



HCDWEBNEWS

Department of Housing and Community Development



July 18, 2018

TODAY'S NEWS

AFFORDABLE HOUSING

[Curbed San Francisco: California Democrats Endorse Rent Control Expansion](#)

By Adam Brinklow [7-16-18] // The 90-10 vote for Proposition 10 comes as little surprise...

[Curbed Los Angeles: Should Los Angeles Ban ADUs in Hillside Neighborhoods Like Highland Park?](#)

By Elijah Chiland [7-17-18] // Fire danger and the impacts of construction on “fragile roads and sensitive hillsides” makes ADUs inappropriate in these areas, says Emma Howard, senior planning deputy for Los Angeles City Councilmember David Ryu.

[Zillow: A Greater Share of Rentals Are out of Reach for Blacks, Hispanics](#)

By Sarah Mikhitarian [7-16-18] // In 2017, just 41.9 percent of rental listings that appeared on Zillow were “affordable” for the typical U.S. household, meaning they would have required 30 percent or less of median monthly income...

[CityLab: Mobile Home Co-ops: A Lifeline against Displacement](#)

By Hallie Golden [7-18-18] // When a landlord sells a mobile home park, it can up-end an entire community. By banding together, residents are finding a way to stay where they live and control their rent costs.

HOUSING DEVELOPMENT

[Affordable Housing Finance: Boston Capital Invests in Santa Cruz, Calif., Development](#)

[7-12-18] // The project by For the Future Housing will provide 41 affordable homes.

LAND USE / PLANNING / REGULATION

[Next City: San Diego Cracks Down on Short-term Rentals](#)

By Rachel Dovey [7-17-18] // On Monday, the city council voted to outlaw vacation rentals in secondary homes, theoretically limiting short-term stays to primary residences. The new law (borrowing from similar regulations in Boston

and [New Orleans](#)) is much stricter than short-term operators had expected — and is being hailed by labor and housing advocates as a means of reclaiming valuable local **rental stock**.

[CityLab: CityLab University: Inclusionary Zoning](#)

By Benjamin Schneider [7-17-18] // You've seen the term. But do you really know what it means? Here's your essential primer.

[San Jose Mercury News: '50-Mile Rule': Migrant Farmworker Housing Policy Changed to Allow Children to Stay in California Schools Year-Round](#)

By Nicholas Ibarra [7-6-18] // Migrant farmworker advocates are celebrating a new waiver allowing families with school age children to stay in state-subsidized housing year-round. Previously, all residents of the migrant farmworker centers were forced to move at least 50 miles away for months out of the year, a requirement known as the "50-mile rule."

[Press-Enterprise: Why Your California Mobile Home May Not Be Properly Registered—and How to Fix the Problem](#)

By Craig Shultz [7-17-18] // Not registering a mobile home properly triggers an invoice for past due taxes and penalties, but the state has created a program called Register Your Mobilehome California to forgive past-due bills...

HOUSING MARKETS / REAL ESTATE

[Sacramento Bee: Sacramento's Housing Market Is "Healthier" This Year Than Last, Finance Company Says](#)

By Michael McGough [7-16-18] // Creating a "Healthiest Markets Index," finance and real estate analysis website SmartAsset ranked [Sacramento](#) (77.4 on the index) behind only San Jose (88.6) and Fremont (94.8) for California on its 2018 list.

[Markets Insider: How California Housing Stacks up Split into Three States](#)

[7-18-18] // [ATTOM Data Solutions](#), curator of the nation's premier property database, today released an analysis showing what the three California housing markets would look like if the state is split into three new states per a [proposal](#) that has qualified for the state's November ballot.

[National Mortgage Professional Magazine: New Report Details San Francisco's Lopsided Multifamily Housing Market](#)

By Phil Hall [7-16-18] // [The San Francisco Examiner](#) is reporting that multifamily housing properties occupy less than 20 percent of the city's residential land, compared to single-family housing occupying more than 60 percent of the residential space. Most of the multifamily housing is concentrated in the city's Northeastern corner, while the majority of single-family homes, approximately 75 percent, is spread out across the western and southern neighborhoods.

MORTGAGE & FORECLOSURE ISSUES

GlobeSt.: Investors Are Refinancing Now Before Rates Go Up

By Kelsi Maree Borland [7-17-18] // Advanced Real Estate Services closes nearly \$252 million in apartment financing deals, and the majority were early refinancings.

COMMUNITY DEVELOPMENT

KIEM: City of Arcata Receives Grant for \$5 Million

[7-17-18] // The City of Arcata Community Development Department has been awarded with a five-million-dollar Community Development Block Grant (CDBG) from the California State Department of Housing and Community Development. Funds will be used to upgrade the city's wastewater treatment facility and to provide more affordable housing opportunities.

HOMELESSNESS

Times of San Diego: Homeless Seniors to Get Affordable Housing Complex in San Ysidro

By Ken Stone [7-17-18] // Funds for the loan will come from the city's \$25 million [Affordable Rental Housing Development Program](#) pool, which is intended to leverage money from other public and private funding sources to spur development of mixed- income housing.

ABC Seattle: Once Homeless and Helpless, Woman Now Helps Build “Tiny Homes” for Others Like Her

By Jennifer Sullivan [7-16-18] // “It's embarrassing for a woman to be out homeless on the street, to not have somewhere to sleep in, to not have someone to talk to or to cry with or to hug,” Kuneshia “Kiesha” Casey told ABC News in an interview. “It can be very difficult for her to walk around with her head up.”

Associated Press: San Francisco to Consider Tax on Companies to Help Homeless

By Janie Har [7-17-18] // San Francisco voters will decide in November whether to tax large businesses to pay for homeless and housing services, an issue that set off a battle in another West Coast city struggling with income inequality.

