



Housing & Community Development News



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ON THE COVER

RUN leaders participated in training to prep for upcoming election activities. [READ MORE](#)

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STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

Dear Members,

The Federation's office is slowly filling with the bags, swag, nametags, and other goods that always presage the coming of our Annual Affordable Housing and Community Development Conference. As always, the talent and energy of dozens of presenters and panelists are focused on bringing forth an immersive educational experience. Our thanks go out to everyone who is in the midst of preparing their presentations and workshops that are at the heart of this event.

Every year we strive to raise the bar, and I believe we have succeeded. This year's conference will be our biggest attendance ever, and the range of topics is broad and exciting (full program [HERE](#)). We are

introducing a new Conference APP, and we are excited to see how that may enhance our members' experience.

As always, we are striving to address the key issues of our time, and the lineup of special guests and speakers reflect that commitment. We are proud to be giving the stage to the [Voices of our City Choir](#), a volunteer organization that gives voice to individuals experiencing homelessness and creates a space for mutual aid and community building. We will also feature the personal testimony of [Michael Gauden](#), author of *My Way Home*, who will share his inspiring journey out of homelessness and into social leadership.



KEYNOTE SPEAKERS & PERFORMERS



VOICES OF OUR CITY CHOIR
Performance



MICHAEL GAULDEN
Author, *My Way Home*



HON. ANNISE PARKER
President and CEO, Victory Fund and Victory Institute



LISA HERSHEY
Executive Director, Housing California



The Federation is also very pleased to have as our lunch keynote speaker the [Honorable Annise Parker](#), former Mayor of Houston who showed great leadership in dealing with homelessness in her hometown. We look forward to some inspiring words and insight in to how we can act collectively to address the on-going crisis of our region.

We are especially pleased to feature [Lisa Hershey](#), Executive Director of Housing California, as our morning keynote. Lisa took the helm of our statewide advocacy partner less than two years ago, and has distinguished herself as a strong leader California's housing landscape, overseeing the advocacy that helped push the historic legislative housing package of 2017 over the finish line. She has built on that momentum by taking a leadership role in the [Yes on Props 1 & 2](#) campaigns for this November's ballot. Both of these measures are critical to the future of housing in our state – we encourage you to visit the site, get your friends and organizations to [endorse](#)

the measures, and arm yourselves with all of the information we all need to be fierce advocates for this cause.

These measures lay a foundation for the work that we do; locally, we will need these resources in place when we launch our own efforts in 2020 to provide local sources of revenue to build the homes for all San Diegans that are our collective mission.

I look forward to seeing all of you this year at the Conference!

Steve Russell, Executive Director
steve@housingsandiego.org

San Diego Housing Federation Welcomes Two New Interns



Suki Liang

Suki holds a Bachelor of Arts in Urban Studies and Planning from University of California, San Diego. During her senior year, she worked with LISC San Diego as a Program Intern and developed her senior thesis on affordable housing in San Diego. She cultivates deep interests in housing development and community revitalization because of the urban landscape of her hometown – Hong Kong.

Suki is adventurous and enjoys travelling. She was born and raised in Hong Kong. She has visited Asia, Southeast Asia, Australia, Western Europe, South Africa and North America. She also spent a year in Brazil as a cultural exchanger after high school. And currently, she decides to settle in San Diego. She is absorbed with diverse culture and the colors of culture inspire her life.



Shaina Tigar

Shaina is a recent graduate of Cal Poly Pomona where she received a Bachelor of Science degree in Organizational Communication. While attending Cal Poly, she was an active member in the school's chapter of Lambda Pi Eta, a national communication honors society, as well as Waves, a club that volunteered in the local community. Shaina's passion for advocacy and social justice led her to attend San Diego State University in pursuit of her Master's degree in Public Administration.

Originally from Santa Clarita, Shaina is new to the San Diego area and is looking forward to exploring the city, its beautiful beaches and getting to know its diverse cultural population. In her free time, she loves to read, binge Netflix shows (Friends, Parks and Rec, Greys Anatomy, etc.), and facetime her family's labradoodle, Moxie.



SARAH BUCHANAN
DIRECTOR OF EVENTS
& MEMBERSHIP

VOLUNTEERS NEEDED

If you are interested in volunteering, please email Sarah with your contact information and availability for the dates of October 3 and 4, 2018.



