



# Housing & Community Development News



## IN THIS ISSUE



### ON THE COVER

On Thursday, May 16, 2019, the San Diego Housing Federation (SDHF) held the 29th annual Ruby Awards at US Grant Presidential Ballroom where Jim Silverwood of Affirmed Housing was named this year's Housing Champion . [READ MORE](#)

- 3 Federation Frontline
- 4 Federation News
- 7 Federation Events
- 11 2019 Ruby Awards
- 21 Member News
- 23 Resident News
- 24 Program News
- 29 Around the County
- 31 Around the State
- 33 Around the Nation
- 35 From Our Sponsor: CSH - *CSH Summit 2019*
- 36 From Our Sponsor: SDG&E - *Empower employees to help save energy*



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STEPHEN RUSSELL  
SDHF EXECUTIVE DIRECTOR

## Dear SDHF Members:

This has been a remarkable year for the Federation so far...

- ◆ *The 2019 Ruby Awards event had an all-time record attendance.*
- ◆ *Our membership has grown to the largest it's ever been.*
- ◆ *Our programs have expanded to include new areas within our sector, especially focused on Supportive Housing.*
- ◆ *And our voice is more influential than ever.*

All of this is thanks to you, your work and your support! Thank you!

And, next year will be even greater. We will celebrate our 30th Anniversary, and the Ruby Awards event will be an extra special affair, which will take place at the Historic North Park Theatre.

Housing California will hold their Annual Conference here in San Diego, giving us an opportunity to showcase our good work to the rest of the state.

Our own Annual Affordable Housing and Community Development Conference will be bigger than ever with the newest of our programs, Supportive Housing Learning Network (SHLN), showcased on the Pre-Conference Institute day.



*Once again my team's dedication and talent resulted in an amazing event enjoyed by a record audience. — S.R.*

And, most significantly, we will be in the midst of a campaign for a nearly \$1 billion bond measure in the City of San Diego for affordable & permanent supportive housing. We will be calling on all of you to do what you can in this effort, and with our collective effort we will pass this measure.

We CAN and we WILL end homelessness as we know it in San Diego, and the members of the San Diego Housing Federation will lead this effort.

It will be because of the talent and hard work of our members that we will house everyone living on the streets and build a safety net so that no one else need fear falling into homelessness.

That talent and hard work is what we were proud to celebrate on Thursday, May 16th at the Ruby Awards!

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



Dozens of supporters looked on as leaders in the affordable housing sector spoke to the urgent need.



Councilmember Chris Ward joined SDHF Executive Director Stephen Russell in announcing a ballot measure for affordable housing at a recent press conference.

## San Diego Housing Federation Renews Campaign for Bond Measure to Raise \$900 Million for Affordable Housing – Aims for November 2020 Election

### *New Report by California Housing Partnership Shows 137,000-Unit Shortfall, Underscores Dire Need for Funding Affordable Housing*

On Tuesday, May 21st, 2019, the San Diego Housing Federation (SDHF), along with San Diego City Councilmember Chris Ward and other community

leaders, announced it is launching a campaign to place a measure on the November 2020 ballot to raise \$900 million to build affordable housing in San Diego. SDHF is expected to present the ballot measure to the City Council Rules Committee this summer.

“Today’s report by the California Housing Partnership confirms that despite local and statewide efforts, we



still don't have enough housing for San Diegans whose wages have failed to keep pace with rents," said Stephen Russell, executive director of the San Diego Housing Federation. "This ballot measure will take an important step forward toward solving the housing puzzle for the San Diego region."

In 2018, the SDHF floated the idea of a similar ballot measure but pushed the initiative to 2020 in order to organize strong support and coordinate with statewide efforts.

The measure is expected to be heard at the Council's Rules Committee this summer. The SDHF ballot measure would fund the construction of 7,500 units for veterans, elderly, and families with children.

"Our current crisis demands bold action to provide the housing we need for all San Diegans," said San Diego City Councilmember Chris Ward. "It's time for our city to come together in support of a ballot measure that will provide housing that directly addresses the needs of homeless San Diegans and ensures working San Diegans can afford to live throughout the city."

The need for the funding for housing is underscored by the data in a report released by the California Housing Partnership. The report revealed a shortfall

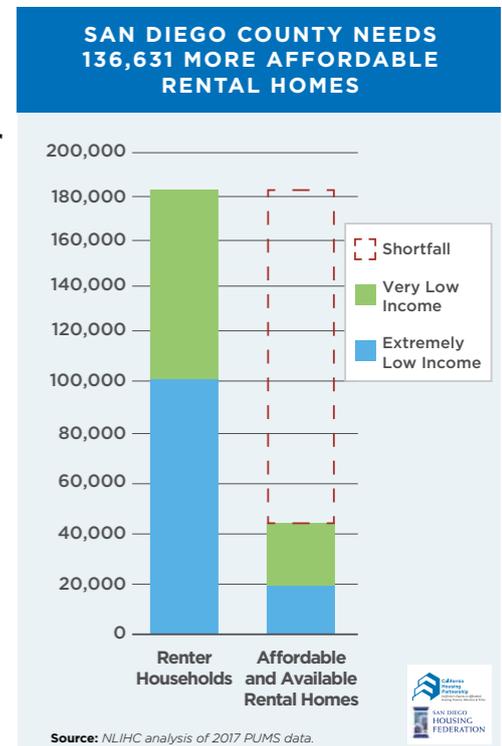


SDHF Executive Director Stephen Russell recapped findings from the Housing California Partnership's report.

of 136,631 affordable homes in San Diego County. Also, as much as 68 percent of low-income families, including seniors and veterans, in San Diego County are paying more than 30 percent of their income toward rent. The report also stated the income needed to afford median-asking rent is \$38.56 per hour.

Measures similar to the SDHF ballot measure have been passed in other California jurisdictions and would make San Diego eligible for millions of dollars in matching funds from the state annually to build affordable housing.

Link to the report can be found here: [CHP Report](#)





**SDHF ANNOUNCES  
NEW OFFICERS FOR  
THE BOARD OF  
DIRECTORS**



**MATTHEW JUMPER**  
**San Diego Interfaith  
Housing Foundation –  
President**



**LORI HOLT PFIELER**  
**San Diego Habitat for  
Humanity – Vice President**



**NICKI COMETA**  
**Affirmed Housing  
Group – Treasurer**

**Homeless-Experienced  
Advocacy & Leadership  
(HEAL)**

San Diego Housing Federation, through a partnership with Corporation for Supportive Housing and Alliance for Regional Solutions has launched a new leadership and advocacy program, Homeless-Experienced Advocacy & Leadership (HEAL) Network.

The HEAL Network provides a framework to bring the voices of citizens who have experienced homelessness themselves into critical local discussions in a meaningful and impactful 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.

With combined funding from Funders together to End Homelessness and Kaiser, we have launched a robust training with two cohorts in North San Diego County and City of San Diego, providing participants with six-week training opportunities to advocate at local, county, and state platforms to address homelessness.

For more information, [click here](#).

