



Housing & Community Development News



IN THIS ISSUE



ON THE COVER

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

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STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

Building a Movement

The staff and volunteers at the Federation are very excited to be in the final days leading up to our annual conference. This, the biggest event of the year for the Federation, is a convening of our entire affordable housing family. It is emblematic of the generosity of spirit that defines our sector that we can come together and share best practices across all of the many disciplines that make up the affordable housing community. It is this spirit that we celebrate under the conference theme “Building a Movement.”

This theme recognizes that we are working to change how our society thinks about the availability of affordable housing. We cannot simply bemoan the catastrophic scale of the housing crisis. For too long we have engaged in scarcity thinking with regards to housing – making choices between populations to be served and allocating resources between supposedly competing needs. Now we have to move the minds of the public so that they can imagine the very real solutions.

We at the Federation, like so many of our colleagues throughout the state and throughout the nation, are working to change the dialogue about housing availability from a framing of resource scarcity to

one where we acknowledge the magnitude of our housing crisis and begin proposing resources that are scaled to the size of the problem. We are finding, here as in other places, that the public is eager for actual solutions and that they are looking to experts – outside of government – to speak honestly to them about the issues and problems that we are collectively facing.

As the Federation continues to work on placing a \$900 million homelessness and affordable housing bond on the November 2020 ballot in the City of San Diego, we are talking about the proposal in bold terms that describe the challenge clearly, and people are responding positively. This is encouraging, because we have a daunting 2/3 voter approval threshold to meet.

The most compelling message that we are sharing is that the discussion on homelessness has to move beyond questions of shelter and on to issues of housing. Shelter solves sleep; housing solves homelessness. And so it is our sector – our affordable housing family – that is called upon to bring solutions forward in this time of crisis. It is our sector that knows how to finance, build, and sustain the homes that our community needs to respond to homelessness. Just as important, we are moving people’s minds to

understand that preventing people from becoming homeless is the kindest, least traumatic response, and that affordable housing is the best preventative.

So when we talk about “building a movement,” we are talking about mobilizing our members and fellow citizens to turn this knowledge into action. It means moving the public’s minds and hearts. It means moving the dialogue forward and showing them solutions that are sized to the scale of the crisis. And it means giving them hope and moving them to act in affirmative ways to be a part of the solution.

As members of the Federation, we will be calling upon you in the year ahead to help tell the housing story in your communities. Together we can move into action and move the hearts and minds of the public.

By supporting the Federation, you are supporting this movement.

Thank you!



Steve Russell, Executive Director
steve@housingsandiego.org

**A GROWING
MEMBERSHIP =
A STRONG FEDERATION!**

Now is a great time to talk to your business colleagues and vendor partners about the strides the San Diego Housing Federation has made for the affordable housing industry. Growing our membership builds the strength of our organization and our expands our influence.

Who can you invite to SDHF’s Annual Affordable Housing and Community Development Conference and Pre-Conference Institutes on October 9 & 10?



We are proud to announce that the San Diego Housing Federation has been awarded another LISC AmeriCorps Member for the 2020 year! The 10-month service term will be from January 1, 2020 – October 31, 2020. Applications are now open! Please email a resume and cover letter to Sarah Buchanan, Director of Events and Membership, at sarah@housingsandiego.org to apply.

LISC AmeriCorps Graduation Ceremony

This past month we celebrated our LISC AmeriCorps member, Raquel Harati, as she graduated from the AmeriCorps program. The ceremony was filled with laughs, memories, and hope about what the future holds for the LISC San Diego AmeriCorps cohort which is made up of 19 members who have been serving at various organizations throughout San Diego. AmeriCorps nationally engages more than 80,000 Americans in intensive service each year at 21,600 sites around the nation, including nonprofits, schools, public agencies, and community and faith-based groups. Since the program’s founding in 1994, more than 1 million AmeriCorps members have contributed more than 1.4 billion hours in volunteer community service.

Raquel has been with us since March and has been a valuable asset to the SDHF team, she will have served 1700 hours by the end of her term. She graduated from UC San Diego in 2018 with her BS in Public Health and is interested in the intersection between health and affordable housing. She plans to pursue a Master’s in Public Health one day and will be seeking employment after her AmeriCorps term with us is over in January.