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

HOUSING AT THE ~~BREAKING~~ POINT:



Wednesday, October 3, 2018
Pre-Conference Institutes

Thursday, October 4, 2018
Annual Conference

Marriott Marquis & Marina
333 W Harbor Dr., San Diego, CA 92101

Online Discounted Prices end
on Friday, September 21, 2018.

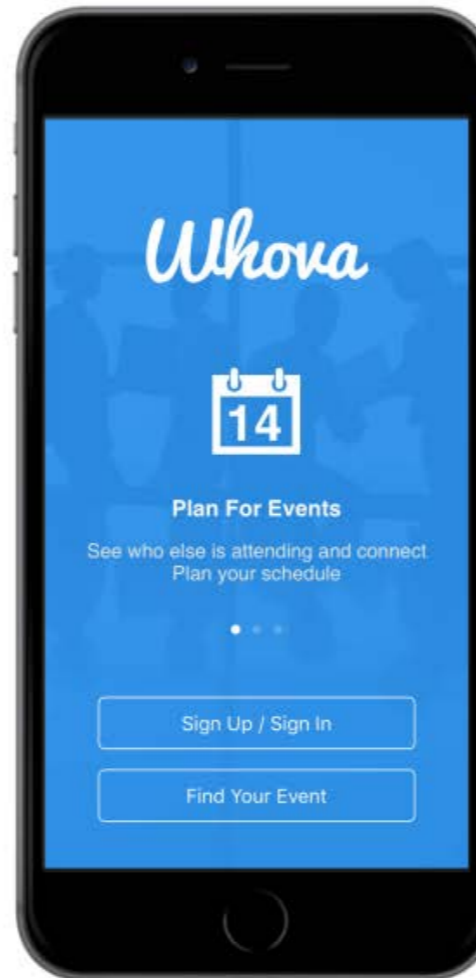
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Great reviews from other organizations was one the reasons we wanted to bring Whova technology to our conference attendees.

PRO TIP: Download Whova to your smart device and set up your profile prior to arriving at the conference to maximize your experience.



Special Thanks to our Mobile App Sponsors



- Explore the **professional profiles** of event speakers and attendees
- Send **in-app messages** and **exchange contact info**
- **Network and find attendees** with common affiliations, educations, shared networks, and social profiles
- Receive **update notifications** from organizers
- Access the **event agenda**, GPS guidance, maps, and parking directions at your fingertips



The event invitation code is:
SDHF18



Thanks to LISC for sponsoring the Educational Roundtable series. The next Roundtable will take place on November 15, 2018 at the Price Charities Building and will be sponsored by CSH and LISC San Diego. The topic will be Supportive Housing Funding.



SDG&E's Multifamily Energy Efficiency Programs Detailed at Recent Workshop



On August 14, affordable housing developers, energy efficiency specialists, and more came together for a roundtable discussion at the SDG&E Energy Innovation Center.

Thanks to the generous sponsorship of San Diego Gas & Electric, attendees were treated to a hearty breakfast and thorough overview of the programs that SDG&E administers and executes. Attendees were able to ask questions to SDG&E representatives one-on-one and also participate in a brief tour of the facilities.



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:

- Abode Communities
- California Bank and Trust
- Carl Hanson
- City of El Cajon
- Corporation for Supportive Housing (CSH)
- Dianne Russell, Western Community Housing
- JP &K Construction Management
- National Equity Fund
- Richard Juarez, Juarez Consulting
- Sun Country Builders
- Theodore Kagan

JOIN A COMMITTEE TODAY SDHF WANTS YOU!

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

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

- Marketing and Outreach Committee
- 2019 Ruby Awards Committee

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.



Michael Allen, a new resident of Juniper Senior Village, which is part of National Community Renaissance.

Featured Resident Story: Michael Allen

Health is something that many take for granted — that is until health fails. At that very moment of crisis and loss of control of one’s body, a million thoughts cross through the mind, and a million worries take over.

Michael Allen, a new resident of Juniper Senior Village, which is part of National Community Renaissance (CORE), had his life completely change in a matter days. In September of 2012, he ended up in the hospital, not knowing what was wrong with him. He was in the hospital for a month, having slipped into a coma. Once he came out of the coma, he was diagnosed with Guillain-Barre Syndrome (GBS). GBS started slowly as what he thought was just feeling weak and tired until his body crashed and he inevitably ended up in the ER. He stayed in the VA Hospital for two years, gaining his strength back (though not completely) and learning to walk again. While still in the hospital, Michael continued to pay his rent even though he was no longer be employed. Finding a new place to live on a fixed income was going to be very hard.