**HOMELESS-EXPERIENCED  
ADVOCACY & LEADERSHIP**  
H.E.A.L NETWORK

**Interested in changing public policy  
dialogue on homelessness?**

This program is 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.

**Program Overview**

- Six- week training, once a week for 2 hours. In the evening
- Learn to share your story and experience with decision-makers
- Participate in at least FIVE advocacy opportunities
- Grow and expand your network in San Diego County
- Join an important dialogue on how to address homelessness
- Participation will be at no cost to you, transportation and food expense will be covered and stipends available
- Interpretation available

**YOUR ROLE**  
TO BE A PART OF HEAL NETWORK, YOU MUST:

- Care for your community
- Be comfortable talking to the people about homeless issues
- Be willing to work with others
- Be comfortable encouraging people to become involved
- Have lived experience of homelessness and be stably housed currently
- Be able to participate in a six-session, weekly training program
- Be able to attend at least five advocacy opportunities following the training

FOR MORE INFORMATION, CONTACT [MEHRSA@HOUSINGSANDIEGO.ORG](mailto:MEHRSA@HOUSINGSANDIEGO.ORG)



SARAH BUCHANAN  
DIRECTOR OF EVENTS  
& MEMBERSHIP

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

## Call for Conference Workshop Proposals: Due Friday, June 7, 2019

San Diego Housing Federation's annual Affordable Housing & Community Development Conference brings together more than 450 developers, builders, architects, lenders, property managers, service providers, elected and agency officials and staff, community and business leaders to share innovative approaches to affordable housing, community, and economic development. We invite you to share your expertise with us at this conference as a workshop presenter or convener.

This year's conference will focus on the topic:  
*Building a Movement*

To the degree possible, workshops should focus on responses to recent changes in the social and political environment; these include increasing housing instability for a growing number of individuals and families and addressing uncertainty of programs that have long supported affordable housing and community development. In these changing times, what forward-thinking solutions can be examined to preserve the positive impact affordable homes have on human health, families, financial mobility or children's educational outcomes; or its role as a driver of economic growth, workforce development and neighborhood revitalization?



### IMPORTANT LINKS:

[Workshop Tracks and Guidelines Information](#)  
[Workshop Application](#)

### GUIDELINES/REQUIREMENTS:

**Workshops should be designed for 1 hour and 15 minute duration. You must designate the last 10 minutes of your session for Q and A.**

- Moderators need to just moderate and not be one of the presenters themselves.
- No more than four total panelists (3 presenters and one moderator).
- Speakers or panelists must register at a reduced speaker rate if they are attending any part of the conference in addition to their workshop. Travel expenses will not be reimbursed.
- Final Description of the workshop, all bios for speakers and moderators, AV needs, and full contact list of speakers for all accepted workshops must be received by Friday, July 26, 2019.
- All presentations/handouts will be posted online and will need to be received by Friday, September 20, 2019 to be online ahead of time.
- Sessions need to be well rounded and present multiple perspectives, if necessary. Sessions designed to sell or promote one company's product will not be accepted.

**Workshop conveners will be notified of acceptance the week of July 5, 2019.**

Questions? [CLICK](#) for more information.



Wednesday, October 9, 2019  
and Thursday, October 10, 2019  
Hilton Bayfront San Diego

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

## 2019 Conference & Pre-Conference Institutes Sponsorship Opportunities Available Now!

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.

The Annual Affordable Housing & Community Development Conference draws over 550 attendees—including expert panelists and presenters from across the state and country. The conference delivers specific guidance in areas including affordable housing design and development, housing finance, supportive housing, property and asset management, and housing policy and advocacy.

In addition, two high-demand Pre-Conference Institutes are offered the day prior to the conference program. These intensive Pre-Conference Institutes provide training for resident services professionals as well as education for any professional seeking to advance their career in the affordable housing field.

## SECURE YOUR SPONSORSHIP TODAY

### CONFERENCE

- ☐ [Platinum](#) – \$15,000
- ☐ [Gold](#) – \$10,000
- ☐ [Silver](#) – \$5,000
- ☐ [Bronze](#) – \$2,500
- ☐ [VIP Reception](#) – \$7,500 (One Available)
- ☐ [Mobile App Sponsor](#) – \$6,000 (One Available)
- ☐ [Wi-Fi Sponsor](#) – \$7,500 (One Available)
- ☐ [Breakfast Keynote Sponsor](#) – \$4,000
- ☐ [Breakfast Sponsor](#) – \$3,500 (One Available)
- ☐ [Track Sponsor](#) – \$4,000 (Six Available)
  - Policy and Advocacy
  - Communications and Marketing
  - Design and Development
  - Emerging Trends
  - Housing Finance
  - Supportive Housing
- ☐ [Afternoon Coffee Break](#) – \$3,000 (One Available)
- ☐ [Post-Conference Reception](#) – \$5,000 (One Available)
- ☐ [Centerpiece Sponsor](#) – \$2,500
- ☐ [Exhibitor](#) – \$1,500
- ☐ [Conference Advocate & Partner Sponsor](#) – \$1,000
- ☐ [Non-Profit Supporter](#) – \$600 (Must be Non-Profit Org.)

### PRE-CONFERENCE INSTITUTES (One Available of each)

- ☐ [Pre-Conference Institute Title Sponsor](#) – \$6,000
- ☐ [Pre-Conference Institute Meal Sponsor](#) – \$5,000
- ☐ [Fundamentals Institute](#) – \$3,000
- ☐ [Resident Services Institute](#) – \$3,000
- ☐ [Supportive Housing Institute](#) – \$3,000

View full list of available sponsorships [here](#).



**Thank you to LISC San Diego for sponsoring our 2019 Educational Roundtable Series.**

## April Roundtable Focuses on College Student Homelessness

On Tuesday, April 23rd, the San Diego Housing Federation hosted its monthly LISC Sponsored Roundtable focused upon College Student Homelessness and Housing Affordability. Speakers Sean Elo, Executive Director of the San Diego Youth Development Office and San Diego Community College District Trustee, and Jesús Gonzalez, Executive Director of Wesley House Student Residence spoke on the work they have been doing to address student housing instability. Our own Director of Policy and Programs, Laura Nunn provided engaging facilitation for the discussion which included the results of the #RealCollege survey last month. The survey revealed a stark and startling glimpse at the unmet housing needs of community college students throughout California. Statistics revealed from the survey were that 60% of student respondents were housing insecure in the previous year and 19% of the respondents had experienced homelessness in the past year.

