



STEPHEN RUSSELL
SDHF EXECUTIVE DIRECTOR

Dear Members,

We'd like to thank our members for your advocacy, involvement, and dedication to addressing public health concerns and racial injustice within our affordable housing sector. Your participation in our Federation Forums and bimonthly webinars showcase our sector's continuing work on overcoming challenges to create affordable housing opportunities for low-income San Diegans.

These last few days have been a reminder of the work that still needs to be done in San Diego to address redlining, exclusionary policies, and housing production in Black and Brown communities. We are working to directly address some of these issues with our "Homes for San Diegans" bond measure that would provide approximately 7,500 homes for low-wage individuals, those at-risk for homelessness, and those currently homeless. You can read more about our recent polling results showing overwhelming public support, [here](#).

We also know our members are actively working to solve our region's housing crisis and we're honoring your efforts on July 23rd via our [LIVE Ruby Awards](#). We're putting together a unique virtual experience as we celebrate Outstanding Resident Leader, Outstanding Advocate, Project of the Year, and more.

Our conference theme, "30 Years of Building Better Futures", feels hopeful and cognizant of our current times. We are inviting our members [to submit a workshop or presenter proposal](#) for this year's week-long virtual conference. We encourage you to submit even if your concept isn't fully formed, we will help you finalize your workshop as our October conference nears. We have extended the deadline to June 19, 2020, submit [here](#).

We are grateful for your efforts to house San Diego's most vulnerable residents and we look forward to building better futures with each of you.

Be well, do good, and be vocal!

A handwritten signature in blue ink that reads "Steve".

Steve Russell, Executive Director
steve@housingsandiego.org

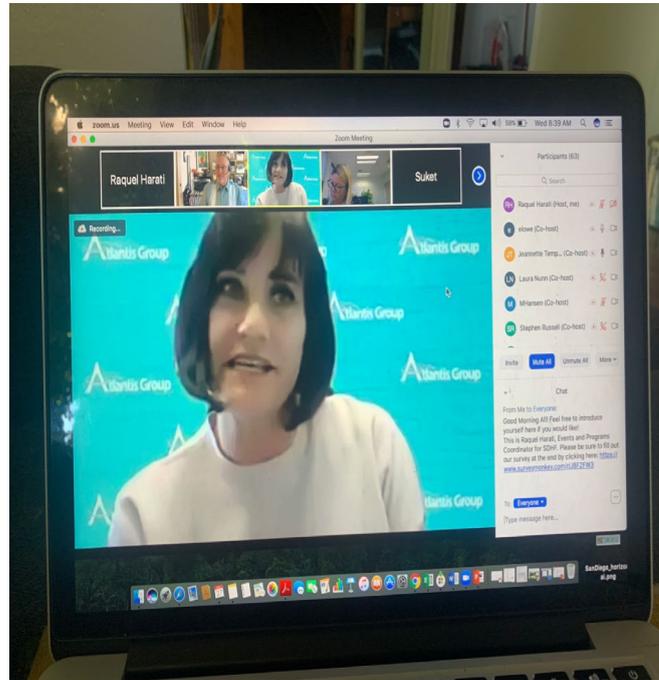
LISC Roundtables Go Digital for May!

In the month of May we hosted our first LISC Sponsored Roundtable via Zoom. Due to COVID-19 our annual membership meeting and roundtables had been put on pause. This month we gathered with 70 professionals and advocates for affordable housing to discuss Affordable Housing Development During and After Covid-19. We had an engaging discussion about housing development and processing during COVID-19.

Our moderator was Jeannette Temple, of the Atlantis Group. Jeannette Temple who has over twenty-five years of land use and development experience in the private sector, and public sector at the City and County of San Diego. At the Atlantis Group, as a Senior Land Use Consultant, Jeannette's projects have included affordable and market-rate housing, commercial and industrial land uses. Jeannette has also testified as an expert witness in court settings.

Our panelists included Elyse Lowe the Director of Development Services at the City of San Diego who shared with us the strategic operational changes that her department has implemented in response to the intersecting crises in housing and public health. Elyse gave an overview of the City's new digital plan submittal system and how it will evolve over the next six months, and highlighted the other process reforms implemented or underway in her department to reduce barriers to producing new housing. We also had Mike Hansen the Director of Planning for the City of San Diego who gave an update on the City's "Complete Communities" initiative to spur new housing and public space improvements in the City's Transit Priority Areas. Our attendees had many questions and we're grateful for the opportunity to engage with one another in a different format.

