



Housing & Community Development News



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ON THE COVER

The Voice of Our City Choir kicked off our Conference with a rousing performance.

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STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

Mark Your Calendar Now for Our
2019 Annual Conference and
Pre-Conference Institutes

SAVE THE DATES

WEDNESDAY, OCTOBER 9, 2019
THURSDAY, OCTOBER 10, 2019
SAN DIEGO HILTON BAYFRONT

Housing at the Breaking Point Calls for Expert Solutions

Dear Members,

On behalf of the Board and staff of the Federation, please allow me to express my appreciation to everyone who made this year's Affordable Housing and Community Development Conference our best ever. The feedback we received was overwhelmingly positive, but even the few critiques we received are welcomed, as they help us to produce yet a better conference next year.

The day was filled with the passion and drive that we all associate with our affordable housing colleagues, and we are especially proud to have kicked off the Thursday keynote session with the Voices of Our City Choir, who inspired many and served to remind us all of the very human side of why we do our work.

The marketplace in San Diego has failed to provide housing, one of the most basic of human needs, for many of our residents.

Members of the San Diego Housing Federation -- the builders, operators, funders, and service providers of affordable housing -- have provided hundreds of families and individuals with stable places to call home.

And while "affordable homes" communities are lifesaving islands of stability in the midst of an economic storm, we should demand bigger, bolder solutions.

The theme for this year's conference -- "*Housing at the Breaking Point*" -- reflected the growing frustration felt by people in all sectors of society at providing housing for working families, veterans, seniors, and others in need.

However, it is simply not enough to declare that "*Housing is at the Breaking Point.*" Instead, we must offer solutions to the housing crisis.

Innovative design, creative financing, strong leadership, effective policies, and clear and persuasive communications are all required to change the housing landscape in San Diego.

Instead of sitting idly by, the San Diego Housing Federation responded to this challenge and proposed a \$900 million housing bond measure for the City of San Diego. And while we did not succeed getting it on this year's ballot, our efforts helped define much of the local conversation on homelessness and affordable housing solutions in the region. Most important - we



Once again, I am extremely proud of my Federation team — their dedication and attention to the smallest detail resulted in great reviews of our highest attended conference ever! — S.R.

laid the groundwork for a successful campaign in 2020.

And even though there is not a local housing measure on the ballot this year, there are two statewide measures on the ballot – Props 1 and 2 – that we all need to get behind.

California Proposition 1, the Veterans and Affordable Housing Bond Act of 2018, would authorize \$4 billion in general obligation bonds for housing-related programs and housing loans for veterans. Proposition 2 authorizes the state to create \$2 billion in revenue bonds for homelessness prevention housing for persons in need of mental health services.

Both of these measures are absolutely critical to San Diego, and to all of California.

We have watched dedicated affordable housing resources in our region slip away even as demand for affordable housing has increased. We have seen the chronic underproduction of housing at the moderate and low-income ranges creating a disproportionate impact on those who already have the least.

As we have watched this crisis unfold, the San Diego Housing Federation has sounded the alarms from all corners of the County. At last, our warnings are being heeded. More and more frequently, the San Diego

Housing Federation and its members are being called upon to offer expert advice and lead the way in articulating the key needs for affordable housing.

Our strength comes from the practical experience of the people who constitute the more than 175 organizations who are our members who are working every day on the front lines of the housing crisis. As a result, we can identify critical problems and provide valuable, pragmatic, and effective game-changing solutions.

The San Diego region, and the State of California, have already begun making many important decisions about how we will approach housing in the future. In today's world of seemingly endless set-backs and hurdles, the San Diego Housing Federation will remain focused on our ability to analyze the housing problem and articulate bold solutions.

Remind everyone you know to vote this November, and remind them especially to **VOTE YES ON PROPS 1 and 2.**

Steve Russell, Executive Director
steve@housingsandiego.org



Wishing a warm goodbye to Abigail Shneyder!

A Fond Farewell to Abby

We would like to take this opportunity to give a warm goodbye to one of our team members. Abigail Shneyder (a.k.a. Abby) is leaving SDHF after her serving as our Education Programs Assistant, LISC AmeriCorps Member for the last ten months. During her service, Abby served as the program assistant for the Resident Services Support Network (RSSN) program in which she worked to introduce the new online portal for the program to share workshop presentations, program ideas, resource guides. She assisted with the SDRAFFH Conference, Ruby Awards and Annual Conference and Pre-Conference Institutes, where she even assisted in putting together a few workshops.

She has been an asset to our work at the Federation and we wish her a great and bountiful life to come! She will be missed.

A NOTE FROM ABBY TO OUR MEMBERS:

Dear Esteemed Members of the San Diego Housing Federation,

I want to take this opportunity to express my gratitude and awe for the work you all strive for and accomplish every day. In my time at the Federation, I have grown so much and I credit my professional development with the many opportunities afforded me to take part in the conversations around housing — both at the SDHF offices with our dedicated staff and outside these walls, getting a chance to pick your brains and follow your example. I also want to thank LISC San Diego for generously supporting the AmeriCorps program at SDHF and other non-profits around the County. Learning from other AmeriCorps members and getting involved at their respective host sites has been an absolute joy. Finally, I want to extend a hearty thank you to the staff members of the San Diego Housing Federation. It's been a pleasure to laugh and learn with you and I wish you success in the future.