This roundtable discussion took a closer look at the housing issues college students' face, as well as the negative effect it can have on a student's educational attainment. Sean Elo spoke on his own personal experiences of being homeless for a period



*Sean Elo and Jesús Gonzalez joined SDHF's Laura Nunn on the panel discussing issues around college student homelessness.*

of time while studying at California Western School of Law, which had him living in his car in San Diego. He shared the difficulties of being a homeless student and the major role that housing stability can have on a student's education. Having to worry about where they will be sleeping next can severely impede on a student's ability to focus while studying and attending classes potentially putting scholarship funding and their chances of remaining in school in jeopardy. Jesús Gonzalez spoke of his work at Wesley House Student Residence with students from San Diego State University. The affordable housing complex has 11 units and provides 34 low income, foster youth, and/or at risk homeless students with a place to call home. Aside from housing, Wesley House provides support services such as hosting resume workshops, mental health services, and recreational activities that help create a sense of

JOIN US FOR OUR NEXT ROUNDTABLE

**Tuesday, June 25, 2019**

8:30 -9 :00 am:  
Registration

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

San Diego Foundation  
2508 Historic Decatur Rd., #200  
San Diego, CA 92106

**Watch for further details to be announced  
in an upcoming Weekly Brief email.**

community. He emphasized that these supportive services are extremely important because they allow students to build stability and learn skills that will last a lifetime while living at Wesley House.

Wrapping up the roundtable floor was opened to ideas and questions from attendees. They discussed how to gain funding for college student affordable housing from sources such as individual donors, grants, corporate sponsorships, and nonprofits were discussed. Past legislation was brought up such as SB 1227, which granted density bonuses to developers of housing that included 20% allocated to low-income students. Examples of some schools granting access to resources were brought up, such as providing locker rooms for homeless students to showers in, granting access to washers and dryers as well as safe parking lots to park cars to sleep in.

Roundtable attendees walked away with new networking connections made and a better understanding of the community leadership and funding that will be needed to help alleviate the affordable housing crisis for California college students.



2019  
**Ruby**  
 AWARDS  
 THERE'S NO PLACE LIKE HOME

On Thursday, May 16th, 2019, the San Diego Housing Federation held the 29th annual Ruby Awards at the US Grant Hotel. The San Diego Housing Federation holds the Ruby Awards Dinner annually to recognize extraordinary achievements in affordable housing development, community development, public policy, and housing advocacy.

One of SDHF's signature events, the Ruby Awards is the county's largest affordable housing community recognition event which honors the best people, projects and achievements during the past year. Hundreds of housing and community leaders from across the region and around the state were on hand to applaud winners in more than a dozen categories and acknowledge the achievements of their peers.

The reception, which was sponsored by US Bank, was held from 5:30 – 7:00 pm in the Presidential Foyer and featured bites and cocktails for attendees to enjoy.



## RUBY AWARDS 2019

The program was kicked off by our emcee, Executive Director Stephen Russell, at 7:30 pm in the Presidential Ballroom and attendees enjoyed dinner and wine sponsored by MFRG-ICON Construction. Adorning the tables this year were beautiful floral arrangements which were sponsored by the State Department of Housing and Community Development.

Winners in twelve categories—including “Project of the Year,” “Outstanding Resident Leader,” and “Outstanding Advocate”—were selected by a cross-disciplinary jury while the “Housing Champion” was again selected by the SDHF Board of Directors.

Thank you to the Selection Committee, Planning Committee, Board, Staff and all the volunteers that made the event a success! Congratulations again to all the award nominees and winners! A complete list of Ruby Award nominees is [HERE](#).





# Congratulations to Our 2019 Ruby Award Winners

## HOUSING CHAMPION AWARD

Receiving this year's Housing Champion award was **James "Jim" Silverwood, President and CEO of Affirmed Housing**. Under Mr. Silverwood's leadership and direction, Affirmed Housing has secured over \$1.3 Billion dollars in financing and tax credit equity and has continued to grow in the field of affordable housing by developing innovative new construction and acquisition/rehabilitation communities across California. He has lead the firm in its push to house our State's homeless including veterans. Affirmed's first homeless transaction occurred in 2012 and since that time Affirmed has developed or in the process of currently developing eight additional PSH developments.

Mr. Silverwood is well known and respected amongst the affordable housing industry in California. He has been active in Local, Regional, Statewide, and National legislative issues. He has served on numerous Boards and Committees such as the Board of Directors of the San Diego North County Building Industry (BIA) from 1989 to 1992 and California State Treasurer Matt Fong's Housing Finance Advisory Committee (1997 to 1999).

A past board member of the San Diego Housing Federation (2002-2006), and Local Initiative Support Corporation LISC (1999-2002). He currently sits on the Executive Committee and Board of Directors of the California Housing Consortium (CHC). Mr. Silverwood was Chairman of the CHC (2015-2017) and was inducted into the California Housing Hall of Fame in 2011.

"The outstanding individuals like Jim Silverwood, dedicated organizations, and unique projects that are nominated each year is a testament to the strength of the affordable housing industry and community development in our region," said Matt Jumper, San Diego Housing Federation President. "Celebrating the 29th annual Ruby Awards comes at an important time, as the Housing Federation continues to broaden its reach."



Shani Ryan of Chase



The San Diego Housing Federation would like to thank our Title Sponsor, CHASE along with all of our sponsoring organizations and individuals for their generous donations towards the Ruby Awards event.

[CLICK](#) for a complete list of this year's sponsors.



# Congratulations to Our 2019 Ruby Award Winners

## OUTSTANDING RESIDENT LEADER AWARD SPONSORED BY:



### OUTSTANDING RESIDENT LEADER

*An Outstanding Resident Leader is an individual residing in affordable housing in our region who has played an important role in promoting the creation of more affordable housing and/or enhancing how affordable housing improves the lives of residents and local communities.*

◆ The Ruby Award went to **Lavearn London**, a resident of Hillside Views. Lavearn is generous in her service, placing great value on creating a safe environment for others to call "home." Lavearn has been a member of Residents United Network for about two years, since the beginning she has lobbied in Sacramento, presented at community and regional meetings, given public testimony at San Diego City Council, served as a panelist at conference workshops, and empowering her peers to engage too. For the Mid-term Election she engaged in voter registration and voter engagement activities, door-knocking and making over 300 phone calls to help Prop 1 & 2 pass. She works tirelessly to uplift the story of her community.



## OUTSTANDING SERVICE TO RESIDENTS AWARD SPONSORED BY:



### OUTSTANDING SERVICE TO RESIDENTS

*Outstanding Service to Residents goes to an individual employee, volunteer, team or program that is going beyond the call of duty to make a difference in the lives of residents.*

◆ The Ruby Award for Outstanding Service to Residents went to **Diana Aguiar**. Diana has a true passion for her job as the Services Coordinator for Hope through Housing in San Diego which is driven by her desire to help her residents live healthy, successful and satisfying lives. Diana is recognized by all the property managers as a dedicated partner in providing each and every resident with the best possible experience. As the sole staff member and with a portfolio of 17 properties and 4500 residents, Diana brings an innovative approach to resident services with a balance of personal delivery and partnership collaboration. Diana connects with her residents of varied backgrounds, cultures, ages and languages and makes them all feel special.





# Congratulations

to Our 2019 Ruby Award Winners



**Congratulations to each and every one of our nominees. Our sector is stronger through your efforts.**

[CLICK](#) for a complete list of this year's nominees.

