



HCD WEB NEWS

California Department of Housing and Community Development

January 29, 2010

TODAY'S NEWS

AFFORDABLE HOUSING

BAKERSFIELD NOW: Stimulus dollars give boost to affordable housing – by Sabrina Rodriguez // There's a high demand for affordable housing in Kern County, but there aren't enough units to go around. For some residents, such as Rose Azua, getting into affordable housing would be life changing. Azua has been trying to get into low-income/affordable housing for the past four years, because her blindness has her living on a fixed income from Social Security.

<http://www.bakersfieldnow.com/news/local/82992012.html>

ORANGE COUNTY REGISTER: New affordable housing complex opens in Yorba Linda – by Jessica Terrell // Applications are still being accepted for a limited number of open apartments in an affordable housing complex in Yorba Linda that celebrated its grand opening on Monday. Villa Plumosa, located on Plumosa Drive not far from Main Street, features 76 two- and three-bedroom apartments with rents ranging from \$569 to \$1,357. The complex was in severe disrepair when it was purchased by National CORE for transformation into affordable housing units.

<http://www.ocregister.com/news/rental-231442-apartments-housing.html>

HESPERIA STAR: Affordable housing demand grows in Hesperia – by Peter Day // Hesperia's affordable housing units just grew by 58, but the demand continues to outpace multi-family construction geared for low-income families. "They're already sold out," Hesperia Mayor Thurston "Smitty" Smith said about the recently completed second phase at San Remo Apartments.

<http://www.hesperia-star.com/news/hesperia-3156-affordable-demand.html>

HOUSING DEVELOPMENT

LOS ANGELES TIMES: Homebuilder Ryland swings to profit – by Robert Faturechi and Alejandro Lazo // Home builder Ryland Group Inc. posted a fourth-quarter profit Wednesday, exceeding analysts' expectations with a boost from an income tax benefit. The company reported earnings of \$39 million, or 88 cents a share, compared with a loss of nearly \$60 million, or \$1.40, during the same period last year. That improvement comes on the heels of a \$97.6-million tax benefit for the quarter.

<http://www.latimes.com/business/la-fi-ryland28-2010jan28,0,5694621.story>

CENTRAL VALLEY BUSINESS TIMES: Central Valley gets more than \$240 million for housing // More than a quarter of the final distribution of federal stimulus money to build affordable housing projects for low-income families in the state is going to projects in the Central Valley. The allocations of the total of more than \$800 million statewide were announced by California State Treasurer Bill Lockyer.

<http://www.centralvalleybusinesstimes.com/stories/001/?ID=14246>

LAND USE / PLANNING / REGULATION

FRESNO BEE: Fresno Council OKs key part of downtown plan – by Russell Clemings // The Fresno City Council voted unanimously Thursday to approve a centerpiece of Mayor Ashley Swearengin's plan for reviving downtown — a \$2.6 million contract to draw up two land-use plans. The vote sets in motion a three-year process that could remap a wide swath of central Fresno in what Swearengin's downtown czar termed an effort to throw out decades of unworkable rules for building and development.
<http://www.fresnobee.com/local/story/1801339.html>

SAN FRANCISCO CHRONICLE: Chiu's measure casts shadow on building plans – by John Coté // If San Franciscans vote in June to strengthen provisions against new buildings shadowing city parks, they could imperil major development projects. Everything from a new wing at the San Francisco Museum of Modern Art to the expansion of the Moscone Center and creation of a new downtown core around a rebuilt Transbay Terminal could be affected.
<http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2010/01/27/MNAH1BOEOH.DTL>

HOUSING MARKETS / REAL ESTATE

MODESTO BEE: Recession stalls home building – by J.N. Sbranti // Have you considered buying a new home in Modesto? Good luck trying. No subdivisions are building, and virtually all Modesto home developers have mothballed their projects or sold out. Only Habitat for Humanity's nonprofit Hope Village has construction plans for 2010, and those houses will be built by volunteers.
<http://www.modbee.com/breakingnews/story/1027337.html>

SACRAMENTO BEE: Housing has hope amidst the hurt – by Jim Wasserman // Foreclosures inched up slightly across the capital region in the last three months of 2009, but loan defaults fell for a third straight quarter as lenders focused more on finding alternatives to taking the keys, La Jolla-based MDA DataQuick reported Wednesday. The newest statistics revealed a still-painfully fragile housing market beset by widespread distress but also beginning to emerge from the subprime meltdown.
<http://www.sacbee.com/business/story/2495381.html>

LOS ANGELES DAILY NEWS: Housing market shows signs of life – by Kevin Modesti // In a sign the local real-estate market is improving - or that it had nowhere to go but up - home sales in the San Fernando Valley rose in 2009, an industry group reported Thursday. The Southland Regional Association of Realtors said the 7,793 single-family houses sold in the Valley last year represented a 9.9 percent increase from 2008, and the 2,494 condos changing hands marked a 15.4 percent increase.
http://www.dailynews.com/news/ci_14291300

SACRAMENTO BEE: Flippers back in vogue in Sacramento housing market – by Jim Wasserman // House flipping, the timeless buy-low, sell-high strategy, is back. Thousands engaged in it during the real estate boom. Hundreds are trying it in the bust. Property researcher MDA DataQuick tells Home Front it is seeing more houses sold within three weeks to six months of being purchased. Almost 5 percent of Sacramento County's December home sales fell into the "flipping" category.
<http://www.sacbee.com/topstories/story/2498388.html>

MORTGAGE & FORECLOSURE ISSUES

LOS ANGELES TIMES: New rule affects homeowners in foreclosure avoidance program – by E. Scott Reckard //

Taking borrowers at their word for how much they earn was a major cause of the mortgage meltdown. That practice may also be why an Obama administration program has struggled to convert temporary loan modifications into permanent ones.

