,000 people to allow duplexes in areas zoned for single family homes. In the metropolitan area of Portland it goes further to require cities and counties to allow the building of housing such as quad-plexes of homes built around a common yard. This Housing bill is now headed to Governor Kate Brown’s desk who is expected to sign it.

From San Diego to Sacramento to Washington, housing politics are on fire

[The Los Angeles Times – June 30](#)

County supervisors approve a disputed project. Gov. Gavin Newsom agrees to a statewide housing policy. President Donald Trump moves to ease home-construction regulations across the nation. All of this activity comes amid the ongoing debate about what government should do to bring down the cost of housing. There is sharp disagreement over this fundamental question: Would simply building more homes lower prices? Critics contend density increases and reduced regulations will only benefit developers, may even make housing more expensive and gentrify older neighborhoods, forcing existing residents who can’t afford the new homes to move. They also say it will destroy the character of single-family home areas. San Diego City Councilwoman Barbara Bry made some of those arguments last week in criticizing her main opponent for mayor of San Diego, Assemblyman Todd Gloria, who supports moves to increase density.



CSH's new resource document outlines several key recommendations for how health and housing providers, through robust partnerships, can work to address inequity at multiple levels.

[Click](#) for the complete resource.

Addressing Health Equity Through Health and Housing Partnerships

Through its Health Resources and Services Administration (HRSA) National Cooperative Agreement, CSH, in collaboration with the National Health Care for the Homeless Council, has published a new resource intended to:

- Provide background information on health disparities, particularly for people of color, and the goal of health equity, with a focus on people who are experiencing or have experienced homelessness;
- Explore how health centers and supportive housing providers, both of which target underserved populations and operate with holistic, client-centered approaches to care, are uniquely positioned to advance health equity; and
- Offer suggestions for how health centers and supportive housing providers can work together and on their own to identify and address disparities and advance health equity.

Health equity describes the ability of ALL people to access care and achieve good health without regard to race, income, neighborhood or community, housing status, or other characteristics. Health inequalities are defined by the World Health Organization as the differences in health status or in the distribution of health determinants between different population groups. Many systemic forces, historic and current,

including discrimination, racism, classism, and sexism, drive inequities in health and other areas. Most significantly, institutional racism and segregation produce unequal access to opportunities for education, employment, and wealth in the form of homeownership, leading to devastating gaps in social determinants of health (e.g. socioeconomic status, access to health care, housing stability, etc.) which have driven and continue to reinforce significant health disparities.

Health centers and supportive housing providers are uniquely positioned to make an impact on reducing health disparities because people of color are overrepresented in their often overlapping target populations. In addition, both serve people who are currently experiencing or have experienced homelessness, and therefore are likelier to experience poor health. These factors position providers to positively impact the health of a particularly medically vulnerable population of patients/tenants who have the odds for good health stacked against them. Although health centers and supportive housing providers cannot address all the factors that drive health inequity, they can take steps to identify and address inequity and work to ensure that race and other factors do not limit their patients'/tenants' ability to live full, healthy lives.



When you use energy will matter this year

Throughout California, businesses are already paying electricity costs based on when it's used. Residential households started making this switch to Time-of-Use pricing plans earlier this year. These plans give you more choice and control for managing your energy use. With these plans, prices are lower all day except between 4 p.m. and 9 p.m.

How it works

With Time-of-Use, when you use energy is as important as how much you use. With these pricing plans, energy prices are different based on the time of day. Each day is broken into different time periods; on-peak, off-peak and super off-peak.

Energy costs are lower during off-peak and super off-peak time periods and highest during the on-peak



period. No matter the size of your household, shifting some of your energy habits can have a positive impact on your monthly bill.

What's the timing?

Residential customers have begun the transition to Time-of-Use pricing plans. Be on the lookout for more details in the mail. If you want to learn more, watch our videos at [sdge.com/whenmatters](https://www.sdge.com/whenmatters).



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