With humble thanks and kind regards,

Abby

JOIN THE SDHF TEAM! Seeking Education Programs Assistant - AmeriCorps Volunteer
The San Diego Housing Federation and Local Initiatives Support Corporation are seeking a full-time AmeriCorps member to serve as an Education Programs Assistant. The candidate will ideally begin service on January 1, 2019 and serve a minimum of 1700 hours through the end of his/her term on October 31, 2019. The exact start and end date is confirmed by the Member Agreement of Participation. The individual selected to serve is not considered to be an employee of San Diego Housing Federation or LISC. [LEARN MORE](#)



SDHF HOSTS PROP1 PRESS CONFERENCE

Last month elected officials, community leaders and concerned citizens gathered outside the SDHF office to address Proposition 1. Homelessness and access to affordable housing are two of the state's biggest challenges today. This is precisely why we need Prop 1, along with Prop 2, to pass in November. Prop 1 builds and provides affordable housing for veterans, working families, and seniors, while Prop 2 focuses on helping people who are experiencing homelessness and suffering from a serious mental illness get off the streets and into housing and treatment. [LEARN MORE](#)

Clockwise from top left: Assemblymember Todd Gloria, Richard Valdez, Disabled American Veterans, Senate President Pro Tempore Toni Atkins, and Assemblymember Brian Maienschein





SARAH BUCHANAN
DIRECTOR OF EVENTS
& MEMBERSHIP

View photos, presentations, and videos of the Breakfast and Lunch Keynote Sessions from the event [here](#).

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

Every year, the Affordable Housing and Community Development Conference and Pre-Conference Institutes bring developers, financiers, elected officials, service providers, residents, and other housing professionals together to learn more about affordable housing, housing policy, and emerging trends in the field. This year's Conference was our most successful yet. With more than 590 attendees during the two days and more than 22 workshops to choose from, there was no shortage of education and enrichment.

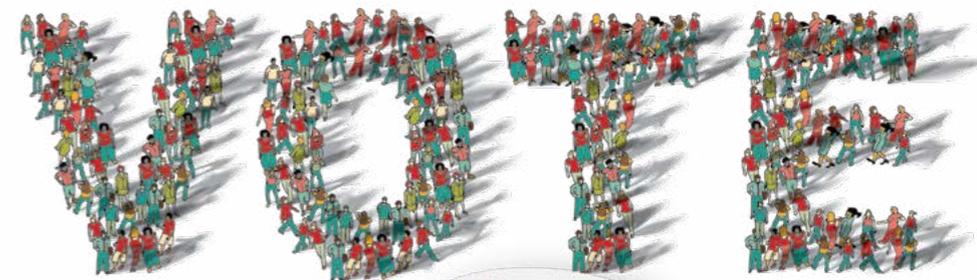
The 2018 Conference theme was "Housing at the Breaking Point: Demanding Solutions," which reflects the growing frustration felt by people in all sectors of society at the failure of our business and political leaders nationwide to provide for the most basic of human needs. The affordable housing communities we provide are small islands of stability in a time of economic uncertainty, but folks are demanding bigger, bolder solutions.



THANK YOU!

OVER 590 ATTENDEES GATHERED TO DISCUSS STRATEGIES FOR BUILDING AND PRESERVING AFFORDABLE HOUSING AND VIBRANT COMMUNITIES.

HOUSING AT THE BREAKING POINT:



DEMANDING SOLUTIONS



A member of MUFG, a global financial group



Two tracks were offered in the Pre-Conference Institutes on day one: the RSSN Institute and the Fundamentals of Affordable Housing Institute.



Day one consisted of the Pre-Conference Institutes. There were two tracks offered this day: the RSSN Institute and the Fundamentals of Affordable Housing Institute. The Fundamentals of Affordable Housing Institute was a day-long educational training that provided an overview of the affordable housing development process, including feasibility, design, construction, finance, and operations. The Institute was presented by experienced affordable housing

professionals, including an architect, developer, and financial consultants. This full-day session served as a primer for those who attending the next day's Conference.

The RSSN Institute, designed and implemented by the Resident Services Support Network (RSSN) in conjunction with the San Diego Housing Federation,



Councilmember Steve Padilla shared his personal history living in Affordable Housing in an inspiring keynote address to the RSSN Institute.

brought together a wide array of successful Resident Service professionals and providers. This day-long intensive learning event offered essential training, support, and networking opportunities around key and relevant topics related to providing programming in affordable housing communities.

Throughout the day, attendees had the opportunity to attend a wide variety of workshops.