<http://www.latimes.com/business/la-fi-mortgages-income29-2010jan29,0,3075748.story>

STOCKTON RECORD: San Joaquin County No. 5 in US foreclosures // San Joaquin County foreclosures eased somewhat in 2009, and the area that once led the nation in bank repossessions fell to fifth place as other metropolitan areas caught the housing plague, RealtyTrac reported Thursday. The online foreclosure property specialist counted 19,540 San Joaquin County properties with one or more foreclosure filings last year, down more than 7 percent from the 21,127 afflicted properties seen in 2008, when the county ranked No. 1.

http://www.recordnet.com/apps/pbcs.dll/article?AID=/20100129/A_BIZ/1290310/1/NEWSMAP

LOS ANGELES TIMES: California mortgage defaults drop 24.3% -- by Alejandro Lazo // The Obama administration's \$75-billion program to help troubled borrowers hold on to their homes appears to be keeping more California families out of foreclosure, data released Wednesday showed, but the relief may be temporary. The number of homes entering the first stage of foreclosure declined 24.3% during the fourth quarter from the previous three months, according to MDA DataQuick, a San Diego real estate research firm.

<http://www.latimes.com/business/la-fi-foreclosures28-2010jan28,0,4687660.story>

SAN DIEGO UNION TRIBUNE: S.D.-area foreclosures jump; defaults slump – by Roger Showley // Home foreclosures in San Diego County surged last month, even as default notices dropped to their lowest level in more than a year, MDA DataQuick reported yesterday. Analysts read those contradictory signs as further evidence that the local market might be stabilizing, since foreclosures pave the way for purchases by financially strong buyers.

<http://www.signonsandiego.com/news/2010/jan/28/sd-area-foreclosures-jump-defaults-slump/>

FAIR HOUSING

LIVERMORE INDEPENDENT: Livermore doing well providing housing choices (Editorial) // The City of Livermore is doing well when it comes to providing fair housing choices compared to other jurisdictions in Alameda County. That is the finding of a report for the Alameda County HOME Consortium Jurisdictions. The U.S. Department of Housing and Urban Development requires jurisdictions receiving Community Development Block Grants and HOME Investment Partnership Program funds to conduct an analysis of impediments to fair housing every five years.

<http://www.independentnews.com/fullstory.php?newsid=694>

HOMELESSNESS

FRESNO BEE: Homeless evicted from downtown Fresno camp – by Jim Guy //

Police and city officials were met with resistance Thursday morning when they tried to evict a group of homeless people in downtown Fresno. About 30 homeless people shouted and waved an American flag when officials arrived about 8:30 a.m. at the southeast corner of Ventura and F streets, where the homeless had been camped out since October.

<http://www.fresnobee.com/local/story/1799751.html>

TRANSPORTATION

LOS ANGELES TIMES: Stimulus money will spur construction on California's high speed rail project, officials say – by Dan Weikel //

The \$2.25 billion in federal stimulus funds awarded this week to the California high-speed rail project ensures that construction can proceed on a 520-mile route between Anaheim and San Francisco within three years, rail officials said Thursday.

<http://www.latimes.com/news/local/la-me-california-high-speed29-2010jan29,0,3167674.story>

POPULATION

VISALIA TIMES STAR: Outreach partners in Visalia team up for the Census – by

Maria G. Ortiz-Briones // In hopes of an accurate census count that is culturally diverse, the city of Visalia is developing strategies that include a "fotonovela" to spread the word about the importance of this year's census. "This [outreach] is very important to us," Visalia Mayor Bob Link said. The city had allocated \$15,000 for outreach activities during the 2010 census for the hard-to-reach populations.

<http://www.visaliatimesdelta.com/article/20100129/NEWS01/1290319>

PRESS ENTERPRISE: Census Bureau reaching out to Inland area communities

least likely to be counted – by David Olsen // With tens of millions of dollars in federal funding for Inland residents at stake, area governments, nonprofits and churches are ramping up campaigns to urge people to answer the census forms that will be mailed out in mid-March.

http://www.pe.com/localnews/inland/stories/PE_News_Local_W_undercount29.44cf56d.html

GOVERNMENT SITES:

California Dept. of Finance – Governor's Budget

http://www.dof.ca.gov/Budget/Historical_Documents.asp

California Dept. of Housing & Community Development - Press Releases

<http://www.hcd.ca.gov/news/release/>

California Dept. of Housing & Community Development – Housing Policy Development Bibliographies

<http://www.hcd.ca.gov/hpd/biblio.html>

California Dept. of Housing & Community Development – HCD Web News

<http://www.hcd.ca.gov/hpd/news/index.html>

California Housing Financing Agency

<http://www.calhfa.ca.gov/>

California Tax Credit Allocation Committee

<http://www.treasurer.ca.gov/ctcac/>

California Debt Limit Allocation Committee

<http://www.treasurer.ca.gov/cdlac/>

HUD Newsroom

<http://www.hud.gov/news/>

Fannie Mae Foundation- KnowledgePlex

<http://www.knowledgeplex.org/>

Federal Register, Today's Table of Contents

http://www.access.gpo.gov/su_docs/aces/fr-cont.html

Federal Register, Year 2008 Recent Table of Contents

http://www.access.gpo.gov/su_docs/fedreg/frcont08.html

U.S. Census Bureau

<http://www.census.gov/main/>

California Supreme Court Decisions / California Courts of Appeal Decisions (last 100 days are posted in full text)

<http://www.courtinfo.ca.gov/opinions/>

COVERAGE INFORMATION:

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

Mondays, Wednesdays and Fridays 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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