A huge thank you to our sponsor LISC San Diego for making our roundtable series possible and thank you to our amazing panelists and moderator for making this an informative and refreshing update for all involved in affordable housing development here in San Diego.



Thank you to LISC San Diego for sponsoring the Educational Roundtable Series.

For questions related to events, membership or volunteering, please contact: [Sarah Buchanan](#)

FEDERATION EVENTS

SPONSOR 2020 ANNUAL CONFERENCE & PRE-CONFERENCE INSTITUTES

Show your support for excellence in San Diego Affordable Housing and consider a sponsorship in 2020. This year, the Conference will be presented virtually during the week of October 5 – 9, 2020.

Platinum – \$25,000

Gold – \$20,000

Silver – \$10,000

Keynote – \$10,000 (Three Available)

Technology Sponsor – \$10,000

Swag Bag Sponsor – \$10,000

Bronze – \$5,000

Track Sponsor – \$5,000 (Six Available)

Community Advocate Scholarship – \$5,000

Fundamentals Institute – \$5,000

RSSN Institute – \$4,000

SHLN Institute – \$4,000

Yoga Break Sponsor – \$2,500

Host a Networking Salon/Meet with a

Speaker – \$2,500

Exhibitor – \$2,000

Conference Advocate and Partner Sponsor
– \$1,000

Non-Profit Supporter – \$1,000 (Must be Non-Profit Org)

Call for Conference Workshop Proposals - Deadline Extended



We invite you to share your expertise with us at this conference as a [workshop presenter or convener](#).

To the degree possible, workshops should focus on responses to recent changes in the social and political environment. We encourage you to submit even if your concept isn't fully formed, we will help you finalize your workshop as our October conference nears.

We have extended to deadline to **Friday, June 19, 2020**.

- [Workshop Tracks and Guidelines Information](#)
- [Workshop Application](#)

Workshop conveners will be notified of acceptance the week of July 13, 2020.

Full details and timing of the workshops will be given once the workshops have been finalized.

For questions, please contact Sarah Buchanan, Director of Events and Membership
at sarah@housingsandiego.org



SARAH BUCHANAN
DIRECTOR OF EVENTS
& MEMBERSHIP

Celebrate 44 Nominees Making an Impact on San Diego Affordable Housing



Ruby Awards will be held virtually on Thursday, July 23, 2020

[Register Now](#)

Our annual Ruby Awards, the county's largest affordable housing industry recognition event honoring the best people, projects, and achievements during the past year, will be held via digital live stream this year.

We look forward to celebrating with you in this new and fun way!

The Ruby Awards recognize excellence in affordable housing and community development, highlighting the accomplishments of people, agencies and developments that work to ensure all San Diegans, regardless of income, have a safe, stable place they can afford to call home.

For more information, please visit [here](#).

FEDERATION EVENTS

Sponsored by



[CLICK](#) to learn more about the sponsorship opportunities available.

NEW DATE - SDRAFFH's 5th Annual Fair Housing Conference

In response to the increasing challenges posed by COVID-19 (coronavirus), the [SDRAFFH Fair Housing Conference](#), originally slated for April 2, 2020, has been postponed to Tuesday, May 19th and will be held virtually via webinar. **Registration will open Monday, April 13, 2020.**

San Diego Housing Federation and SDRAFFH have approached the unfolding situation with seriousness and care, and we have not made these decisions lightly. Keeping our communities healthy & thriving is our top priority at the San Diego Housing Federation.

At this time, we are offering those who have previously registered the option to use their tickets for the 2021 SDRAFFH Conference or to be issued a refund.

Please lookout for an e-mail from us with more information.

FAIR HOUSING IN THE DIGITAL AGE

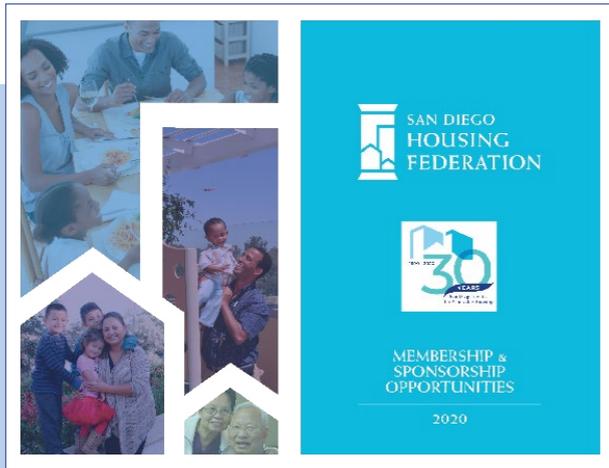
ONLINE WEBINAR
Tue, May 19
1PM – 4PM

Lisa Rice
KEYNOTE SPEAKER
President and CEO of the
National Fair Housing Alliance

#SDRAFFH2020
#FHDIGITALAGE

30 YEARS SAN DIEGO HOUSING FEDERATION
LISC San Diego Helping neighbors find a home
SDRAFFH

If you have any questions or concerns, please contact Sarah Buchanan, Director of Events and Membership, via email: sarah@housingsandiego.org.