The Keynote Speaker this year was Councilmember Steve Padilla who currently represents District 3 in the City of Chula Vista and serves as California Coastal Commissioner. Councilmember Padilla gave an inspiring address on his personal history living in Affordable Housing. He explained that as a young child, affordable housing allowed him to grow up in a safe and stable environment. He expressed his gratitude for his access to Affordable Housing and the Resident Services Coordinators who helped him and his



The day was filled with special guest speakers. (clockwise from top left) Housing California's Executive Director, Lisa Hershey, a special performance by the Voices of Our City Choir, President and CEO of Victory Fund and Victory Institute and former Mayor of Houston, Hon. Annise Parker and Michael Gaulden, author of My Way Home.



family in his formative years. The Councilmember's talk really illustrated just how significant Resident Services Coordinators can be to the residents of Affordable Housing. The Pre-Conference Institute is the culmination of a 2018 RSSN Training Series of monthly workshops, providing certification for those who attend five of the eight workshops and the Institute. This year, we are proud to say, we graduated our 85th person in the program.

The second day focused on various aspects of the Affordable Housing industry in Southern California.

Workshops covered a wide range of topics from housing market trends to prefabricated housing to community engagement and support. The day was built around our two Keynote sessions. The morning began with a special performance by the Voices of Our City Choir and Keynote address by Housing California's Executive Director, Lisa Hershey. After a riveting performance by the choir, Hershey discussed her vision of "A California where no one lives on the street or in a car and every person has a safe, affordable place to call home in a healthy, inclusive, and prosperous community."

Later in the day, the lunch session showcased two more inspiring speakers: Michael Gaulden, who grew up homeless in his hometown of San Diego, and President and CEO of Victory Fund and Victory Institute and former Mayor of Houston, Hon. Annise Parker who made great strides in reducing homelessness in her hometown of Houston, Texas. Each keynote address inspired us to rise up and take positive action in our communities.



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Throughout the day, attendees were given the opportunity to attend up to 3 workshops and meet with over 40 exhibitors, as well as network between workshops. The evening was rounded out with a great Post-Conference Reception in the exhibit hall



Industry colleagues enjoyed opportunities to network at the VIP Reception and Post Conference Reception.



with live music from Mike Officer and libations provided by the Marriott.

Thank you to those who attended the Conference in any portion and to our wonderful Keynote Speakers, Workshop Speakers, Generous Sponsors, and Residents who made this a successful event and year!



FEDERATION EVENTS



THANK YOU TO OUR GENEROUS SPONSORS

We rely on the support of these organizations to produce the quality programming our members have come to expect from SDHF's Annual Conference and Pre-Conference Institutes.

IT IS NEVER TOO EARLY TO SHOW YOUR SUPPORT.

Contact us now to secure your sponsorship package for our 2019 programming.

For questions related to sponsorships, please contact: [Sarah Buchanan](#)

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- CohnReznick
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- Enterprise Community Partners
- FPI Management
- Goldfarb & Lipman LLP
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- LINC Housing
- Merritt Community Capital Corp.
- MJ Housing & Services Inc.
- Rincon Consultants
- Safdie Rabines Architects
- San Diego PACE
- SCS Engineers
- Soul.GVNG.ORG and SD Soul
- USC Ross Minority Program in Real Estate
- WNC

FEDERATION EVENTS



Whova

Thanks to everyone who downloaded our Whova mobile app — and that was over 54% of our attendees. Of those who used the app 100% reported they found it useful!. Attendees

could use their smart device to view the schedule, share contacts and messages other attendees. There were even some job postings shared! How's that for networking. Sponsors logos recorded over 4,300 impressions.



This photo posted by Luz Vallejo garnered the most likes inside the Whova mobile app winning her free registration to the 2019 Conference!



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#GIVINGTUESDAY

The San Diego Housing Federation is once again participating in #GivingTuesday which will fall on Tuesday, November 27, 2018, a global day dedicated to giving. We encourage you to join the movement and visit www.givingtuesday.org to learn more about how you can make a difference.



Share on Instagram, Facebook or Twitter with the following hashtags: #HomeIs #GivingTuesday

You Are Invited

2018 SDHF Annual Holiday Party Tuesday, December 4, 2018 • 6:00 - 8:30 pm

The Lafayette Hotel, 2223 El Cajon Blvd., San Diego, CA 92104

Sponsored by:



RSVP TODAY

Join us for cocktails and hors d'oeuvres while you network with colleagues, members, and friends. Help us celebrate our successful year and look forward to 2019 with a special tribute to our volunteers. We look forward to seeing you there! Tax deductible donations will be accepted at the door.

Thank you for supporting SDHF in this past year. With your help, SDHF will continue to work to create more inspiring moments through advocating, informing, expanding the expertise, networking and building of coalitions throughout the region. Each contribution helps advance our mission of working as a coalition to promote the creation of quality affordable housing focused on lower income families and people in need.

Home Is...



Watch your email for our End of Year fundraising campaign. Each week a different colleague or resident will detail what "Home is..." personally means to them.