Finally, Michael began preparing to come home. When he reached out to his Property Manager asking for a downstairs unit with better accessibility, he was told

his rent would increase by \$100 and he would need to re-apply to lease the unit. Michael says, “It was as if they did [so] knowing that I would no longer qualify for the first floor unit because I was now living on a fixed income because of my disability [and could not afford that apartment].” Since he had no other option, Michael went back to his second floor apartment. Unable to use his power wheelchair in such an inaccessible space, he would rarely ever leave his apartment. The complex he was living in had a first-come first-serve basis for parking, and since Michael cannot walk long distances without his legs going weak, he continued to stay holed up in his unit. Slowly, he lost his social life: the most social interaction he had was with his (medical) caregivers.

When he received a call from the Property Manager of CORE at Juniper Senior Village, his life finally took a turn for a better future. Michael moved into a new apartment at Juniper in the summer of 2018, just before the lease at his previous place was up. Had he not been able to move into Juniper Senior Village, Michael would have been forced to move in with his daughter. As soon as he relocated to his new affordable home, however, Michael gained back his independence. He was able to keep his power wheelchair in his own apartment, use an elevator,

and have a secure and guaranteed parking spot. The accessibility he found at Juniper allowed him to regain his social life. Michael has been able to attend his grandson's football games and is now looking forward to going to the pow-wow with his granddaughter (Michael is part Yaqui Indian and had been unable to go due to his previous living situation).

Michael reflects on the events of the last few months, "One day you are trying to figure out how you are going to survive, and the next you get a call and everything changes for the good. From Day 1 [at Juniper], I have felt welcome. I come down to the

community room, talk to other residents. [I] have participated in the events that are put together by the Service Coordinator from Hope through Housing down in the community room. She always bring produce and I can partake in receiving fresh produce. ...My life has finally come back!"

National CORE's Juniper Senior Village and all of the services from Hope through Housing have made Michael's life easier and enjoyable since he's moved in. He finally feels like he has control of his life again.

MEHRSA IMANI
SDHF RESIDENT AND
COMMUNITY ORGANIZER



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

RUN's Efforts to Win Affordable Housing



As our member readers may already know, the Resident United Network (RUN) seeks to promote civic engagement among people who have been historically excluded from decision making spaces by building their capacity to advance policy solutions through education and access to advocacy work at local or state levels. For this very reason, this election year has been critical to the work of RUN Resident Leaders throughout California.

This November, two propositions are of particular importance to RUN leaders: Prop 1, the \$4 billion Veterans and Affordable Housing Act, and Prop 2, which authorizes \$2 billion from the Mental Health Services Act to build supportive housing under the “No Place Like Home” Program. With these propositions on the ballot, RUN is engaging in activities to increase the number of registered voters for this election and offering voter education on Props 1 & 2. Through this effort we hope to engage residents throughout San Diego to vote this November on important housing measures that will benefit communities.



These plans have created collaborative opportunities with a few of our members in order to engage more residents from various affordable housing properties in San Diego in voter registration and education activities. With the support and participation of our members in this effort, we believe we can achieve success on Props 1 & 2 this November.

A total of six RUN Resident Leaders have committed themselves to join the Volunteer Electoral Team to lead a number of educational meetings known as “RUN Power Hour” to engage our San Diego community in a conversation on our shared values towards providing a clean, safe, and affordable place for seniors, hard-working families, and individuals living with disabilities call home.

In addition, statewide there have been special efforts to exchange learning and best practices between Residents United Network of California and Resident Action Project of Washington. A few of the San Diego RUN Leaders attended a cross-training in Oakland, California this August. Each of them had an opportunity to facilitate a portion of the training, and to share their learning around community leadership and story-telling. We're excited for their valuable contributions they are making statewide.



ABIGAIL SHNEYDER
EDUCATION PROGRAMS
ASSISTANT



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

Members of Resident Services Support Network Learn about Suicide Prevention

On August 28, Resident Services Coordinators participated in an important RSSN workshop on suicide prevention. Attendees were privy to a QPR training through Community Health Improvement Partners and funded by the San Diego County Health and Human Services Agency.

