



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

Dear Members,

Thank you all for supporting our 28th conference which took place October 9th and 10th at the Hilton San Diego Bayfront Hotel.

We took a moment at the event to reflect on the organization's accomplishments thus far in 2019. Some of the things we've done in this exciting year include:

- The Federation had our best attended Ruby Awards ever.
- The conference was the largest in Federation history.
- Our membership has hit nearly 200 organizational and individual members... a major record for the organization.
- We started a new education program - the Supportive Housing Learning Network - as a response to our members growing participation in the creation and operation of supportive housing.
- We started the Homeless-Experienced Advocacy and Leadership (HEAL) Network to bring the voices of the most effected to the table where decisions are being made.
- We supported and sponsored successful legislation at the State level, including sponsorship of AB 1486, which was just signed into law.
- And we relaunched our bid to put an affordable housing and homelessness bond measure on the November 2020 ballot.



Even as we had one of our best years ever in 2019, we are entering a truly remarkable year in 2020.

It will be the 30th anniversary of the San Diego Housing Federation, we will be implementing new strategic plan for the organization, and we will have a major homelessness and affordable housing bond measure on the ballot in the city of San Diego.



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.

At the same time our region will be starting to draft local plans to build the 171,000 housing units in our region that are needed, even as we are in the midst of the worst housing crisis since World War Two.

We are living in a time of multiple crises that strain our capacity to focus and adapt. And yet, even in a time of “crisis fatigue” the absolute failure of our economic system to provide even basic housing opportunities for all of our citizens dominates the forum of public discussion as never before.

It is said that “without vision the people perish” and it certainly seems that this is an accurate description of our times. When it comes to housing our very own community members, we have been suffering from a lack of regional leadership and a lack of vision.

A movement is when we speak in a united voice, and in doing so we change the local narrative about housing, affordable housing, and homelessness.

Earlier this month the San Diego City Council accepted a report they’re calling a “Community Action Plan for Homelessness.” This report paints a stark but accurate picture of current conditions in San Diego. It is something we already know – there are not enough available supportive and affordable housing units to meet the need of people experiencing and at-risk of homelessness in San Diego, and permanent

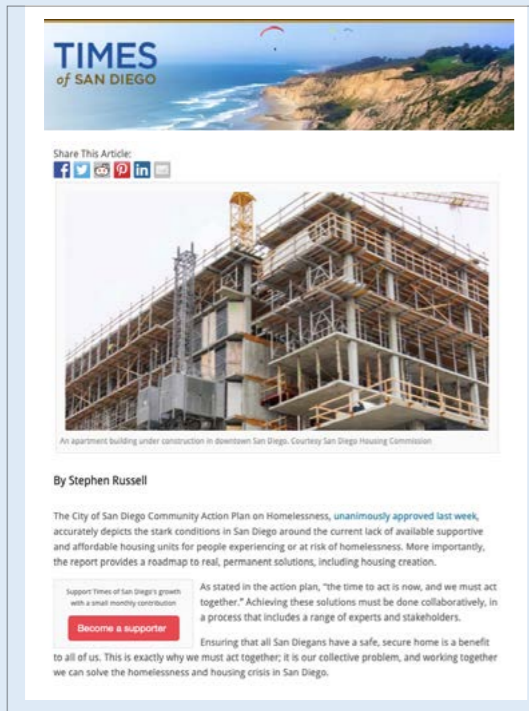
solutions are needed. This report is also a call to action, reminding us that “the time to act is now, and we must act together.” This is NOT an insoluble problem. Indeed, each of us can play in a role in the solutions outlined in this report.

Many of you have already testified, marched, or sent emails to support our proposed “Homes for San Diegans” \$900 million Homelessness and Affordable Housing Bond Measure. We are currently working with the San Diego City Council to place this on the November 2020 ballot.

Our proposed Homelessness and Affordable Housing bond measure directly addresses the issues raised in the Action Plan. With passage of the bond measure, we can build the 5,400 supportive and affordable housing units that are needed to house those who are currently experiencing homelessness and trapped in an endless cycle of short-term solutions. With passage of the bond measure we can even exceed that goal and build an additional 2,100 affordable housing units to serve as a safety net for those at-risk of becoming homeless.

Once we pass this measure, the expertise of the affordable housing and community development sectors can leverage these local resources with state and federal funds to build the housing that is called

SHARING OUR MESSAGE



Read our piece in the *Times of San Diego: San Diegans Are Building a Movement Toward Real Housing Solutions.*

for in the action plan. So many of our members are not only skilled at building quality affordable housing, but you also have experience in the partnerships needed to deliver the wide-range of supportive services to keep residents stably housed, improve their health, and prepare for life off of the street.

We need to move the dialogue about homelessness from a place where the public decries the “nuisance” of having homeless neighbors, to a place where we are discussing how to help our unhoused neighbors have a place to call home. What needs to be accomplished is no simple task, but it is very possible.

We will call upon each and every one of you in the year ahead and ask for your help in making this vision a reality. A key part of this effort will be to build a network of story tellers and advocates in 2020 who will change the narrative on housing and homelessness.

The goal will be to prepare volunteers and create teams to serve as ambassadors to community groups throughout the county to tell the “housing story” in terms that help people make sense of the slow-rolling humanitarian crisis that results in burdensome housing costs and tragic levels of homelessness. We will work to develop our common language and provide you the tools to tell the important stories.

And this is where we need your help.