Thank You to Our New and Renewing Members:

Andy Mannle, Promise Energy

California Housing Partnership

Paul Viani, B&P Florence Street LLC

St. Vincent De Paul Village

NOW AVAILABLE: OUR 2020 SPONSORSHIP PACKET

As we kick off the celebration of 30 years as San Diego's Voice for Affordable Housing, don't miss your opportunity to show your support for excellence in San Diego Affordable Housing — consider a sponsorship in 2020. The full [sponsorship packet](#) detailing the various SDHF membership and sponsorship opportunities is available on our website.

SHARE YOUR NEWS
WITH US, AND WE
WILL SHARE IT WITH
YOUR FEDERATION
COLLEAGUES

Win an award? Hosting a ribbon-cutting reception? Breaking ground on a new project? SDHF is a great resource to share your good news with industry colleagues. Simply email [Sarah](#) with a press release and any corresponding images — we will look for an opportunity to share through our website, weekly brief, or monthly newsletter.

Racial Justice and Housing for All



MEHRSA IMANI
SDHF RESIDENT AND
COMMUNITY ORGANIZER



RUN is all too aware of the bleak and discriminatory history of housing injustice that has sprouted out of deep institutional racism which plagues America. Over the past week, in addition to ensuring that our RUN community is healthy and protected from COVID-19, we have also been creating spaces of healing in our RUN Community Care Calls to discuss racial injustice and the protests that ensued the murder of George Floyd.

Our hearts have been heavy, and our minds feel fatigued, but RUN is still finding hope to act by educating our communities about racial justice, and how it can lead to housing justice for all. RUN recognizes that this racial justice lens is pinacol to all our advocacy work, and that our Black RUN leaders are at the core of this movement because our society and government has failed them so many times. San Diego RUN leaders are translating these conversations into action and educating our communities about the relationship between racial justice and housing justice.



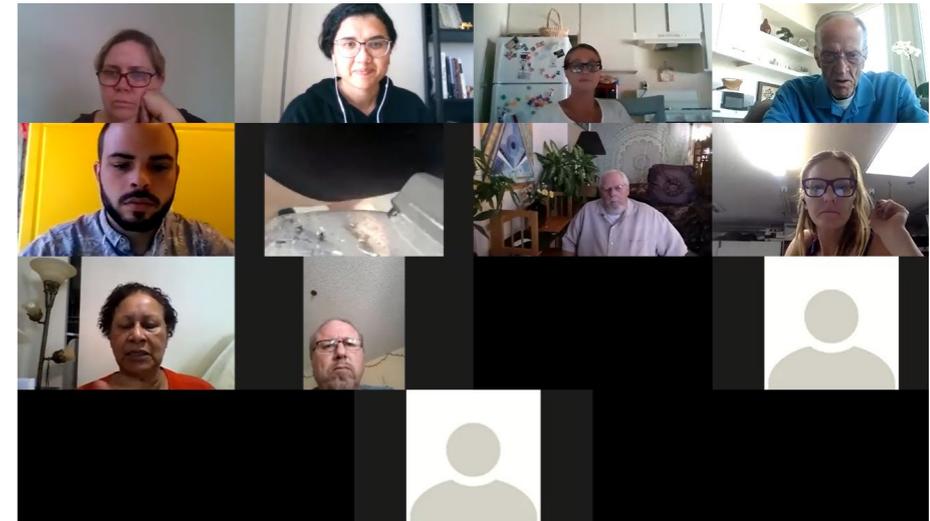
[CLICK](#) for more information on the Residents United Network.