SARAH BUCHANAN
SDHF DIRECTOR OF EVENTS
& MEMBERSHIP



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

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

LISC Roundtable Series Presents: Multifamily Energy Solutions with SDG&E

This month at our LISC roundtable we partnered with San Diego Gas & Electric (SDG&E) to host a Multi Family Energy Solutions presentation and to help our members find out cost saving benefits available to them. The discussion was focused upon numerous energy solutions that are available for multifamily properties as well as other non-residential establishments in San Diego County. The session was broken down into four different presentations, all revolving around energy efficiency and cost-reducing solutions for SDG&E customers.

The first topic discussed was time-of-use (TOU) rates for multifamily properties. Arnie Garcia of SDG&E, explained what TOU rates are and how they are employed. In plans that utilize TOU rates, prices vary depending on the time that the energy is being used. Under these plans, SDG&E's prices for energy use peak during the times of 4 to 9pm. By shifting energy use before or after that peak time, properties can save money on their energy bill. The second topic was led by Christina Inglett also with SDG&E and focused on benchmarking as required by the Assembly Bill 802. This bill requires tracking, assessment, as well as public disclosure of energy use benchmarking for multifamily



Above: SDG&E welcomed Roundtable attendees to SDG&E's Energy Innovation Center.

buildings through compliance with California Energy Commission (CEC) regulations. Under AB802, there are two classifications for multifamily properties. The first classification is referred to as "covered buildings" which includes non-residential buildings with utility accounts or a building with 5 or more residential utility accounts. The second classification, "disclosable building" refers to non-residential buildings with more than 50,000 ft² or a building with more than 17 residential units.

The Solar on Multifamily Affordable Housing (SOMAH) program was the third topic of the session. Led by Karinna Gonzalez from Center from Sustainable Energy, the goals of this program are to provide clean power and energy as well as increase cost savings for low-income properties in California. SOMAH also provides incentives up to \$100 million annually for a period of ten years. In order to be eligible for the program there must be at least five units, be a deed-

FEDERATION EVENTS



restricted low-income housing, and have at least 80% of residents below 60 percent AMI. There are current openings in areas served by Liberty and Pacific Corp territories. The program includes job training opportunities for residents. SOMAH also provides property owners with a bidding tool in which they can find eligible contractors. To learn more, visit: <https://www.calsomah.org/>.

The last program covered Energy Savings Assistance for Common Area Measures (ESA CAM) program, was led by Emily Fisher from Wildan Energy Solutions. The program serves low-income multifamily properties. The benefit of joining this program is that no-cost energy saving measures for common areas are implemented. The ESA CAM provides outreach, auditing, benchmarking, and subcontractor agreements. To learn more about this program, please visit: <https://www.sdge.com/businesses/savings-center/esa-common-area-measures-program>.

Overall, attendees were able to learn about ways that could save them and their residents money, those that attendee agreed that the roundtable was extremely helpful and that they would be contacting SDG&E for partnerships soon!

JOIN US FOR OUR NEXT ROUNDTABLE
LISC Sponsored Roundtable Series
Presents:

Accessory Dwelling Units

\$35 Members | \$45 Non-Members

Wednesday, September 25, 2019

8:00 -8:30 am: Registration

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

Price Charities Building

4305 University Ave., #640 San Diego, CA 92105

Join us to learn more about Accessory Dwelling Units (ADU's) in San Diego. Building more ADU's or "Granny Flats" could help contribute to solving our 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. Come hear from the experts who partnered with the City of San Diego to publish the Companion Unit Handbook this past year and from professionals who have worked to produce ADUs throughout the region. They will be discussing how ADU's can address housing affordability, why the handbook was created, and the successes and challenges that come from building companion units in the San Diego region.

Moderator:

Stephen Russell, San Diego Housing Federation

Panelists:

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

Ricardo Flores, Executive Director, LISC

REGISTER TODAY

FEDERATION EVENTS



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

[CLICK](#) to download a detailed agenda

If you have questions contact Sarah Buchanan, Director of Events and Membership at (619) 239-6693 or sarah@housingsandiego.org.

Online Registration
Ends Friday, September 27

Click to
**REGISTER
NOW!**

Maximize Your Conference Experience!

Download Whova and sign in today to access the agenda, find colleagues with shared interests, speaker bios, parking directions and other details in advance!.