Science: Does “Supportive Housing” Help the Homeless with Medical Needs? Not Clear, Study Says

By Victoria Davis [7-16-18] // A new report finds no evidence that efforts to provide support for the chronically homeless improve their health or reduce the cost of their care. But that doesn't mean the U.S. government should stop funding programs that offer permanent supportive housing (PSH), say the authors of the study, conducted by a panel convened by the National Academies of Sciences, Engineering, and Medicine. Instead, the report [calls for more analyses of what types of interventions work best for which populations](#).

[Santa Monica Daily Press: City Council Adopts Malibu's First Homelessness Strategic Plan](#)

[7-2-18] // "This is a great example of a grassroots movement of people and community-based organizations responding to a need, partnering with the City, and evolving into a community-wide effort involving residents, organizations, faith groups and government agencies all working together," Mayor Rick Mullen said.

ECONOMY / EMPLOYMENT

[Turlock Journal: Record Year for Almond Crops Expected](#)

By Kristina hacker [7-10-18] // California's almond crop is forecast to have a bumper year, but it's unclear if farmers will be able to find buyers for their bounty of nuts.

[Wall Street Journal: Tariffs Put a Frown on Pistachio Growers](#)

By the Editorial Board [7-16-18] // (Subscribe) California farmers are losing business in China to Iran.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

[The Real Deal: Developers Have Filed for 1K+ Affordable Housing Units under City Program: Report](#)

By Dennis Lynch [7-16-18] // L.A.'s Transit-Oriented Communities program went into effect nearly 10 months ago, and in that time, it has helped put more than 1,000 affordable housing units in the pipeline.

[San Francisco Chronicle: California Is Cutting Greenhouse Gases, but Not from Cars. Can That Change?](#)

By David R. Baker [7-16-18] // Although California emissions overall have fallen from their 1990 level, emissions from the transportation sector rose almost 2 percent in 2016.

[Transport Topics: California Business Leaders Fight to Save New Fuel Tax](#)

[7-16-18] // "The roads are pretty miserable here in California. They've been neglected for quite some time," CalChamber CEO Allan Zaremborg said. "The economy depends on people being able to get to work in their cars and buses and being able to move goods."

[U.S. News: U.S. News Delves into the State of Transportation in America](#)

[7-17-18] // Transportation infrastructure in the U.S. is underfunded and in desperate need of an upgrade, costing drivers and states thousands of dollars annually in tolls and upkeep, according to U.S. News & World Report.

[Los Angeles Daily News: LA's Metro Says Improvements Are in the Works for the Orange Line, with Light Rail in Mind](#)

By Olga Grigoryants [7-16-18] // It takes about an hour to travel from North Hollywood to Chatsworth along the Orange Line. Now, the Metropolitan Transportation Authority is rolling out a program that seeks to speed up buses and beef up safety along the popular route.

REDEVELOPMENT / INFILL / REVITALIZATION

[Affordable Housing Finance: New Challenges to Preserving Affordable Housing](#)

By Bendix Anderson, Sponsored by PNC [7-2018] // “The nation’s stock of both assisted and privately owned low-cost rentals includes many units at risk of loss,” says Ellen Lurie Hoffman, federal policy director for the National Housing Trust. At the same time, the most important tools to bring new money to recapitalize these properties have been weakened by tax reform. A recent increase to the low-income housing tax credit (LIHTC) program only repaired some of the damage.

NATIONAL HOUSING NEWS

[Seeking Alpha: Forget about the United States—the Real Housing Bubble Is in Canada](#)

By Logan Kane [7-16-18] // Unlike the United States, where 30-year mortgages are the norm, the standard mortgage in Canada has a 5-year balloon payment and adjustable rates.

[WGBH: Six Steps for Solving the Statewide Affordable Housing Crisis](#)

By Andre Leroux [7-16-18] // (Opinion) It’s not just a Boston problem. Across the Commonwealth of Massachusetts, young families and seniors are finding it difficult to find and afford the housing they need in the communities where they grew up or raised families.

DEMOGRAPHICS / QUALITY OF LIFE

[Next City: Pew: Income Gap Now Widest among Asian Americans](#)

By Rachel Dovey [7-16-18] // Income inequality is often presented as a study in socioeconomic or racial difference. But, as Pew Research Center recently [pointed out](#), another “important part of the story of rising income inequality is that experiences within America’s racial and ethnic communities vary strikingly from one group to the other.”

ENVIRONMENT / CLIMATE CHANGE

[Sacramento Bee: the Valley Floor Is Sinking, and It’s Crippling California’s Ability to Deliver Water](#)

By Dale Kasler and Phillip Reese [7-13-18] // For decades, the Friant-Kern Canal has been a gravity-driven workhorse in California’s elaborate man-made water-delivery network, hydrating farms and cities in the San Joaquin Valley. Until now.

[California Democrat: Drought Starting to Affect Missouri Livestock](#)

By Eric Bohl [6-27-18] // Since the devastating 2012 drought, farmers spent the past five seasons rebuilding their herds and getting back to a sustainable level. ...But with the dry months of summer now setting in, following an abnormally dry spring, many Missouri cattle farmers are struggling to find hay and feed for their animals.

Stanford University: Strawberry Fields Forever? Thirsty Baja Turning to Seawater to Grow Lucrative Crop

By Felicity Baringer [7-13-18] // For most Mexicans in the northern Baja peninsula, what matters is the robust economy strawberries bring. For some, what matters most is the steady loss of the fresh groundwater that makes strawberries possible here.

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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