## OUTSTANDING ADVOCATE

*An Outstanding Advocate is an individual or organization who is raising their voice so that we can all raise ours.*

◆ The Ruby Award for Outstanding Advocate went to **Scott Dreher**. Scott's time, energy, leadership and dedication to the plight of homeless people in our community has alleviated human suffering and resulted in concrete policies and programs that have improved their lives. He has persisted fearlessly in this work for more than 30 years. Scott is best known for the Spencer decision in 2007 which required police to offer an open shelter bed to those sleeping on the sidewalks of downtown between 9 p.m. and 5:30 am.





# Congratulations to Our 2019 Ruby Award Winners



The SDG&E Energy Efficiency & Sustainability Awards recognizes affordable housing communities that promote energy efficiency and/or sustainability.



## SDG&E ENERGY EFFICIENCY & SUSTAINABILITY AWARD - RETROFIT

The SDG&E Energy Efficiency & Sustainability Award for for Retrofit recognizes a retrofit affordable housing development that promotes energy efficiency and/or sustainability in their design and construction.

◆ The Ruby Award went to **The Allison Apartments, Housing Innovation Partners and Wakeland Housing and Development Corporation**. What began as one of the first developments to partner with San Diego County Behavioral Health Services to provide housing to persons with serious mental illness who were experiencing chronic homelessness is now a state of the art, energy efficient community that will continue to serve a highly vulnerable population for many years. The Allison Apartments is an energy- and water-efficient community of 58 homes in San Diego that primarily serves people with special needs. In 2017, owner Housing Innovation Partners (HIP) decided to partner with Wakeland Housing and Development Corporation to renovate the aging property. Recognizing the multiple benefits of an energy retrofit to both owners and residents, the developers undertook substantial measures that allow the community – now renamed “The Allison” – to operate with net zero energy use.



## SDG&E ENERGY EFFICIENCY & SUSTAINABILITY AWARD - NEW CONSTRUCTION

The SDG&E Energy Efficiency & Sustainability Award for New Construction recognizes a new construction affordable housing development that promotes energy efficiency and/or sustainability in their design and construction.

◆ The Ruby Award went to **Mission Cove, National Community Renaissance and Community HousingWorks**. This intergenerational, affordable housing community provides 288 high-quality apartment homes for families, seniors, veterans and individuals who have experienced homelessness, and transition age youth. The community is the culmination of successful team work, together the City of Oceanside, co-developers, and others created a smarter, larger development that ultimately will have a great impact on the community and surrounding neighborhood. Sustainable features include: drought-tolerant trees, landscape screening to soften the view of structures from on-site residents and the surrounding community, eight electric vehicle charging stations, solar thermal, solar photovoltaic systems and an organic garden with 23 raised plots.





# Congratulations to Our 2019 Ruby Award Winners



## CSH SUPPORTIVE HOUSING AWARD

◆ The Ruby Award went to **The Allison, Housing Innovation Partners and Wakeland Housing and Development Corporation**. The Reverend Glenn Allison Apartments was one of the first permanent supportive housing developments in San Diego to partner with San Diego County Behavioral Health Services to provide housing to persons with serious mental illness who are experiencing chronic homelessness. Through a partnership in 2017 between Housing Innovation Partners (HIP) and Wakeland Housing and Development Corporation, The Allison has been completely renovated to include rooftop solar, a stand-alone community building and updates to all 58 units. The Allison represents the history of permanent supportive housing in San Diego, but also the future by creating new opportunities to serve our most vulnerable with quality, energy-efficient housing.

The CSH Supportive Housing Ruby award recognizes an outstanding supportive housing project, organization, or individual leader in San Diego. Nominees in this category are completed housing developments that have a focus on supportive services to enable people to end their homelessness.



## OUTSTANDING DEVELOPMENT PARTNER

*In the category for Outstanding Development Partner, the nominees exemplify what it means to be partner who provided outstanding support on an affordable housing development.*

◆ The Ruby Award for Outstanding Development Partner went to **Charles Davis** with Urban West Development. Charles has been a consultant involved in over \$950 million in development and construction management work in the San Diego region, including over 1,000 units of affordable housing, enhancing communities from Oceanside to San Ysidro and in between. His experience includes the management of over 17 affordable housing developments and 11 retail, industrial, environmental and commercial projects from acquisition, planning, development, construction and operations. His strong drive for housing and community enhancement combined with his easy going manner has been a reason for his many affordable housing successes of which he has played a significant production role.





# Congratulations to Our 2019 Ruby Award Winners



**A BIG THANK YOU TO  
OUR HARD-WORKING  
VOLUNTEERS!**

**They helped us set-up for the event,  
get everyone checked-in smoothly,  
and keep the party moving!**

## OUTSTANDING GOVERNMENT AGENCY OR ELECTED OFFICIAL

*Nominees for Outstanding Government Agency or Elected Official took unusual risks or initiatives to support affordable housing and community development.*

◆ The Ruby Award for Outstanding Government Agency or Elected Official went to **Councilmember Chris Ward**. Councilmember Chris Ward spearheaded a variety of efforts to significantly expand affordable and supportive housing in the City of San Diego, including the affordable/supportive housing bond measure that will now be on the 2020 ballot. Councilmember Ward was instrumental in ensuring over \$30 million in Homeless Emergency Aid Program (HEAP) funds will be effectively invested in homeless programs and services across the region. He is consistently passionate in this work and tirelessly champions' policy efforts as well as funding and resources for desperately needed housing in San Diego. Chris recognizes the crisis of affordable housing and homelessness and is redoubling his efforts to make a significant impact through his inspiring leadership at City Council.





# Congratulations to Our 2019 Ruby Award Winners

## JOB WELL DONE!



**A special salute to our Director of Events and Membership, Sarah Buchanan. Working closely with the Ruby Award Judging and Event committees, Sarah masterfully organized the many, many details and logistics to bring their vision to fruition.**

### INNOVATIONS AWARD

*The Innovations Award encompasses new and interesting ideas in housing or services.*

◆ The Ruby Award went to **Rebecca Louie**. Rebecca is the Chief Operating Officer at Wakeland Housing and uses her in depth knowledge of planning, building, and operating affordable housing to bring innovative programs together to support staff with the tools needed to achieve successful outcomes. In 2018, Rebecca launched the Supportive Housing Operators Network in order to meet the needs of supportive housing property managers in San Diego. Rebecca recognized that property manager's face numerous challenges as they work with individuals who have varying complex needs. With over 15 years of experience, Rebecca's creative leadership approach has helped identify major challenges and gaps facing the affordable and supportive housing industry.



### JOHN CRAVEN MEMORIAL AWARD

*This award honors a public employee who has taken unique risks or gone above and beyond the call of duty to facilitate the creation of affordable homes in a community or jurisdiction. The award is bestowed in memory of John Craven, one of San Diego's most dedicated housing development officials.*

◆ TThe John Craven Memorial Award went to **The Clairemont Coalition on Homelessness (CCH)**. In just one year of operation, the Clairemont Coalition on Homelessness (CCH) has emerged as a key voice in the fight to create more supportive housing in San Diego – a fight which has intensified over the past few years as opposition to housing solutions for homelessness has grown in certain San Diego neighborhoods. CCH and its members have proved to be strong advocates, taking a stand in several highly-opposed projects in their home neighborhood of Clairemont and providing support across many platforms of social activism, from testimony at public meetings to newspaper op-eds to social media campaigns. The success of this groups efforts have played a major role in turning the tide in support of once-contested projects that will now help people who have experienced homelessness.