George Zolla was an engaging instructor, speaking candidly about his connection to suicide: his best friend of several decades committed suicide, and George continues these trainings because he wants to share the life-saving skills he wish had before his friend took his own life. Workshop participants were able to speak freely about their connections to suicide as well as ask questions about working with residents who could be suicidal. While the topic was quite



Attendees learned valuable approaches in questioning others about suicidal thoughts.

heavy and emotional, the attendees learned valuable approaches in questioning others about having suicidal thoughts, persuading them to continue living, and referring people to resources for long-term help (the training’s title, QPR, stands for “Question, Persuade, Refer”). Resident Service Coordinators even had the opportunity to practice their new skills with role-playing activities.

At the end of the workshop, Coordinators agreed they would be more attuned to the warning cues of a person contemplating suicide and also that they would be ready to put their training to work, should the need arise. The Coordinators left empowered to help their residents and provide resources to the greater communities.

The last training of the 2018 series will be on September 19 at the San Diego Foundation. The topic will be Self-Care. Resident Service Coordinators who attend 5 workshops of the 2018 series plus the RSSN Institute at the SDHF Conference may receive a certificate, and for some coordinators, this workshop is their last chance to achieve certificate eligibility!

REGISTER TODAY!



LAURA NUNN
SDHF POLICY DIRECTOR

Three SDHF-supported Bills Make it to Governor's Desk

August 31st marked the end of the two-year legislative session with several housing bills making their way to the Governor's desk. Among them, three bills supported by the San Diego Housing Federation now await signature.

- **AB 2162** expedites the process for approving construction of permanent supportive housing. In March, the San Francisco Chronicle editorial board weighed in on this legislation with a headline that read, "**California can't afford neighborhood opposition to homeless housing.**" We couldn't agree more and are pleased to see this bill make it through the legislature. *Read SDHF's letter of support [here](#).*

- **AB 2372**, a bill authored by hometown Assemblymember Todd Gloria, allows for local governments to adopt an optional floor area ratio bonus program. The California's Sustainable and Affordable Housing (CASA) Act, **passed** the Assembly by a unanimous vote, showing that commonsense policies that increase the supply of housing while ensuring that production includes homes for low and moderate income families is something we can all get behind. *We're proud to support this bill, read our letter of support [here](#).*

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

✓ 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:
 - > **AB02162\Planning and zoning: housing development: supportive housing**
 - > **AB02372\Planning and zoning: density bonus: floor area ratio bonus"**
 - > **SB00828\Land use: housing element**
- On the next page, click "Pro" then enter your comments on why you support this bill
- Click "Send Email"

That's it! The deadline for the Governor to sign or veto bills is September 30, so please be sure to submit your comments as soon as possible.

- **SB 828** originally required cities to zone for 200 percent of project local housing need. While that element of the legislation is no longer included, some of the bill's **provisions**, including allowing the state to take into account existing as well as projected future need when determining zoning allocations and setting a minimum "healthy" target vacancy rate of 5 percent, will help to strengthen and improve housing element law. *Read SDHF's letter of support [here](#).*



Nicole Capretz of San Diego appointed to Strategic Growth Council

Nicole Capretz, attorney and executive director of Climate Action Campaign as well as primary author of San Diego’s Climate Action Plan, has been appointed to the California Strategic Growth Council. The appointment was announced by Senate President pro Tempore Toni Atkins. Capretz has played a pivotal role in helping other cities in the region adopt climate action plans and is a prominent advocate for Community Choice Energy. The Strategic

Growth Council (SGC) was created to take action with regard to coordinating programs of member state agencies to improve air and water quality, improve natural resource protection, increase the availability of affordable housing, and improve transportation. The SGC also adopts program guidelines and approves funding for the Affordable Housing and Sustainable Communities (AHSC) program, which has invested \$697 million statewide toward sustainable projects.



Why the Homeless Tents Are Moving Far Fewer People Into Housing Than Leaders Hoped

[Voice of San Diego – August 31](#)

Through the end of May, just 12 percent of homeless clients staying in three tent shelters had moved onto permanent housing, far short of the 65 percent goal city leaders set. Now, city leaders are forced to grapple with the results the tents have delivered as they also debate the structures' future.

San Diego Councilman Ward: Discharged Homeless Patients Need More Places To Recover

[KPBS – August 31](#)

Recuperative care facilities offer sick or injured homeless people a safe and healing place to go after they are discharged from the hospital. But in San Diego County, the facilities are almost nonexistent, said San Diego Councilman Chris Ward, who gathered with other community leaders in Hillcrest to urge action.



Harmony Grove Village, a new housing development seen in the distance from Elfin Forest Preserve, July 16, 2018.

