



STEPHEN RUSSELL  
SDHF EXECUTIVE DIRECTOR

*Dear Members,*

Our **30th Annual Conference & Institutes** is approaching quickly and we're looking forward to gathering experts, thought leaders, and community advocates together for a week of professional – and personal – development. This year our theme, “30 Years of Building Better Futures” is focused on acknowledging the actions of the past, identifying injustices, and working together to build a movement of solutions to give every San Diegan a home.

This year's conference will feature keynotes with Conor Dougherty New York Times editor and author of *Golden Gates: Fighting for Housing in America*; Megan Sandel, MD, MPH, Co-Director of the GROW Clinic at Boston Medical Center, Co-Lead Principal Investigator with Children's HealthWatch and Associate Professor of Pediatrics at Boston University Schools of Medicine and Public Health; and Amanda Andere, Chief Executive Officer, Funders Together to End Homelessness.

For 30 years our conference has provided technical content on the issues that matter from design to operations to finance. With your help we've created a packed agenda in a new virtual format that will include over a dozen sessions, yoga breaks, and networking opportunities.

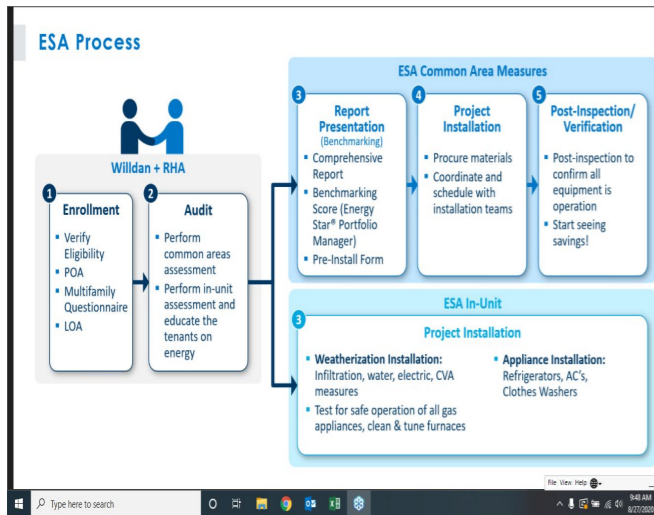
We're also excited to bring candid conversations with Gustavo Valesquez, Director of HCD; Sue Reynolds, Community Housing Works; and the top leadership of our affordable housing development community.

You can view the full agenda [here](#).

We hope you'll leave our conference invigorated, refreshed, and ready to build a better future for all San Diegans.

Be well and smile!

Steve Russell, Executive Director  
[steve@housingsandiego.org](mailto:steve@housingsandiego.org)



## Learning about San Diego Gas and Electric

In the month of August, we hosted our fourth LISC Sponsored Roundtable via Zoom. Due to COVID-19 our annual membership meeting and roundtables were put on pause. But, in May we were able to begin again. For this roundtable 30 professionals and advocates for affordable housing to hear updates and information from San Diego Gas and Electric as well as its partners.

The panel included Arnie Garcia (SDG&E), Christina Inglett (SDG&E), Emily Fisher (Wildan), Eunice Portillo (RHA), Diane Durbin (SDG&E), and Henry De Jesus (SDG&E) as the moderator. Some of the topics covered included Time-of-Use rates for multifamily properties in which we learned about a new way in which the customer is in control of energy bill. This is done by using one’s electricity during a lower-cost time period as well as investing in more clean and renewable energy sources.

AB 802 –Energy Benchmarking and Disclosure in California explicitly for building owners and managers to understand the benefits of ongoing energy monitoring and the legal requirements for public energy benchmarking. This topic coverage also included information on energy savings assistance programs, and residential customer programs, bill payment assistance, and SDG&E’s Coronavirus response. Each topic covered was followed by a brief Q & A so that the attendees could interact with the panelists by raising their virtual hand. This roundtable was both informative and valuable for those who attended.

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.

If interested, you may watch the video recording of this roundtable or any other past roundtable please visit the SDHF website [here](#). Find more information on attending the next roundtable on “Building San Diego’s Supportive Housing Pipeline”, [here](#).



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

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

# 2020 Conference & Institutes

## FEDERATION EVENTS

**Registration Now Open**

Registration closes on Friday, September 25th.