Get *Whova* for 2019 SDHF Annual Conference

Official Event App

- Explore the **professional profiles** of event speakers and attendees
- Send **in-app messages** and **exchange contact info**
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- Receive **update notifications** from organizers
- Access the **event agenda**, GPS guidance, maps, and parking directions at your fingertips



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Please sign up for the app with your **social media account** or **email**

The event invitation code is:

SDHF19

You will be asked for an event invitation code after installing Whova



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:

- City of Carlsbad
- City of Chula Vista
- Hyder Property Management Professionals
- Katherine DiFrancesca
- Mary McKenzie, Hillcrest Town Council
- Richard Juarez, Juarez Consulting
- San Diego Interfaith Housing Foundation
- San Diego PACE
- Thuc-Nhi Dinh



Home Is *where you belong.*



One of the many benefits to join the San Diego Housing Federation is access to our membership directory. Updated quarterly, the directory serves as a tool to quickly connect all of our members and associated organizations. Members can access the directory through the member's only portal on our website at www.housingsandiego.org.



**MEHRSA IMANI
SDHF RESIDENT AND
COMMUNITY ORGANIZER**



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

RUN Celebrates SB 329 Win

Last week Residents United Network (RUN) leaders celebrated their hard work in winning SB 329-Source of Income Anti-Discrimination bill. As you know, most Section 8 applicants wait more than a decade to receive their vouchers. However, when the landlords deny applicants based on their source of income many are left without any housing options. Last summer, City of San Diego passed the Source of Income Anti-Discrimination Ordinance which prohibits discrimination based on renter/applicant's source of income, including Section 8 voucher-holders and other rental assistance programs. This ordinance went into effect on August 1st. Recognizing the value of this ordinance, San Diego RUN'ers worked hard to make sure all Californians can benefit from such a law, and to prevent homelessness and displacement of families and communities. We are grateful for RUN's hard work to see this bill pass!

We thank our elected legislators for their votes: Senate President pro Tempore Atkins, Senator Hueso, Assemblymember Gloria, Assemblymember Gonzalez, Assemblymember Maienschein, and Assemblymember Webber. And we appreciate Assemblymember Gloria and Assemblymember

Homeless-Experienced Advocacy and Leadership

Homeless-Experienced Advocacy & Leadership Networks (HEAL) has been steadily meeting and paving its advocacy path. The network is continuing to map out its network and resources, and learn of ways to participate in decision-making spaces. In the City of Vista, HEAL is building relationships with City Councilmembers and plans to participate in public hearings. While in San Diego, HEAL is deepening its relationship with the Regional Taskforce on the Homeless. There will be a significant opportunity to learn more about HEAL at SDHF's Affordable Housing and Community Development Conference.

Webber for their moving speeches on the Assembly Floor.

Having celebrated our win, RUN is ready to think about the next legislative year. On September 24th San Diego RUN will convene to decide on the legislative priorities for 2020, by taking part in "There Ought to be a Law" Process to vote on its priority policies for next year.



RAQUEL HARATI
PROGRAMS ASSISTANT,
LISC AMERICORPS MEMBER

Resident Service Coordinators Learn About Behavioral Management in After School Programs

Resident Service providers joined together for a morning of networking and training on how to better serve in their roles, this time in terms of coordinating after school programs. We had 30 attendees for this workshop which was held on Wednesday, August 14th. Behavioral management in these after school programs was the main topic, how to prevent bad behavior, what to do when it occurs, and best practices on working with children of all ages and abilities was discussed. The workshop was led by Shannon Roark of Wakeland Housing and Development Corporation. She began by defining behavioral management as the actions and conscious inactions to enhance the probability that children will choose behaviors that are personally fulfilling, productive, and socially acceptable. The misconceptions of behavioral management such as needing harsh negative consequences were dismantled as they can actually increase hostility and misbehavior in the future.

Proactive interventions strategies such as having a set schedule posted so kids know when it's appropriate



to do what, to be clear when communicating expectations, and to have an organized space that allows for less distractions. The fact that children need to feel safe, welcome, valued, supported, and motivated in order to properly behave was stressed. Advice was also given on remembering that a child's behavior is not a personal attack on you, that it is a reflection on what is their needs in that moment whether it be attention or needing to feel like they



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



are the ones in control. A wiggle break was taken displaying the benefits that this could also serve for children in programs.

Attendees also learned a few guidelines to use when planning after school programs rules. They are as follows: 1) Keep the number of rules to a minimum (5-7); 2) Keep the wording simple and positively phrased where possible; 3) Have rules represent your basic expectations; 4) Make rules specific; 5) Make your rules describe behavior that is observable/measurable; 6) Include “compliance rule”; 7) Keep rules posted, clearly displayed, and; 8) Discuss the rules regularly. To wrap up the workshop the 5 Steps to Correction were discussed in the cases that negative disruptive behavior still occurs: 1) List Previous Positive Behavior 2) State Current Behavior 3) State Expectations 4) Child Repeats 5) Praise Any Efforts.

