



HCDWEBNEWS

Department of Housing and Community Development



April 16, 2018

TODAY'S NEWS

AFFORDABLE HOUSING

[Orange County Register: High-rise Apartments Stripped from Controversial California Housing Bill](#)

By Katy Murphy [4-11-18] // The changes to Senate Bill 827, announced one week before the proposal's first committee meeting, would knock down the minimum heights from eight stories to five in the quarter mile surrounding transit hubs — and from five stories to four slightly further away. In another key change, the bill also now requires an affordable housing component for many projects...

[Noozhawk: What's Next for ADU's?](#)

By Kevin Dumain [4-15-18] // Santa Barbara City council's vote this week on its Accessory Dwelling ordinance involves a "decision between concerns for preservation versus adaptation with long-range implications."

[Mercury News: Experts: Urgent Cures Required for Bay Area Housing, Traffic Ailments](#)

By George Avalos [4-13-18] // According to speakers at the Silicon Valley leadership Group Economic Forum in Campbell, out-of-the-box and urgent remedies are required to cure a "forbidding array of ailments that can imperil the region's economic health."

[Noozhawk: Santa Barbara Feeling the Squeeze from Affordable Housing Challenges, Mandates](#)

By Joshua Molina [4-15-18] // "We're certainly getting dumped on by Sacramento," [Santa Barbara Councilman Randy Rowse](#) said. "Unfortunately, from Sacramento it's kind of a cookie-cutter, one size fits all. "We like to think of Santa Barbara as just a little more special than that."

[Los Angeles Times: Could Granny Flats Help Ease the State's Housing Crisis? Some Advocates Think So](#)

By Andrew Khouri [4-13-18] // Several years ago, Patsy Spitta of Altadena wanted to help her daughter afford a home, but municipal regulations made building a backyard house for herself, leaving the main two-bedroom structure for her daughter, financially infeasible.

HOUSING DEVELOPMENT

[NBC San Diego: New Affordable Housing Project Breaks Ground in Encanto](#)

By Alexander Nguyen [4-14-18] // The new development, Encanto Village, will have 65 apartments designated as **affordable housing**. The units are available to families making 60 percent or less of the median income for the San Diego metropolitan area, which is around \$58,000 for a family of four. Eight units will be reserved for **homeless veterans**.

LAND USE / PLANNING / REGULATION

[Planetizen: Squaring Urbanism, Equity, and Density in the SB 827 Debate](#)

By R. Zelen [4-12-18] // Despite its stated goals of promoting transit-oriented development and improving affordability through dense new housing supply, nearly every housing justice organization in California has vehemently opposed SB 827. In a series of interviews, *The Planning Report* aimed to drill down on the potential impacts of the bill, and depoliticize the contentious policy conversation.

[Forbes: Dear Fellow YIMBYs: Yes, Urban Density Is Wonderful. But We Also Need More Suburbs.](#)

By Michael Shellenberger [4-13-18] // Urban density advocates often point to Japan as a place that managed to increase its housing supply through increased urban density. “Tokyo rent is cheaper because it builds lots of housing,” [wrote Bloomberg View columnist Noah Smith recently](#), and “it hasn’t required sprawl.” But the data tell a different story.

[San Luis Obispo Tribune: Tiny Homes, Rooftop Bars and a Denser Downtown Are the Future of SLO, City Council Says](#)

By Nick Wilson [4-14-18] // Councilwoman Carlyn Christianson said she’d like to “revise housing density calculations to encourage smaller units; hopefully we’re getting some affordable-by-design implications.”

HOUSING MARKETS / REAL ESTATE

[MarketWatch: This Fire-gutted House Could Sell for More Than Its \\$800K Asking Price](#)

By Jacob Passy [4-13-18] // In another sign of a surging real estate market, a house that’s a complete teardown in San Jose, Calif., is poised to sell for nearly \$1 million.

[Wall Street Journal: Homebuilding Isn’t Keeping Up With Growth, Development Group Says](#)

By Laura Kusisto [4-16-18] // Some 22 states and the District of Columbia have built too little housing to keep up with economic growth in the 15 years since 2000, resulting in a total shortage of 7.3 million units, according to research to be released Monday by an advocacy group for loosening building regulations.

COMMUNITY DEVELOPMENT

[Pew | Stateline: More Cities Are Banishing Highways Underground — And Building Parks on Top](#)

By Martha T. Moore [4-2-18] // Cities looking to boost their downtowns, or to improve downtrodden neighborhoods, are creating “highway cap parks” on decks constructed over freeways that cut through the urban center. Pittsburgh, Philadelphia, Denver and Dallas have deck parks underway. Atlanta, Houston, Minneapolis and Santa Monica, California, are among the cities considering similar projects.

HOMELESSNESS

[U.S. News & World Report: Los Angeles Plans to Double Spending on Homeless Crisis](#)

By Michael R. Blood (AP) [4-16-18] // Los Angeles is planning to double its spending on homelessness, with tens of thousands of people living on the streets despite a healthy economy and low unemployment.

[New York Times - California Today: Los Angeles's New Plan to House the Homeless](#)

By Adam Nagourney and Inyoung Kang [4-16-18] // Mayor Eric M. Garcetti on Monday will announce an aggressive \$20 million program to work around neighborhood opposition and potentially build temporary 100-bed shelters on city-owned land in all 15 City Council districts.

[Eureka Times-Standard: CR, HSU to Host Homelessness Summit](#)

By Hunter Cresswell [4-14-18] // Humboldt State University and College of the Redwoods are scheduled host a joint summit on April 25 at CR's main Eureka campus to talk about homelessness and housing insecurity.