If you want to be a part of the movement – let us know. Go to the campaign website – www.homesforsd.com - and in the “Contact” section, just write “Volunteer.” While you are there, sign up to receive the latest information on our bond efforts, and add your support by endorsing the measure. If you have questions about the measure, or how you can help, please ask your question there. And if you can afford to, in any amount, please contribute. Every dollar matters at this early stage and your dollars inspire confidence in the measure and in future donors.

People are looking for solutions. They are looking for real plans that recognize the size of our problems and offer solutions that are scaled to meet them. We have every reason to be hopeful about this year ahead. Passing a measure on this scale with a 2/3 voter threshold will be a heavy lift. But together we can get this done.

We can do this... and the time to act is now!

Thank you!

Steve Russell, Executive Director
steve@housingsandiego.org



SARAH BUCHANAN
DIRECTOR OF EVENTS
& MEMBERSHIP

SDHF Conference & Institutes Draw Record Attendance

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 almost 670 attendees during the two days and more than 23 workshops to choose from, there was no shortage of education and enrichment.

The theme for this year's conference – *"Building A Movement"* – reflects the steps being taken towards creating the change needed if we are to achieve our goals of increasing available affordable housing and



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](#)

THANK YOU!

OVER 670 ATTENDEES GATHERED TO DISCUSS STRATEGIES FOR BUILDING AND PRESERVING AFFORDABLE HOUSING AND VIBRANT COMMUNITIES.





the Federation organized a march on City Hall and succeeded in getting the City of San Diego City Council's Rules Committee to advance our proposed bond measure to the City Attorney to draft our measure for placement on the November 2020 ballot. This bond would provide \$900 million that would be used in the City of San Diego to create 7,500 housing units for those experiencing or at-risk of homelessness including veterans, seniors, people living with disabilities, low-income families, and transitional-age youth leaving the foster care system.

Locally, the homelessness crisis has increased awareness of the housing struggle faced by too many citizens. Communities throughout San Diego are calling for leadership in helping the thousands of unhoused individuals who live on the streets, in their cars, in tents, in garages and garden sheds. The Federation and our many members are committed to take bolder action in the year ahead and to respond aggressively to the public's sharpened demand for action.

ending homelessness as we know it in San Diego. The crisis is a product of a systemic failure to provide for the most basic of human needs. Reversing these trends requires a collective effort of enormous scale. Solutions require not just a dialogue between players, but a dynamic movement that brings new committed individuals and organizations together with a shared vision.

The Federation has continued to lead the conversation regarding solutions to the housing and homelessness, and this year, we are taking action. On July 31st



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



Day one consisted of the Pre-Conference Institutes. There were three tracks offered this day: Fundamentals of Affordable Housing Institute, Resident Services Support Network (RSSN) Institute, and the first-ever Supportive Housing Learning Network (SHLN) 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 Resident Services Support Network (RSSN) Institute, designed and implemented by the Resident Services Support Network (RSSN) in conjunction with



the San Diego Housing Federation, 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. The Pre-Conference Institute is the culmination of a 2019 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 98th person in the program.

The Supportive Housing Learning Network (SHLN) Institute, designed and implemented by the Supportive Housing Learning Network (SHLN) in conjunction with the San Diego Housing Federation, the 2019 SHLN Institute is the first annual gathering of Supportive Housing 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 supportive housing communities. The conference is the culmination of a 2019 SHLN Training Series of monthly workshop.

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. Since its inception, the Choir has helped 38 people move off the streets and into permanent, stable homes. Offstage, the Choir and its Director, John Brady, have emerged as strong voices in the public discourse around homelessness.

Following the performance was the Keynote address by San Diego Housing Federation's Executive Director, Stephen Russell. Stephen Russell discussed



a vision for the future. A future where no one has to lie awake at night on the sidewalk wondering if they will be safe until morning, where no parent has to be afraid that they and their children will lose their home, where no one who has served their community or their nation for a lifetime has to wonder if the community will turn around to care for them. He called on the attendees to work together to “get this done” and to “take this movement beyond these four walls and share our vision with our neighbors, our friends, and our community.”

Later in the day, the lunch session showcased another inspiring speaker: Chris Ko, the Managing Director of Homelessness and Strategic Initiatives for the United Way of Greater Los Angeles. The United Way of Greater Los Angeles had a substantial role in placing Measure H on the March 2017 LA County ballot. Measure H provides \$355 million per year specifically for funding programs aimed to address homelessness for a period of 10 years. Furthermore, Ko played a role in developing Los Angeles’ Coordinated Entry System, an incredibly useful tool that has now proceeded to be adopted nationwide.

Each keynote address inspired us to rise up and take positive action in our communities as well as how we can connect on a deeper level with each other.

Throughout the day, attendees were given the opportunity to attend workshops and meet with over 30 exhibitors, as well as network between workshops.

FEDERATION EVENTS



Mark Your Calendar Now for Our
2020 Annual Conference and
Pre-Conference Institutes

SAVE THE DATES

THURSDAY, OCTOBER 8, 2020
FRIDAY, OCTOBER 9, 2020
MARRIOTT MARQUIS SAN DIEGO MARINA



Industry colleagues enjoyed opportunities to network at the VIP Reception.

The evening was rounded out with a great Post-Conference Reception in the exhibit space with live music from Mike Officer and libations provided by the Hilton.