Overall, our resident coordinators walked away with a better understanding of how to prevent behavioral issues and how to deal with them when they do occur. The phrase for the morning was “We don’t plan to fail, we fail to plan” and these coordinators are just getting started on their planning!

Resident Service Coordinators Learn How to Prepare for the Future

The September RSSN workshop was focused upon “Adulting” or life skills that are often not taught explicitly but are helpful as you go through out life. This morning was loaded with information with three different presenters working together to educate our resident service providers on how to handle different life scenarios. Point Loma Credit Union generously sponsored breakfast burritos for all of our attendees, thank you PLCU! They reviewed financial management skills including covering information on FICO scores, good credit, and bad credit. They covered how to boost credit in five ways 1) verify that your accounts are current, 2) obtain a secured credit card line which requires a down payment, 3) use your credit cards but not too much, 4) Do not close lines of credit especially your oldest line of credit, and 5) maintain 50% utilization or less on all your credit card balances. Our resident services staff found this information extremely useful and they plan to share it with their residents.

Our next presenter was from the Asian Real Estate Association of America and she gave a presentation to



our audience on the first time home buying process. She explained that buying a home is the biggest financial investment you can make in your lifetime. It is the foundation of the “American dream” and is one of the biggest goals Americans have. Step by step the process to home buying was described to us. Beginning with finding your realtor, you trust, then meeting with a loan officer or two to figure out what you can afford, from there you must think about what is in your search criteria for a home, next it would be time to schedule showings, and lastly making an offer on a home and negotiating the price. After the price is settled upon you will enter a limbo stage called escrow where the house is inspected, appraised, and all paperwork is finalized between the buyer and the seller.

Sharp Healthcare came to present on palliative care and hospice care. These two types of care are often thought to be similar but are actually quite different. Our presenter explained to us that palliative care is about comfort while still getting treatment for an illness – this is used often with the onset of chronic diseases. Hospice care is strictly about comfort and pain management for those with 6 months or less to live – this is usually for those whose health is in a rapid decline. Our presenter went over when to know which is an appropriate care method and how to ask your doctor about each. Both types of care are covered under Medicare. They both tend to reduce the



number of emergency room visits and reduce health care costs. You can do palliative care at home where a team goes to visit the patient. Hospices can also be at home but some inpatient ones are operated by charitable organizations, the VA, private companies, etc. Lastly, the general importance of an advance healthcare directive was discussed which makes sure that doctors and family members are aware of what your medical preferences are. This directive alleviates stress on family members who may be uncomfortable and uninformed on making these tough decisions for you.

Each presenter we had gave out take home handouts and pamphlets to our resident service staff so they can share this important information with their residents. We appreciate everyone who attended the workshop and our presenters from Point Loma Credit Union, the Asian Real Estate Association of America, and Sharp Healthcare. Without you this educational event would not be possible, thank you!



LAURA NUNN
SDHF DIRECTOR OF
POLICY & PROGRAMS

SDHF-supported Bills Head to Governor Newsom’s Desk - Send Your Letter of Support!

September 13th marked the end of the Legislative session for 2019 and several housing bills were sent on to the Governor’s desk for consideration of his signature. Among them, four bills supported by the San Diego Housing Federation now await signature.

AB 1486 – Clarifies and strengthens California’s Surplus Land Act to prioritize affordable housing when local agencies dispose of surplus land. The bill adds clarity regarding which local agencies must comply with the Surplus Land Act, better defines “surplus,” requires reporting on available surplus sites, and provides HCD with authority to enforce the Surplus Land Act. Download a sample letter of support to the Governor [here](#).

