



# HCDWEBNEWS

Department of Housing and Community Development



**October 12, 2018**

## **TODAY'S NEWS**

### **AFFORDABLE HOUSING**

#### **Mortgage News Daily: Moody's Examines (and Endorses) Affordable Housing Bill**

By Jann Swanson [10-10-18] // Moody Analytics has performed an independent analysis of SB 3503, the **American Housing and Economic Mobility Act**, introduced in September by Senator **Elizabeth Warren** (D-MA).

#### **Planetizen: Is Residual Income a Better Metric for Housing Affordability?**

By Philip Rojc [10-8-18] // The common metric for measuring housing affordability—whether households pay more than 30 percent of their income on shelter—has its downsides. Looking at residual income offers more precision in some respects, according to a [new working paper](#) from Harvard's Joint Center for Housing Studies.

#### **Sacramento Business Journal: Sacramento Rent Control Measure Qualifies for 2020**

By Ben van der Meer [10-11-18] // Housing 4 Sacramento, the umbrella group supporting the measure, announced that the measure has gained enough registered voter signatures to qualify, though the exact ballot it will appear on hasn't been determined.

#### **Patch: Healdsburg Voters to Consider Workforce Housing Measure**

[10-10-18] // Sonoma County: Healdsburg voters next month will decide Measure P, which would amend the city's growth management ordinance to allow the construction of up to 150 multifamily and income-restricted rental units over three years.

#### **PD&R Edge: Landlord Participation in HCD Program**

By HUD [10-2018] // [New research](#) from HUD's Office of Policy Development and Research examines the degree to which landlords' treatment of voucher holders differs from that of nonsubsidized tenants.

## **[Salt Talk Blog: Incentives Watch: Which States Provide Low-Income Housing Tax Credits to Encourage New Affordable Housing?](#)**

By [10-11-18] // There are over [1 million public housing units](#) managed by over 3,000 housing authorities. A few states offer low-income housing credits to ensure that housing options are available.

## **HOUSING DEVELOPMENT**

### **[GlobeSt.: Bay Area Multifamily Completions Inch Forward](#)**

By Lisa Brown [10-11-18] // With job growth comes housing demand and this disparity underscores the fact that regardless of the need for housing that comes with job production, a market can't absorb product that isn't there.

## **LAND USE / PLANNING / REGULATION**

### **[Enterprise: Equity, Opportunity and the Regional Planning Process: Data and Mapping in Five U.S. Metropolitan Areas](#)**

By Enterprise Community Partners [2018] // This paper investigates how equity and opportunity maps have been integrated into planning processes in five regions across the country.

### **[NYU Furman Center: New Interactive Planning Website](#)**

**LocalHousingSolutions.org** is a non-partisan site providing resources to help cities, towns, and counties develop comprehensive and balanced local housing strategies that enhance affordability, protect low-income residents from displacement, and foster inclusive neighborhoods.

### **[Curbed: A Guide to CEQA: California's Environmental Law That Developers Love to Hate](#)**

By Elijah Chiland and Darian Glick Kudler [10-10-18] // As concerns about [water quality](#) and [smog](#) mounted in California, lawmakers sought to create a state bill that would supplement the new federal law with even stricter standards regulating pollution and preserving the natural environment.

### **[Next City: California Will Vote on 11 Ballot Initiatives This Fall](#)**

By Rachel Kaufman [10-11-18] // Here's a look at the propositions that most affect cities.

### **[Planetizen: 2019 Conferences in Planning and Design](#)**

By W. Adams [10-8-18] // An annual sampling of professional development conferences in the coming year for planning and design professionals, by L.A. County Planner Clement Lau.

### **[Public Square: A Map of Every Building in America](#)**

By Lisa Schames [10-12-18] // *The New York Times* has put out a fascinating set of maps revealing building patterns across the United States, using Microsoft's Building Footprints, the [first comprehensive database of the built environment](#) in the nation.

## **HOUSING MARKETS / REAL ESTATE**

### **NLIHC: Out of Reach 2018: California**

By NLIHC [2018] // This annual fact sheet shows the state's minimum wage, average renter wage, fair market rents, and other income/housing data.

### **PR Newswire: C.A.R. Releases Its 2019 California Housing Market Forecast**

By California Association of Realtors [10-12-18] // A combination of high home prices and eroding affordability is expected to cut into housing demand and contribute to a weaker housing market in 2019, and 2018 home sales will register lower for the first time in four years, according to a housing and economic forecast released today by C.A.R.

### **PD&R Edge: Summary of U.S. Rental Housing Market Conditions: 2Q2018**

By HUD [10-2018] // The overall rental vacancy was 6.8 percent during the second quarter of 2018, down from 7.3 percent a year ago. The rental vacancy rate for single-family homes was 5.7 percent compared with 6.1 percent a year ago.

## **MORTGAGE & FORECLOSURE ISSUES**

### **L.A. Times: Mortgage Rates Rise to a Seven-year High**

By Andrew Khouri [10-11-18] // The sharp increase in mortgage rates — to 4.9% this week, from 4.71% last week and 3.91% a year ago — stems from the same rise in the overall cost of borrowing that on Wednesday and Thursday sent stocks tumbling.

## **COMMUNITY DEVELOPMENT**

### **L.A. Times: Can L.A. Build New Parks and Public Spaces without Gentrifying away Low-income Residents?**

By Jon Christensen and Alessandro Rigolon [10-12-18] // (Opinion) Park, health-equity and environmental-justice advocates rightly applaud investments in bicycle paths and parks. The benefits of regular access to nature, recreation and public spaces are well established. But fear of “green gentrification” is also legitimate.