PHOTO BY ALISON ST JOHN

Sierra Club Sues San Diego County Over Carbon Offsets For New Developments

[KPBS – September 6](#)

Peter Andersen, chair of the San Diego chapter of the Sierra Club, said there are other reasons the club is opposing the proposed projects in North County. "We're big on affordable housing," he said, "but nothing in this plan has affordable housing in it."

Petitions turned in for referendum seeking to overturn San Diego's short-term rental regulations

[San Diego Union-Tribune – August 30](#)

[I]f the referendum is deemed to have enough signatures, it would have the effect of putting the legislation on hold until a public vote is held. Backers, known as Stand for Jobs, Stop the Vacation Rental Ban, have raised nearly \$1 million in support of the referendum, the bulk of the money coming from Airbnb and Expedia, which owns HomeAway.



Assembly Passes Todd Gloria Bill Permitting Higher Housing Density

[Times of San Diego – August 30](#)

The bill, dubbed by Gloria as California’s Sustainable and Affordable Housing Act, would allow cities and counties to allow construction of housing units based on a new floor-area-ratio calculation.

California Legislature passes housing desegregation measure in rebuke to President Trump

[LA Times – August 27](#)

Under [Assemblymember Miguel] Santiago’s bill, cities and counties would have to include anti-segregation plans when they describe how they expect to meet state goals for housing production every eight years.



ASLESHA KUMAR/FILE

Bill aimed at increasing affordable housing for students passes in California State Legislature

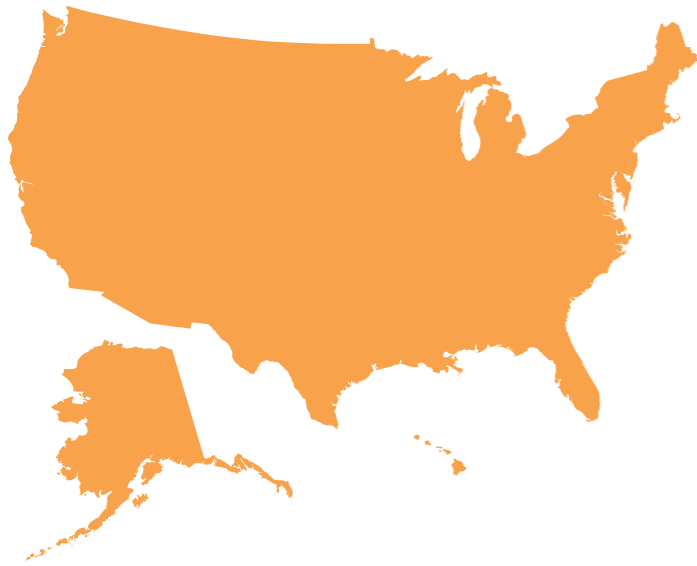
[Daily Californian – August 29](#)

According to SB 1227, developers building housing that is entirely for students will be able to qualify for a “density bonus,” provided that 20 percent of the units are used for lower-income students.

Thousands of Californians are working while homeless, and many don't want their boss to know

[KPCC – August 31](#)

Workers have protections on the job when it comes to factors like race and gender. But Jessica Bartholow, a policy advocate with the Western Center on Law and Poverty, said, “There are no laws in California that protect you from being discriminated against based on your housing status.”



Laws Punishing Homeless People for Sleeping in Public Are Cruel and Unusual, Court Rules

[New York Times – September 5](#)

The case stems from two ordinances in Boise, Idaho, that make it a crime to sleep or camp in buildings, streets and other public places. Six homeless people who had been convicted under the laws sued the city in 2009, saying their constitutional rights had been violated.

8 U.S. Cities Pledge to Ensure All New Buildings Are Net-Zero Carbon by 2030

[Multifamily Executive – August 24](#)

The U.S. signatories are the mayors of New York City; Portland, Ore.; Los Angeles, San Francisco, San Jose, and Santa Monica, Calif.; Washington, D.C.; and Newburyport, Mass. The global signatories include the mayors of Toronto, Vancouver, and Montreal, Canada; Paris; London; Sydney, Australia; Tokyo; Stockholm, Sweden; Copenhagen, Denmark; and Johannesburg and Tshwane, South Africa.