AB 1763 – Allows projects that provide 80% of units for households at or below 80% AMI and 20% of units for households at or below 120% AMI to seek an 80 percent density bonus and an additional incentive or concession under the state’s Density Bonus Law. Provides additional incentives for affordable housing within one-half mile of a transit stop and for supportive

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

SHOW YOUR SUPPORT ONLINE

The Housing Federation encourages members to support these bills by submitting comments to the Governor. The online process is easy by visiting this [link](#) and following these steps:

- Scroll to “Email the Governor” and click on “Have Comment”
- Complete your contact information, then go to “Please Choose Your Subject” and scroll to select bills:
 - > AB01486\Surplus land
 - > AB01763\Planning and zoning: density bonuses: affordable housing
 - > SB00005\Affordable Housing and Community Investment Program
 - > SB00329\Discrimination: housing: source of income
- On the next page, click “Pro” then enter your comments on why you support this bill. You can use the content of the sample letters provided in the article on this page.
- Click “Send Email”

That’s it! The deadline for the Governor to sign or veto bills is October 13, so please be sure to submit your comments as soon as possible.

and special needs housing. Download a sample letter of support to the Governor [here](#).

SB 329 – Will amend the Fair Employment and Housing act to clarify that housing subsidies are a protected source of income. This April, the Los Angeles Times editorial board wrote in support of the bill,

saying, “Vouchers are designed to help people find stable, affordable housing in the community of their choice near good jobs and quality schools. Blanket “No Section 8” bans and subsidy discrimination erode the promise of the program. Lawmakers have a responsibility to make sure vital safety-net programs work for the state’s neediest residents.” Download a sample letter of support to the Governor [here](#).

SB 5 – Provides an ongoing, sustainable, and accountable source of funding for cities and counties to build affordable homes. Would dedicate at least \$1 billion annually to home production for low-income Californians. Download a sample letter of support to the Governor [here](#).

SANDAG Board votes to send draft methodology to HCD for approval

On Friday, September 6, the San Diego Association of Governments (SANDAG) voted to [approve](#) a plan to distribute the 171,000 new housing units to cities throughout the region over the next 8 years. The draft Regional Housing Needs Assessment (RHNA) methodology was approved by a weighted vote of the Board of Directors to be submitted to HCD for state approval. The methodology prioritizes housing near transit and jobs and includes an equity factor to distribute housing need at all income levels throughout 18 cities and the unincorporated county.

The San Diego Housing Federation was supportive of the draft methodology with recommendations to equally weigh proximity to transit and jobs and also to consider jobs-housing fit, rather than just jobs-housing balance. Read our letter [here](#). With approval of the draft methodology, SANDAG can begin the process of allocating housing needs to jurisdictions for purposes of planning for the next Housing Element cycle, set to be submitted to the state in April 2021.

Presidential candidates release plans to address the housing crisis

With campaigns for next year’s presidential election gathering steam, candidates are beginning to release their policy platforms on the pressing issues of our time. And, while notably [absent](#) from most of the presidential candidate debates at this point, this doesn’t mean that those on stage have been ignoring the issue. As a part of their “Our Homes, Our Votes 2020” effort, the National Low Income Housing Coalition has created a handy online [resource](#) center for exploring the housing platforms, or lack thereof, from each of the contenders for the White House. Take a look and learn more about what the candidates are saying. Visit the Our Homes, Our Votes 2020 [homepage](#) to find more resources and tools for housing advocacy leading up to the November 2020 Presidential Election.



National City, Imperial Beach object to proposed housing quotas

SDUT- Aug 27

Shortly after SANGAG released its RHNA methodology and number for 8th cycle, several cities, including Coronado, Imperial Beach, Lemon Grove and National City, have expressed deep concerns. Although they have varied specific complaints on RHNA's flaws, these jurisdictions shared one large objective: RHNA is heavily weighed on readily transportation yet neglected other critical factors, such as number of jobs and geographical coverage. Imperial Beach leaders even criticized that the allocation numbers once again exhibited unfair shares between South County and North County.



A granny flat in Clairemont. (U-T File Photo)

San Diego's granny flat 'handbook' aims to eliminate confusion, encourage construction

SDUT - Aug 15

Back in mid-August, the City of San Diego published a companion unit handbook to simplify and clarify its development regulations and process, thereby to encourage companion unit constructions. The handbook is very comprehensive and covers a wide variety of materials, including explanations on zoning rules and parking requirements as well as the impacts on property taxes. The handbook was collaborated with the San Diego Housing Federation, the Local Initiatives Support Corporation, and the Pacific Southwest Association of Realtors. Local leaders believe that companion units are the fastest and cheapest channel to increase local affordable housing supply since they do not require additional land or infrastructure.