HOPE \$25

ENGAGE \$50

INSPIRE \$100

EMPOWER \$250

All donations are tax deductible. Every dollar counts! Thank you for your support!




Borrowing from LISC

October 29, 2018 @ 2:00 PM EST

LISC

**LISC WEBINAR
MONDAY, OCTOBER 29 • 2:00 PM**

Are you a current borrower or thinking that you may need financing at some point in the future? Tune in to this webinar and hear everything you always wanted to know about borrowing from LISC!

High Level Agenda includes overviews of:

- **LISC Lending**
- **LISC Underwriting Guidelines & Project Diligence**
- **LISC Monitoring & Asset Management**

[CLICK](#) to register



National CORE Celebrates Groundbreaking



National CORE and the City of Ontario recently broke ground on Vista Verde. The transit-oriented community will provide 101 high-quality affordable apartment homes for families who earn between 30 - 60 percent of the area median income. Vista Verde is funded in part by California's Transformative Climate Community Program and is an integral part of the City's plan to demonstrate a sustainable community.

The community was designed using cost-efficient technology and an innovated approach as a bike and pedestrian-friendly community that encourage healthier lifestyle and reduces pollution.



Project team members, allies and community leaders gather for the groundbreaking celebration at Vista Verde in Ontario.

SHOVEL PHOTO CREDIT: CITY OF ONTARIO

'The Beacon Apartments' Supportive Housing Community Starts Construction in East Village



The Beacon - Architect Rendering
CREDIT: MW STEELE GROUP

Construction has started on a new housing community in downtown San Diego's East Village that aims to help alleviate San Diego's homeless crisis. It's called The Beacon Apartments and is a prime example of a model called 'Housing First' that has proven effective at reducing homelessness in

cities across the U.S. by combining housing with onsite supportive services for residents.

"The Beacon Apartments will not only provide people who have been homeless with a safe place to live, but also offer wraparound support services designed to help them live stable, productive lives,"

said Ken Sauder, President and CEO of nonprofit affordable housing developer Wakeland Housing and Development Corporation. "Our organization is committed to developing supportive housing communities like this and working closely with service providers to ensure that residents are getting the resources they need to thrive."

Wakeland is developing the property with 43 studio rental apartments and 1 one-bedroom managers' unit at a construction cost of \$16.9 million. The new community is expected to open doors to residents in mid-to-late 2019.

Designed by M.W. Steele Group and built by Allgire General Contractors, with construction management by KCM Group, The Beacon Apartments will feature five stories of beautiful and functional homes, community gathering spaces and offices for service providers.

Visit Wakeland's website to learn more:
wakelandhdc.com.

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:

- Advantage Environmental Consultants LLC
- CalHFA
- Erich Kuchar
- Innovative Housing Opportunities
- Marcia Rutledge
- Solari Enterprises, Inc

JOIN A COMMITTEE TODAY SDHF WANTS YOU!

Much of San Diego Housing Federation’s work is accomplished through committees and work groups which are open to all members. These groups of volunteers and their staff liaisons provide analysis, ideas, and recommendations that are forwarded to the Board of Directors. Frequently, they are tasked with implementing recommendations as well. All current members and staff of current member organizations in good standing are encouraged to participate in San Diego Housing Federation Committees.

We are currently looking for committee members for the following committees:

- Marketing and Outreach Committee
- 2019 Ruby Awards Committee
- 2019 Policy Committee
- 2019 Conference Committee

To sign up for a committee or if you have questions regarding other volunteer opportunities, please **contact** Sarah Buchanan, Director or Events and Membership.

Click [here](#) for more information regarding the committees.



A panel discusses eviction prevention as part of the Pre-Conference Institutes.

Residents Make a Big Impact at the SDHF Conference

The players in the Affordable Housing field aren't only professionals—developers, financiers, service providers. Residents also make up a huge part of the range of the Affordable Housing community. Because really, without residents, what would this industry even be about?

Miss Joyce Roberts, a long-time resident of Affordable Housing and dedicated RUN'er, was able to bring her experience in Affordable Housing to a big stage: the San Diego Housing Federation Annual Conference. She did this by first recognizing an issue in her community that she wanted discussed on a larger scale and then working with SDHF to make this idea a reality. In particular, Joyce wanted to know what was being done in San Diego to stop eviction from happening so frequently, having watched neighbors in her community fearfully face eviction. With the support of SDHF Resident and Community Organizer Mehrsa Imani and SDHF's LISC AmeriCorps Education Programs Assistant Abby Shneyder, Miss Joyce was able to watch the idea in her head grow into a full-fledged workshop and panel present at the SDHF Conference.

Abby was able to invite several speakers who had experience with eviction prevention programs at their respective properties. On the panel was a Resident

Services professional, a Director of Resident Services, a Property Management Vice President, and a resident of affordable housing who (1) had faced eviction and (2) had taken steps to avoid that very real possibility. Miss Joyce invited the resident speaker; enter: Alex Williams.