# Congratulations to Our 2019 Ruby Award Winners

SEE YOU NEXT YEAR!



Mark your calendars Friday, May 15, 2020 as we plan an extra special event to celebrate SDHF's 30th Annual Ruby Awards.

## HOUSING PROJECT OF THE YEAR – REHAB

*This award recognizes Affordable Housing Developments that was an acquisition/ rehabilitation project completed in San Diego County between January 1, 2018 and December 31, 2018.*

◆ The Ruby Award went to **Town and Country Village Apartments, San Diego Housing Commission, Housing Development Partners (HDP), and Chelsea Investment Corporation**. The San Diego Housing Commission's (SDHC) acquisition and rehabilitation of Town & Country Village Apartments (Town & Country) in partnership with SDHC's nonprofit affiliate, Housing Development Partners (HDP), and Chelsea Investment Corporation extends the affordability of 97 rental apartments and converts 46 previously market-rate apartments into affordable rental housing units for families in San Diego's Mountain View community. These 143 apartments will remain affordable for 55 years. In addition to the extensive rehabilitation of rental unit interiors and exteriors, this project included the construction of a community center, which provides a location for resident services, such as after-school programs and adult education, and a computer lab.



## HOUSING PROJECT OF THE YEAR – NEW CONSTRUCTION

*This award recognizes Affordable Housing Developments completed in San Diego County between January 1, 2018 and December 31, 2018.*

◆ The Ruby Award went to **Mission Cove, National Community Renaissance and Community HousingWorks**. Mission Cove is a 14.5 acre, 288 affordable apartment home community in the City of Oceanside built by National Community Renaissance and Community HousingWorks. The community is the culmination of successful team work from the City of Oceanside, co-developers, neighbors and others who created a smarter, larger development that ultimately had an even greater impact on the community and surrounding neighborhood. Mission Cove offers a unique residential makeup that promotes social connections, interactions and a sense of community to its residents. The three-phase, mixed-use, master-planned community includes 10,500 square-feet of retail space, 8,700 square feet of community space and numerous outdoor amenities.

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:

- Ai-Nhat Ngo, Price Charities
- Allen Edwards: City of Carlsbad - Housing & Neighborhood Services
- Andy Mannle, Promise Energy
- Bob Prath, Volunteers AARP
- California Housing Partnership
- Chicago Title Company
- Chicano Federation of San Diego County
- Citi
- City of Encinitas
- City of National City
- City of Poway
- ConAm Management Corporation
- CRP Affordable Housing and Community Development LLC
- David Allen, Trestle Development
- Delia Contreras, Price Charities
- Fadumo Dahir, Price Charities
- FHL Bank San Francisco
- GRID Alternatives
- HED Design
- Jose Cervantes, Price Charities
- KCM Group
- Las Palmas Housing
- LifeSTEPS Inc.
- Low Income Investment Fund
- Maria Teresa Jaume, Price Charities
- MFRG-ICON Construction
- Mirle Rabinowitz Bussell, UCSD Urban Studies and Planning Program
- Nora Vital, Price Charities
- Price Charities
- Rachel Hurst
- Rodriguez Associates Architects & Planners Inc.
- San Diego County Apartment Association
- St. Vincent De Paul Village
- Studio E Architects
- The John Stewart Company
- Yolanda Rodriguez, Price Charities



The **2018 U.S. Bank Corporate Social Responsibility Annual Report** celebrates the work they do in the community in partnership with **Community HousingWorks** and highlights the **North Park Seniors Apartments**. To view the story, click [here](#).

## Chelsea Investment Corp. ranked as 11th largest builder of new affordable housing in the nation

With 874 apartments started and 347 completed in 2018, Chelsea Investment Corp. is now ranked as the 11th largest developer of new affordable housing in the nation. Chelsea's 2018 designation was published this month by Affordable Housing Finance magazine in its annual ranking of the "Top 50 Affordable Housing Developers."

Also last year, Chelsea developed its 10,000th affordable home and was named San Diego's Builder of the Year by the leadership of the Building Industry Association of San Diego County (BIA). Founded in 1984 by CEO Jim Schmid, Chelsea's portfolio includes housing for low-income families, seniors, farm workers, veterans and persons experiencing homelessness. The firm also works for developers and production homebuilders to provide inclusionary housing.

This week, Chelsea adds 15 more units to that inventory when it breaks ground on Serenita in Brawley, Calif., where a total of 60 units for low-income families will be built. Also next week, Chelsea will begin construction of 60 new affordable homes for farm worker households. Next month, Chelsea celebrates the completion of 52 units for veterans experiencing homelessness at Alpha Lofts in San Diego.

## RED STONE EQUITY PARTNERS CONTINUES TO EXPAND ACQUISITIONS STAFF ON THE WEST COAST

Red Stone Equity Partners LLC ("Red Stone Equity"), a privately-owned real estate finance and investment company specializing in multifamily residential funds and financings, has hired Kevin Welsh as Senior Vice President of Acquisitions- West Region to support the company's growth in 2019 and beyond. Red Stone recently closed a \$74 million California multi-investor Low Income Housing Tax Credit ("LIHTC") investment fund furthering the company's commitment to help address the statewide affordable housing crisis.

"We are extremely excited to add Kevin to our team of investment professionals. His deep knowledge of the technical aspects of tax credit investing coupled with his relationships make him the perfect fit for our firm. Kevin is also deeply committed to working closely with all of Red Stone's developer, investor and government partners as we help to make progress in providing solutions to the affordable housing crisis impacting our country," said Richard Roberts, Red Stone Equity's Managing Director, Principal and co-Head of Acquisitions.

Kevin Welsh, Senior Vice President of Acquisitions is based out of Red Stone's office in San Diego, CA and will focus on the origination, acquisition, financial underwriting, partnership structuring and syndication of affordable housing and historic tax credit investments in the western part of the United States with particular emphasis on California, Oregon, Washington, Nevada, New Mexico and Arizona. Welsh brings with him over ten years of LIHTC investment experience including direct, proprietary and multi-investor executions. Prior to joining Red Stone, Welsh worked for Wells Fargo Bank managing affordable housing tax credit investments.



*Meet Lena Archuleta who lives at Hope Through Housing's Juniper Senior Village.*

## Featured Resident Story: Lena Archuleta

Lena Archuleta is a resident at Hope through Housing's Juniper Senior Village where she has lived happily for the past eight years. Before moving here Lena was unable to afford many things that she needed or wanted in her life. She was strained financially from paying for the high cost of housing in San Diego, alongside her other living expenses. Lena says, "Before I had friends that I would go hang out with, but we could never do anything like go shopping, or go out to eat at places. I didn't go out to many places at all. But, because of affordable housing that became more of a possibility, I could have a social life, and begin to enjoy things such as going out with my friends."