‘It’s as bad, if not worse, than I anticipated’ — UN appointee gets a look at San Diego homelessness

SDUT- Aug 15

In response to a San Diego local attorney’s invitation, a U.N.’s Human Rights Council appointed special rapporteur, Leilani Farha, paid an unofficial 3-day visit in San Diego to examine the region’s economic equality and housing adequacy. Farha was pessimistic regarding the matter of homelessness. She condemned that numerous local laws targeted homeless people and with the intention to erase the homeless population. Despite this unofficial trip would not result in a U.N. call to action, but could lead to a writing communication about conditions in the city. And the letter could be used to take legal action against the city to demand a change.



United Nations Special Rapporteur Leilani Farha, left, and her assistant Julieta Perucca exit a homeless encampment at the San Diego riverbed in Mission Valley after talking to the man who lives there. She was in San Diego for a three-day trip to study housing and homelessness in the city. (Hayne Palmour IV/The San Diego Union-Tribune)

San Diego home building continues to plummet. Biggest drop in SoCal.

SDUT- Sep 3

According to the Real Estate Research Council of Southern California, San Diego County built 43% less homes compared to the same time last year, sorrowfully crowned as the County with biggest drop in homebuilding in Southern California in the first half of 2019. Compared to the region, there was a 40% drop in Santa Barbara County, 29% in Los Angeles County and 20% in San Bernardino County. Borre Winkel, CEO of San Diego Building Industry Association, commented that builders are currently in a difficult position because new regulations, as well higher labor and material costs, have increased the price to build.



Trump's tariffs made California's housing crisis worse: A 'perfect storm of the wrong kind'

[The Sacramento Bee – Sep 5](#)

The U.S.-China trade war has created a “perfect storm” at the wrong time for the home building industry in California. California, as one of the most expensive states to build, estimated the tariffs would raise \$20,000 to \$30,000 on the cost per new home, primarily blaming the home building materials. Apart from new homes construction, large-scale housing rehabilitation and individual-level home renovation would also be attacked. In the midst of California's housing shortage, new tariffs would be one new star aligning for the worst outcome.

Super commuters' not slowing down in California. Lack of housing to blame

[The Sacramento Bee – Aug 21](#)

Super commuters continued to increase in California. Contra Costa, Solano, San Benito, Alameda, Merced and Mono counties saw the largest jumps. Super commuters typically refer to workforce that travels more than 90 mins to get to work. According to Apartment List, the major contributor of the environmental-unfriendly phenomenon is housing



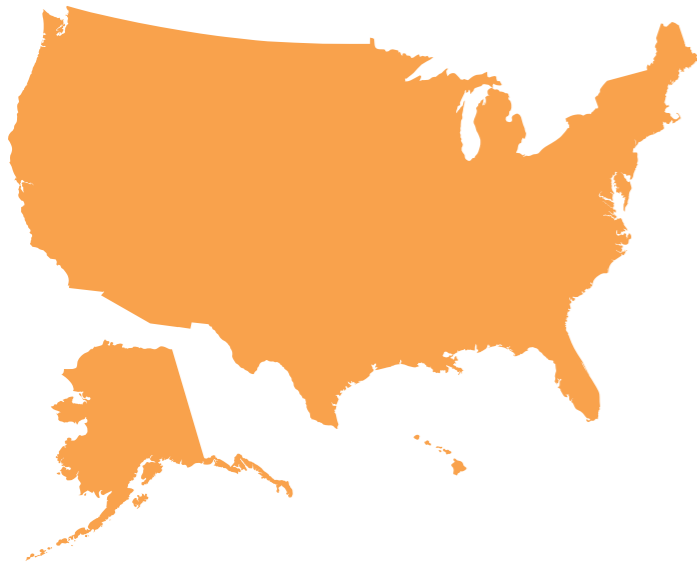
by David Caraccio, Sacramento Bee

shortage, affordable housing shortage specifically. With inadequate affordable housing in job clusters, workforce tends to be pushed out to outskirt cities for cheaper housing costs and this deepens GHG emission with increased vehicle trips.

'They're getting it done': What SF can learn from Seattle on housing, homelessness

[SF Chronicle – Aug 16](#)

San Francisco and Seattle are constantly being compared side by side, from positive qualities, such as tech booms and liberal politics; to negative reputations, including high costs of living and homelessness. But, when it comes to approvals for housing and homeless shelters, San Francisco has a lot to learn from Seattle. San Francisco Mayor London Breed has voiced her frustration at her city's slow process for approving housing and has been in talks with Seattle Mayor Jenny Durkan for guidance on speeding up the process. Breed is also hoping that a November ballot measure for a \$600 million housing bond and opening up public land for affordable housing will move her city in the right direction



Next Arena for Criminal Justice Reform: A Roof Over Their Heads

[New York Times– Sep 3](#)

In the present day, many individuals struggle to find affordable housing even with the assistance of Section 8 vouchers. However, it has been increasingly difficult for individuals who are in the process of re-integration after being formerly incarcerated. These individuals face added obstacles on behalf of renters such as additional background checks, having their housing voucher revoked without their knowledge, and exclusion from several housing programs. To address this issue and similar situations, Senator Kamala Harris released the Fair Chance at Housing Act. This bill aims to provide individuals with criminal records a fair opportunity for housing by some of the barriers that they encounter when looking for housing.