Alex Williams is resident of President John Adams Manor Apartments (owned and managed by MAAC Project) and an engineer with a wife and two young sons. When the rent increased but his wages stayed the same,



Resident and RUN member Joyce Roberts shares her experiences watching residents face eviction.



Alex Williams (far left) shares his experience at the SDHF Annual Conference.

Alex found himself and his family falling behind on their payments. Close to being evicted, he reached out to MAAC Resident Services Manager Rafael Monroy. Rafael supported Alex by directing him to the San Diego Housing Commission, where he got the critical financial help he needed. SDHC was able to pay several months of rent for Alex and his family, and they were able to avoid eviction and stay in their home. Thanks to a considerate invitation from Miss Joyce, Alex was able to share this story and his ideas for eviction prevention at the panel.

SDHF thanks these inspiring resident leaders for identifying the needs of their communities and bringing the conversation to the forefront. Thank you also to the other thoughtful and insightful panelists: CORE Program Manager at Wakeland Housing Angelica Muñoz, Vice President at ConAm Management Michelle Sites, and moderator Jorge Riquelme, Senior Vice President of Resident Services Programs at Community HousingWorks. We hope the discussions brought forth in this workshop will prove fruitful around the region, and we are grateful for your work in this industry.



MEHRSA IMANI
SDHF RESIDENT AND
COMMUNITY ORGANIZER



Lavearn London and Tiffany Nugent volunteering at the RUN Table. Thanks for stopping by to say hello!

If you or your organization are interested in learning more about RUN, participating in RUN's efforts to support Props 1 & 2, or would like to host a RUN power hour, please contact Mehrsa Imani at mehrsa@housingsandiego.org or 619-239-6693.

RUN at the Conference!



With big THANKS to our sponsor Pacific Western Bank, thirteen residents were invited to participate in this year's Affordable Housing and Community Development Conference held by San Diego Housing Federation. Not only did the residents benefit from participating in the Conference, they had much to contribute! We are so proud and appreciative of our RUN leaders' significant contributions by organizing workshop, serving as panelists, volunteering at our RUN table, and networking with other Conference attendees.



(Above) Constance Slider-Pierre, Maria Hernandez, and Mehrsa Imani at RUN workshop. The room was moved by Maria's powerful story.



I WILL VOTE
¡YO VOTARÉ!
WAAN CODEYN DOONAA!

California Voter Registration Deadline
Monday, October 22, 2018

Request For Absentee Ballot:
Tuesday, October 30, 2018

California General Election
Tuesday, November 6, 2018
7am - 8 pm

Absentee Ballot Post Received Deadline
Friday November 9, 2018





ABIGAIL SHNEYDER
EDUCATION PROGRAMS
ASSISTANT

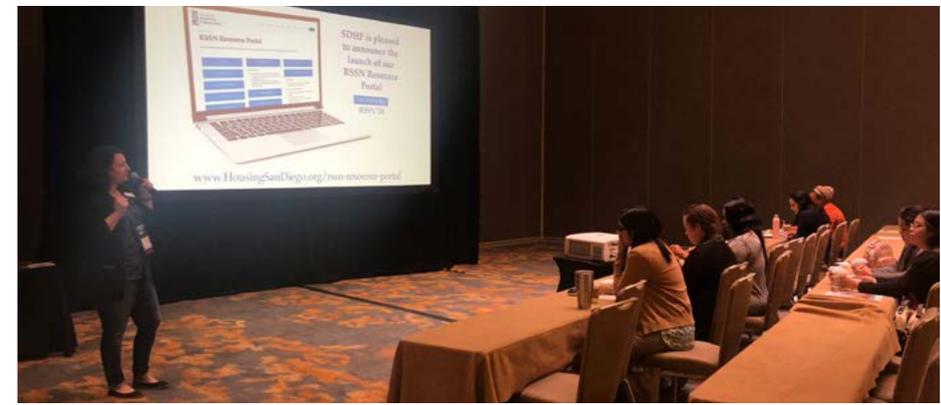


[CLICK](#) for more information on the Residents Services Support Network

RSSN Pre-Conference Institute Recap

Resident Services Coordinators took part in a full day of training at the San Diego Housing Federation Pre-Conference Institute. With an inspiring Keynote speaker and many workshops to choose from, the RSSN Institute attendees were able to gather countless resources and grow professionally.

The day started off with a Keynote address from Chula Vista Councilmember Steven Padilla. Padilla spoke about how living in Affordable Housing at a young age (from when he was a baby to when he was 5 years old) allowed him to grow up in a safe and stable environment with important resources close-by. He said that he didn't even realize he lived at an Affordable Housing property until he was a teenager and casually talking to his mother about that first home. Not realizing there was something special about the property (i.e. designed for low-income residents) or something "different" about his family (who would be considered low-income), Padilla grew up without the harmful and unwarranted stigma of poverty. He told the coordinators, "I hope the kids you work with are even more clueless than I was." Moreover, Padilla revealed that understanding his history—having received benefits of residential services at an Affordable Housing community—led him to pursue a life of public service.