Ticket Type	\$ Amount	Details
<b>CONFERENCE: ONLINE PRE-REGISTRATION</b>		
Member - Early Bird	\$100	Member registration before 9/11/2020
Member - Regular	\$125	Member registration after 9/11/2020
Non Member - Early Bird	\$150	Non Member registration before 9/11/2020
Non Member - Regular	\$175	Non Member registration after 9/11/2020
Speaker	\$75	Coupon Code Needed to Register
Student	\$50	Coupon Code Needed to Register
<b>WEEK OF EVENT TICKETS</b>		
Member	\$200	Member registration after 10/2/2020
Non Member	\$250	Non-Member registration after 10/2/2020



San Diego Housing Federation’s annual Affordable Housing & Community Development Conference brings together more than 600 developers, builders, architects, lenders, property managers, service providers, elected and agency officials and staff, community and business leaders to share innovative approaches to affordable housing, community, and economic development.

This year, the Conference will be presented virtually during the week of October 5 – 9, 2020.

We invite you to share your expertise with us at this conference as a workshop presenter or convener.

[Click here for more information.](#)



**Conor Dougherty**, *The New York Times*; author of *Golden Gates: Fighting for Housing in America*

Monday, October 5  
10:45 a.m. - 12:30 p.m.



**Megan Sandel**, MD MPH, GROW clinic at Boston Medical Center, Children’s HealthWatch, Boston University

Wednesday, October 7  
5:00 p.m. – 6:30 p.m.



**Amanda Misiko Andere**, MPA, Chief Executive Officer, Funders Together to End Homelessness

Friday, October 9  
12:15 pm – 2:15 pm

For questions, please contact Sarah Buchanan, Director of Events and Membership at [sarah@housingsandiego.org](mailto:sarah@housingsandiego.org)





## Thank You to Our New and Renewing Members:

Abode Communities

Bree Wong, Meraki Pacific

City Real Estate Advisors (CREA)

CohnReznick

Community Economics, Inc.