Lena started meeting people and making friends when she first moved in by going down to the community center on a daily basis and started filling in for another resident who was unable to make the coffee on some days. Soon after it became Lena's responsibility to make the community room coffee, which she doesn't mind. She says, "I like being in the community room, I like the lighting, I can do my puzzle games, I visit with everybody, and I enjoy that cup of coffee with everyone that comes in and out". She is known to her fellow residents as the person whose "in charge of" the

community room and kitchen because Lena makes sure that they have all the supplies they need. In addition to helping clean and setup for events they have, such as food distribution and birthday parties. Lena loves to help out her neighbors.

When asked, "What does having an affordable home mean to you?" Lena responds, "It means everything to me. I wanted to be comfortable in my old years; I do not want to spend all of my money and more on my rent and bills. I want to be able to enjoy my life. I make the best life that I can. I do not have a car, so the location of where I live is also very important, so that I can get to the grocery store walking nearby if I need to." Thanks to senior affordable housing Lena and others are able to age comfortably and gracefully while enjoying life.



MEHRSA IMANI  
SDHF RESIDENT AND  
COMMUNITY ORGANIZER



*RUN leaders celebrate five years of organizing at the Housing California Conference this April.*

## Annual Housing California Lobby Day and Conference

Last month a great turnout of 130 residents, advocates, and developers gathered from across the state to meet with 120 offices of legislative staff and to share their stories and for the RUN priority bills. Resident leaders smoothly ran meetings with pleasant staff of legislators, shared their story and connected the hearts to the RUN priority bills. Our longtime San Diego RUN leader, Miriam Rodriguez also served as a guest speaker to rally the advocates for an energetic Lobby Day.



## PROGRAM NEWS



*RUN leaders meet with Assemblyman Brian Maienschein.*



There is still much work ahead of the Priority Bills. Since the San Diego RUN leaders returned home, they have been busy meeting with Assemblymembers and Senators in their districts, and outreaching to get postcard signatures in favor of those bills.

Following Lobby Day, our residents had a strong presence at the 40th Annual Housing California Conference. San Diego resident leaders served as super leads and team leaders at Lobby Day, volunteered at RUN table during the Conference, served as panelist, and also facilitated a conversation with Governor Newsom's Housing Advisers during the Conference plenary lunch keynote session.

RUN also had a special occasion to celebrate this year – it's 5th birthday as a resident leadership and advocacy program! Congratulations to all our RUN Resident Leaders and Advocates for all they have accomplished and their continued commitment to housing all Californians.

## RUN AT RUBY AWARDS



San Diego Housing Federation's Ruby Awards was honored

with two special

**RUN nominees, Prisciliana Roman de Fuentes and Lavearn London, for their outstanding resident leadership and advocacy to make a clean, safe, and affordable home a reality for more and more Californians. Lavearn London was the recipient of the Ruby Awards for Outstanding Resident Leader, and we congratulate them both for their honored accomplishments.**





## Resident Service Providers Praised at the 2019 Ruby Awards

Resident Service providers received well-deserved recognition at our annual Ruby Awards event on Thursday, May 16th at the US Grant. The Ruby Awards come just one night a year, but Resident Service Providers are giving their all working with residents year-round to help them feel heard. The Award for Outstanding Services to Residents had the most nominees of any category of the night, which goes to show how truly valued and appreciated Resident Services staff are by folks around the industry. Resident Service providers are on the frontlines of the Affordable Housing cause, and we're thrilled they had their moment to shine at the Ruby Awards.

***Congratulations to Diana Aguiar for winning the Ruby for Outstanding Service to Residents!***

Diana is dedicated to her job and her caring attitude for her residents helps her stand out as the Services Coordinator for Hope through Housing in San Diego. As the sole staff member and with a portfolio of 17 properties and 4,500 residents, Diana is constantly building relationships with individuals and



*Congratulations to Diana Aguiar for winning the Ruby Award for Outstanding Service to Residents!*

organizations that expand her capacity to provide the right service at each property. She is recognized by all the property managers as a dedicated partner in providing each and every resident with the best possible experience.

Diana is a master at developing teamwork and working collaboratively with others to ensure delivery of meaningful services to residents. In line with the SD County Live Well initiative she works to ensure that the residents live healthy and thriving lives. With demands like these, she still finds time to engage in community groups that support building a better community by networking for more partners, helping with events for National Core and Hope Through Housing, assisting with Hope's fundraising efforts and participating in SDHF's own RSSN Advisory Board.



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



## The Supportive Housing Learning Network Gains Knowledge of the Behavioral Health Services in San Diego

On April 24th in the community room of Atmosphere, supportive housing operators from all over San Diego gathered to learn and share experiences about how the Behavioral Health Services available to their residents through the County of San Diego have been functioning and what they can do to better serve their residents. Rebecca Louie, of Wakeland Housing and Development Corporation, gave the workshop welcome and introduced our presenters and discussion facilitators, Dr. Piedad Garcia the Deputy Director and Cecily Thornton-Stearns the Assistant Medical Services Administrator for the County of San Diego Behavioral Health Services Department.

After discussing an overview of what programs and services exist thanks to the Mental Health Services Act of 2004, which placed a 1% tax on personal income above one million dollars, in order to generate funding for mental health services throughout Californian communities. They also described the Assertive Community Treatment model that is used, which improves outcomes for people with mental illnesses by utilizing a multidisciplinary outreach team and

whole person viewpoint. The floor was then opened for feedback from supportive housing operators on what their interactions with the program has been like. These workshop attendees asked questions regarding response times of the psychiatric emergency response teams, if there is anyone else to call, and how to know when to call the police versus when to call PERT in situations.

As a wrap up our County officials told our supportive housing operators to ask their management for a copy of their specific organizations official protocol in regards to these situations, if not already posted in their offices. They told them to test out the hotline to make sure it works and see if they can contact a live person, before an actual emergency situation arises.

Our Supportive Housing Operators came away from this workshop with a greater understanding of how to utilize the resources available to them and having been given the chance to voice their personal experiences from working with clients who have mental illnesses.

[CLICK](#) for more information on the Supportive Housing Learning Network





## The Supportive Housing Learning Network Recognized at the Ruby Awards

Supportive housing was honored this year at the Ruby Awards when the San Diego Housing Federation's own Supportive Housing Learning Network (SHLN) program, formerly known as SHON, was nominated for the CSH Supportive Housing Ruby Award category. The program was created in response to a clear need to provide focused support for property managers and employees of supportive housing. This program supports valuable staff members in ensuring a successful housing community and supporting the success of individual residents. SHLN has made great strides in contributing to increased capacity amongst supportive housing providers in San Diego County.

The Supportive Housing Learning Network has developed into a thriving group of supportive housing providers who gather monthly for information, advice, resources, and networking with their peers. For more information on the SHLN program please visit our website [here](#).