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

conversations about these difficult issues, and each of you is critical in helping our movement to achieve our collective vision of a decent, affordable home for everyone in this region. The road to realizing this vision is steep, but we can get there together.

Thank you for all of your work every day, and for joining us this year to celebrate and educate one another!







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 2020 programming.

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

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- Family Health Centers
- Pacific Southwest Community Development Corporation
- RSG, Inc.
- San Ysidro Health
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- USC Ross Minority Program in Real Estate

FEDERATION EVENTS



SDHF CONFERENCE IN THE NEWS

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WAKELAND HOUSING & DEVELOPMENT CORPORATION	SAN DIEGO HOUSING COMMISSION





Panelists Gary Geiler, Deputy Director City of San Diego Development Services, and Ricardo Flores, Executive Director of LISC San Diego compare notes with SDHF Executive Director Steve Russell.



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

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

Granny Flats Were The Talk Of The Town At September LISC Sponsored Roundtable

On Wednesday, September 25th our LISC Roundtable series hosted it's second to last topic of the year on Accessory Dwelling Units (ADU's) which are being built in San Diego and elsewhere throughout the nation. Attendees came to hear from the experts who recently partnered with the City of San Diego to publish the Companion Unit Handbook which was made to be a helpful guide to homeowners seeking to construct a companion unit on their property.

Our panelists for the morning included Mark Steele, Principal, M.W. Steele Architects, Rafael Perez, Pacific Southwest Association of Realtors, Gary Geiler, Deputy Director, City of San Diego Development Services Department, and Ricardo Flores, Executive Director of LISC San Diego. Our moderator was our very own Stephen Russell, Executive Director of the San Diego Housing Federation. Attendees included folks from the non-profit developers sector and numerous City and County Housing Department Staff including the Deputy Director of Housing and Community Development Stephen Maduli-Williams.

The discussion started with a run through of why this specific handbook was created, the thought process that



was put into it and challenges that come from building companion units in the San Diego region. Attendees had questions on numerous aspects of the building process including if changes to the building's design are allowed to be made once plans have already been approved, about the total costs, and taxes associated. Additionally, zoning and permitting needs including electrical, plumbing, and more were covered. Final thoughts included the idea that perhaps building more Granny Flats could help contribute to solving the region's housing crisis by increasing the overall housing supply and by providing affordable housing options for the elderly, recent graduates, and other low-income households.



#GIVINGTUESDAY

The San Diego Housing Federation is once again participating in #GivingTuesday which will fall on Tuesday, December 3, 2019, 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

This year, we are fortunate to have a match campaign courtesy of San Diego Interfaith Housing Foundation that will match every dollar donated up to \$2,500.

You Are Invited

2019 SDHF
Annual Holiday Party
Tuesday, December 3, 2019 • 6:00 - 8:30 pm
Ted Williams Ballroom
Residence Inn by Marriott San Diego Downtown/Bayfront
900 Bayfront Ct, San Diego, CA, 92101

RSVP TODAY

Join us on Tuesday, December 3 from 6:00 pm – 8:30 pm in the Ted Williams Ballroom at the Residence Inn by Marriott San Diego Downtown/Bayfront for cocktails and hors d'oeuvres while you network with colleagues, members, and friends. Help us celebrate our successful year and look forward to 2020 with a special tribute to our volunteers and our 2019 Volunteer of the Year: **Epifanio Figueroa**.



We hope you consider a tax-deductible donation so we can continue to promote the creation of quality affordable housing for people in need. Your support aids in changing the lives of your fellow San Diegans.

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!

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
- Atlantis Goup Land Use
- Bree Wong, Meraki Pacific
- Carl Hanson
- City of Escondido Housing Division
- City of San Diego
- Commonwealth Land Title
- Erich Kuchar, DCI Engineers
- Family Health Centers
- La Maestra Community Health Centers
- Marc Gould, Meraki Pacific
- Nico Calavita
- Solari Enterprises, Inc
- Sun Country Builders
- Susan Baldwin
- The Richman Group



SAN DIEGO HOUSING FEDERATION

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.

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.



Our featured resident Mary Ellis.

Featured Resident Story: Mary Ellis

What was it like living without housing? Mary Ellis summed it up in two words: “hard work.”

“I bet I woke up earlier and worked harder than most people who have a home,” Mary shared. “I worked multiple jobs, I pushed so hard, and I did it for my babies. I kept the kids outta trouble, I stayed out of trouble, and if I cried, I just gave myself two minutes—that’s all the time you get when you’re a mom, then you’ve gotta fix your face.” “Can’t let the kids see you lose control...” “You have to stay strong...” Mary is incredible, and after years on the streets with her children she finally has a place to call home. She has a front door. She has neighbors. “I worked hard for this day, and now it’s come. We finally have a place to call our own.”

Life before affordable housing meant fear, worry, and constant hard work. It was a lot of waiting in line and keeping the kids safe. “I admit, I get emotional when I see my kids asleep in their own room. They can run around outside and have a place to come back to. I’m not so afraid for them now that they have a roof to come back to. It’s the little things like that, like them not

having to wait in line for the bathroom or to sleep in the same room as a hundred other people—I know they’re safe and happy, and that makes me happy.”

Today, Mary Ellis is enjoying the stability and security she’s worked so hard for. Her kids enjoy healthy life rhythms as they go to school, play with the neighbors’ kids, and have their own room where they can focus on school work. Sitting with Mary, it’s hard not to feel happy. She’s battled and hustled. She’s resilient. She’s kind despite all the unkindness shown her. She’s endured. She’s loved. And now she’s home.



