



# HCDWEBNEWS

Department of Housing and Community Development



**November 5, 2018**

## **TODAY'S NEWS**

### **AFFORDABLE HOUSING**

#### **[Gimme Shelter Podcast: Rent-control Campaign Chief Says He Doesn't Trust Newsom to Help Tenants, May Be Back with 2020 Initiative](#)**

By Matt Levin [11-1-18] // (Audio) On this episode of Gimme Shelter, CALmatters' Matt Levin and the Los Angeles Times' Liam Dillon discuss the four major housing initiatives on the ballot, with special attention to Prop. 10. Guests include Damien Goodmon ("Yes on 10" campaign) and Steve Maviglio ("No on 10" campaign).

#### **[Santa Cruz Sentinel: Bring More Affordable Homes to Children and Families](#)**

By Zach Friend, Jan Lindenthal and Matt Huerta [11-4-18] // (Commentary) Thanks to a partnership between Santa Cruz County and the non-profit MidPen Housing to rehabilitate the Castro House, Laura C. and her daughter were able to secure a home in Aptos Blue, a beautiful affordable housing community. This brought them the safety and stability they needed to succeed, as Laura was able to finish her schooling, secure a stable job, and provide new opportunities for her daughter.

#### **[Fox & Hounds: Housing Crunch Is Discriminatory](#)**

By Timothy L. Coyle [10-26-18] // A NIMBY group may be satisfied with stopping a housing project in their neighborhood, but I wonder if they realize that their efforts are discriminatory – creating displacement and relegating people of color to areas of greater poverty. According to a recently released study...

#### **[East Bay Times: Habitat for Humanity 'Cycle of Hope' Ride Sheds Light on Affordable Housing Crisis](#)**

By Tatiana Sanchez [11-3-18] // The inaugural "Cycle of Hope" bicycling event helped Habitat for Humanity raise money for East Bay and Silicon Valley programs.

## **Curbed L.A.: More Than 2,000 Units of Housing Are on the Way to Warner Center—None Are Affordable**

By Elijah Chiland [11-2-18] // Now the city is weighing whether to force developers to build affordable housing in the busy neighborhood.

## **HOUSING DEVELOPMENT**

### **Sacramento Business Journal: More Units Planned for Railyards Mixed-use Project**

By Ben van der Meer [11-2-18] // Under the revised proposal, the six-story mixed-use project at Seventh Street and Railyards Boulevard would now have 303 residential units. That's up from 277 in the first proposal submitted late last year. Sixty-one apartments are designated as affordable, up from 55.

### **GlobeSt.: Bay Area Construction Challenge Punch List Is Lengthy**

By Lisa Brown [11-5-18] // In this EXCLUSIVE, GlobeSt.com learns more about the challenges and opportunities that Bay Area builders are facing, including the huge push for mixed-use and transit-oriented development.

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

### **NBC: Cupertino's Plan for Vallco Mall Tossed after Residents Rally Opposition**

[11-1-18] // A property developer Wednesday publicly announced that it will move forward with its own plan to revitalize the decades-old Vallco Mall in Cupertino, passing over a plan approved by the city after residents gathered enough signatures to fight it with a [referendum](#).

### **Mercury News: Judge Strikes Down California Land Use Law**

By Sudhin Thanawala (AP) [11-2-18] // A U.S. judge struck down a California law challenged by the Trump administration that aimed to give the state power to override the sale of federal lands. **SB50** unconstitutionally regulates the U.S. government...

### **Planetizen: The Street-Level Consequences of Zoning**

By Camille Fink [11-2-18] // A new [video](#) from the Institute for Humane Studies at George Washington University takes a closer look at the history of zoning in the United States and the effects zoning has had on the design and makeup of cities.

### **Senior Housing News: Silicon Valley "Agrihood" Project Combines Senior Housing and an Urban Farm**

By Tim Mullaney [11-4-18] // A real estate development in the works for Silicon Valley is bringing together affordable senior housing with an urban farm, as part of the "agrihood" movement. The project exemplifies the growing trends of multigenerational housing and of combining farming and senior living.

## **[Press Telegram: Long Beach's Population Is Getting Older. What Does That Mean for Senior Housing?](#)**

By Hayley Munguia [11-2-18] // Despite the dozens of options Long Beach's seniors have on offer, the [Long Beach Housing Element](#), which is the city's master plan for housing through 2021, found that 59 percent of renting seniors faced a housing cost burden.

## **HOUSING MARKETS / REAL ESTATE**

### **[Builder: California Homes Get a Bit More Affordable in Q3](#)**

[11-1-18] // The percentage of home buyers who could afford to purchase a median-priced, single-family home edged up to 27% from 26% in the second quarter.

## **HOMELESSNESS**

### **[JDSupra: Senate Bill 1152: California's Hospital Discharge Policy for Homeless Patients and How It May Affect Substance Use Disorder Treatment Providers](#)**

By Polsinelli [11-1-18] // SB 1152, signed into law on September 30, 2018, modifies Section 1262.5 of the Health & Safety Code which currently requires hospitals to have a written discharge planning policy and procedure that provides for appropriate post-hospital care for patients after discharge.

### **[WRAL: The Homeless Millennial Connection in California](#)**

By Thomas Fuller and Inyoung Kang (NY Times) [11-2-18] // San Francisco's Prop C would raise up to \$300 million annually to combat homelessness. Similar to the \$1.2 billion bond passed in Los Angeles two years ago, the success of the measure depends on how quickly and how well it is carried out, and on the strength of the economy.

## **ECONOMY / EMPLOYMENT**

### **[New York Times: U.S. Added 250,000 Jobs in October; Unemployment at 3.7%](#)**

By Patricia Cohen [11-2-18] // The Labor Department released its hiring and unemployment figures for October on Friday morning, providing the latest snapshot of the American economy.