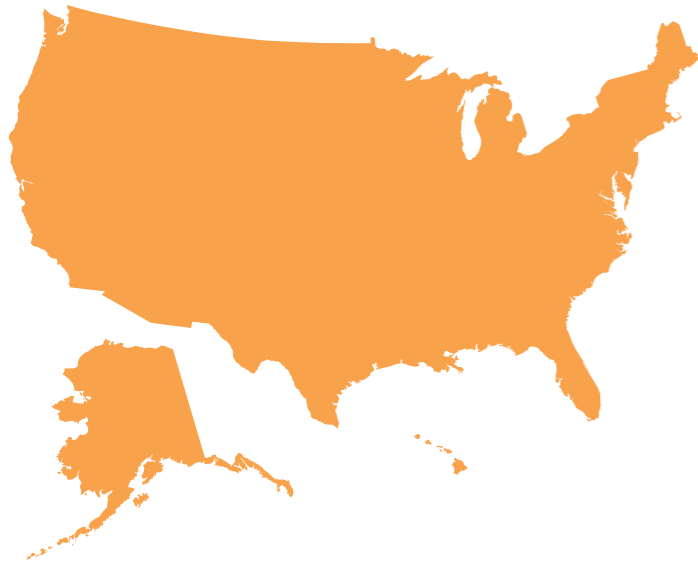
Thad Tatum struggled to find housing after his release from prison. He currently lives by himself in a unit his family owns.

William Widmer for The New York Times

Redfin: This is why home prices are rising faster in car-dependent housing markets

[HousingWire – Aug 30](#)

A study conducted by Redfin regarding housing market trends has uncovered that home-sales prices have increased more for car-dependent markers when compared to those in walkable neighborhoods. Redfin describes that there has been a switch in the trend since in previous years house prices in walkable neighborhoods used to increase at a higher rate compared to car-dependent neighborhoods. One of the main reasons that is discussed as the cause for this trend is affordability. As home-buyers are forced out of walkable neighborhoods due to home prices, they chose to purchase in more affordable, car-dependent neighborhoods, driving up competition and prices.



How HUD Could Dismantle a Pillar of Civil Rights Law

[CityLab – Aug 16](#)

The Trump Administration will introduce a rule that negatively affects people who are looking to bring forward discrimination complaints that fall under the Fair Housing Act. The new rule will set up a new five point system on behalf of the plaintiff. Furthermore, the algorithms utilized by the Department of Housing and Urban Development will no longer be under the lenders' control but will be managed by a third-party. This could lead to discrimination on behalf of this third-party. In regards to the five point system, the plaintiff would have to prove that the policy is arbitrary before moving along in the process.

How some cities are planning to revive neighborhoods — without displacement

[The Washington Post – Aug 29](#)

When interest in investments in downtown areas increases, many residents are wary of the effect that gentrification will have in their neighborhood. Atlanta has devised a plan to increase investment without displacing its residents. To protect its residents, the city has is looking to adopt a ground-lease program for residents who are looking to be home-buyers but

can't afford their mortgage. Through this program, buyers only purchase the house itself while paying a \$1 fee to the city for 99 years to lease the land that the home is there. This program has been predicted to lower costs and increase neighborhood stability.

How a Section 8 Experiment Could Reveal a Better Way to Escape Poverty

[CityLab – Aug 4](#)

Housing Choices Vouchers Program, commonly known as Section 8, was crafted with the intention to desegregate and deconcentrate poverty. Yet, researches often illustrated how Section 8 are clustered in low-opportunities area. A newly release study reported an experiment conducted to maximize the effectiveness of Section 8, just by adding a few additional services, such as education on both tenants and landlords about the possibilities under the federal vouchers program, at low cost.



[CLICK](#) for additional stories from CSH about youth involvement in preventing and end youth homelessness.