Elaine Rosas, REGIONAL TASK FORCE ON THE HOMELESS

Marc Gould, Meraki Pacific

Mercy Housing California

Miranda Cavanaugh-Fernandez, Univ of San Diego

Monica Ball, YIGBY

Orix Capital

Regional Task Force on the Homeless

SCS Engineers

Studio E Architects

Sun Country Builders

USA Properties Fund

**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.**

### 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.**

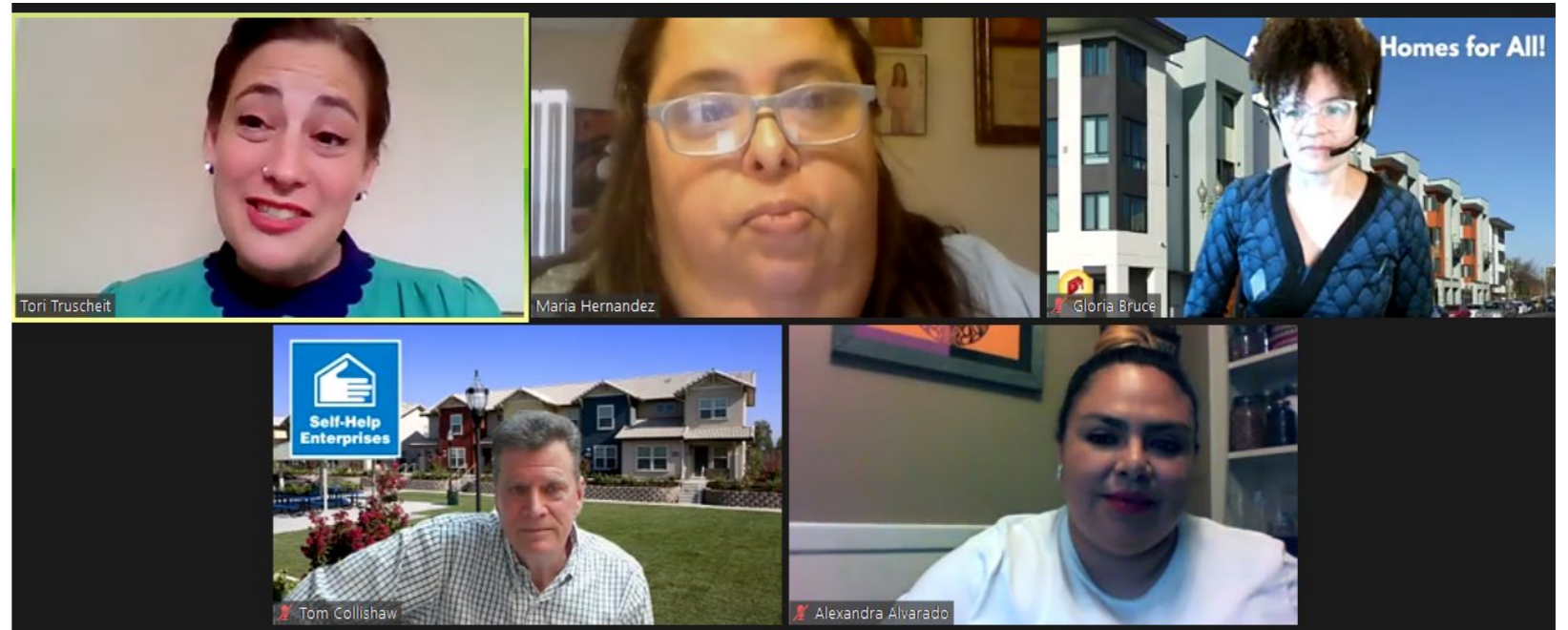
## RUN'ing at Housing California



MEHRSA IMANI  
SDHF RESIDENT AND  
COMMUNITY ORGANIZER



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



Maria in RUN Panel for Housing California

With the legislative session behind us RUN leaders had an educational opportunity through the Housing California Conference to learn how to emphasize racial justice into their advocacy and to further change the narrative. Our RUN leader Ms. Joyce Roberts spoke at plenary session on *Advancing Narratives of Inclusion: Building the Family Album for the Housing Justice Movement One Family Photograph at a Time* with award-winning filmmaker Thomas Allen Harris, Creator of Family Pictures USA. And Maria Hernandez, our RUN leader from Poway, served as a panelist on a workshop called *Why Developers Should RUN to Organize Their Residents: Building Power for Affordable Housing, Even in a Pandemic*.

Near the end of September, RUN will begin its “There Ought to be a Law” process through Regional Convenings, where resident leaders begin identifying ideas and policy priorities for their 2021 advocacy work. The upcoming **RUN Regional Convening will be on Tuesday, September 29th at 1:00pm – 3:00pm** over zoom. [Register online](#) to receive Zoom information and attend.





MEHRSA IMANI  
SDHF RESIDENT AND  
COMMUNITY ORGANIZER



## HEAL Ramping up for Election

With seven weeks to election, HEAL is determined to assist in voter registration for individuals who are currently sheltered at Operation Shelter to Home at the Convention Center. Thursday and Friday of this week HEAL members, in collaboration with a few other organizing groups such as Voice of Our City Choir, visited Operation Shelter Through Housing in person to register sheltered individuals.

Eight HEAL members were registered for Housing California conference last week as well, and found the sessions very rich and engaging. HEAL members found the history of racial discrimination housing very interesting, and found the sessions with primarily Black, Indigenous, and People of Color powerful and remarkable. They were moved to hear that the conference was pointing towards all the ways narrative around housing (and its relation to race and health) is beginning to transform.

Our HEAL members, who have been long advocates of Measure A, are excited to help the campaign forward through phone banking, texting platforms, and Town Hall meetings.



*Voter registration drive at the Operation Shelter to Homes, at Convention Center.*

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



BROOKLYN DEL PRIORE  
EVENTS & PROGRAMS COORDINATOR



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

## Challenges, Success, and Best Practices Educational Webinars

As our team at the Housing Federation has adapted and heard the concerns of the Resident Service Coordinators and Supportive Housing Operators we have continued to team up with the Corporation for Supportive Housing (CSH) and LeSar Development to host a series of COVID-19 response related webinars since back in March and will continue to host these webinars throughout the year. Our twice a month webinar's have been attended by an average of 150 professionals in the affordable and supportive housing sector each time.