Rebecca Louie, of Wakeland Housing and Development Corporation, was recognized for her inventive work and leadership in the creation and implementation of the SHLN program and took home the Ruby Award for Innovations. Rebecca has been known for her dedication and effectiveness in identifying gaps and challenges in sector wide issues.



*Rebecca Louie receives her award, presented by Mayor of San Marcos, Rebecca Jones.*

**[CLICK](#) for more information on the Supportive Housing Learning Network**



## San Diego moving forward with middle-income housing incentive

[The Los Angeles Times – April 18](#)

San Diego initiated a Middle-income Density Bonus back in April. Similar to other density bonuses, the proposed incentive would reward developers with 25% more developable units if developers dedicate 10% of the total units to households who earn an AMI of 80-100%. Yet, developers can only benefit from this incentive on top of the compliance of the City's Inclusionary Housing Ordinance, which means a total of 20% of the units would be dedicated to specific targeted income households under the proposal. Critics, including discouragement towards housing development and prioritization of revising Inclusionary Housing Ordinance, have been raised.



*Councilwoman Georgette Gómez Photo by Megan Wood*

## Gómez Tones Down Changes to Inclusionary Housing Policy

[Voice of SD – May 15](#)

City Council President Georgette Gomez has brought the long-awaited Inclusionary Housing Ordinance revision to the Rules Committee's agenda last week. Focusing on the for-rent sphere, the proposal would keep the minimum bar of setting aside at least 10% of the units to be affordable to low-income households. Differentiating from the current ordinance, this 10% would target households who earn Area Median Income (AMI) of 50% instead of an AMI of 65%, which signified a wider low-income population could be served. The other remarkable change the proposal called for was to raise the in-lieu fee from \$10.82/ square foot to \$25/ square foot in the course of three years. Both market-rate and affordable developers expressed deep concerns for the sharp increase and frightened it would further shrink housing development and the gap funding reserve.





### Annual count finds about 6% fewer homeless in county after methodology change

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

Regional Task Force on the Homeless reported that the annual count of homelessness population declined approximately by 6% this year. Instead of embracing the successfulness of recent homelessness relief measures, organizers of the count voiced that the drop could be due to the new methodology. Instead of retaining a multiplier of 2.03 people for each vehicle that appeared to have homeless people inside and a multiplier of 1.75 for each tent or hand-built structure, HUD pushed the Task Force to increase the number of people surveyed in the count. The change of methodology directly resulted in a sharp decrease of 55% in the category of people living in vehicles and contributed as one of the major factors to the 6% drop.



*Above is a small home designed by architect Bart Smith who is producing a series of “shovel ready” plans to streamline the process of developing small homes in Encinitas. File photo.*

### San Diego plans ‘granny flat’ pilot program to increase affordable housing options

[San Diego Union Tribune– May 10](#)

San Diego Housing Commission plans to launch a \$1 million pilot program to incentivize Accessory Dwelling Units (ADUs), in order to boost production of affordable housing and hence to relieve the housing crisis. The program is anticipated to start in July this year and is envisioned to build about 2,700 to 5,500 ADUs in next decade. The program would reward homeowner with forgivable loan to build ADU if the ADU would be dedicated as low-income household rental. However, several crucial details of the program, such as terms of affordability, ownership of ADU and share of equity remain unknown.



### Millennials living with mom: Inland Empire is No. 1 in U.S., Los Angeles-Orange County, No. 3

[The Press Enterprise – May 8](#)

Zillow released a study that surveyed where millennials (age 23 to 37) were most likely to live with mom, or mom and dad, in 50 major US regions. These results were paralleled with typical rent-burdened metropolitans. Nationally, 22% millennials were living with their parents in 2017, and only 13% were in 2005. With no surprises, Los Angeles and Orange counties topped No.3 on the list, and the metropolitan’s rental expenditure cost about 45.7% of the income on average whereas nationwide rental expenditure was 27.7% of income. Meanwhile, Riverside and San Bernardino ranked No.4 on the list. The rental expenditure cost 35.8% of income. Despite the study did not conclude any correlations between the datasets, in fact praised the multi-generations living style, these numbers remained alarming.

### Let homeless students sleep in parking lots? California community colleges say it’ll be costly

[The Sacramento Bee – May 14](#)

According to a joint report released by The Hope Center and the California Community College Chancellor’s Office, nearly a fifth of all community college students experienced homelessness in the past year, while 60% were “housing insecure”. College students homeless population is vital. Assemblyman Mark Berman introduced AB 302 that would require community colleges to keep their parking lots open at night for homeless students. The bill passed the Assembly Committee on Education with an unanimous vote. However, the Assembly Appropriations Committee estimated cost, which would be tens of millions of dollars annually, to be soaring. The cost was budgeted for extra security, maintenance, issuance of overnight parking and potential liability.



## How Single-Family Garages Can Ease California's Housing Crisis

[City Lab – April 19](#)

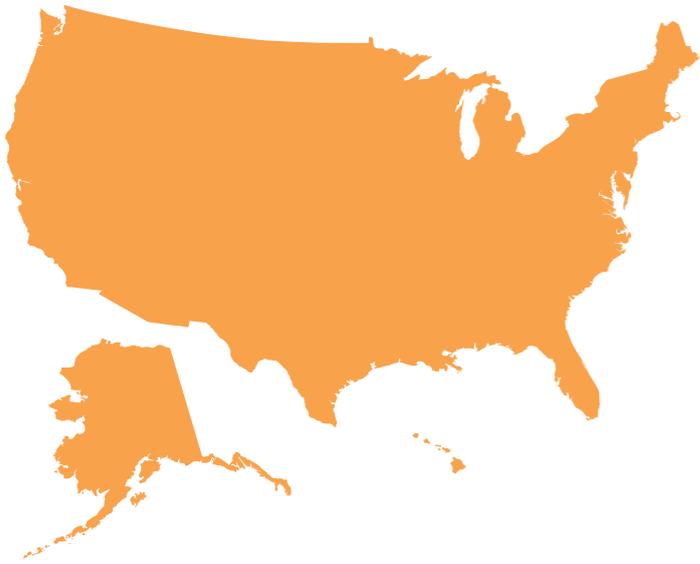
With numerous pro- accessory dwelling units (ADUs) bills passed during last legislative year, any single-family neighborhood that have garage will potentially provide a new supply of small, well-located, and high-quality housing units within walking distance of stores and public transit. By estimate, approximately 400,000 single-family homes in Los Angeles have a two-car garage and could be converted into ADUs. ADUs can house boomerang children, grandparents, caretakers, guests, or friends. Or they can generate rental income to make home ownership more affordable. This is what urbanists called “naturally occurring affordable housing,” or housing that is affordable without public subsidies.