## **HOMELESSNESS**

### **L.A. Times: L.A. Typhus Outbreak Adds Fuel to the Debates over Homelessness and Housing**

By Soumya Karlamangla [10-11-18] // “The sidewalks weren’t ever intended for habitation, our storm drains were never intended for human waste, and rats [are] crawling all over people,” said Estela Lopez, executive director of the L.A. Downtown Industrial Business Improvement District. “This is unimaginable, that in such an advanced society we would be facing this problem.”

## [Urban Land Institute: Rapid Re-housing's Role in Responding to Homelessness](#)

By Mary K. Cunningham and Samantha Batko [10-9-18] // This paper reviews the evidence to date, which shows that the rapid re-housing model has been successful in helping families and veterans exit homeless shelters to live in housing units in the private rental market faster than they would on their own and for lower cost.

## [National Alliance to End Homelessness: What's the Role of Emergency Shelter in Diversion?](#)

By Tom Murphy [10-5-18] // Diversion is a strategy that helps people experiencing a housing crisis quickly identify and access safe alternatives to emergency shelter. Diversion strategies can include: engaging in creative problem solving conversations with clients; connecting them with community resources and family supports...

## [ECONOMY / EMPLOYMENT](#)

### [CNN: Stocks Couldn't Rise Forever. Here's What's Going On](#)

By Matt Egan and Christine Romans [10-12-18] // (Video and text) Neither the stock market nor President Donald Trump are pleased with the Federal Reserve right now. [The fear](#) among both camps is that the Fed is ending the era of easy money too quickly. Rising rates sent stocks [spiraling lower this week](#), prompting Trump to say the Fed has ["gone crazy"](#) and is "out of control." Stocks [looked to bounce back](#) on Friday. But [all along there was a risk](#) that Washington's [debt-fueled tax cuts](#) and spending splurge would backfire by overheating the economy.

## [TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT](#)

### [CityLab: Why Public Transportation Works Better Outside the U.S.](#)

By Jonathan English [10-10-18] // The limited transit service available in most American cities means that demand will never materialize—not without some fundamental changes. ... To this day, in most parts of American cities, it is all but impossible to get anywhere on a Sunday at 8 p.m. by transit, and if you miss the bus you might be waiting an hour or more for the next one.

## [REDEVELOPMENT / INFILL / REVITALIZATION](#)

### [Appeal-Democrat: CalHome Awards \\$500K to Yuba County for Eligible Victims of the Cascade Fire](#)

By Jake Abbott [10-12-18] // One year after a wildfire tore through the Loma Rica area destroying hundreds of structures and claiming the lives of four people, the California Dept. of Housing and Community Development awarded Yuba County half a million dollars to assist eligible homeowners who were impacted by the Cascade Fire with low-interest loans.

## **NATIONAL HOUSING NEWS**

### **HUD: HUD Awards \$47 Million in Housing Counseling Grants**

[10-10-18] // The U.S. Department of Housing and Urban Development (HUD) today awarded \$47 million in housing counseling grants to help approximately 1 million households find housing, make more informed housing choices, or keep their current homes. [See list of all counseling agencies awarded funding today.](#)

## **FAIR HOUSING**

### **Fox: Grad Students' "Owning Up" Exhibit Exposes Racism in Minneapolis' Past Housing Policies**

By Maury Glover [10-10-18] // A group of graduate students are digging into the history of racism in housing in Minneapolis through an interactive exhibit on display now at the Hennepin History Museum. "Minneapolis is often lauded as a paradise of civil rights. Has great parks and great arts and culture. We wanted to ask the question who are those amenities for? Who has access to them?"

## **DEMOGRAPHICS / QUALITY OF LIFE**

### **Governing: Mental Break-Down**

By Mattie Quinn [10-2018] // This country has never had an effective public policy toward mental illness. In Chicago, things seem to be getting even worse.

## **ENVIRONMENT / CLIMATE CHANGE / NATURAL DISASTERS**

### **Governing: Green Roof Requirements Are on the Rise**

By Elizabeth Daigneau [10-2018] // Green roofs, which have been common in Europe for more than 40 years, are slowly catching on in the U.S. To meet their energy goals, cities are starting to make new buildings have solar panels or vegetation atop.

### **L. A. Times: As States Near Deal on Colorado River Shortage, California Looks at Water Cuts of as Much as 8%**

By Bettina Boxall [10-10-18] // Under the proposed pact, California — the river's largest user — would reduce diversions earlier in a shortage than it would if the lower-basin states strictly adhered to a water-rights pecking order. California's huge river take would drop 4.5% to 8% as the shortage progressed.

### **Curbed: California's Changing Fire Country**

By Susie Cagle [10-10-18] // As urban development and wildfires meet, residents reckon with new risks.

### **L.A. Times: Earthquake Warning System Will Come with Some False Alarms and Missed Alerts**

By Rong-Gong Lin II [10-11-18] // California is getting closer to what scientists say will be the world's most sophisticated earthquake warning system, with officials this week announcing they were expanding the test program in the coming months in advance of a future public rollout. Even a few seconds' warning can save lives and prevent fires with shut-off of fuel lines.

**COVERAGE INFORMATION:**

California Department of Housing & Community Development WEB NEWS service coverage:

Monday, Wednesday, and Friday each week includes electronic format articles retrieved from newspapers or news services that report housing and community development news in California and some national services. Coverage is for California newspapers that are available electronically via the Internet – and any significant related breaking news.

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