For the past year, the gym at Bethel Baptist Church in east Houston has served as a warehouse for supplies, including furniture, donated to help those recovering from Hurricane Harvey. (Carolyn Van Houten/The Washington Post)

A year later, the ‘Harvey Homeless’ endure lingering effects of record Texas floods

[Washington Post – August 22](#)

One year after Hurricane Harvey trudged out of the Gulf of Mexico and parked over southern Texas, dropping what seemed like endless rain, thousands of residents throughout the region remain essentially homeless in their own homes. Everything they own is moldy, rotted, dusty, unsafe. Some wash dishes in the bathtub. Others still shower using a bucket.

Government Can Stop Paying to House Puerto Rico Hurricane Victims, Judge Rules

[New York Times – August 30](#)

Almost a year after Hurricane Maria devastated Puerto Rico, more than 1,000 families who lost their homes remain in hotel rooms paid for by the government. Thursday, a judge’s ruling gave them two more weeks before that assistance runs out, though he conceded they “may well be rendered homeless.”

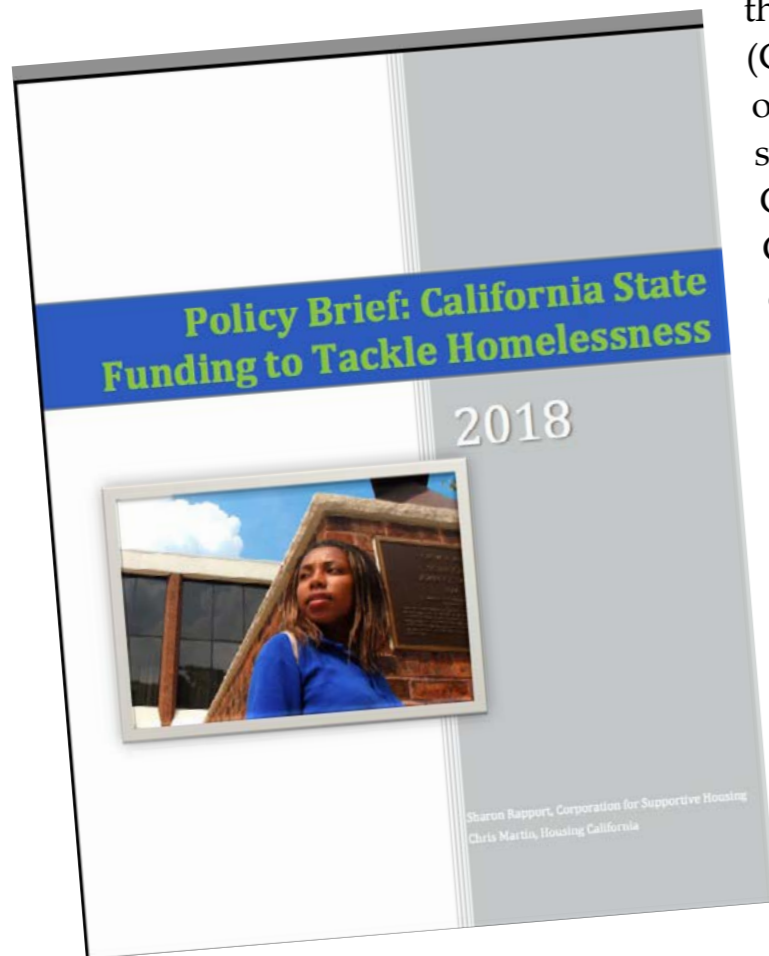


New State Resources in California

CSH and Housing California have developed a policy brief, [California State Funding to Tackle Homelessness](#), that reviews options available to jurisdictions to implement meaningful changes to address homelessness. New funding includes the California Emergency Solutions and Housing (CESH) Program with funding going to Continuums of Care for rental assistance, strengthening data systems and outreach. Housing for a Healthy California will create supportive housing for Medi-Cal eligible individuals who are experiencing chronic homelessness or cycles of hospitalizations or nursing home stays and homelessness. Funding can be used for rental assistance, as well as loans to developers to fund capital and capitalized operating subsidy reserves to develop supportive housing projects. The Homeless Emergency Aid

Program (HEAP) will provide flexible funding to Continuums of Care and large cities to address the urgent needs of people experiencing homelessness. Additional funding will be allocated to domestic violence shelter programs, programs that provide short-term housing assistance to families receiving CalWORKs, as well as programs for youth, seniors and people with mental illness.

Finally, on the ballot in November are Proposition 1: The Veterans and Affordable Housing Bond Act of 2018 and Proposition 2: No Place Like Home Act of 2018 that would create \$5 billion in statewide funding for the development of affordable and supportive housing. Please contact lauren.quinlan@csh.org if you have any questions.





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