



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)

2026 Advocacy and Legislative Engagement Guide

Presentation to the SDHC Board of Commissioners
October 10, 2025

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SDHC – Advocacy and Legislative Engagement Guide

Agenda

- **Policy Overview**
 - 2026 Advocacy and Legislative Engagement Guide
 - Policy Development Process & Stakeholder Engagement
- **State Advocacy**
 - Legislative Timeline
 - Budget Recap
 - 2025 Recap
- **Federal Advocacy**
 - Legislative Timeline
 - 2025 Recap



SDHC – Advocacy and Legislative Engagement Guide

Policy Overview – Engagement Guide

- SDHC monitors legislative and regulatory activities closely to identify issues and legislation that could affect the individuals and families SDHC's programs serve.
- SDHC provides policy recommendations to address a variety of issues.
- SDHC engages with elected leaders and officials at local, state and federal levels of government, as well as stakeholders, on policy initiatives.
- This guide supports a key strategic initiative in the proposed SDHC Strategic Plan for Fiscal Years 2026 – 2030.



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Policy Priorities

Strategic Priority 1.5: Reimagining the Agency

1.5: Leverage SDHC's prominence and expertise to shape the field of housing.

2026 Policy Priorities

- **Production of Affordable Housing**
- **Preservation of Affordable Housing**
- **Sustaining Rental Assistance**
- **Homelessness Prevention & Best Practices in Addressing Homelessness**



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State Advocacy



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State Advocacy – 2025 Timeline

Date	Legislative Activity
January 1	Non-urgent statutes passed in 2024 take effect.
January 5	Legislature reconvened.
January 10	Legislature must submit proposed budget to Governor.
February 21	Last day for bills to be introduced.
Mid-April	Spring Recess
Early-May	Policy committees must hear and report to fiscal bills.
Early-June	Floor Session only (no committees may meet)
Early-June	Last day for each house to pass bills introduced in that house
June 15	Budget bill must be passed.
August	Floor Session only (no committees may meet)
September 12	Bills must pass each house. (Recess begins upon Adjournment)
October 13	Governor must sign or veto legislation.



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State Advocacy – Recap of 25/26 Legislative Session

State Budget Recap (Adopted in June)

- **Included**

- Low-Income Housing Tax Credits: \$500 million
- Multifamily Housing Program: \$120 million (reduction from FY25)
- Dream For All: \$300 million
- CEQA Infill Housing Exemption

- **Cut**

- Infill Infrastructure Grant Program
- Housing Homelessness Assistance and Prevention Funding
 - Commitment of \$500 million in FY26/27 budget
- CalHome (SDHC First-Time Homebuyer Program)



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State Advocacy – Recap of 25/26 Legislative Session (Continued)

- **Political & Budget Landscape**

- Increase expenditures & economic uncertainty put pressure on budget
- Leadership changes in Senate: Senator Monique Limon (D-Santa Barbara) will take over as Senate President Pro-Tempore November 17.

- **Overview of Housing and Homelessness Policy**

- Major themes include:
 - Cuts to some Housing Programs
 - Infill housing CEQA streamlining and other permit streamlining efforts
 - Creation of new California Housing & Homelessness Agency
- Bonds
 - Affordable Housing Bond Bills both still alive, but not moving (pending in Senate Rules)



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State Advocacy – Recap of 25/26 Legislative Session (Continued)

- **Legislative Summary**

- SDHC engaged on 11 state bills, including:
 - **AB 282** (Pellerin): Negotiated amendments in opposition
 - Voucher prioritization
 - **AB 413** (Fong): Supported
 - Language access for Housing and Community Development guidelines
 - **AB 670** (Quirk-Silva): Supported
 - Preservation of housing counted in Annual Progress Reports
 - **AB 736/SB 417** (Wicks/Cabaldon): Supported
 - Housing Bond bills
 - **AB 1404/AB 1026** (Ortega/Wilson): Supported
 - Utility hookup prioritization bills



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State Advocacy – 25/26 Outlook and Goals

- **Outlook for 2026 Legislative Session**
 - Continued concerns with budget
 - Redistricting, November 2026 Election, leadership and committee changes
 - Themes:
 - Production/Housing Bonds
 - Preservation
 - New Housing & Homelessness Agency



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State Advocacy – 25/26 Outlook and Goals

- **SDHC 2026 Goals**

- Introduce bill ideas and support priority legislation
- Secure budget funding for local housing and homelessness efforts.
- Expand coordination on Emergency Housing Voucher advocacy with statewide stakeholders.
- Build on increased engagement with San Diego delegation in Sacramento; provide committee testimony.