MEHRSA IMANI
SDHF RESIDENT AND
COMMUNITY ORGANIZER

[CLICK for more information on the Homeless-Experienced Advocacy and Leadership Network](#)

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



HEAL Reaches Significant Milestones Since Launch

Homeless-Experienced Advocacy and Leadership Network (HEAL) has had eventful months since its launch in May of this year, and HEAL’s workshop at SDHF’s Housing Conference was another significant milestone for our network. *Raising Voices – Homeless-Experienced Advocacy and Leadership Network* workshop held an inspirational session with powerfully moving stories that left attendees feeling hopeful for critical areas of advocacy we can address together.

The workshop drew on the expertise of a few panelists such as Jo Barrett and Cassandra Lura, who are HEAL network participants with lived experience of homelessness; Amy Denhart, director of Funders Together to End Homelessness San Diego; and Mehrsa Imani, Community Organizer at San Diego Housing Federation and Coordinator of HEAL Network. The discussion among the panelists aimed to shift perception of the issue of homelessness, putting a face to the people who are affected by



RUN REGIONAL CONVENING

RUN held its Regional Convening on September 24th, with participation of resident leaders and staff from Access to Independence, Community Housing Works, MAAC, City Heights CDC, San Diego Housing Commission, and San Diego Community Health Improvement Partners. Attendees of the Regional Convening learned of RUN’s plans to win, took part in calling state Senators and Assemblymembers representing San Diego to thank for their “yes ” vote on SB 329, and discussed priority polices for 2020 legislative campaign.

the crisis, and lifting the voices of people with lived experience of homelessness to transform how decision makers approach this crisis in our region

Thanks to Pacific Western Bank, our resident scholarship sponsor, a number of HEAL Network participants benefitted from attending the conference,



participated in various workshops on homelessness policies and community engagement, enjoyed keynote addresses by Stephen Russell and Chris Ko, and had opportunities to network. One HEAL Network participant shared that attending the conference gave her hope in the midst of this crisis in San Diego. She felt more empowered of what can be possible in addressing homelessness in San Diego after interacting with so many like-minded individuals who are also passionate and committed to ending homelessness in our region.

Following the conference, HEAL Network continued its advocacy work at the October 14th City Council Hearing to provide feedback on the strategic plan on homelessness. Among a few HEAL Network leaders, Jo Barrett provided a testimony asking the council to support the city action plan.





RAQUEL HARATI
EDUCATION PROGRAMS ASSISTANT
– LISC AMERICORPS MEMBER



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



RSSN Institute was a Great Success, 13 Providers Certified

The RSSN Institute was a day full of critical thinking and conversations for our Resident Services Support Network attendees. This full day training included two general sessions and four breakout workshop options attendees got to choose from. Topics covered a variety of the complex duties that being a resident service coordinator encompasses. Our keynote for the day was no other than our own Executive Director Stephen Russell who spoke about the importance of affordable housing and Sue Reynolds, a founding member of the San Diego Housing Federation, provided historical context of affordable housing in San Diego.

Breakout sessions for the day included: Working your way up the ladder, Financial Coaching Basics, Resident Citizenship Status: Rights, Pathways, Census 2020 and Delicate Conversations with Youth. For the Delicate Conversations workshop we had



presenters from San Ysidro Health and Center for Community Solutions. The importance of listening, validating, and empathizing with children and teens was covered. Then the presenters went over different



scenarios where the service providers had to brainstorm responses together. The American Friends Service Committee, and the US Census Bureau led our immigration workshop with a focus on educating residents about their rights and how they can prepare for immigration encounters. Hope through Housing Regional Director Sandra Bowers led the financial coaching workshop and was interviewed by CBS 8 while at the conference. She went over how to discuss a budget with a resident and how to set realistic savings goals. RSSN advisory Leticia Leal of City Heights CDC led her own workshop focused on career development and self-care. She had participants submit their favorite motivational and feel good songs through our conference Whova app in order to create a RSSN playlist. Last but definitely not least was our certification ceremony where we had 13 individuals get certified from our RSSN program this year! RSSN Advisory Board Chair Diana Bustos recognized these 13 hardworking individuals for attending 5 out of the 8 of our monthly workshops and the RSSN institute.

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



CONGRATULATIONS TO THE 2019 RESIDENT SERVICES CERTIFICATE PROGRAM GRADUATION CLASS!

- Sobeida Bojorquez**
Wakeland Housing and Development
- Hunter Christian**
Villa De Vida
- Daniela Gonzalez**
Wakeland Housing and Development
- Adriana Hernandez**
Community HousingWorks
- Leticia Leal**
City Heights CDC
- Rosemary McElyea-Galan**
Wakeland Housing and Development
- Norma Olivares**
Wakeland Housing & Development
- Cindy Post**
Pacific Southwest CDC
- Casandra Powell**
Wakeland Housing and Development
- Vivian Preciado**
Housing on Merit
- Desiree Tachiki**
Embrace
- Denise Tachiki**
Embrace
- Gayle Vincent**
Wakeland Housing & Development



First Ever Supportive Housing Learning Network (SHLN) Institute

The Supportive Housing Learning Network (SHLN) had its first annual Pre-Conference Institute on October 9th, 2019. The day consisted of different learning opportunities about topics that are relevant to programs focused on affordable housing communities and supportive housing. Furthermore, the Pre-Conference Institute served as a culmination of the monthly training workshops provided by SHLN. The first session, Homelessness and Supportive Housing 101, aimed to provide basic information and knowledge in regards to homelessness, the pathways to homelessness, supportive housing, and supportive services. All

which are important to provide better services and increase understanding of individuals who experience those circumstances. Speakers from People Assisting the Homeless (PATH) and Wakeland Housing and Development Corporation shared their experience and knowledge with the audience in attendance.