### **[SLO Tribune: SLO County's Economy Will Keep Growing, but Experts Say Trouble May Be on the Horizon](#)**

By Nick Wilson [11-2-18] // The San Luis Obispo County economy is expected to continue to grow, but at a slower pace, with high cost of housing and lower wages relative to other areas of California presenting major challenges, according to economists who presented at the [2018-2019 Central Coast Economic Forecast](#).

## **TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT**

### **[PR Newswire: Getaround Brings Instant Carsharing to San Diego](#)**

[11-1-18] // Peer-to-peer carsharing pioneer introduces its instant solution, expanding transit options for residents and tourists in San Diego.

### [Planetizen: 'The Hop' Streetcar Opens to the Public Today in Milwaukee](#)

By James Brasuell [11-2-18] // The Hop will deliver new transit service on the east side of downtown Milwaukee. The Hop comes also serves big development expectations from local officials.

### [Fresno Bee: New Effort Underway to Make Blackstone Avenue, the “Spine” of Fresno, a More Healthy Street](#)

By Rodney Horton et al [11-2-18] // Across America, actively engaged communities are realizing that 80 percent of health outcomes are not generated by the health-care industry or medical services. Rather, evidence is clear that health and wellness of individuals and communities is primarily produced by what’s known as **community determinants of health**.

## **REDEVELOPMENT / INFILL / PRESERVATION**

### [Planetizen: The Lincoln Park Story](#)

By Michael Lewyn [10-26-18] // In his new book *The Battle of Lincoln Park*, blogger and policy analyst [Daniel Kay Hertz](#) writes about the process of gentrification in Lincoln Park, an affluent neighborhood on the North Side of Chicago that began undergoing changes in the 1950s.

### [Phys.org: Neighborhood “Greening” May Lead to Gentrification and Displacement](#)

City University of New York [10-30-18] // Many post-industrial cities have areas of vacant and derelict land (VDL) which can have negative health and environmental impacts on nearby residents. Repurposing these areas into green spaces and community gardens may mitigate the risk of health and environmental hazards, but they may also result in unintended displacement stemming from increased property values due to new-found developer interest.

### [Petaluma Argus-Courier: State Housing Czar Pressed on Plan for Recovery Money in Sonoma County](#)

By Martin Espinoza [11-2-18] // Speaking at a luncheon hosted Thursday by Los Cien, Sonoma County’s largest Latino leadership organization, state Department of Housing and Community Development Director Ben Metcalf said a majority of the federal aid package for wildfire recovery efforts will likely be spent in Sonoma County, which lost 5,334 homes in 2017 fires, far more than any other jurisdiction.

## **NATIONAL HOUSING NEWS**

### [GAO: HUD: Better Guidance and Performance Measures Would Help Strengthen Enforcement Efforts](#)

[10-30-18] // Recipients of HUD funding, such as private owners of HUD-assisted housing, must meet regulations and may face inspections. If housing does not pass inspection, HUD employees may refer the case to its Departmental Enforcement Center for enforcement. Our review found ways the Center, which has recovered millions of dollars in inappropriately used funds, can better achieve its mission.

### **[SunSentinel: 15-story “Micro” Housing Could Rise for Fort Lauderdale’s Working Poor and Homeless](#)**

By Lisa J. Huriash [11-2-18] // he [AIDS Healthcare Foundation](#), an international organization that owns land in [Fort Lauderdale](#), is proposing a 15-story building with affordable housing for low-income residents, and “those previously unsheltered or homeless,” according to the project’s attorney. The apartments would be deliberately small to keep down construction costs and rents.

### **[Daily Herald: New Housing Complex to Help Working Poor in Provo](#)**

By Genelle Pugmire [11-1-18] // The 72 apartments include six three-story buildings of furnished one bedroom apartments, 12 per building. They will rent for \$650, but qualifying renters could be charged rent based on their income.

### **[Curbed New York: NYC Launches Pilot for Affordable Co-living Developments](#)**

By Tanay Warekar [11-1-18] // The program will seek proposals for private development sites and particularly favor those that offer units for very low-income New Yorkers. Most of the co-living units will have bedrooms that range in size from 150 to 400 square feet, both private and shared bathrooms, and a shared living room and kitchen.

## **FAIR HOUSING**

### **[Enterprise: Interactive Exhibit “Undesign the Redline” Explores History of U.S. Housing Policy, Race, Segregation and Impacts Today in New Orleans](#)**

[10-25-18] // The interactive exhibit, opened November 1, uses powerful narratives of people and communities, maps and other documentation to trace the enormous role that race played in determining where people were allowed to live, and how government policy going back to the 1930s created segregation and disinvestment in communities that continue to persist to this day.

## **DEMOGRAPHICS / QUALITY OF LIFE**

### **[Washington Post: In East Palo Alto, Residents Say Tech Companies Have Created “a Semi-feudal Society”](#)**

By Scott Wilson [11-4-18] // This poor city is surrounded by the temples of the new American economy that has, in nearly every way imaginable, passed it by...“Amazon Google Facebook – SOS,” reads a painted bedsheet draped from an RV parked off Pulgas Avenue, one of dozens of trailers where families have come to live rent-free along a gravel path that leads from the city to the San Francisco Bay.

## **POPULATION / CENSUS**

### **[Sacramento Bee: California Lost More Residents to Other states Than It Got Last Year. Who They Are and Where They Went](#)**

By Phillip Reese [11-5-18] // About 130,000 more residents left California for other states last year than came here from them, as high costs left many residents without a college degree looking for an exit, according to a Bee review of the latest census estimates. They most often went to cheaper, nearby states – and Texas. This [video](#) discusses Sacramento emigrants’ top five destinations.

**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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