



HCDWEBNEWS

Department of Housing and Community Development



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TODAY'S NEWS

AFFORDABLE HOUSING

Next City: 5 Housing Experts Weigh in on HUD Secretary Nominee Ben Carson

By Oscar Perry Abello [12-6-16] // In St. Louis, Sparkle Burns, with two children under the age of 10, [used support from an onsite career advancement program](#) in her public housing complex to get back on her feet and moving forward with an accounting career.

Next City: What More than Half of Americans Get Wrong about Public Housing

By Courtney Rice [12-6-16] // Overwhelmingly, Americans agree all people deserve a decent and safe place to live. But the truth is many people continue to face housing instability and homelessness on a daily basis. Hard-working families and individuals who rent also struggle. Yet according to new research from ReThink: Why Housing Matters, an initiative aimed to change the stereotypes around public housing, more than half of Americans think if someone is employed in a steady, full-time job, they will surely be able to earn enough income to afford a decent and safe place to live. The numbers just don't align.

On Common Ground: Affordable Walkability

By Brad Broberg [Winter 2017] // Some people call them amenities. Emily Talen calls them "the good stuff." Baked into most walkable urban neighborhoods, they are the just-around-the-corner perks like shops, schools, and parks, that make housing walkable urban neighborhoods so popular, yet increasingly expensive and in short supply. And we're not making sure a diverse set of people are occupying these neighborhoods.

Bloomberg: The Cure for Costly Housing Is More Costly Housing

By Noah Smith [12-7-16] // (Opinion) I was to a friend the other day, a San Francisco anti-eviction activist, and said that allowing more housing construction in the city would be a great way to lower rents. She looked at me in horror, blinked and asked "Market rate?" I nodded. She was speechless.

ACLU Northern California: Affordable Housing Is a Civil Right

By Novella Coleman [12-8-16] // (Blog) Envision Transform Build – East Palo Alto, a coalition of community groups, recently [announced a groundbreaking partnership](#) with Facebook and the cities of East Palo Alto and Menlo Park to develop innovative solutions to tackle affordable housing, displacement, and economic opportunity in the Bay Area. Working together as equal partners, they will strive to address the acute regional housing crisis.

HOUSING DEVELOPMENT

GlobeSt: Why More Suburban Apartment Development Has to Happen

By Natalie Dolce [12-6-16] // “As difficult as the market is right now, and as difficult as it is for development, there are 80 million Millennials out there with an average age of 26, which makes them price renters,” according to Bob Champion, founder, president and managing partner of Champion Real Estate Co. When talking about the multifamily market, Champion said that if you take that metric and forecast that the present demand that exists will continue to exist, things aren’t so bad.

LAND USE / PLANNING / REGULATION

Curbed: 5 Trends Shaping the Future of Suburbs

By Patrick Sisson [12-6-16] // A [new report](#) by the Urban Land Institute and RCLCO dispels common assumptions about the ‘burbs.

Governing: How Can Cities Get Denser and Sprawl at the Same Time?

By William Fulton [12-2016] // California keeps getting more crowded -- and most of the arriving newcomers don’t live in single-family homes.... There’s a dispute about whether the movement toward city living is real. But this either/or battle is a distraction...

Northern California Record: Report Argues New Zoning Laws Could Be the Key to Solving California’s Affordable Housing Crisis

By John Myers [12-8-16] // Changes to California's zoning laws could reduce the state's affordable housing gap, according to a 2014 report from McKinsey Global Institute, a global consulting firm that specializes in developing policy for the evolving business and economic landscape.

OC Housing News: A Surprising Legal Maneuver that Could Stymie California NIMBYs

[12-8-16] // The Fair Housing Act may be used to strike down land development restrictions that cause a disparate impact on minorities, which California’s process clearly does.

HOUSING MARKETS / REAL ESTATE

Construction Dive: Real Estate Values Rise in Q3 on Home Price Gains

By Sean Barry [12-9-16] // The figures also show that household wealth, which includes checking and savings minus mortgages and other debt, jumped 1.8% to \$90.2 trillion for the period, the Associated Press reported.

MORTGAGE & FORECLOSURE ISSUES

GlobeSt: How Home Values Compare in Red vs. Blue States

By Carrie Rossenfeld [12-8-16] // Political and geographic constraints tend to limit home supply in many areas in blue states, whereas major metro areas in red states do not have these supply constraints, ATTOM Data's SVP Daren Blomquist tells GlobeSt.com. According to a recent [analysis](#) from the firm, 3.4 million single-family investment homes (non-owner occupied)—that's 16% of all single-family investment homes nationwide—are owned by an out-of-state investor.

COMMUNITY DEVELOPMENT

[Rooflines: Come Together: Reweaving America's Social Fabric Using the Arts](#)

By Joyce Fernandes [11-30-16] // The weakening of our social fabric has been lamented and analyzed through multiple lenses: politics, religion, race, age, and class. For decades, [social scientist Robert Putnam](#), among others, has demonstrated gains and losses in social capital and widening gaps in income and educational attainment...

HOMELESSNESS

[Capital Public Radio: Stockton Clothing Drive Seeks to Collect 10,000 Items for the Homeless](#)

By Rich Ibarra [12-5-16] // Organizers of the annual Sharing and Caring Coat, Blanket and Sock drive are hoping to collect as many as 10,000 items at this year's event in hope to keep the Stockton's poor and homeless warm for the winter in the city. The first annual drive gathered over 5,000 items for 13,000 people.