The next session was Motivational Interviewing and Trauma Informed Care. Both are evidence-based practices that have extensive research literature behind them and are used in supportive housing. The session focused on the basic steps of each practice and how



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



they can be applied. The session was led by a speaker from Housing Innovation Partners and was highly recommended for anyone working in any sector of supportive housing. The following session focused on the city's Psychiatric Emergency Response Team (PERT). The PERT is conformed by law enforcement as well as mental health professionals who work in conjunction to help community members in need. The speakers from PERT and the Corporation for Supportive Housing (CSH) spoke about the growth of PERT and how to access their services. The fourth session, Speed Networking: A Quick Way to Expand your Supply of Program and Outreach Ideas, was led by speakers from Hope Through Housing and the San Diego Housing Federation (SDHF). The session which was interactive-based, focused on outreach strategies and programming ideas. Each attendee was encourage to share some challenges and best practices that their organization has for operation or program planning.

The last session, which focused on coordination between management and supportive services, was called Successful Coordination: Services and Property Managers. The speakers from CHS, Housing Innovation Partners, Wakeland Housing and Development Corporation, PATH Zephyr, Community Research Foundation, and BRIDGE Housing spoke about effective practices that management teams can employ to address dilemmas that are oftentimes predictable in supportive housing. It also cultivated conversation about best practices of property management and service providers for a thriving supportive housing community. At the end of the day, attendees left engaged and informed about these important topics that are crucial when working in supportive housing.



Supportive Housing Learning Network Host's Fair Housing Training

On September 18th the Supportive Housing Learning Network gathered to have a 3 hour Training on Fair Housing hosted in conjunction by the Corporation for Supportive Housing and the San Diego Housing Federation. Our presenter was Craig McMahon from the Law Offices of Kimball, Tirey & St. John LLP. This workshop was our most attended SHLN workshop of the year with 51 attendees who came to learn! The training offered general information about Federal and State laws that are included under the umbrella of Fair Housing. Then the types of complaints that can be filed were covered including who can be named in a complaint which includes: property managers, owners, on-site staff, developers,

etc. Those who can file a fair housing complaint include applicants, residents, guests, employees, etc. This type of information is important for housing operators to have so they can do their best to avoid fair housing violations and to treat everyone with equally with respect. Important topics such as emotional support animals, guide animals, other types of disability accommodations, and parking requests were discussed.

Other aspects that were covered including language barriers and the need for translational services, how to avoid unintentional “steering” of applicants to downstairs units or other properties. Best practices were discussed and how to navigate difficult questions and when to avoid questioning on certain topics altogether. The importance of documenting all communications included written and verbal complaints, interactions, emails, etc.

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



Our presenter was Craig McMahon from the Law Offices of Kimball, Tiry & St. John LLP. Thank you Craig!



Overall, the general theme of the morning was how to make sure everyone working in housing understood their obligation to uphold fair housing standards and how to respond appropriately to many situations that can occur. Attendees left feeling confident and ready to serve applicants and residents with thoughtful attentiveness. All 51 attendees were given a Fair Housing Training certificate for attending this intensive workshop.





LAURA NUNN
SDHF POLICY DIRECTOR

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



Thought Leaders Share What's New, What's Coming, and What to Expect During Panels at Conference

This year's conference took place during the final days that remained for Governor Brown to sign legislation that had reached his desk. As news rolled in that several housing bills had been signed, including SDHF co-sponsored AB 1486, the policy discussion at the conference highlighted work being done around previously-passed legislation, what changes to expect with recently passed legislation, and what work awaits us looking ahead.

The focus of the morning session was implementing new California laws aimed at advancing fair housing goals through land use. Anya Lawler from the Western Center on Law and Poverty, Branden Butler from the California Department of Fair Employment and

Housing, and Suzanne Hemphill from California Department of Housing and Community Development discussed bills from the 2017-18 legislative session that established new fair housing mandates in California, created accountability standards, and provided land use tools for fair housing. The discussion helped to raise awareness of new rules regarding fair housing and how these requirements will play a role in future land use policies and planning, including the Regional Housing Needs Assessment (RHNA) and local Housing Elements.

Following a powerful and moving lunch keynote by Chris Ko from the United Way of Greater Los Angeles,

APPLICATIONS NOW BEING ACCEPTED:

SDHF'S 2020 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.

The Committee meets monthly on the second Wednesday of the month from 9 am to 10:30 am. The Board relies on this Committee to vet and recommend policy positions which are forwarded to the Board of Directors for final approval. Participation in the Policy Committee is open to all SDHF members in good standing. In accordance with the Policy Committee [charter](#), actionable items are decided by eleven members of the committee who apply and are appointed to voting seats on the Committee.