CHIP: Independent Living and Recovery Residence Associations

San Diego is fortunate to have Community Health Improvement Partners (CHIP) which, since its inception in 1995, has been a leader in innovative, collaborative solutions to address critical community health issues in the San Diego region. CHIP's mission is to advance long-term solutions to priority health needs through collaboration and community engagement. CHIP brings together diverse partners to assess community health needs, educate, and advocate to create policy, systems and environmental change which reduce health disparities. They help support, plan, and coordinate collaborative initiatives to solve our most complex health problems. Two of their housing-focused programs are the Independent Living Association and the Recovery Residence Association, both of which serve to fill the affordable housing gap in San Diego county.

Independent Living Association (ILA)

Independent Livings are privately-owned homes or complexes that provide housing for adults with mental illness or other disabling health conditions. They serve tenants that do not need medication oversight, are able to function without supervision, and live independently. Stable and supportive housing is one of the most effective

ways to encourage recovery and reduce inappropriate use of the healthcare system. The purpose, modeled after the Better Business Bureau, is to provide Independent Living operators and tenants with the tools and resources to promote high quality independent livings. San Diego's ILA began as a funded program by County of San Diego Health and Human Services Agency's Behavioral Health Services Innovation Program, through Mental Health Services Act funding in 2012. After the first year the program had 16 member homes totaling 127 beds. The program now has expanded to Alameda County and Fresno County and due to the San Diego ILA success it continues to be funded with a current membership of 90 homes totaling 796 beds.

For more information, please contact ILA Program Manager, Elana Soltz at 858-609-7965 or esoltz@sdchip.org or visit www.ilasd.org.

Recovery Residence Association (RRA)

The Recovery Residence Association is committed to supporting high quality recovery residences and maintaining focus on whole person recovery. The residences are privately owned houses or complexes that provide housing for adults that are currently receiving outpatient Substance Use Disorder (SUD) services, are enrolled in recovery services, or receiving services for co-occurring disorders (mental illness and SUD). The goal is to provide an accessible network of trusted residences in San Diego County that foster the dignity and

empowerment of the individuals they serve. To insure these goals are maintained, there are qualities that must be maintained for a property to become and maintain membership.

The environment has to be focused on whole person approach to recovery, as well as being maintained in a clean and safe manner. The residence should have clear policies, which respects individual's right to privacy and are free of abuse or discrimination. Policies need to be made available to individuals and clearly explained before signing a housing agreement. As well, operators and on-site managers need to be well informed and maintain a clear process for handling individual grievances and the opportunity for individuals to positively influence their environment. The bottom line is that all individuals need to be treated with dignity, consideration and respect. The need for the RRA is evident in that it surpassed its goal of 70 beds for fiscal year 2018/2019, by establishing 12 recovery residences

with a total of 127 beds. Both the RRA and ILA are well respected in the housing services provider community.

According to Lana Lo, RRA Program Manager, community providers were quoted as saying, "We love working with member homes of the ILA or RRA because of the quality and structure that it's providing to our program participants."

For more information, please contact RRA Program Manager, Lana Lo at 858-609-7984 or llo@sdchip.org or visit www.rrasd.org.

For general or media inquiries, please contact Program Director, Melanie Briones at 858-609-7973 or mbriones@sdchip.org



Turning Off Power for Public Safety

In recent years, wildfire preparedness and prevention has taken on a new level of importance in California, as many communities have suffered from record loss of lives and properties due to catastrophic wildfires. Exacerbated by climate change, wildfires have become a year-round phenomenon, growing in both frequency and severity.

Energy companies turn off power to fire-prone areas during extreme weather conditions as a safety precaution. This is known as a Public Safety Power Shutoff. The decision to turn off power is made based on a combination of factors. These include high winds (including Red Flag Warnings declared by the National Weather Service), low humidity, dry vegetation, and conditions on the ground. Power outages could last multiple days, depending on the severity of weather conditions and other factors, so it's important for everyone to have an [emergency plan](#) in place.



We'll make every effort to notify you in advance of a shutoff. Stay informed by making sure your SDG&E contact information is current on [sdge.com/myaccount](https://www.sdge.com/myaccount). Please know that turning off power in the interest of safety isn't a decision we take lightly. It's a last resort during extreme situations to reduce wildfire risk. If we anticipate the power to be off for an extended period, we may open [Community Resource Centers](#) in affected areas. The Centers provide water and snacks, the ability to charge phones, and keep up-to-date outage information.



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