[ABC: Homeless People Moved From Santa Ana Civic Center](#)

By City News Service [4-13-18] // Santa Ana Mayor Miguel Pulido and Orange County Board of Supervisors Chairman Andrew Do said today marked the first day in years that the city's civic center was devoid of transients, who have been relocated out of the area.

[Sacramento Bee: After 30 Years on the Streets, She's No Longer Homeless. Here's How She Found Housing](#)

By Cynthia Hubert [4-14-18] // For more than 30 years, Katherine Ann Wahl panhandled by day for food and cigarette money, and slept at night “with one eye open” in a hidden camping spot...

[Huffington Post: This Is Life On The Streets Of Hollywood When You're Young, Queer And Homeless](#)

By Julia Poe and Daniela Silva [4-14-18] // While struggling to find stability, homeless queer youth face an additional battle — one for their own identities.

[Los Angeles Times: Safe Parking Program for Homeless Veterans Is Launching in West L.A.](#)

By Dakota Smith [4-14-18] // Homeless veterans who live in their cars will soon be able to park overnight on the Department of Veterans Affairs' West Los Angeles campus, City Councilman Mike Bonin has announced.

ECONOMY / EMPLOYMENT

Los Angeles Daily News: 5 Ways to Solve California's Housing Crisis

By Jeff Collins [4-13-18] // Homebuilding hasn't been able to keep up with growth, and that's costing us — big time.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

San Diego Free Press: Landmark Lawsuit against SANDAG Ends with a Victory for Clean Air

[4-11-18] // The San Diego County Superior Court has formally ordered the San Diego Association of Governments to decertify its defective Environmental Impact Report (EIR) for 2011 the Regional Transportation Plan, ending a six-year legal battle.

Marin Independent Journal: Marin Transit Orders 2 all-electric Buses

By Mark Prado [4-15-18] // The agency announced it will buy two battery-powered buses as part of a \$1.6 million pilot project to get cleaner-burning vehicles on the road.

Smart Cities Dive: San Francisco Bay Area Considering Transit Subsidies for Low-income Riders

By Chris Teale [4-16-18] // SF Gate reports that San Francisco Municipal Railway, BART, Golden Gate Transit, and Caltrain would offer the discount to anyone with an annual income of less than 200% of the federal poverty level: \$24,280 for a single person, \$32,920 for a couple or \$50,200 for a family of four.

REDEVELOPMENT / INFILL / REVITALIZATION

Texas Tribune: "It's Our Form of Apartheid": How Galveston Stalled Public Housing Reconstruction in the 10 Years after Ike

By Edgar Walters [4-16-18] // Hurricane Ike ravaged Galveston in 2008 and touched off a fierce battle over whether to rebuild the city's destroyed public housing. The prolonged saga offers a cautionary tale for Texas as it launches the long-term recovery process after Hurricane Harvey.

Capital Public Radio: Brown Suspends Mobile Home Regulations, Extends Price Gouging Ban To Help Fire Victims

By Associated Press [4-15-18] // Gov. Jerry Brown on Friday signed an executive order removing barriers to mobile home construction and placement in an effort to help residents displaced by the recent Southern California mudslides and wildfires. The order suspends for three months all regulations included in the state's laws governing mobile and manufactured homes.

NATIONAL HOUSING NEWS

CNBC: No Relief in Sight: Housing Affordability Is Weakening at the Fastest Pace in a Quarter Century

By Diana Olick [4-13-18] // (Video and text) Rising home prices, rising mortgage rates and rising demand are colliding with a critical shortage of homes for sale. And all of that is slamming housing affordability. The share of mortgage borrowers with more than 45 percent of their monthly gross income going to debt payments more than tripled in the second half of last year.

[TBO: Moving Section 8 Families to Wealthier Neighborhoods May Mean Higher Rents for Those Left Behind](#)

By Christopher O'Donnell [4-13-18] // Tampa, FL: Families who rely on housing vouchers may have a chance at moving to neighborhoods with better schools and homes under a new federal rule that took effect this month. But the rule may also saddle thousands of low-income families with higher rents if they stay put, local housing agencies warn.

[FAIR HOUSING](#)

[Tennessean: Rental Homes Owned by Investment Firms Draw Scrutiny of Researchers](#)

By Sandy Mazza [4-13-18] // "This is a rent-based security model. Money from the rents fund the acquisition of new properties," Tennessee State University associate professor Ken Chilton said at a presentation Friday at the Avon Williams Campus. "They pay cash, and often buy houses sight-unseen. So, by paying cash, they can go offer \$230,000 for a \$250,000 listing. They're able to undercut the market in that regard."

[Los Angeles Times: Why Are African Americans Better off in San Diego Than St. Louis? Fair Housing](#)

By Richard H. Sander [4-15-18] // Fair-housing laws did bring about substantial change in a significant number of American cities. And a large body of careful research shows that in these areas, integration has had remarkable effects in narrowing racial gaps.

[DEMOGRAPHICS / QUALITY OF LIFE](#)

[EdSource: From Public Housing to College: New National Pilot Helps Low-income Student in LA Make That Journey](#)

By Larry Gordon [4-15-18] // The distance from the Avalon Gardens public housing development in South Central Los Angeles to elite Smith College in western Massachusetts should be measured in more than the 2,900 miles separating them.

[POPULATION / CENSUS](#)

[CBS Sunday Morning: Matt Black's "Geography of Poverty](#)

[4-15-18] // This **photo essay** features Matt Black's work over the last four years of documenting poverty and survival across the United States. Compare to Dorothea Lange's [photos of the 1930s](#).

[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.

(C) Copyright 2018, California Department of Housing & Community Development
Links to web sites do not constitute an endorsement from The California Department of Housing and Community Development. These links are provided as an information service only. It is the responsibility of the user to evaluate the content and usefulness of information obtained from these sites. HCD does not provide full text articles – user must access expired articles via newspaper archives online or local public library.