Applications are now open for voting seats on the 2020 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 6, 2019

the early afternoon policy session tackled the topic of local and state efforts regarding anti-displacement and tenant protections. Justin Bigelow and Eric Phillips from Goldfarb & Lipman LLP provided an overview of new laws and regulations aimed at protecting renters from being displaced from their communities and the future of rent control efforts in California. The discussion was particularly timely due to the passage and subsequent signing of two key bills aimed at addressing these issues. SB 329, a bill supported by SDHF, prohibits landlords from discriminating against potential renters based on payment by a rental subsidy (Section 8 voucher, VASH) and AB 1482 established rent caps for California and new laws regarding "just cause" eviction protections to tenants. San Diego had already passed a local ordinance for source of income anti-discrimination and local lessons learned can be a resource for implementation of the policy statewide.

The last session of the day took a closer look at the future of housing planning and development in the San Diego region. Seth Litchney with the San Diego Association of Governments, Mayor Catherine Blakespear from the City of Encinitas, and Brian Schoenfish from the City of San Diego Planning Department shared updates on the local RHNA

methodology process, the implications of statewide accessory dwelling unit (ADU) legislation, and new proposals at the local level aimed at spurring housing production. Panelists spoke about the challenges of regional planning with smaller jurisdictions opposed to new development and growth but spoke optimistically about trends toward acceptance of density and innovative new tools designed to make new development not only functional in terms of adding new housing but also aesthetically pleasing and community-focused.

Each policy panel at this year's conference, and several of the other workshops in Emerging Trends, Communications & Engagement, and Supportive Housing, advance to work of the San Diego Housing Federation. These discussions inform our advocacy work looking ahead and raise awareness with the broader affordable housing and community development sector about all of the extraordinary work being done throughout San Diego and the rest of California. Many thanks to the panelists at this year's conference who lent their expertise to an invigorating housing policy discussion!



How Affordable Housing Works in San Diego

[Voice of San Diego – September 23](#)

What exactly do we mean when we talk about affordable housing? This was the question that Voice of San Diego’s Lisa Halverstat sought to answer in her most recent contribution to the publication’s “People’s Reporter” segment. To provide more information to the general public on this issue, Halverstat explored HUD’s definition of affordable housing, for-sale affordable housing programs, permanent supportive housing, inclusionary housing, and much more to cover the wide range of programs aimed at providing affordable homes.



San Diego Police Sgt. Michael Stirk talks to a homeless man in Balboa Park. Photo by Lisa Halverstadt

Plan Urges City to Re-Evaluate Police Department’s Role in Fighting Homelessness

[Voices of SD– October 14](#)

Among all the inspirational actions acknowledged in the City’s Community Action Plan on Homelessness (proudly published by our member: Corporation for Supportive Housing), the plan has called for an alternative approach for police enforcement. Previously, SDPD has largely relied on ticketing and arresting homeless people for illegal lodging, encroachment or fare evasion, as a remedy to end homelessness. The plan indicated that the approach hindered homeless people’s access to housing and jobs, and more importantly, it destructed the trust between homeless people and police. As a solution, the plan recommended a social approach to shift the police role into support outreaches and clinical experts.



Coronado, Solana Beach plead for changes to housing targets in letters sent to the state

SDUT- October 8

Shortly after SANDAG revealed its RHNA methodology, several cities across the county have expressed their discontent. Among these cities, Coronado and Solana Beach were the first to appeal to the State's Department of Housing and Community Development to reject the methodology. Coronado was allotted with 1,001 units and Solana Beach was allotted with 875 units respectively. Both cities claimed in the letter that they are small built-out cities tied with strict California Coastal Act regulations thus experience demonstrated challenges complying the mandated numbers. Realizing that HCD has been extra rigid about RHNA numbers in this cycle, it will be compelling to see what will happen next.



North Park homeowner Kit Gateley shows where she plans to build a granny flat in her backyard. PHOTO BY KRIS ARCIAGA

San Diego County Offering Free, Pre-Approved Housing Plans For Granny Flats

KPBS - September 25

Prior to Governor Gavin Newsom signing numerous pro-ADU bills, the County of San Diego has become one of the first jurisdictions in the San Diego region to publish pre-approved floor plans for accessory dwelling units. The plans were published in late September at no-cost and sized at 600 and 1200 square feet respectively. More floor plans will be released in upcoming weeks. In addition, earlier this year the County has waived \$15000 in permit and development fees for ADUs. The County views ADU construction as a channel to narrow affordable housing gap, as well as to assist low-income vulnerable population to prevent homelessness.



Santa Cruz, the least affordable place for teachers, is trying to make it more livable

[Daily Democrat – October 12](#)

The Santa Cruz area is among a handful of California school districts considering creative solutions to a teacher shortage, including building affordable housing on school district property to keep their teachers from leaving. At least three of 10 school districts in Santa Cruz County are exploring the option of building below-market homes for teachers and staff on school district property. In neighboring Monterey County, at least two districts out of 34 are also looking into the idea.

