



HCDWEBNEWS

Department of Housing and Community Development



March 16, 2018

TODAY'S NEWS

AFFORDABLE HOUSING

[KING TV Seattle: 30 Affordable Homes for Every 100 Families Living in Poverty on West Coast](#)

By Monica Nickelsburg (GeekWire) [3-14-18] // [A new study](#) from the [National Low Income Housing Coalition](#) looks at the number of affordable units in the U.S. compared to the number of “extremely low-income” households, defined as families living at or below the poverty line.

[GlobeSt.: Success of Affordable Housing Is in the Approach](#)

By Steve Lubetkin [3-15-18] // Reframing the language used to describe affordable housing projects can enable community members to think differently about the need for such projects, and help move development plans through the approval process.

[Bloomberg: Want Affordable Housing? Just Build More of It](#)

By Noah Smith [3-14-18] // (Opinion) Urban California should emulate Tokyo, which ensured the supply of dwellings stayed ahead of population growth.

[DS News: San Diego Needs a Lot More Housing Than Planned](#)

[3-15-18] // According to the California state government’s estimates, the San Diego region will need to greenlight 171,685 new home permits in order to meet state housing targets between 2021 and 2028. That works out to more than 21,000 units each year for the county, which is almost three times what has been permitted during the past seven years.

HOUSING DEVELOPMENT

[California Economic Summit: It All Adds Up: The Cost of Housing Development Fees in Seven California Cities](#)

By Sarah Mawhorter and David Garcia [3-15-18] // The onerous and lengthy process our research team faced tells the story of the development fee process in California. Conclusions drawn by the Turner Center’s latest report in our [Cost of Building Housing](#) Research Series are detailed in [It All Adds Up: The Cost of Housing Development Fees in Seven California Cities](#).

[Enterprise: Good Design in Affordable Housing: A Framework to Empower Developers and Improve Design in Affordable Housing](#)

[1-2018] // This report highlights the essential role of the developer in championing design as a tool to achieve resident outcomes and reveals some of the core skills and knowledge a developer needs to be an effective leader of their design process.

[Architect's Newspaper: Can Mass Timber Help California Build Its Way out of the Housing Crisis?](#)

By Antonio Pacheco [3-8-18] // Given current understanding of what the mass timber industry is capable of producing, a rising wave of zoning reform, and [growing funding sources for affordable housing construction](#), it might be time for municipalities and developers alike to take a look at this new building technology.

[San Mateo Daily Journal: Millbrae Development Passes](#)

By Austin Walsh [3-15-18] // Officials narrowly approve housing, office, retail project near rail station despite lingering concerns.

[Builder: Woodside Acquires 367 Acres, Plans 1,250 Homes in Temecula](#)

By Brian Croce [3-13-18] // The Utah-based builder is planning up to 1,250 residences, a sports park, two community recreation centers, and a trail system.

LAND USE / PLANNING / REGULATION

[San Rafael Patch: Marin Changes Green Building Code, Updates Emissions Standards](#)

[3-14-18] // By 2020, Marin County wants to have greenhouse gas levels 30 percent lower than they were in 1990.

[Public Square: Small Apartments in Single-Family Neighborhoods](#)

By Robert Steuteville [3-15-18] // To relieve a worsening shortage of housing, Minneapolis planners have suggested allowing the construction of four-unit apartment buildings in nearly all neighborhoods.

HOUSING MARKETS / REAL ESTATE

[KNOCK LA: Seattle—A Cautionary Tale for Supply-Side Housing Advocates](#)

By Jared Baxter [3-13-18] // The average rent in King and Snohomish counties dropped by 2.9 percent in the fourth quarter of 2017. In spite of decades of indisputably strong development, however, Seattle's share of cost-burdened renters has [barely budged](#).

[Globe St.: Will The New Tax Plan Impact The L.A. Housing Market In 2018?](#)

By Kelsi Maree Borland [3-15-18] // Los Angeles homeowners will lose \$3,300 in housing-related deductions this year, and that may be enough to keep would-be homebuyers in the rental market.