We hosted two webinars in the month of August. In the [first webinar](#) we learned what the challenges and success have been in engaging with residents in the season of COVID-19. No one had a direct solution, but the panelists were able to talk about the practices they have been able to implement in the midst of hard and unpredictable circumstances. The different panelists were Stephanie De La Torre (Hope through Housing), Erin Hogeboom (SD for Every Child), Alexis Jaimes (PSCDC), Diana Aguilar (SD PACE), Danish Farook (Apreva Hospice), and Diana Bustos (PSCDC) as the moderator. The topics covered were after school programming, access to technology, programming for seniors, and contact precautions and personal protective equipment (PPE).

The [second webinar](#) was on Harm Reduction Training and guided by Kindra Moore. Kindra is a Licensed Clinical Social Worker and Certified Alcohol and



Drug Counselor. She has worked with people with mental health and substance disorder diagnosis for over 25 years. She is currently the Associate Director of Housing and Clinical Services at Episcopal Community Services and is also providing the training for Community Research Foundation where I worked in an ACT model for 13 years. Currently functioning as a Clinical/Training Consultant. The training was thought provoking for our attendees and helpful.

The San Diego Housing Federation has been gathering information on resources available which can be found on our [website](#). 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. You can find further information and register for our next webinar [here](#).



# SDHF Supported Bills Awaiting Governor’s Signature



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](#).**

**AB 1845** – Creates an Office to End Homelessness within the Governor’s office. Read SDHF’s letter of support [here](#).

**AB 2345** – Enhances California’s Density Bonus Law based on the success of San Diego’s Affordable Housing Density Bonus. Read SDHF’s letter of support [here](#).

**AB 434** – Creates a single application and award process for MHP and six special purpose rental housing programs at HCD. Read a fact sheet [here](#) and SDHF’s letter of support [here](#).

### Take Action!

Visit the [state’s website](#) and follow these steps:

- Click “Have Comment”
- Complete your contact information, then go to “Please Choose Your Subject” and scroll to select:
  - “AB01845\Homelessness: Office to End Homelessness”
  - “AB00434\Housing finance programs: uniform procedures”
  - “AB02345\Planning and zoning: density bonuses: annual report: affordable housing”
- On the next page, click “Pro” then enter your comments on why you support this bill
- Click “Send Email”

The screenshot shows the contact page for Governor Gavin Newsom. At the top, there is a navigation bar with social media icons and a 'Translate' button. Below that is the 'Office of Governor GAVIN NEWSOM' logo and a secondary navigation bar with icons for Home, About, Newsroom, Appointments, First Partner, and Contact. The main content area includes a mailing address for Governor Newsom and a disclaimer about response times. The 'Contact the Governor' section has a radio button for 'Have Comment' (selected) and 'Need Help'. Below this are input fields for First Name (Amanda), Last Name (Nelson), and E-Mail Address (amanda@housingsandiego.org). A dropdown menu for 'Please choose your subject' is set to 'AB01845\Homelessness: Office to End Hc'. A 'Continue' button is at the bottom.





## SAN DIEGO HOUSING FEDERATION

### **'Radical acts of kindness' motivates the work of San Diego affordable housing advocate**

**San Diego Union-Tribune – 09/12**

At our core, we remain committed to seeing that quality, affordable housing is within reach of all of the members of our community.

Q: Why are issues like affordable housing, homelessness and poverty so important to you?

A: I believe in radical acts of kindness.





AMANDA NELSON  
COMMUNICATIONS MANAGER

## Local tribes to receive \$3.5 million in CARES Act funding for housing

[San Diego Union Tribune - 09/09](#)

Four San Diego County tribes will receive a total of \$3.5 million from the U.S. Department of Housing and Urban Development for coronavirus recovery efforts.

Established by funding made available through the CARES Act, the \$100 million Indian Community Development Block Grant program aims to help Indigenous nations increase public health efforts to prevent the spread and mitigate the effects of COVID-19, while also increasing the safety of tribal members.

## San Diego Moves Hundreds Into Housing

[Voice of San Diego - 09/10](#)

Rent is not down across the board. Losses are mostly concentrated in luxury buildings in four areas: Downtown San Diego (down 2.2 percent annually), University Town Center (down 7.1 percent), north shore cities of Del Mar, Encinitas and Solana Beach (down 4.2 percent) and the south I-15 Corridor with Mira Mesa and Sorrento Valley (down 4 percent).