[Western City: Bakersfield Creates Jobs for Homeless People](#)

By Melissa Kuehne [12-2016] // Bakersfield and its community partners devised a win-win solution to reduce litter. In May 2013 the city established an agreement with BHC that provided \$556,000 in funding for crews of BHC clients to serve as a workforce providing litter cleanup on local highways. Concurrently, Bakersfield approved an agreement with Caltrans and the Kern Council of Governments, which provided \$352,000 of additional funding for the program...

ECONOMY / EMPLOYMENT

[Mercury News: More Bay Area Residents Struggling than Poverty Statistics Indicate](#)

By George Avalos [12-7-16] // Close to 30 percent of the Bay Area's residents aren't able to make ends meet as they contend with high housing costs, suggesting poverty is more widespread in the region than official reports indicate, according to [a study published Wednesday](#) by JobTrain.

[Sacramento Bee: How Trump's Approach to Foreign Trade Could Hurt Sacramento's Economy](#)

By Jock O'Connell [12-8-16] // (Opinion) Here's something I bet you didn't know: Of the Sacramento area's \$7.4 billion export trade last year, less than half involved shipments of tangible goods.

[Capitol Weekly: Center State: California's Economic Complexity](#)

By Lenny Mendonca and Peter Weber [12-8-16] // (Opinion) California will soon have a population of 40 million. It is a huge, diverse, complex state — really more of a nation-state made of distinct regions. And California's economy is equally complex. In fact, it's not a state economy at all, but a series of regional economies. Californians know that the time to fix our state's economy is now. People from every region are standing up and demanding change.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

On Common Ground: Complete Streets for Safer Walks

By John Van Gieson [Winter 2017] // Complete Streets planning strives to ensure the safety and mobility of all users. Complete Streets policies create safer streets; increase foot, bicycle and transit traffic; stimulate economic growth; and can help shape the feel of a community.

Urban Land: Capitalizing on the Opportunity for TOD in Growing Cities

By Kathleen McCormick [12-8-16] // As the Denver metropolitan area has topped 3 million residents, potentially accelerating toward 4 million, a sustainable land use template for future mobility and economic, social, and environmental health is emerging within the framework of the 122-mile (196 km), 57-station FasTracks rail and bus rapid transit network, which includes expansion with five new transit lines this year...

REDEVELOPMENT / INFILL / REVITALIZATION

Governing: Wondering What 'Sustainability' Is? Just Ask Austin

By Elizabeth Daigneau [12-2016] // The city's new open data website breaks down how sustainability is defined -- and how it's being achieved.

National Mortgage News: Housing Advocates Seek New Tax Credit to Renovate Run-down Homes

By Brian Collins [12-8-16] // Affordable housing advocates are seizing on President-elect Donald Trump's call for tax reform, hoping that a new tax credit program to revitalize run-down homes in distressed neighborhoods will be attractive to the incoming administration.

NATIONAL HOUSING NEWS

RealEstateRama: California Reinvestment Coalition Responds to Dr. Carson Nomination for HUD Secretary

By Paulina Gonzalez [12-6-16] // "The nomination of Dr. Carson as HUD Secretary could jeopardize protections put in place to undo historical and deeply entrenched and systemic housing discrimination. Just last year, Dr. Carson called Affirmatively Furthering Fair Housing a "failed experiment," calling into question whether he will enforce or overturn the Fair Housing Act rule meant to ensure that there are proactive plans in place by municipalities that receive HUD funding to overcome historic patterns of segregation and foster inclusive communities..."

DEMOGRAPHICS / QUALITY OF LIFE

USDA: Rural America at a Glance, 2016 Edition

By Lorin Kusmin [11-2016] // This report highlights the most recent indicators of social and economic conditions in rural areas, focusing on the U.S. rural economy, including employment, population, poverty, and income trends. View the [report here](#).

[East Bay Times: Evictions in Ghost Ship's Wake: Artists' Worst Fears Coming True](#)

By Erin Baldassari and Karina Ioffe [12-7-16] // In the wake of Friday's catastrophic three-alarm fire that ripped through an unpermitted live-work space and killed 36 people, artists living in similarly nonconforming spaces feared a backlash from city inspectors and rent-seeking property owners who would force them from their homes. With some tenants already receiving eviction notices, those fears are indeed coming to fruition, and sooner than many imagined.

POPULATION / CENSUS

[Multifamily Executive: ABODO: The Demographics of Domestic Migration in the Nation's Major Metros](#)

By Mary Salmonsén [12-5-16] // While internal migration has slowed greatly over the past forty years, a recent Gallup poll found that 21% of all Americans surveyed had moved sometime in the past five years, making the United States' population one of the most inwardly mobile in the world.

ENVIRONMENT / CLIMATE CHANGE

[Santa Monica Daily Press: Council to Consider Climate Change in New Land Use Rules](#)

By Kate Cagle [12-5-16] // Development plans near Santa Monica beaches will soon have to take climate change and the long-term impact of sea level rise into account.

[KPCC: California Among 33 States that Reduced CO2 While Growing Its Economy](#)

By Emily Guerin [12-8-16] // (Audio and text) [A new report](#) from the Brookings Institution's Metropolitan Policy Program has found that 33 states and Washington D.C. have managed to reduce their carbon dioxide emissions while simultaneously growing their economies.

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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