MEHRSA IMANI
SDHF RESIDENT AND
COMMUNITY ORGANIZER

HEAL'ing Through Action

HEAL submitted its first letter to Regional Task Force on the Homeless, bringing attention to issues of allowing homeless individuals receive their stimulus checks, access to food resources, access to clothing donation in absence of thrift stores, availability of sanitary restrooms (in public and at the Convention Center), providing public charging stations, and coordinating Census data collection through Operation Shelter to Home. The HEAL Policy Coordinating Network is now preparing for another round of advocacy efforts with other municipalities across the cluster, to ensure that shelter and supporting programs can be offered more throughout the county.



HEAL members on Zoom check-in calls



[CLICK](#) for more information on Homeless-Experienced Advocacy and Leadership.



RAQUEL HARATI
EVENTS & PROGRAMS
COORDINATOR



[CLICK](#) for more information on the
Residents Services Support Network

COVID-19 Webinars for RSSN & SHLN

As our team has continued to adapt and hear the concerns of the resident service coordinators and supportive housing operators we continued to team up with the CSH and LeSar Development to host a series of COVID-19 response related webinars back in March and have continued to host these webinars in the month of May. Our twice a month webinar's have been attended by an average of 150 professionals in the affordable and supportive housing sector each time.

May's webinars focused upon providing educational information and resources around supporting families during COVID-19 and the importance of trauma informed care now and always.

For our [May 13th webinar](#), we focused on keeping families and women safe by discussing domestic violence during COVID-19 and distance learning. We welcomed Analicia McKee-Chau, the Program Director of Southbay Community Services and she discussed effectively reaching and serving families during the pandemic as well as identifying possible abuse/domestic violence and how to address these issues. Additionally, we had the pleasure of having Alicia Montgomery the Executive Director of the Center for Powerful Public Schools discuss distance learning and supporting parents in co-educating children.



We also welcomed Kathleen Ferrier, Policy Director with Council District 3, City of San Diego and Arnulfo Manriquez, President and CEO of MAAC will present on childcare resources within the San Diego area.

During our [webinar on May 26th](#), our speakers presented on the basics of how trauma affects development and behavior, how trauma can present itself, and some of the ways that we can be aware and supportive of those who have experienced significant levels of trauma who may be living in supportive and/or affordable housing developments especially during this time of COVID-19. We heard from Rae Trotta of CSH and Jon Walters from Housing Innovation Partners as well as from Jeffrey Najarian from Wakeland who discussed how he's been using these tools during his work and outreach to residents.

The San Diego Housing Federation has been gathering information on resources available during COVID-19 which can be found on our website [here](#). The Resident Services Support Network and Supportive Housing Learning Network are cornerstones of the SDHF mission on educating and collectively gathering the affordable housing sector in San Diego County.

Housing Dashboards and Preservation Studies



LAURA NUNN
SDHF POLICY DIRECTOR

DID YOU KNOW?

The Housing Federation is working rapidly to adjust to the COVID-19 response as it relates to housing policy and advocacy at all levels of government. Please make sure to sign up to receive our weekly brief to get the latest on advocacy action alerts and other time-sensitive items.

To learn more about SDHF's policy positions, visit our [website](#).

Housing Needs Report Dashboard

Each year, the California Housing Partnership releases reports identifying housing need throughout California by County. This year's report finds that, even before the COVID-19 pandemic, 1.3 million low-income California households lacked access to affordable homes. The [San Diego County 2020 Affordable Housing Needs Report](#) finds there is a shortfall of 143,590 affordable homes for low-income renter households in the region and 83 percent of extremely low-income households pay more than half of their income on housing costs. The report includes several statewide policy recommendations that SDHF has supported in its [2020 policy priorities](#).

Affordable Housing Preservation Study

The San Diego Housing Commission published a new report "[Preserving Affordable Housing in the City of San Diego](#)" this May. The report provides a comprehensive analysis of deed-restricted and unrestricted housing units in the City of San Diego and examines financial analyses of unrestricted, naturally occurring affordable housing (NOAH). In addition, the study provides a preservation framework with policy recommendations to preserve both deed-restricted and NOAH units.

In 2018, SDHF Executive Director, Stephen Russell, presented to the San Diego City Council Land Use and Housing Committee on "[Strategies for Expiring and At-Risk Affordable Housing in San Diego County](#)" on recommendations developed by California Housing Partnership. Among the affordable housing preservation best practices identified in the presentation was a recommendation to hire a local preservation coordinator to work specifically on the issue. The San Diego Housing Commission hired Marcus Sproll for the role in 2019 and, with the release of this report, has taken several steps toward the recommendations presented by SDHF to the Land Use and Housing Committee in 2018. The release of this report is an excellent step toward preserving affordable housing in the City of San Diego and SDHF looks forward to advancing the policy recommendations identified in the study.