Howard Lipin/The San Diego Union-Tribune)

## County's homeless: Disabled, 55 and older and Black

[San Diego Union-Tribune - 09/15](#)

Among the data new this year, surveys found 27 percent of people on the street and 24 percent in shelters were 55 years old or older. Of those seniors who were not in shelters, 55 percent said they had a physical disability, with 50 percent saying they had a chronic health condition. Of the older people on the street, 88 percent said they became homeless in San Diego County.





## LA Receives \$131.3 Million For Affordable Housing, Infrastructure Upgrades

[NBC LA - 06/25](#)

The city of Los Angeles was awarded \$131.3 million from the state to create 725 sustainable and affordable housing units and to make infrastructure improvements, it was announced Thursday.

## Podcast: Buffy Wicks on the eviction deal and the duplex debacle

[CalMatters - 06/19](#)

On this episode of “Gimme Shelter: The California Housing Crisis Podcast”, CalMatters’ Matt Levin and the Los Angeles Times’ Liam Dillon interview Wicks on the bizarre duplex debacle, the state’s emergency eviction protections, and her newfound fame.

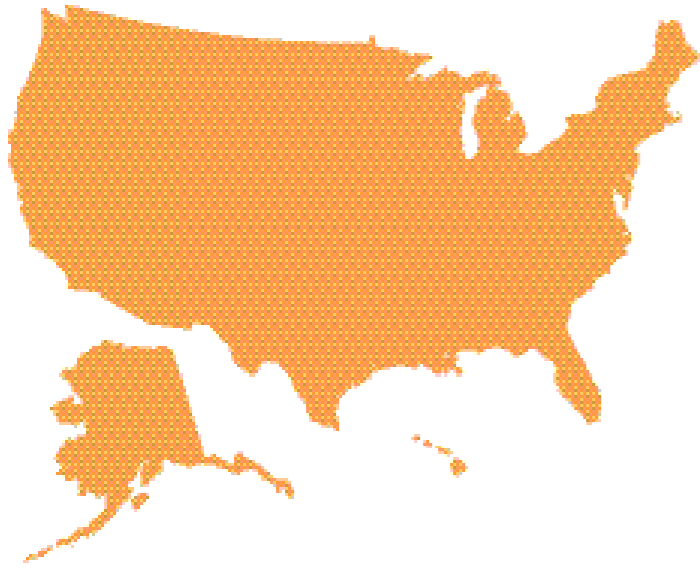


Photo by Nada Atieh

## These Redding students gain experience by building shelters for micro farm workers

[Record Searchlight - 09/08](#)

CHYBA is a part of the YouthBuild U.S.A program, teaching low-income young people construction technology to build affordable housing and buildings in their communities. The academy also has 22 students working on disaster relief and construction at the AmeriCorps program, a domestic service program that employs youths to address critical community needs in fields like education, public safety, and environmental protection.



## Under a Second Federal Moratorium, Eviction Filings Plummet

[Curbed - 06/11](#)

New guidance was presented at the 2020 American Copy Editors Society conference in May, where AP Stylebook editors recommended that journalists stop using the catchall label “the homeless,” a term the editors deem dehumanizing, to describe those without homes.

“Do not use the collective noun ‘the homeless,’ just like we don’t use ‘the elderly’ or ‘the disabled,’” said Paula Froke, editor of the AP Stylebook, in a session announcing changes to AP style.

Instead, the stylebook recommends “homeless people,” “people without housing,” or “people without homes.” Other terms considered disparaging are “vagrant” or “derelict.”

## A Deep Dive Into the ‘Gentrification Font’

[Vox - 09/09](#)

But while many scholars rely on quantitative changes to identify whether gentrification is happening—for example, a percent change in a certain demographic over time—Berglund said that cultural shifts, like visual changes, can also lead to cultural displacement. As a neighborhood changes, so does its branding in an attempt to signify that it’s “not what it used to be,” Berglund said, and to distance it from “whatever bag-



gage people carry with [their] ideas about what a place is, or whether they belong there.”

## It’s Time to Move On From Community Consensus

[Shelterforce - 09/04](#)

New projects generally require community agreement in order to move forward, and so all it takes is a handful of opponents to signal a lack of consensus. By design, then, public meetings give the people who say “no” a much louder voice than the people who say “yes.”



# Model Family Supportive Housing Tenant Handbook and Welcome Packet



**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.**

Serving families with children in supportive housing and other housing and services solutions requires a tailored approach and supports. Families entering supportive housing may have backgrounds and experiences that lend to unique risk factors and vulnerabilities.