Shannon Roark, Resident Services Manager at Wakeland Housing introduce SDHF's new RSSN Resource Portal.

Councilmember Padilla's thoughtful and encouraging address was followed by a general session with speakers SDHF Executive Director Stephen Russell, LISC San Diego Program Officer Kwofi Reed, and Wakeland Housing Vice President and Chief Operating Officer Rebecca Louie. Russell and Reed presented on the shortfall of Affordable Housing in the region and the challenges of financing Affordable Housing. Louie followed by explaining the structure and needs of Permanent Supportive Housing, a



RSSN Institute attendees participated in speed networking.



Safe to say the RSSN Institute was entertaining and informative!

Housing First model solution that, according to her, is increasingly becoming the trend in Affordable Housing development. RS Coordinators left these first sessions with a better understanding of the creation of Affordable Housing and just how important Resident Services Coordinators are to making it a success.

These sessions were followed by multiple break-out workshops. Coordinators had a choice between a workshop on nutrition education for young children or college options for young adult and other residents. Later, the attendees learned about community organizing and engaging their residents in session on “Growing Resident Empowerment.” The next break-out workshops Coordinators had to choose from were on supporting immigrant and refugee residents and keeping senior residents engaged and active. The day ended with a flash dance party, a ceremony for the 2018 RSSN Certificate earners, the launch of the RSSN Resource Portal, and everyone’s favorite session: Speed Networking.

Overall, the day was packed with great conversation, exchange of ideas and resources, and opportunities for professional development. Resident Services Coordinators left feeling even more prepared to serve their communities and continue making Affordable Housing a home for their residents.



CONGRATULATIONS TO THE 2018 RESIDENT SERVICES CERTIFICATE PROGRAM GRADUATION CLASS!

Monica Pantoja, MAAC Project

Marjorie Balcorta, Pacific Southwest Community Development Corporation

Diana Bustos, Pacific Southwest Community Development Corporation

Jelena Preojevic, Pacific Southwest Community Development Corporation

Daniela Gonzalez, Wakeland Housing and Development Corporation

Rosemary McElyea-Galan, Wakeland Housing and Development Corporation

Cassandra Powell, Wakeland Housing and Development Corporation

Gayle Vincent, Wakeland Housing and Development Corporation



RSSN at the Conference!

The RSSN has so much to offer that a full-day of trainings was simply not enough! RSSN Advisors were also present at the Annual Affordable Housing and Development Conference, attending workshops, networking, and leading panel discussions.

Over the summer, Shannon Roark, Resident Services Manager at Wakeland Housing, sat on the SDHF Conference Committee and helped select and develop workshops for the day. She also organized her own workshop: *“Residents, Managers, Service Providers, Oh My! Developing Effective and Powerful Channels of Communication.”* Joining Shannon was City Heights CDC Residents Services Program Manager Leticia Leal and Property Manager, Resident, and RUN’er at City Heights CDC Rickie Brown. The panelists



The panel detailed the roles of different Affordable Housing players and offered suggestions for effective communication.

discussed designing and implementing systems for communication between all the different players at Affordable Housing properties. They emphasized the need for Property Managers and Resident Services Directors and Coordinators to all be on the same page so that residents will get consistent information from all Affordable Housing staff. In the session, Shannon, Leticia, and Rickie also provided many examples of the power of effective communication between staff and between staff and residents. Workshop attendees left with a better understanding of the roles of different Affordable Housing players and how to keep open effective communication channels in their work.



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



Abby Shneyder, Education Programs Assistant at the Housing Federation leads an exercise in breathing for self-care.

RSSN Self-Care Workshop

Resident Services Coordinators were treated to a Self-Care workshop at the San Diego Foundation last month. Shannon Roark from Wakeland Housing led the coordinators through several activities meant to provide examples of positive self-care exercises. She explained that these exercises are especially important to those working in the field of Resident Services because working alongside others can be draining and burnout and compassion fatigue are real.

Shannon acknowledged that many coordinators put so much of themselves into their work, leaving them exhausted. Staying healthy – mentally, emotionally, physically socially, and spiritually – as coordinators will actually improve the lives of residents: “Just like you do on a plane, you need to put on your own oxygen mask before trying to help others.”





SDHF Interns Suki and Shaina help prep the fun.

To begin the session, Shannon had the coordinators complete a self-care assessment, meant to provide reflection on the areas they could improve on in their daily life. As Shannon explained, self-care is a practice that requires continual evaluation and readjustment. With the coordinators open-minded to new self-care experiences, Shannon invited Abby Shneyder, Education Programs Assistant at the Housing Federation, to lead an exercise in breathing for self-care. Abby explained the positive effect deep and/or mindful breathing can have on the body's central nervous system and demonstrated several different breathing techniques.

Another highlight of the workshop was the experience of celebration. Shannon explained that celebrating both the big and small successes of life, so she passed out party favors, noise makers, and balloons! Attendees in stylish party hats took the time to share personal moments of joy, to which everyone loudly cheered and clapped. Later, coordinators were asked to write something that had been weighing them down emotionally on one of the party balloons and experience the feeling of letting them go—out into the sky above Liberty Station.