SAN DIEGO HOUSING FEDERATION

Property Tax for Housing Proposal Not Dead

[Voice of San Diego – 06/06](#)

Stephen Russell of the San Diego Housing Federation believes polling early last month shows public support for the measure that would require a challenging two-thirds vote remains solid.

The Housing Federation reports that an EMC Research poll conducted May 6-11 showed 69 percent of likely voters would back the measure, which would fund an estimate 7,500 units for homeless and low-income San Diegans. The bond would add 19 cents for every \$1,000 of assessed value in property taxes, about \$95 a year for a \$500,000 home.



Photo by Gary Warth / The San Diego Union-Tribune

Supporters of \$900M San Diego housing bond moving forward despite pandemic

[San Diego Union-Tribune – 06/06](#)

“Until we saw the poll results, it was totally up in the air,” said Stephen Russell, who is spearheading the effort for the San Diego Housing Federation.

“When we went to poll, we thought we were going to see cratering in the numbers. It was compelling that we are only two points lower than our polling in November.”



AMANDA NELSON
COMMUNICATIONS MANAGER

San Diego approves first local ‘fast-track’ housing project under 2008 state law

[San Diego Union-Tribune - 05/15](#)

San Diego became the first city in the region this week to take advantage of a 2008 state law that makes it easier for developers to build dense housing projects near transit lines.

The City Council voted unanimously that a 156-unit housing and commercial project proposed near a new trolley line in western Clairemont meets all of the criteria of Senate Bill 375, which accelerates construction timelines by streamlining environmental approvals.

San Diego’s Affordable Housing Policy ‘Really Working,’ Report Claims

[Times of San Diego - 05/19](#)

San Diego’s Affordable Homes Bonus Program provides incentives for developers who choose to build affordable units as a part of their projects. If up to 15% of a project’s base density is set aside as affordable, then the developer can build up to 50% more units than otherwise would be allowed.



Image of affordable housing in Circulate San Diego report.

County Supervisors OK Program To Help Homeless Youth

[Times of San Diego - 06/02](#)

According to the county, HOY will provide specialized assistance throughout San Diego County to young people up to age 24 who are experiencing homelessness. The program will prioritize assistance for former foster throughout the county, including those who are also pregnant or parenting, and those who are at risk of commercial sexual exploitation or human trafficking.



These Moms Fought for a Home— And Started a Movement

[Vogue - 05/12](#)

At the end of last year, Moms 4 Housing, a group of Oakland-born unhoused and marginally housed community activists, began a campaign to face these issues head-on. They planned an occupation of one home that had been sitting vacant for years, setting their sights on fighting gentrification, institutional poverty, and a speculative housing market that's completely transformed the city that they grew up in. It garnered attention worldwide, and now, in the wake of COVID-19, their actions have taken on a whole new context. How can California's homeless population heed the call to shelter in place when there's no such shelter to speak of?

Will California Guarantee Housing as a Right? Here's How the Pandemic Is Shaping the Debate

[KQED - 05/21](#)

Assembly Bill 2405, introduced by Assemblywoman Autumn Burke, D-Inglewood, would declare a right to housing and force state agencies to house children and families at risk of falling into homelessness. The state would need to provide rental assistance, eviction defense or emergency shelter.

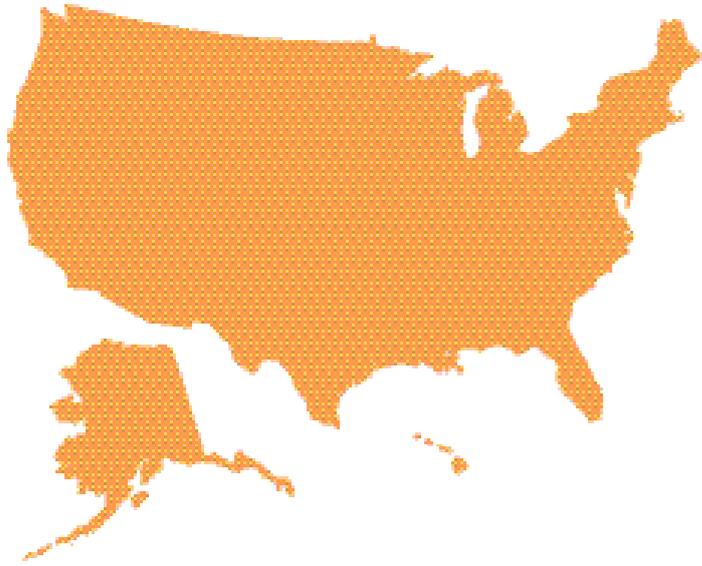


Tents line Fulton Street near San Francisco City Hall on May 5, 2020. (Beth LaBerge/KQED)

CEQA Reform in the COVID Era? The California Senate Housing Production Package Moves Forward

[JDSUPRA - 06/05](#)

California's push for density, supporting policies to encourage using transit and building housing near job centers, has a new enemy: the coronavirus. Even some ardent urbanists worry that the speed with which the virus devastated packed neighborhoods could lead to a backlash against cities.