[This Model Family Supportive Housing Tenant Handbook and Welcome Packet](#) was developed collaboratively by CSH and the Center for the Study of Social Policy. It is specifically designed as a resource for supportive housing providers working with families with children, including families experiencing involvement with public systems such as child welfare. It can be easily adapted for programs providing site based or scattered site housing for families. This manual is part of a suite of tools and resources that have been developed because families have a unique set of needs that can be met through tailored supportive housing environments and approaches.

The guide was designed using the following principles:

- Clear understandable language with a goal of an 8th grade reading level
- A collaborative tone which emphasizes the shared goal of keeping all families safe and stable
- Accessible support around common problems families face
- Support for the parent's role in managing child behavior

- Clarity about the things that constitute lease violations and a commitment to early work with residents to address these issues
- Clear processes and protocols for dealing with conflicts and issues

This guide covers family supportive housing topics such as:

- Building management, tenancy and operations
- Supports and resources
- Community rules
- Opportunities for families to get involved
- Maintaining a healthy and safe home

Quality supportive housing for families with children serves an entire resident household as the tenants/clients. Providers ensure an equal and intentional focus on housing, services and opportunities for the children and the adults in their lives. The appropriate housing and services for children and their parents are identified and offered, ideally through a Two Generation approach, and goals and outcomes for both children and the adults are simultaneously tracked. Given family member experiences with trauma, loss, and chronic stress, the disruptions, isolation, and increased parenting stress caused by health and family crises can trigger common trauma reactions or setbacks, and may increase risks and challenges outlined above. Providers should employ trauma informed practices and should increase their responsiveness during their initial and ongoing engagements with families. The tenant manual can

## FROM OUR SPONSOR



serve as a useful tool on this journey.

CSH believes that quality affordable housing and paired with flexible, family centered and trauma informed service and practices help families achieve a level of stability that would not be possible if the two were received separately. Supportive housing can keep families together. Children receive the stability needed to reach their potential in school. Parents receive the support needed to improve their own health and the health of their family. Supportive housing is a platform for families to grow together and thrive. Additional tools and resources are available at [csh.org](https://www.csh.org) and [1rooffamilies.org](https://www.1rooffamilies.org).





## Wildfire Season is Here

In recent years, California experienced some of the most destructive wildfires ever seen, and this year will not be an exception. SDG&E makes every effort to help protect the region against the threat of wildfires and its highest priority is the safety of its customers, employees and communities. SDG&E continues to improve and strengthen their equipment and structures and build a wildfire safety program that includes the following:

- o Implementing over 100 cameras to monitor weather and fires
- o Managing over 230 weather stations provide readings of wind speed, humidity and temperature
- o Upgrading 26,000 wooden power poles to fire-resistant steel poles
- o Inspecting and trimming 455,000 trees near power lines
- o Year-round aerial inspections of power and gas lines via 25 drones
- o Deploying 4 helicopters to help with water drops and patrolling electrical lines

### Public Safety Power Shutoffs (PSPS)

If dangerous conditions are present, SDG&E may shut off power as a last resort to keep the community safe. Public Safety Power Shutoffs can last until fire risk conditions no longer pose a threat. SDG&E's electric enhancements have led to a 25% – 30% reduction of customers impacted by PSPS compared to 2019. Download the new SDG&E app, "Alerts by SDG&E", to stay informed about PSPS events at [sdge.com/pspssapp](https://sdge.com/pspssapp).



You can track affected addresses during a Public Safety Power Shutoff even if you are not a direct customer of SDG&E.

### SDG&E Community Resource Centers

SDG&E's ten facilities serve as locations where impacted residents can get fire preparedness materials, ice, water, snacks, car power converters, small solar-powered batteries and radios and up-to-date outage information. Learn more at [sdge.com/resource-centers](https://sdge.com/resource-centers).

### SDG&E's Wildfire Safety Drive-Thru Fairs

You'll receive safety tips and information on how to stock an emergency kit, develop an emergency plan and design or modify the space around your home to help resist wildfire, without ever leaving your car. Preparedness backpacks and buckets will be distributed on a first come, first serve basis while supplies last. One backpack per car. Learn more at [sdge.com/fairs](https://sdge.com/fairs).

