



HCDWEBNEWS

Department of Housing and Community Development



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TODAY'S NEWS

AFFORDABLE HOUSING

California Economic Summit: No One Is Coming to the Rescue to Solve California's Housing Crisis. So Let's Do It Ourselves

By Lenny Mendonca and Pete Weber [1-5-17] // The first signs appeared years ago, in our own neighborhoods, when we noticed just how many grown kids and grandkids were still living in their parents' spare bedrooms. Why couldn't these 25-year-olds get a place of their own? Were there really no available apartments? Wait, they cost how much?! Then, it dawned on us. Look around, and you see it everywhere. In every town in California, there are too many moms and their kids struggling to find a safe place to sleep at night.

Stockton Record: Cities in Need of State Help on Housing Issues

By JoAnne Mounce [1-5-17] // (Opinion) For the 2017 session, the state legislature must confront a number of critical problems, and for a growing number of Californians the most pressing issue remains the difficulty of finding an affordable place to live. Contributing to these challenges is a lag in private market housing construction levels and the elimination of affordable housing resources.

City Observatory: How Not to Fix Housing Affordability

By Joe Cortright [2-1-17] // Rising rents and home prices are becoming unbearable—or at least politically unpalatable—in cities around North America. Over the past year, two Pacific Northwest cities, Portland and Vancouver, have seen some of the biggest rent and home price increases anywhere. Portland's reported [double digit rent increases](#) in early 2016 were among the highest in the nation...

Mercury News: Devastating Housing Report Requires California Action

By Editorial Board [1-8-17] // (Editorial) This is the year California has to face up to its affordable housing crisis and act. A new state report makes that clear.

Builder: How the Government Can Help Housing

By Les Shaver [1-9-17] // With the election behind us, we ask builders what five things government should be doing at the local, state, and federal levels to get

the housing market moving at full capacity. Their answers touched on all levels of government.

HOUSING DEVELOPMENT

[San Gabriel Valley Tribune: More than 100 Townhomes to Be Built in Covina on Site of Former Kmart](#)

By Stephanie K. Baer [1-3/17] // The Covina City Council has approved a project to build 117 new, three-story townhomes and a transit center for buses on Citrus Avenue at the site of a closed Kmart.

LAND USE / PLANNING / REGULATION

[Next City: Buffalo's New Zoning Code Promotes Density, but Is It for Everyone?](#)

By Jen Kinney [1-6-17] // Buffalo, New York's new citywide, form-based zoning code has every buzzword an urbanist could hope for: [Signed into law](#) by Mayor Byron Brown on Tuesday, the [Green Code](#) promotes walkability, density, mixed-use development and complete streets redesigns. It preserves the character of the city's historic neighborhoods, while calling for diversity and affordability. It even eliminates mandatory parking minimums, making Buffalo [the first major city in the U.S. to do so](#). It's the city's first comprehensive zoning update since 1953.

[KPBS: Report Calls for Improvements to San Diego's "Smart Growth" Policies](#)

By Andrew Bowen [9-9-17] // San Diego needs changes to a number of development policies if it hopes to get more housing and job growth around public transit, according to a report released Monday by the nonprofit, [Circulate San Diego](#).

HOUSING MARKETS / REAL ESTATE

[Bloomberg: Wall Street, America's New Landlord, Kicks Tenants to the Curb](#)

By Prashant Gopal [1-3-17] // On a chilly December afternoon in Atlanta, a judge told Reiton Allen that he had seven days to leave his house or the marshals would kick his belongings to the curb. In the packed courtroom, the truck driver, his beard flecked with gray, stood up, cast his eyes downward and clutched his black baseball cap.

MORTGAGE & FORECLOSURE ISSUES

[MarketWatch: After Mortgage-rate Spike, FHA to Cut Insurance Premium](#)

By Andrea Riquier [1-9-17] // The Federal Housing Administration will reduce the annual premium borrowers pay, in order to expand credit access to more Americans, the government announced Monday. Borrowers who close on an FHA mortgage after January 27 will pay 25 basis points less for the mortgage insurance premium, the Department of Housing and Urban Development said.

HOMELESSNESS

[KPCC: Why More California Families Are Becoming Homeless](#)

By Rina Palta and Priska Neely [1-5-17] // (Audio and text) Daejanae Marshall remembers waking up in a panic before 5 a.m. Something was wrong. She was

22 and a new mom. And baby Zah'Nyah was her world. "I had promised myself there's things I was going to do while I was pregnant," she said. "And after meeting my baby, I was like: I have to get us a place. You have to have your own room."

[Press-Telegram: Housing Is Just a Start in Tackling LA County Homelessness](#)

By Susan Abram [1-6-17] // The four walls and a roof over their heads is a start. But it won't solve everything for people who sleep under overpasses, in their cars or on sidewalks, says Dorothy Edwards. Not at first. Edwards knows this well.

[Daily Breeze: Army of Volunteers Needed to Count South Bay, Harbor Homeless](#)

By Donna Littlejohn [1-7-17] // South Bay, LA County: If you have comfortable shoes, like to stay up late and want to make a difference in your community, this month's annual Los Angeles County homeless count is for you. Volunteers are sought to help with this year's massive count of the homeless set to play out on three nights: Jan. 24, 25 and 26.