Having experienced self-care in collective activities, the coordinators were then prompted to create their own individualized self-care plans. Shannon



The last workshop of the 2018 RSSN Series ends on a fun-filled, reflective, and motivating note.

provided plenty of suggestions of other self-care practices that coordinators could pick and choose from. Coordinators left feeling more confident in making self-care an everyday practice in their lives. Many also expressed interest in bringing the self-care strategies back to their own residents.

This workshop was the last of the 2018 RSSN Series, and so it was only proper that it end on such a fun-filled, reflective, and motivating workshop. Only more great things are to come in next year's workshop series!



LAURA NUNN
SDHF POLICY DIRECTOR

Lively Policy Discussions at this Year's Conference!

As we wrap up another year of robust advocacy and policy discussions on housing at the national, state and local levels, the SDHF conference is the perfect place to take a moment to look at what we've accomplished, where we are at currently, and what lies ahead.

At a morning session for the conference policy track, Matt Schwartz of the California Housing Partnership moderated a panel on the topic of federal housing policy after tax reform. Along with panelists Peter Lawrence of Novogradac & Co., Suket Dayal of the San Diego Housing Commission, and Kiera Galloway

from the office of Congressman Scott Peters, the workshop explored the impacts of tax reform on tax credits as well as budget actions for key HUD programs. One takeaway of note from the conversation is that there still exists strong bipartisan support for the LIHTC program as well as legislation to strengthen tax credits such as H.R. 1661/S. 548, the Affordable Housing Credit Improvement Act. In light of concerns around federal budget cuts for housing, there is optimism that this essential program still has backing from both sides of the political aisle.



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



APPLICATIONS NOW BEING ACCEPTED:

SDHF'S 2019 POLICY COMMITTEE

The Policy Committee assists in developing and implementing San Diego Housing Federation's local, state, and federal policy positions. The Committee also monitors affordable housing programs, local land-use policies, and state and local legislation. Applications are now open for seats on the 2019 Policy Committee. To apply, please complete the [application form](#) and submit to Laura Nunn, Director of Policy & Programs, for consideration. Applications are due by noon on Friday, December 7, 2018.

Following a moving and powerful lunch keynote with speakers Michael Gaulden, a formerly homeless youth in San Diego, and former Houston Mayor Annise Parker, who shared stories of experiences of homelessness as well as strategies to address the crisis, I was fortunate to moderate a panel discussion on the topic of rent control. The panel included legal experts Justin Bigelow and Eric Phillips from Goldfarb & Lipman LLP as well as policy expert David Garcia from the Turner Center for Housing Innovation. Justin and Eric helped break down the facts of rent control, explaining in depth the background of Costa-Hawkins, court rulings regarding rent control policies, and case examples of local rent control ordinances. David Garcia provided an overview of research on the impact of rent control policies, both from an economic and housing production perspective as well as how such policies are felt by renters. As the session came to a close, all panelists agreed that regardless of the outcome of this year's Proposition 10 to overturn California's Costa-Hawkins rent control rules, this topic will continue to be a part of the ongoing discourse of housing policy at the state and local levels.

And, last but certainly not least, the final session of the day for the policy track was a workshop moderated again by Matt Schwartz of CHPC examining the outcomes of the 2018 state legislative session and the outlook for 2019. Experts for this panel were Ben



Metcalf, Director of California HCD, Tyrone Buckley of Housing CA, and Anya Lawler with the Western Center on Law & Poverty. Even after the historic "legislative package" of 2017 in which Governor Brown signed 15 housing-related bills, the 2018 session still saw plenty of movement on housing bills. Among this year's successes was AB 2162 to expedite construction of permanent supportive housing and SB 828 to strengthen and clarify the Regional Housing Needs Assessment (RHNA) process. Both bills were supported by SDHF. Looking ahead to 2019, the panel discussed potential legislation for increasing funding for affordable housing through tax credits or some form of "Redevelopment 2.0," statewide zoning increases as legislators continue the debate around last session's SB 827, which died early in the session, and potential source of income discrimination legislation. To be sure, even with so much accomplished and so much to celebrate in 2018, there is still plenty of work to be done in 2019!

Thank you to everyone who participated and attended this year's conference. Your contribution makes for incredibly high quality workshops and conversations. Looking forward to what we will have to talk about next year!



San Diego receives \$14.1M in new state homeless program

[San Diego Union Tribune – Oct 2](#)

“These funds will greatly assist the city address the emergency needs of homeless individuals in all San Diego communities,” Faulconer wrote in the memo. “My staff will work with the City Council to select qualifying projects and programs, such as expanding and improving upon outreach and housing placement services, providing improved and additional safe parking lots for individuals living in vehicles, shelter and property storage, and enhancing our landlord engagement and rapid rehousing programs.”