[CityLab: For Low-income Renters, the Affordable Housing Gap Persists](#)

By Sarah Holder [3-13-18] // [Last year](#), NLIHC found that for every 100 households categorized as extremely low income (ELI), [only 35 affordable rental homes are available](#)—a shortage of over 7 million affordable and available homes. That same figure stands today.

MORTGAGE & FORECLOSURE ISSUES

[Slate: Democrats Back a Bank Bill That Could Hurt Black Homebuyers](#)

By Jamelle Bouie [3-14-18] // When 67 senators voted on Wednesday night to weaken the Dodd-Frank Act and ease rules across the banking industry, they also made it easier for banks to discriminate against black borrowers.

COMMUNITY DEVELOPMENT

[KaBoom! Play Everywhere Playbook](#)

[3-14-18] // This toolkit provides ideas from city and community leaders, urban planners, health experts and affected families for creating children's play spaces in unexpected locations. Design guides, case studies, and evaluation of impact on communities that have already created equitable access to safe, quality playtime.

HOMELESSNESS

[aNewsCafe: One Homeless Man's Plea: "We Need Help, Not Hatred"](#)

By Doni Chamberlain [3-16-18] // Like many Redding homeless, George Koen spends a lot of time at the Shasta County Library in **Redding** which features bathrooms, drinking fountains, computers, comfortable chairs, magazines, and shelter from the elements. It's kind of his home away from - no home.

[Daily Californian: Berkeley to Provide Largest Number of Affordable Housing Units for Homeless in City's History](#)

By Madeleine Gregory [3-15-18] // Berkeley City Council passed a bill Tuesday to clear another funding hurdle for the Berkeley Way project, which will include 53 permanent units for the homeless, 12 beds exclusively for veterans, 32 homeless shelter beds and 89 affordable housing units for low-income residents.

[The Guardian: As the U.S. Homelessness Crisis Reaches New Heights, We Speak to People in LA, Oakland, and Seattle about Their Shelters](#)

By Carla Green, Candice Pires, and Gabrielle Canon [3-14-18] // Tiffany Jones, 34, Los Angeles: I was a certified sales assistant. I used to work for AT&T...

[Action News Chico: City Is Considering Options on Homeless Public Feedings](#)

By Cecile Juliette [3-13-18] // The conflict between "Chico Friends of the Street" and Chico's business owners and government grows as leaders contemplate the best approach for addressing homelessness.

[Cronkite News: Arizona, California Mayors Unite to Tackle Affordable Housing, Homelessness Issues](#)

By Micah Bledsoe [3-14-18] // (Video and text) Fourteen mayors and CEOs have joined the Investment coalition. Part of their goal is to form public-private partnerships to ensure the federal government continues to fund federal housing and homeless assistance.

[SF Gate: Mayor Schaaf Names Policy Director for Housing Security](#)

By Bay City News Service [3-15-18] // Darin Ranelletti will be Oakland's first policy director for housing security, coordinating efforts by the Mayor's office, city departments, and private and public partners to improve housing security for all residents.

ECONOMY / EMPLOYMENT

[Los Angeles Daily News: It's Pricey to Live in Southern California—Here's the Proof](#)

By Kevin Smith [3-13-18] // The [Economic Policy Institute](#)'s latest [Family Budget Calculator](#) shows that a family of two adults and two children in L.A. County need to earn \$7,691 a month, or \$92,295 a year, to meet all of its living expenses.

[Press-Enterprise: Working to Bring Home Extra Income for Low-Income Working Families](#)

By Eloise Gomez Reyes and Joe Sanberg [3-14-18] // (Opinion) California has the highest rate of poverty in the nation: currently over 5.5 million Californians live in poverty, and nearly 80 percent are in families with at least one working adult.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

[San Mateo Daily Journal: Downtown Burlingame Office Building Approved](#)

By Austin Walsh [3-14-18] // Officials greenlight commercial project adjacent to train station despite concerns over congestion.

[New York Times: A Bold, Divisive Plan to Wean Californians from Cars](#)

By Conor Dougherty and Brad Plumer [3-16-18] // It's an audacious proposal to get Californians out of their cars: [a bill](#) in the State Legislature that would allow eight-story buildings near major transit stops, even if local communities object.