Over 1 Million Children Live in Low-Income Neighborhoods in California

[California Health Report – October 15](#)

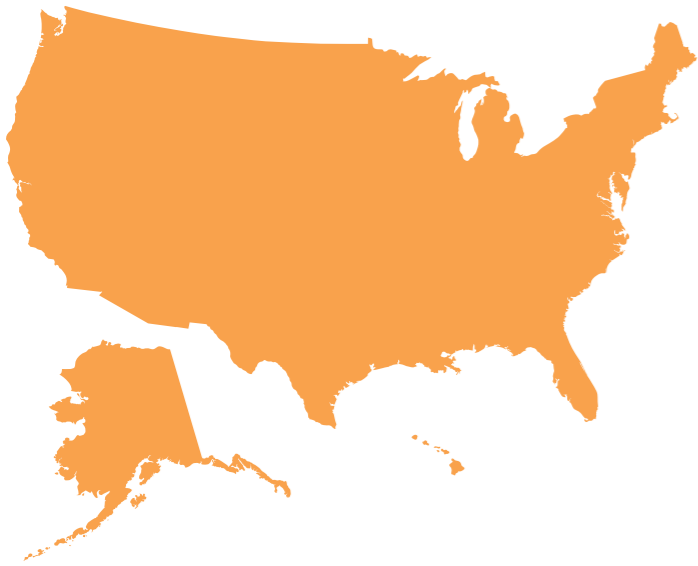
Nearly 1.2 million California children live in low-income neighborhoods, a number that has decreased in the decade since the Great Recession, but remains troubling, researchers said in a new report. Research has shown that the type of neighborhood low-income children live in can influence their health. Children who live in low-income neighborhoods are less likely than those in more affluent areas to have access to quality public schools, healthy food, medical care

and green spaces to play, said Scot Spencer, associate director for advocacy and influence at the Annie E. Casey Foundation, which released the report.

California’s Poorest Big City Faces a Different Kind of Housing Crisis

[CityLab - September 30](#)

In the discussion of California housing crisis, much more emphases are focused on big names metropolitans, like San Francisco and Los Angeles. Central Valley cities, including Fresno, Stockton and Modesto, those with no high-dollar tech headquarters and no bright blue ocean hemming, are often forgotten in the dialog. Indeed, these cities are experiencing challenges beyond the housing crisis. Developers are unwilling to invest in Central Valley because of low projected rent dollars, associated with the region’s poverty. For example, Fresno’s median household income is below \$45,000 annually, which sits near the bottom of national poverty rankings. To change this dynamic, these regions are seeking policies that can stimulate reinvestment.



Should newly rebuilt homes pay impact fees? This Montgomery official thinks so.

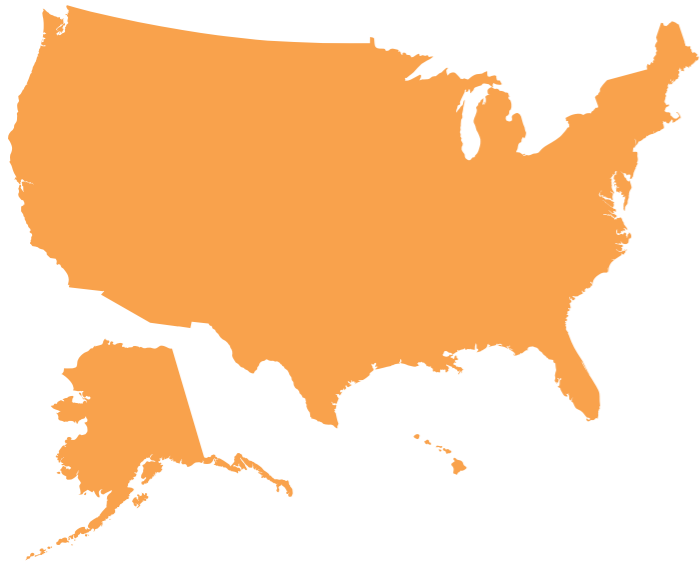
[The Washington Post- October 11](#)

Impact fees are the dollars collected by jurisdiction on new development to support surrounding infrastructure. Recently, Montgomery County Councilmember Evan Glass proposed that impact fees should also be applicable on rebuilt-single family homes. The proposal has drawn support from those who see it as an opportunity to generate new funding for affordable housing and criticism from groups who see it as a new tax on homeowners. Glass defends the policy as closing a loophole and contends that in this strong market environment it would not slow new development. Smart growth advocates also see the bill as a way to discourage “mansionization” and as a way to move toward denser, affordable housing development.

‘We Need Each Other’: Seniors Are Drawn to New Housing Arrangements

[NY Times - September 27](#)

Operated by the New York Foundation for Senior Citizens, a home-sharing program pairs senior residents with extra living space who seek company and extra income with people looking for affordable housing. Nationwide, approximately 50 similar programs exist. Different from cohousing, which pairs likeminded people to live together in a community, shared housing matches people, typically senior citizens, with excess space in their homes to people who need housing in exchange for companionship and, in some cases, sharing of chores and other light tasks. While these programs are still navigating some challenges, like how best to perform background checks, programs like shared housing offer new opportunities to bring affordable housing options to those in need.