HUD, VA award \$1M to house 100 local homeless vets

[San Diego Union Tribune – Oct 4](#)

More than 600 public housing agencies administer the HUD-VASH program, and this most recent award includes 22 new agencies, increasing coverage to many communities. The program also helps VA Medical Centers assess veterans experiencing homelessness before referring them to local housing agencies for vouchers.



Another 100 homeless veterans in San Diego will receive housing vouchers, federal agencies announced Thursday. In the 2016 photo above, veterans arrive at Stand Down, an annual event at San Diego High School that provides a variety of services to homeless veterans. SAN DIEGO UNION TRIBUNE FILE PHOTO

San Diego rent hits all-time high of \$1,960

[San Diego Union Tribune – Oct 9](#)

The increase was mainly led by nine new apartment complexes opening in 2018, all commanding higher rates than what most renters probably experienced. Even with record prices, there is some sign rent increases could be slowing.

Homeless task force chief executive taking leave to open Mormon temple in Italy

[San Diego Union Tribune – Oct 10](#)

“Gordon’s familiarity with the federal government, and the great successes he achieved in Utah, have transformed the RTFH and laid the groundwork for the agency to be a leader in addressing regional homelessness,” [task force Chairman Ron] Roberts said. “While we will miss his leadership, I’m confident that COO Tamera Kohler, herself one of the nation’s top homelessness executives, will continue to lead the agency forward.”



Working While Homeless: A Tough Job For Thousands of Californians

[California Public Radio – Sept 30](#)

One of the first steps to helping people out of homelessness is getting them a steady job. But what about the thousands of homeless Californians who are already working? Pinning down exactly how many Californians are working while homeless is not easy. Many try to hide it. But recent estimates suggest that it's not uncommon.

Dismantling housing discrimination just got easier, thanks to new law

[San Francisco Chronicle – October 4](#)

AB686 requires all cities, counties and state agencies in California to assess the extent of housing inequality and segregation, and to take concrete steps to dismantle this injustice and create equal housing opportunities for all.

Both sides mislead on California rent control initiative

[The Sacramento Bee – October 8](#)

Both sides are using misleading messages about the overall impact Proposition 10 would have — on the cost of rent, protections for tenants, the availability of housing and the volume of new construction.

Newsom, Cox split on how California governments should respond to the housing affordability crisis

[LA Times – Oct 8](#)

Newsom, the Democratic lieutenant governor, said the state needed to increase spending to help build new low-income housing developments, and pitched giving cities and counties more financial incentives to approve new housing. Cox, by contrast, focused on overhauling the California Environmental Quality Act, or CEQA, the state's primary environmental law governing development. A Republican businessman who develops housing in the Midwest, Cox criticized the law for slowing project approvals and adding to costs of development.

As California Struggles to House the Homeless, Some Neighbors Say 'Welcome'

[Cal Matters – Oct 9](#)

With housing shortages and homelessness at crisis levels in California, recent state policy changes to address them may take years to yield widespread improvement. And policy-makers acknowledge that no matter how much money they approve to house people, progress still requires the defusing of community tensions.



U.S. Median Rent Hits a New High at \$1,500 a Month, but Rent Growth Slows Heading Into Fall

[San Francisco Business Times – September 28](#)

The current median rent in the U.S. is \$1,500 per month, up 2.5 percent from last year. As rent prices hit new highs, affordability continues to be a struggle for many renters, making it more difficult for them to save for a down payment or keep up with other rising costs of living such as child care.

1 in 6 older black people have been homeless at some point in their life, study finds

[Washington Post – October 9](#)

About 6 percent of baby boomers and 17 percent of African American baby boomers have been homeless at some point in their lives, according to the first national study in decades to look at lifetime homelessness rates. The study, released last month, suggests older black Americans are about three times more likely to experience homelessness than white Americans.



A homeless encampment in south Minneapolis. AP PHOTO/JIM MONE

Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results

[Center on Budget & Policy Priorities – Oct 10](#)

Voucher non-discrimination laws appear to be associated with substantial reductions in the share of landlords that refuse to accept vouchers, a recent U.S. Department of Housing and Urban Development (HUD) study has found, consistent with earlier analyses. In addition, these laws may improve voucher holders' ability to successfully use their vouchers in higher-opportunity areas.



New CSH Training Opportunity: Effectively Managing Housing with Services

CSH's newest training series is specifically designed to help people who work in, or oversee, properties with a service component for residents. Working in these types of properties requires a specialized skill-set, and this training will lay the foundation for providing high-quality customer service, team building, while maintaining a close connection to service providers.

This 3-part property management series includes the following courses: *Driving Success Through Collaboration, Preventing Evictions Through Lease Enforcement and Creating Your Property Management Dream Team*. Courses will cover the nuts and bolts of supportive housing property

management: the collaboration with support services, lease enforcement through the lens of harm reduction and housing first, team building, and customer service. The training will provide an overview of each section as well as tips and tools for enhancing your site operations. There is a fee associated with the trainings and CSH also offers an annual subscription service. More information on the subscription is available [here](#).

Please contact lauren.quinlan@csb.org if you have any questions.



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