



HCDWEBNEWS

Department of Housing and Community Development



February 20, 2019

TODAY'S NEWS

AFFORDABLE HOUSING

Legislative Analyst's Office: What Can Be Done to Improve Local Planning for Housing?

LAO [2-20-19] // Instead of focusing on the short term, the state may be better off focusing its scarce resources and efforts on boosting home building over the long term. Along those lines, the Governor's proposal to revamp long-term planning for housing is worthwhile.

OPB: Oregon Senators Pass 1st-in-Nation Statewide Rent Control

By Lauren Drake [2-12-19] // Under Senate Bill 608, landlords across the state could raise rent no more than 7 percent per year, plus the annual change in the consumer price index. Rental properties less than 15 years old are exempt. The measure also includes just-cause eviction language.

Sacramento Bee: Could This New Bill Help Solve California's Housing Crisis? New Study Suggests Otherwise

By Maddy Ashmun [2-20-19] // A study by MIT doctoral candidate Yonah Freemark found that increasing housing density near transit in Chicago over a five-year period led to higher housing prices and no increase in housing supply in the affected areas. **SB 50** sponsor Sen. Scott Wiener (D-San Francisco) points out that Chicago and California are two different markets.

Planetizen: Another Approach to Affordable Housing

By James Brasuell [2-17-19] // Joe Cortright writes on the subject of a "third way" to build affordable housing: "The essential idea is to use a combination of private investment and public funds to acquire existing housing, and maintain its availability for low and moderate income households."

Washington Post: A Billion-dollar Empire Made of Mobile Homes

By Peter Whoriskey [2-14-19] // The Florence Commons community consists of about 300 mobile homes of varying vintages, mostly single-wide, many valued at less than \$30,000 apiece, set 20 feet apart from one another. The occupants of some will tell you: The floors buckle. The ceilings crack. The doors don't shut right. Their homes are sinking.

HOUSING DEVELOPMENT

KEYT: Affordable Housing Project for Santa Maria Seniors to Break Ground in March

By Nathalie Vera [2-19-19] // (Video and text) The 40-unit Sierra Madre Cottage near Bethel Lutheran Church is expected to open its doors in late 2020.

LAND USE / PLANNING / REGULATION

Lake County News: Clearlake City Council Passes Mobile Home Urgency Ordinance

By Elizabeth Larson [2-18-19] // On Thursday night the Clearlake City Council approved an urgency ordinance regarding the standards for manufactured and mobile homes which will place a hold on the placement of such structures that are more than 10 years old. City building inspector said the older homes have aluminum electrical wiring which can cause fires, as well as poor insulation.

Los Angeles Daily News: Glendale Approves 'Right to Lease,' Reining in Landlords as Southern California Affordable Housing Stock Shrinks

By Ethan Varian [2-16-19] // In an effort to address the city's rising housing costs, the Glendale City Council has approved a "right to lease" ordinance requiring apartment landlords to offer tenants a one-year lease and provide relocation assistance if they raise rents above 7 percent.

Sacramento Bee: Gavin Newsom's Housing Lawsuit Put 47 California Cities on Notice: Is Yours on the List?

By Bryan Anderson and Madeline Ashmun [2-19-19] // A local voter-approved initiative from 2013 makes planning for affordable homes in Encinitas nearly impossible, preventing the wealthy city of 60,000 from complying with a state law that requires local governments to build more housing. Interactive map shows others.

Urban Land Institute: The New Geography of Urban Neighborhoods

[2-15-19] // RCLCO Real Estate Advisors have created a new typology of urban neighborhoods and a searchable online map. The report identifies eight trends and concentrations of new development.

HOUSING MARKETS / REAL ESTATE

Zillow: For First Time in 5 Years, Buyers Have More Selection to Start the Year (January 2019 Market Report)

By Aaron Terrazas [2-14-19] // U.S. for-sale home inventory increased 1.2 percent from a year ago. The largest inventory increases were seen in softening but still competitive West Coast markets.

Washington Post: Downsizing the American Dream: the New Trend toward "Missing Middle Housing"

By Haisten Willis [2-16-19] // A Denver housing development called the American Dream includes 1,200- to 1,400 square-foot houses priced from \$220,000 to \$260,000. Two teachers bought one for \$257,000.

COMMUNITY DEVELOPMENT

CityLab: A History of the American Public Library

By Ariel Aberg-Riger [2-19-19] // A visual exploration of how a critical piece of **social infrastructure** came to be, including intellectual groups established by “people of color on very moderate pay” and black Carnegie libraries.

HOMELESSNESS

Modesto Bee: Tents Are up at New Modesto Homeless Camp under Bridge. People Could Move in Soon

By Rosalio Ahumada [2-19-19] // More than 400 people living in Beard Brook Park will be moved later this week into a 150-tent camp under the Ninth Street Bridge along the Tuolumne River in Modesto.

Modesto Bee: Those Who Sleep in Parks, on Streets Will Be Cleaning Them Up

By Andy Alfaro and Kevin Valine [2-18-19] // The Downtown Streets Team — a Bay Area-based nonprofit that helps homeless people by giving them volunteer work and helping them get jobs and housing — is now in Modesto.

PPIC: A Snapshot of Homelessness in California

By Marisol Cuellar Mejia and Vicki Hsieh [2-19-19] // After rising 14% from 2016 to 2017, the total number of homeless Californians declined slightly (by 1%) from 2017 to 2018. However, homelessness remains a huge problem in California.