## What’s caused California’s housing crisis? Could it be our cockamamie tax system?

[SF Chronicle – April 20](#)

Aside from California Environmental Quality Act (CEQA), NIMBYism, redundant state and local regulations, Prop 13 is often a neglected but critical toxic cause to California housing crisis. Prop 13 was an initiative passed in 1978 which limited tax increases on any home or business to 2% a year until change of ownership, with the intentions to boost homeownership and commercial development. Today, Prop 13 is the tax structure blotch that causes land and property underutilization and induces expensive fees on residential development for schools and infrastructure. Despite the long list of proposed bills to counteract Prop 13, almost any measure in the past sank because of entrenched interests.



## HUD proposes evicting unauthorized immigrants from subsidized housing

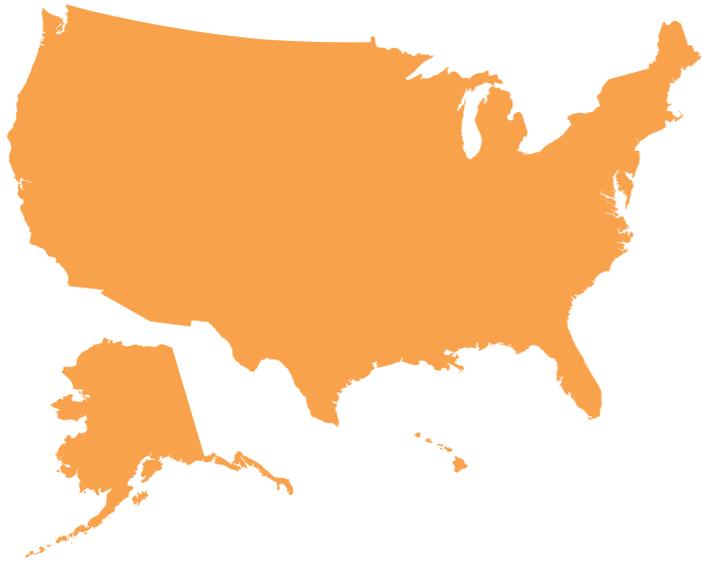
[The Los Angeles Times – May 13](#)

The U.S. Department of Housing and Urban Development proposed a policy amendment that would prioritize legal U.S. residents for subsidized housing and current unauthorized immigrant residents would have to move out from the households in 18 months. This policy change intended to close the loophole from Clinton era yet has been criticized as cruel, potentially separating tens of thousands families with young children nationwide. Rick Gentry, CEO and president of San Diego Housing Commission, explained the change could cost more: a household of four with one unauthorized resident would receive a voucher reduced by 25%. If this household moves out and is replaced by four legal residents, the new household would receive a voucher valued at 100%, which increases the amount of subsidy for same unit.

## ‘Build More Housing’ Is No Match for Inequality

[Citylab – May 9](#)

Andrés Rodríguez-Pose and Michael Storper, two economic geographers, published a new paper in the journal of Urban Studies that argued loosening zoning regulations to accelerate housing production is not the cure to housing crisis, in fact, it would intensify inequalities. Upzoning is one of the most profound tools when speaking of solving the housing crisis. Yet, maybe unintendedly, it leads to creation of luxury housing in prime locations that contributes very little to the relationship between housing supply and prices. Conversely, the authors suggested that underlying wage and income inequalities are the fundamentals to affordability crisis. The authors recommended increasing spatial equality by diversifying the economic structure as a remedy.



### This is how America's housing affordability is impacting credit quality

[Housing Wire - April 16](#)

According to Moody's Investors Services, housing is no longer affordable nationwide, its affordability has returned to average historical levels, thus impacting credit quality across numerous housing-related sectors. Although many states have cushioned the industry conditions, typically streamlining costly and lengthy permitting process, home building and real estate remain experiencing financial challenges, primarily due to a chronic shortage of construction workers and developable land. Projected housing production is delayed and hence threatens the supply. On the other hand, residential mortgage-backed securities, banks and mortgage insurers are prospering. Due to the weakening origination quality and slower home price appreciation, financial risks appear to be comparatively low for this sector particularly.



### CityLab University: Shared-Equity Homeownership

[CityLab - April 29](#)

Apart from owning or renting a home, have you ever imagined a third option? Shared-equity model, such as community land trusts and co-ops, is an alternative from homeownership that enables long-term affordability and opportunity of building equity. Community land trusts are community-run, nonprofit landholding organizations that sell or rent the units atop the land they own, usually with the intent of keeping that housing affordable in perpetuity. Housing co-ops are organizations of residents in multi-family buildings in which each household owns a share of the building. Shares can be sold at market rates, or below market rates in limited-equity co-ops, where the co-op recoups a percentage of equity earned on every transaction in order to subsidize the next shareholder. Lately, there is also a new prospect of shared-equity model that is tied to inclusionary zoning. All these alternatives are essential to sustain the affordable housing market.



**For additional information on mental health resources, please check out:**

[www.eachmindmatters.org](http://www.eachmindmatters.org)

[www.namisd.org](http://www.namisd.org)

[www.mentalhealthamerica.net](http://www.mentalhealthamerica.net)

[www.Riinternational.com](http://www.Riinternational.com)

## May 2019 – Mental Health Awareness Month

Each year millions of Americans face the reality of living with mental illness. Each May organizations like the National Alliance on Mental Illness, Mental Health America, and Each Mind Matters, as well as the rest of the country, work to raise awareness regarding living with and recovering from mental illness. Together we need to continue to

- fight the grinding stigma of mental illness,
- provide proactive support to those living with mental health challenges,
- educate the public on mental health issues, and
- advocate for policies that provide needed support for people living with mental illness and their families.

Recovery, which should include a holistic view of an individual's roles in all aspects of his or her life: relationships, school, work, is possible when people have access to early and consistent treatment. Taking on the self-advocate role can also be invaluable to one's recovery process.

San Diego is fortunate to have excellent resources in the way of local groups NAMI San Diego and RI International and others that offer a wide array of resources, services and supports for individuals and their families who might be struggling with current mental health challenges.



Learn more on how your business can save energy by visiting [sdge.com/business](https://sdge.com/business).

## Empower employees to help save energy

Buildings don't use energy – people do. Your employees affect a building's energy performance. Many people already save energy at home. Show them the connections between those good behaviors and what they can do at work. It's the little things that, when added together, can make a big difference.

High utility costs can be a result of paying for energy that is wasted by lights, equipment, and HVAC systems that are left on for long periods while not in use. According to Energy Star, office buildings waste up to one-third of the energy they consume. Your business can use less energy and lower its costs if you:

1. Educate your employees to turn off lights and equipment when not in use and enable the power management features on computer equipment.
2. Work with your facility management team to make sure systems are operating properly and then consider upgrades to enhance energy-efficiency.



3. Consider installing occupancy sensors in conference rooms, store rooms, or other areas not continuously occupied.
4. Schedule an energy audit for your facility. An audit can help identify problems, like heat loss, and give you a plan of action for making energy-efficient upgrades. Learn more at [sdge.com/BES](https://sdge.com/BES).
5. Read the EPA's Building Upgrade Manual to help you plan and implement building improvements. And Energy Star provides a guidebook with ideas to help increase energy efficiency in your facility. Download the action workbook [here](#).



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