[Planetizen: Study: Wider Highways Won't Reduce Congestion](#)

By James Brasuell [3-13-18] // Widening highways won't reduce congestion—that's the conclusion of a [report](#) prepared for by the Oregon Department of Transportation.

[UrbDeZine Los Angeles: Riding the Bus: The Good, the Bad, and the Ugly](#)

By Clement Lau [3-5-18] // It has been over two months since I became a regular bus rider. My morning commute now consists of 15 minutes of walking, a short ride on the subway, a 30-minute bus ride, and another 10 minutes on foot. Taking public transit to and from a suburb nine miles east of home is anything but convenient.

[Modern Cities: A Dutch “Shared Street” Is Coming to Miami](#)

[3-12-18] // Miami's Wynwood neighborhood is set to construct a Dutch *woonerf*, a shared street without auto traffic delineations in which pedestrians rule.

[REDEVELOPMENT / INFILL / REVITALIZATION](#)

[Record Searchlight: City Approves Downtown Infill Project That Will Include Restaurant](#)

By David Benda [3-13-18] // (Video and text) Redding: With city approval, Brent Weaver looks to break ground this spring on a three-story, mixed-use downtown infill project that will feature a restaurant and market-rate apartments. The area has other mixed-use projects in the works, too.

[KPBS: San Diego Hot Spot: Redevelopment Transforms North Park](#)

By Ebone Monet [3-14-18] // (Video and text) One of San Diego's oldest commercial districts has officially been revived. Today, near 30th Street and University Avenue, people will find restaurants serving kale salads and specialty drinks in mason jars in place of nail salons and discount stores.

[NATIONAL HOUSING NEWS](#)

[Washington Post: Honolulu Mayor Oks Temporary Ban on “Monster” Houses](#)

By AP [3-14-18] // The Honolulu Dept. of Planning and Permitting will not approve building permit applications during the moratorium for houses that cover more than seven-tenths of a lot. The ordinance allows the department to consider exceptions for larger dwellings if they meet a very specific set of requirements.

[Las Vegas Review-Journal: Las Vegas Worst Area for Affordable Housing for Poor, Report Says](#)

By Michael Scott Davidson [3-13-18] // For the second year in a row, Las Vegas was named the worst U.S. metropolitan area for providing affordable rental housing for its poorest families.

[FAIR HOUSING](#)

[How Housing Matters: HUD's Mission to Combat Discrimination Is as Important Now as Ever](#)

By Solomon Greene and Claudia Aranda [3-15-18] // The most blatant forms of housing discrimination aren't as prevalent as in previous decades, but subtler forms of discrimination continue to harm minorities by raising their housing search costs and restricting their options...

[Dallas Morning News Editorial: Housing Bias Persists in America, but You Wouldn't Know It from HUD's Proposed Mission Statement](#)

[3-15-18] // It makes no sense that HUD chief Ben Carson is [considering replacing explicit anti-discrimination language in HUD's mission statement](#) with only a vague reference to fairness. It's like a police department promising to serve but not protect. Both are needed.

DEMOGRAPHICS / QUALITY OF LIFE

Housing Matters: How Does Household Crowding Affect Education Outcomes?

[3-7-18] // Crowded housing (when a household has more members than rooms) is most common among low-income families, is concentrated among younger people, and is frequently a response to unaffordable housing. Early exposure to this can affect health, developmental, social, and economic outcomes later in life.

Brookings: The Middle Class Is Becoming Race-Plural, Just Like the Rest of America

By Richard V. Reeves and Camille Busette [2-27-18] // Since at least the 1950s, Americans who were neither wealthy nor “disadvantaged” were, by default, middle class. Who fell into this category?

ENVIRONMENT / CLIMATE CHANGE

New Buildings Institute: 2018 Getting to Zero Status Update and Zero Energy Buildings List

By Zero Net Energy [1-23-18] // [This report](#) summarizes the growth and trends from nearly 500 certified, verified, and emerging zero energy projects across the U.S. and Canada.

CityLab: Rising Sea Levels and Sinking Ground Pose a Double Threat to the Bay Area

By Matt Simon [3-13-18] // [New research](#) suggests more of the San Francisco area than previously thought could be underwater by 2100.

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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