The US already had a housing crisis. Covid-19 has only made it worse

[CNN Business - 05/20](#)

Martha Escudero had been living with her two young daughters on the couches and in the spare rooms of friends and family in Los Angeles for about a year and a half. It had always been uncomfortable, but the coronavirus pandemic made it dangerous: it was impossible to social distance in a home full of people. So she took over an empty house, owned by the state of California.

Resilience in the Face of a Pandemic: Green Affordable Housing Matters More Than Ever

[Shelterforce - 05/29](#)

Organizations that previously committed to sustainable, green building practices—energy and water efficiency, good ventilation, and nontoxic materials—may find that they and their residents are better able to withstand the stresses of this pandemic. Even though those projects may not have been planned and built with a pandemic in mind, the core elements of green building create conditions for better resilience in the face of a sudden global health threat.



Photo courtesy of Walker Wells

A Look At Housing Inequality And Racism In The U.S.

[Forbes - 06/03](#)

“Housing security is a matter of justice, as structural racism puts communities of color unfairly at risk of being rent burdened or homeless,” said House Speaker Nancy Pelosi, during a webinar hosted by the National Low Income Housing Coalition on Tuesday.



CSH believes supportive housing can change the trajectory for vulnerable families and, with generous support from the Robert Wood Johnson Foundation, developed the Keeping Families Together (KFT) model to test if safe, affordable supportive housing addressing the needs of parents and their children would help them stay together and thrive.

CSH SUMMIT 2020 IS GOING VIRTUAL



The deep inequity and critical gaps in our health, housing and economic systems have been further exposed by the COVID-19 crisis. Now more than ever, it is important for the supportive housing field to come together and assess where we are and how we rebuild more inclusive and resilient systems. The CSH Virtual Summit offers a platform for conversations about what matters right now and where we need to be in the future as the long-term impacts of this crisis unfold. Over four days, two tracks will focus on supportive housing programs and the systems that touch supportive housing. Topics will include racial equity, organizational resilience, care coordination, listening to lived expertise, federal policy, tracking data in the crisis and more. All sessions will be recorded so you can view them live or catch up after the conference.

Registration Now Open!

Summit 2020 virtual conference will bring together experts from the field for nine sessions over four days. This event will focus on the current crisis and planning for the future in supportive housing.

Virtual Registration Includes:

- Four half-days of live broadcast presentations.
- Opportunities to engage in Q&A with presenters and engage with virtual participants via chat.
- Virtual networking opportunities.
- Exclusive access to speakers following sessions.
- On-demand recordings of all sessions plus session materials.

All sessions are in **US Eastern Standard Time (EST)**

June 23rd – 26th

1:00 pm – 5:00 pm EST

Registration Cost - \$150

To secure your access links, simply register by selecting the registration button below. You will be sent an email for each day that contains a link to the Summit sessions. Links will be emailed to the email you provided at registration on Monday, June 22nd.

Cancellation Policy

A full refund will be provided if the request is received no later than June 19th. No refunds will be offered after session links have been provided.



CALIFORNIA LIFELINE PROGRAM DISCOUNTS PHONE SERVICES

The California LifeLine Program is a state program that provides discounted home phone and cell phone services to eligible households. These discounts can help you lower the cost of your phone bill. Only one discount per household is allowed (except for teletypewriter users and for Deaf and Disabled Telecommunications Program participants). Each household must choose to get the discount either on a home phone or on a cell phone, but not on both. To learn more, visit [Californialifeline.com](https://www.californialifeline.com) or [cpuc.ca.gov](https://www.cpuc.ca.gov). You can also call 1-866-272-0349 (English) or 1-866-272-0350 (Spanish).

Federal Assistance is available too. The Low-Income Home Energy Assistance Program (LIHEAP) offers help with utility bill payment, home weatherization and other assistance. Learn more at [211sandiego.org](https://www.211sandiego.org).