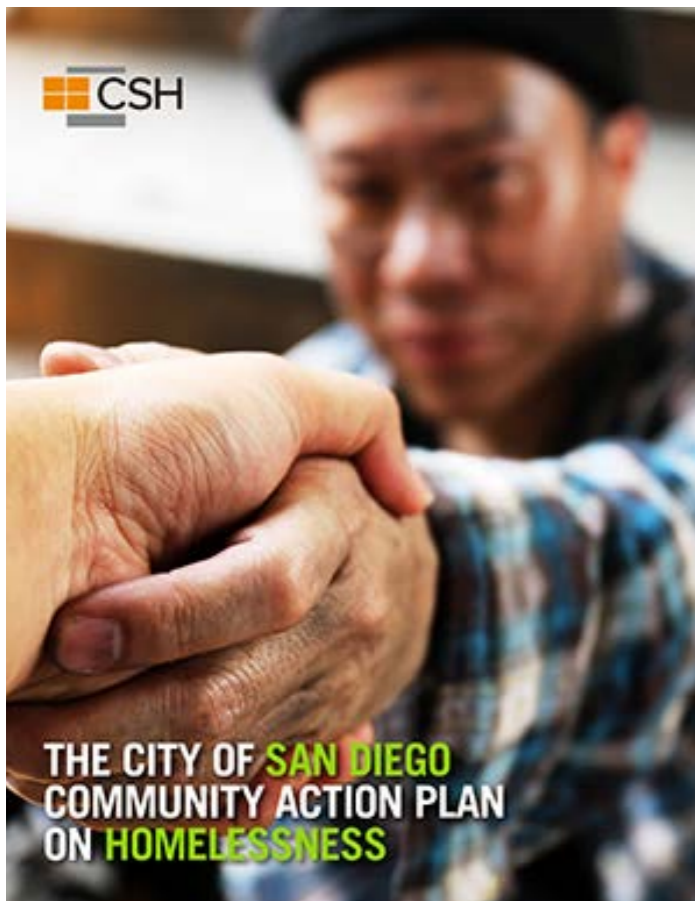
How Housing Wealth Transferred From Families to Corporations

CityLab – October 4

A recent study revealed that our housing economy has shifted, in a negative way, since the 2008 financial crisis. Over 12 million single-family homes, valued more than \$2.3 trillion, are rental housing across the nation. A significant and growing share of these rental homes are owned and managed by large corporations, real-estate firms, and financial institutions. The shift from single-family homes from a middle-class wealth builder to a commodity-driven corporate investment has played a significant role in making the American dream of homeownership further out of reach for most citizens.



Whitney Hurst stands in front of the house that she rents from Invitation Homes in Esparto, California, in 2018. The percentage of single-family homes that are rented rather than owner-occupied has been growing since the recession. Fred Greaves/Reuters



Approved: City of San Diego Community Action Plan

The San Diego City Council unanimously voted Monday October 14, 2019 to adopt a 10-year strategic plan to address homelessness and connect homeless residents with permanent housing. The [Community Action Plan on Homelessness](#) includes short- and long- term goals to increase the city's housing supply and decrease homelessness across all demographics, but particularly among young people and veterans. Councilman Chris Ward, who chairs the San Diego Regional Task Force on the Homeless (RTFH) focused on the leadership that can be harnessed for this effort, saying definitively, "The time to act is now, and we must act together." Other Council members appreciated that the plan stressed cooperation and was non-political. According to Councilman Scott Sherman, "Too many times we let the NIMBY crowd get in the way doing solutions. We need leadership and council members to stand up and say, 'No this is a citywide problem, this is a citywide solution.' Every district needs to take part in dealing with this issue." The council's affirming vote also created a leadership council composed of staff members from the City, San Diego Housing Commission and RTFH.

The plan calls for the allocation of \$1.9 billion over 10 years to achieve goals that include making 5,416 housing units available to homeless residents and

providing more housing assistance services. The plan also includes three-year goals to halve the city's unsheltered homeless population and eliminate youth and military veteran homelessness. The plan would require another \$194 million in new money annually over the next decade. Meeting the required funding could come, in part, from a March 2020 ballot measure that would raise hotel taxes to pay for an expansion of the San Diego Convention Center and address homelessness and infrastructure repairs. The measure would bring in roughly \$6 billion over 42 years and nearly \$300 million for homelessness in the first decade.

A broad range of supporters spoke in favor of the plan including representatives from the Downtown San Diego Partnership, San Diego Chamber of Commerce, the Alpha Project, the Salvation Army, Father Joe's Villages, the Lucky Duck Foundation and San Diego Padres general partner Peter Seidler, who pushed for and helped fund the large tented bridge shelters that are keeping almost 700 homeless people off the street. The Regional Task Force on the Homeless' 2019 Point-In-Time Count, conducted in late January, found that the city's homeless population totaled 5,082 and represented the bulk of the county's 8,201 observed

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homeless residents. The task force also found that one-tenth of survey participants countywide were veterans. Currently the RTFH is developing a countywide plan.

The Corporation for Supportive Housing (CSH), which contracted with the city and the housing commission to develop and author the plan,

identified six immediate needs to help alleviate homelessness, including increased staffing and outreach for homeless services and a decrease in legal harm for minor crimes like evading transit fares that are committed by homeless residents.

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



Stay Safe. Take Action

Think smart. Don't leave your safety to chance. Take steps to prepare for any emergency now. Here are some ways to get ready for an emergency.

Update your contact information: Go to sdge.com/MyAccount. Click on "Manage My Account" to update your contact information, including email address.

Sign up for power outage notifications: Click on the "Alerts and Subscriptions" tab. Select "Outage Notifications" from the drop-down menu. Select how you want to stay informed, e.g. email, text and/or phone.

Develop an emergency plan: Identify a place to meet with family including safe routes and shelters, as well as what actions you will take. Discuss and practice the plan with your family, including your kids.

Prepare an emergency kit: Keep the essentials on hand. Make sure your kit is stocked with items you and your family need, including for your pets, seniors and those with a disability. Store items in easy-to-carry containers such as backpacks or plastic crates.

Help your neighbors: Being a good neighbor takes more than sharing the occasional cup of sugar or hosting a potluck. It's important to help our neighbors during emergencies, especially the elderly and disabled.



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