



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC) 2025 Advocacy and Legislative Engagement Guide

Presentation to the SDHC Board of Commissioners
September 13, 2024

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SDHC – Advocacy and Legislative Engagement Guide Agenda

- **Policy Overview**
 - 2025 Advocacy and Legislative Engagement Guide
 - Policy Development Process & Stakeholder Engagement
- **State Advocacy**
 - Legislative Timeline
 - Budget Recap
 - 2024 Recap
- **Federal Advocacy**
 - Legislative Timeline
 - 2024 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 SDHC’s Strategic Priority Area of Advocacy, Communication and Public Engagement.



Strategic Priority 5: Advocacy, Communication, Public Engagement

1. **Advocacy:** Establish priority policy areas and a policy engagement guide to foster progress toward SDHC’s vision and secure additional public funding.

2025 Policy Priorities

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



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State Advocacy



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State Advocacy – 2024 Timeline

Date	Legislative Activity
January 1	Non-urgent statutes passed in 2024 take effect
January 3	Legislature reconvenes
Mid-January	Budget must be submitted by Governor
Mid-February	Last day for bills to be introduced
Late-March – Mid-April	Spring Recess
Late-April	Policy committees must hear and report to fiscal bills
Late-May	Floor Session only (no committees may meet)
Early-June	Last day for each house to pass bills introduced in that house
Mid-June	Budget bill must be passed
August	Floor Session only (no committees may meet)
August 30	Bills must pass each house (Recess begins upon Adjournment)
September 30	Governor must sign or veto legislation
November 5	2024 General Election



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State Advocacy – Recap of 2024 Legislative Session

State Budget Recap (Adopted in June)

- **Restored**
 - Low-Income Housing Tax Credits (LIHTC): \$500 million
 - Multifamily Housing Program: \$315 million
 - Regional Early Action Planning 2.0: \$260 million
 - Round 6 of the Homeless Housing, Assistance and Prevention: \$1 billion
 - Program focusing on accountability
 - Encampment Resolution Grant Funds: \$150 million
- **Cut**
 - Infill Infrastructure Grant Program: \$235 million
 - Veteran Housing and Homelessness Prevention Program: \$76.3 million
 - Foreclosure Intervention Housing Preservation Program: \$484 million
 - CalHome: \$152.5 million



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State Advocacy – Recap of 2024 Legislative Session

- **Political Landscape**

- Leadership changes and 2024 elections

- **Overview of Housing and Homelessness**

- Major themes include:
 - Cuts to Housing Programs, Accountability Measures
 - Clean-up Bills, Attorney General Defending Legislation
 - Enforcement on Housing Elements & Regional Housing Needs Allocation (RHNA)
- Bonds and Measures
 - Bay Area Housing Finance Authority (BAHFA) Initiative Pulled, Los Angeles County Affordable Housing Solutions Agency (LACAHS) Measure A Proceeds
 - Proposition 1 Passed in March
 - Proposition 5 on November Ballot
 - Assembly Constitutional Amendment (ACA) 10 / ACA 1



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State Advocacy – Recap of 2024 Legislative Session

- **Legislative Summary**

- SDHC engaged on 11 state bills, including:
 - **AB 1635** (Ward) *Co-Sponsor*
 - Hillcrest DMV Redevelopment
 - **AB 2672** (Petrie-Norris): Negotiated amendments in support
 - Requires California Alternate Rates for Energy (CARE) program to include public housing authority or Homekey administered facilities
 - **AB 2430** (Alvarez): Negotiated amendments
 - Eliminates duplicative monitoring fees
 - **AB 653** (Reyes): Negotiated amendments and testified
 - Reporting for U.S. Department of Housing and Urban Development (HUD) voucher bill significantly amended. Requesting Governor’s veto.



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State Advocacy – Recap of 2024 Legislative Session (Continued)

- **Legislative Summary**

- SDHC provided letters of support on 6 state bills, including the following:
 - **AB 1932** (Ward)
 - Realigns vacation home mortgage interest deductions toward homeownership and homelessness solutions
 - **SB 1500** (Durazo)
 - Codifies HUD waiver to streamline entry into housing for unhoused populations
 - **SB 1077** (Blakespear)
 - Requires state Department of Housing and Community Development (HCD) and Coastal Commission to provide guidance to simplify accessory dwelling unit (ADU) development in the Coastal Zone
 - **SB 225** (Caballero)
 - Establishes the Community Anti-Displacement and Preservation Program to fund acquisition and rehabilitation of naturally occurring affordable housing, attaching affordability restrictions on the housing units, while safeguarding against the displacement of current residents



SDHC – Advocacy and Legislative Engagement Guide

State Advocacy – 2025 Outlook and Goals

- **Outlook for 2025 Legislative Session**
 - Continued budget concerns
 - Elections, leadership, and committee changes
 - Themes:
 - Production
 - Preservation
 - Covenants, Conditions, & Restrictions
 - Insurance Reforms



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State Advocacy – 2025 Outlook and Goals

- **SDHC 2025 Goals**

- Sponsor and support priority legislation.
- Secure budget funding for local housing and homelessness efforts.
- Expand coordination with local and state stakeholders.
- Increase engagement with San Diego delegation in Sacramento; provide more committee testimony.



Federal Advocacy



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Federal Advocacy – Approximate Annual Timeline

Date	Legislative Activity
January 3	118 th Congress convenes.
1 st Monday in Feb.	President submits budget request to Congress.
Mid-February	Congressional Budget Office submits analysis to budget committees.
Early April	Senate Budget committee submits Concurrent Resolution on the budget.
Mid-April	Congress to pass its budget resolution.
Mid-May	House begins formally approving annual appropriations bills.
Mid-June	House Appropriations Committee submits last annual appropriations bill to committees.
End-June	Deadline for House to approve annual appropriations bills.
September	There is no deadline for Congress to submit a final proposed budget. President must sign or veto within 10 days.
October 1	New federal fiscal year begins.



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Federal Advocacy – 2024 Advocacy

- **Tax Relief for American Families & Workers Act:** Failed in Senate
 - The \$79 billion bipartisan legislation includes provisions to restore the 12.5% increase in annual 9% low-income housing tax credit (LIHTC) allocation for 2023-2025 and to decrease the private activity bond (PAB) financed-by threshold for 4% LIHTC-financed properties from 50% to 30% for PAB allocations made in 2024-2025.
- **End Veteran Homelessness Act:** In Committee
 - Ensures that more veterans experiencing or at risk of homelessness can obtain permanent housing through the expansion of eligibility for the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program while reducing casework bottlenecks
- **Housing ACCESS Act:** In Committee
 - Better aligns housing and services resources by addressing the barriers providers face when seeking Medicaid reimbursement for housing-related services and supports
- **ADU & Home Loan Financing Act:** In Committee
 - Revises existing FHA programs to make it easier for lower- and middle-income homeowners to access financing for property improvement loans and ADU production



Next Steps



SDHC – Advocacy and Legislative Engagement Guide Staff Recommendation

- That the San Diego Housing Commission Board of Commissioners approve SDHC’s Calendar Year 2025 State and Federal Advocacy and Legislative Engagement Guide.



Questions & Comments