[Sacramento Bee: A Death Blow for Homeless Tent City in Sacramento?](#)

By Ryan Lillis [1-8-17] // As the rivers keep rising, more and more homeless men and women move out of the woods and on to city streets. Sacramento's homeless crisis is as severe as ever. A group of advocates pushing for a permitted homeless "safe ground" continue their campaign. But it sounds like they don't have any friends left at City Hall.

[ECONOMY / EMPLOYMENT](#)

[GlobeSt: December Job Numbers Are Lower than Expected. Now What?](#)

By Erika Morphy [1-6-17] // December only saw 156,000 jobs added to the nation's payrolls, according to the US Labor Department, along with a slight uptick of the unemployment rate to 4.7%, from 4.6%. The number of jobs created last month were somewhat less than expected with economists expecting around 175,000 positions. The kicker, though, in this morning's report is this: Average hourly earnings increased 10 cents or 0.4%, following a 0.1% drop in November. The year-on-year increase in average hourly earnings was 2.9%, the biggest jump in seven years. Translation: wage growth is speeding up, perhaps faster than expected

[Milken Institute Review: 2016 Best-performing Cities: Where America's Jobs Are Created and Sustained](#)

By Ross DeVol, Joe Lee and Minoli Ratnatunga [12-14-16] // The Milken Institute's Best-Performing Cities index provides an objective benchmark for examining the underlying factors and identifying the unique characteristics of economic growth in metropolitan areas. The index uses a fact-based set of metrics such as job creation, wage gains, and technology developments to evaluate the relative growth of metropolitan areas.

MDRC: Behavioral Interventions to Advance Self-Sufficiency (BIAS)

By MDRC [12-2016] // This new report documents the first major effort to use behavioral economics to examine human services programs that serve poor and vulnerable families. The BIAS project demonstrated the value of addressing child care, child support, and work support in improving the efficacy of human services programs.

TRANSPORTATION / TRANSIT-ORIENTED DEVELOPMENT

Sacramento Bee: Will Trump Keep Federal Promises for Sacramento Streetcar Funding?

By Tony Bizjak [1-5-17] // Sacramento officials say they will push forward again this year on [efforts to build a downtown streetcar line](#) – with fingers crossed that the new presidential administration in Washington, D.C., will look favorably on their request for critical federal funds.

GlobeSt: Trolley Extension Is Good, but What about the Freeways?

By Carrie Rossenfeld [1-5-17] // San Diego: The recent 805-freeway carpool interchange has increased the flow of [traffic](#) through that historic bottleneck, but more will need to be done in the future to reduce congestion on San Diego's much-travelled freeways, JLL's EVP Misty Moore tells GlobeSt.com. The San Diego Trolley's Mid-Coast extension of the UC San Diego Blue Line from Old Town to UTC recently broke ground to officially begin the latest expansion of the county's light-rail system.

REDEVELOPMENT / INFILL / REVITALIZATION

The Reporter: Project Would Rehabilitate Alamo Garden Apartments

By Jessica Rogness [1-6-17] // The Vacaville City Council will consider Tuesday approving the issuance by the California Statewide Communities Development Authority of multifamily housing revenue bonds to rehabilitate all 183 apartment units located at 1501 Alamo Drive. The apartments will be converted from market rate rents to deed restricted affordable rents for income-eligible renters.

NATIONAL HOUSING NEWS

Construction Dive: Castro: HUD Can Do More to Tackle the Affordable Housing Crisis

By Sean Barry [1-8-17] // Outgoing Department of Housing and Urban Development Secretary Julián Castro has called on the department to do more to address the growing shortage of affordable housing in the country. In his cabinet exit memo, Castro noted that the supply of affordable housing in the U.S. is extremely limited — with 65 affordable units per 100 very low-income renters — and often only in unsafe areas.

DEMOGRAPHICS / QUALITY OF LIFE

Los Angeles Times: Seniors Fighting Ouster from Westwood Retirement Home Cry, "Old Lives Matter"

By Steve Lopez [1-7-17] // It's not as if Emiel Meisel, 92, didn't already have ample material for his blog about geriatric living in Los Angeles. But an eviction notice last fall, for him and about a hundred other seniors living in the Vintage Westwood Horizons retirement home, upped his game. In his latest blog post, he

described the high drama at a meeting last week in which management reiterated to stressed-out tenants that they'll have to move out during building renovations that could take more than a year.

ENVIRONMENT / CLIMATE CHANGE

[Chicago Tribune: The Crack in an Antarctic Ice Shelf Just Grew by 11 Miles](#)

By Chris Mooney (*WA Post*) [1-7-17] // An enormous rift in one of Antarctica's largest ice shelves grew dramatically over the past several weeks, and a chunk nearly the size of Delaware could break away within months, British scientists reported this week. If this happens, it could accelerate a further breakup of the ice shelf, essentially removing a massive cork of ice that keeps some of Antarctica's glaciers from flowing into the ocean. The long term result, scientists project, could be to noticeably raise global sea levels by 10 centimeters, or almost four inches.

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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