Federal Advocacy



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Federal Advocacy – Approximate Annual Timeline

Date	Legislative Activity
January 3	119 th Congress convenes.
January 20	Inauguration Day
May 2	Trump admin releases FY2026 budget proposal
May 30	Trump admin releases FY2026 budget request
July 17	House Appropriations Committee passes FY2026 HUD appropriations bill
July 24	Senate Appropriations Committee passes FY2026 HUD appropriations bill
October 1	New federal fiscal year begins.



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Federal Advocacy – 2025 Federal Recap

- **Political Landscape**
 - President Trump takes office
 - GOP majority in both chambers
- **Rescissions Act of 2025 (H.R.4)**
 - Clawback of \$9.4 billion of previously approved federal spending
 - No clawback to U.S. Department of Housing and Urban Development (HUD) funds
 - Made passing a new budget difficult
- **One Big Beautiful Bill Act of 2025 (H.R.1)**
 - Tax and spending bill; cuts to social safety net used by voucher-holders
 - Large expansion of Low-Income Housing Tax Credit
- **Federal government shut down on October 1, 2025**
 - No immediate impact on SDHC or our programs.
 - HUD informed SDHC that funds for public housing and rental assistance payments have been obligated through the first two weeks of November.
 - SDHC has made rental assistance payments for October.



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Federal Budget

Federal Funding

- **Option 1: Continuing Resolution (most likely)**
 - Currently there is a CR through Nov. 21st that has passed the House
 - Typically extends prior-year funding levels, but does not account for inflation, rising insurance premiums or increased demand for services.
 - Stalls or underfunds new initiatives.
 - Forces public housing authorities into short-term planning cycles, increasing administrative burden and reducing efficiency.
- **Option 2: Budget Agreement (Senate/House/Compromise versions)**
 - Both chambers must approve the same budget.
 - Services are stable and funded for a year; new policies can be implemented.
 - Agencies gain long-term certainty and predictability to begin planning for the year ahead.



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Federal Budget (Continued)

Federal Funding (Continued)

- **House Budget – Transportation, Housing and Urban Development (THUD)**
 - Overall funding cuts, including but not limited to:
 - Cuts to Public Housing Capital and Operating funds
 - Cuts to administrative fee budget within the tenant-based rental assistance program
 - Elimination of the HOME Investment Partnerships Program
 - Level funding within contract renewals of the Section 8 Housing Choice Voucher program
 - Does not cover expenses for households currently served because it does not account for inflation and rent increases
- **Senate Budget – THUD**
 - Cuts to the Public Housing Operations fund and Community Development Block Grant program
 - Increases for Section 8 Housing Choice Vouchers and Project-Based Vouchers equate to, at best, level funding because of inflation and rent increases or potentially insufficient funds to cover expenses.
 - Increases to administrative fees



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Federal Advocacy – 2025 Advocacy and Legislative Engagement

- **Meetings in Washington D.C**
- **Fair Housing Improvement Act of 2025: Provided quotes in Support**
 - “Families that need and receive federal rental assistance should have the same ability as anyone else to rent a home of their choice that best meets their family’s needs,” **SDHC President and CEO Lisa Jones said.** “Too often, they don’t. The Fair Housing Improvement Act is a crucial step to ensure these families are not denied a home just because of the help they receive.”
- **HUD Continuum of Care Disbursement Press Release: Provided quotes in Support**
 - “Failure to deliver these crucial Continuum of Care funds to the San Diego region would result in more people experiencing homelessness in shelters or on the streets,” **SDHC President and CEO Lisa Jones said.** “At a time when seniors and women make up a greater proportion of the record-high number of people vulnerable to or experiencing homelessness, and our efforts are showing some improvement, now is not the time for critically needed funds to sit idle in Washington.”
- **FY26 Community Project Funding Award: Linda Vista Affordable Housing - Via Las Cumbres Redevelopment**
 - Awarded \$2 million from Rep. Sara Jacobs (CA51)



Next Steps



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Staff Recommendation

- Approve SDHC's Calendar Year 2026 State and Federal Advocacy and Legislative Engagement Guide.



Questions & Comments