HousingWire: California to Build Tiny Home Community for Homeless Wildfire Victims

By Alcynna Lloyd [2-8-19] // Local resistance to a tiny home village in Chico changed after the Camp fire.

KITV: Helping Hawaii's Homeless with a One-way Plane Ticket

By Paul Drewes [2-18-19] // Once the State ensures someone can take people in back home, half of their air fare is paid for. "The majority are not coming here and choosing to be homeless. No one is shipping them over to become homeless either, they just get stuck," said Kimo Carvalho.

Peninsula Daily News: House Bill 1591 Seeks to Decriminalize Homelessness

By Madeline Coats [2-19-19] // Olympia, WA: HB 1591 would allow homeless people in Washington State to survive in vehicles or public spaces without fear of obstruction. The bill would also permit the right to a reasonable expectation of privacy in one's personal property.

Next City: No Place Left to Go: Business Districts Keep Homeless Populations on the Move

By Rob Waters [2-18-19] // “Everyone here is my family,” said Jordan Cooper, sitting down on the sidewalk to hug her two dogs. “Without some of these people, I would not have made it the last two years. If we're not allowed to be here, we got nowhere else to go.”

ECONOMY / EMPLOYMENT

Washington Post: Farmworker vs Robot

By Danielle Paquette [2-17-19] // Agricultural workers of the future may soon be made of tech and steel. Can a robot pick a strawberry better, faster, and cheaper than a seasonal farmworker?

CityLab: Subprime Auto Loans Are Turning Car Ownership into a Trap

By Laura Bliss [2-15-19] // A record 7 million Americans are three months late on their car payments, revealing what could be cracks in the U.S. economy.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

Planetizen: Plans for an “Urban Town” in the Silicon Valley

By Camille Fink [2-15-19] // A new SummerHill Homes development project called Nuevo is billing itself as an "urban town" and will include 331 homes and 537 rental apartments in Sunnyvale, a few blocks from a rail station.

TransitCenter: Who’s on Board? Riders Explain Why They’re Using Transit Less — And How to Win Them Back

[2-13-19] // TransitCenter asked 1,700 transit riders in seven American cities, “How have you changed your transit riding habits over the past two years, and why?”

CNN: US Dept. of Transportation Cancels Nearly \$1Billion Grant for California’s High-speed Rail Project

By Kate Sullivan [2-20-19] // The cancellation of \$929 million in grant funds escalates the Trump administration’s efforts to regain all the federal money for the canceled rail project. If built, the high-speed rail system would have run from San Francisco to Los Angeles.

CBS Sacramento: California May Do Away With Speed Limits For Certain Lanes Of Interstate 5 And Highway 99

[2-18-19] // If it passes, [SB 319](#) would require the Department of Transportation to build two additional traffic lanes on northbound and southbound Interstate 5 and State Route 99. Those new lanes would have no maximum speed limit. The other lanes of traffic would still ban drivers from going more than 65 miles per hour.

REDEVELOPMENT / INFILL / PRESERVATION

Curbed Los Angeles: LA Is Losing Thousands of Affordable Apartments for Lower-income Residents

By Elijah Chiland [2-19-19] // Many of LA’s affordable apartments are disappearing, according to a [new report](#) from the California Housing Partnership. Most affordable apartments are only guaranteed to stay that way for a few decades.

[San Francisco Chronicle: Suspect Hunter's Point Shipyard Contractor Did Similar Work at Treasure Island](#)

By Jason Fagone and Cynthia Dizikes [2-19-19] // Federal Prosecutors say Tetra Tech EC cut corners and falsified radiation tests while cleaning up the former Hunters Point Naval Shipyard. Tetra Tech is also the contractor responsible for Treasure Island's cleanup.

[Washington Post: Baltimore Program Turns Vacant Public Housing Units into Homes for the Homeless](#)

By Yvonne Wenger [2-16-19] // Under the Housing Plus Pilot program, twelve families will be selected to move into apartments that were newly refurbished by pooling \$500,000 from the Housing Authority of Baltimore, the Mayor's Office of Human Services, and Health Care for the Homeless.

[NATIONAL HOUSING NEWS](#)

[Curbed: What the Federal Budget Deal Means for Affordable Housing](#)

By Jeff Andrews [2-15-19] // Rental-assistance programs and public housing see increased funding.

[FAIR HOUSING](#)

[Patch: Vets Housing Rights Bill Introduced By Calif. Senator Jerry Hill](#)

By Sue Wood [2-19-19] // Gaps in the law have resulted in veterans and active military personnel being denied housing, as was the case for a military family to whom a landlord refused to rent a condominium because a member of the household is a marine. Veterans who try to use the vouchers also experience discrimination.

[NLIHC: HUD Sends Proposed Changes to Disparate Impact Regulations to OMB](#)

[2-11-19] // HUD sent proposed changes to the disparate impact regulations to the Office of Information and Regulatory Affairs (OIRA) at the Office of Management and Budget (OMB) on February 1.

[ENVIRONMENT / CLIMATE CHANGE / NATURAL DISASTERS](#)

[Bloomberg: Talks Break Down Between California, U.S. on Car Mileage, Sources Say](#)

By Ryan Beene [2-19-19] // (Audio and text) The [Environmental Protection Agency](#) and [National Highway Traffic Safety Administration](#) had been meeting with California's Air Resources Board in pursuit of a compromise as the federal agencies aim to finalize by late March or early April a replacement for Obama-era fuel efficiency regulations that automakers are seeking to modify.

[COVERAGE INFORMATION:](#)

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

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