SAN DIEGO HOUSING COMMISSION

Item 106

EXECUTIVE SUMMARY

MEETING DATE: November 5, 2026 HCR26-058

SUBJECT: Approve the San Diego Housing Commission's Calendar Year 2027 State and Federal Advocacy and Legislative Engagement Guide

COUNCIL DISTRICT: Citywide

ORIGINATING DEPARTMENT: Policy

CONTACT/PHONE NUMBER: Francis Barraza (619) 578-7501

REQUESTED ACTION:
Approve the San Diego Housing Commission's Calendar Year 2027 State and Federal Advocacy and Legislative Engagement Guide.

EXECUTIVE SUMMARY OF KEY FACTORS:

- The Calendar Year 2027 State and Federal Advocacy and Legislative Engagement Guide was created in alignment with the proposed Strategic Plan to help foster progress toward SDHC's vision and strategic priorities, how advocacy-related decisions are made, and to illustrate SDHC's legislative platform direction.
- It supports a key strategic initiative to leverage SDHC's prominence and expertise to shape the field of housing and garner support and secure funding for SDHC's core work, including creating and preserving housing, sustaining rental assistance, and addressing and preventing homelessness.
- The proposed action has no fiscal impact.

SAN DIEGO HOUSING COMMISSION

Item 106

REPORT

DATE ISSUED: October 30, 2026 **REPORT NO**: HCR26-058

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of November 5, 2026

SUBJECT: Approve the San Diego Housing Commission's Calendar Year 2027 State and Federal Advocacy and Legislative Engagement Guide

COUNCIL DISTRICT: All

REQUESTED ACTION:
Approve the San Diego Housing Commission's Calendar Year 2027 State and Federal Advocacy and Legislative Engagement Guide.

STAFF RECOMMENDATION
That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) approve the Calendar Year 2027 State and Federal Advocacy and Legislative Engagement Guide.

SUMMARY
SDHC's Strategic Plan for Fiscal Year (FY) 2026 – FY 2030 provides the vision, mission, purpose, core values and strategic priorities for the agency. These include the vision that everyone in the City of San Diego has a home they can afford.

The Calendar Year 2027 State and Federal Advocacy and Legislative Engagement Guide was created in alignment with the 2026-2030 Strategic Plan to help foster progress toward SDHC's vision, how advocacy-related decisions are made, and to illustrate the agency's legislative platform direction. It supports key strategic initiative to leverage SDHC's prominence and expertise to shape the field of housing and garner support and secure funding for SDHC's core work, including creating and preserving housing, sustaining SDHC's rental assistance, and addressing and preventing homelessness.

FISCAL CONSIDERATIONS
The proposed action has no fiscal impact.

SDHC STRATEGIC PLAN
This item relates to Strategic Initiative 1.5 in SDHC's Strategic Plan for FY 2026-2030: Leverage SDHC's prominence and expertise to shape the field of housing.

NONDISCRIMINATION ASSURANCE
At SDHC, we're about people. We are committed to ensuring a compassionate, person-centered approach to SDHC's programs, policies, projects and activities and serving our community impartially, fairly and without bias. We are also committed to ensuring compliance with all applicable federal, state and local laws and protections to the extent that they affect this action relative to nondiscrimination.

KEY STAKEHOLDERS and PROJECTED IMPACTS
The key stakeholders of this action are SDHC and staff for state and federal legislative, executive, and regulatory offices. This action is expected to have a positive impact on Housing Commission strategic

goals and priorities by formalizing and expanding Housing Commission engagement with state and federal legislative,
executive, and regulatory offices.

ENVIRONMENTAL REVIEW

California Environmental Quality Act
Approval of the Calendar Year 2027 State and Federal Advocacy and Legislative Engagement Guide is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) (Common Sense) which states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The Common Sense Exemption is applicable where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

National Environmental Policy Act
National Environmental Policy Act (NEPA) review is not required because no federal funds are involved in this action.

Respectfully submitted,
Francis Barraza
Francis Barraza
Vice President of Policy and Land Use
San Diego Housing Commission

Approved by,
Lisa C. Jones
Lisa C. Jones
President and Chief Executive Officer
San Diego Housing Commission

Attachments: 1) 2027 State and Federal Advocacy and Legislative Engagement Guide

A printed copy is available for review during business hours at the information desk in the main lobby of SDHC's offices at 1122 Broadway, San Diego, CA 92101. Docket materials are also available in the "Governance & Legislative Affairs" section of SDHC's website at www.sdhc.org.

SAN DIEGO HOUSING COMMISSION

San Diego Housing Commission 2027 Advocacy and Legislative Engagement Guide

October 2026

San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101
www.sdhc.org

San Diego Housing Commission (SDHC)
Advocacy and Legislative Engagement Guide
October 2026

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Overview & Purpose

A variety of emerging issues and legislation can affect the thousands of families the San Diego Housing Commission (SDHC) serves through its rental assistance, homelessness solutions and affordable housing programs.

SDHC actively monitors legislative and regulatory activities and engages regularly with elected officials and stakeholders. SDHC leverages its subject-matter expertise and insights to provide targeted policy recommendations and advocate for measures that strengthen housing stability and expand housing solutions in the City of San Diego.

TSDHC works to advance policies consistent with SDHC's vision, mission, purpose, core values and strategic priorities, as defined in SDHC's Strategic Plan for Fiscal Years 2026-2030. The Strategic Plan was developed with the spirit of resiliency at its core, as SDHC faces fiscal uncertainty and transforms constraints into catalysts for innovation—all while focusing on the people who rely on SDHC daily for housing assistance. In a new and ever-changing environment with limited funding, SDHC is creating new rental homes that people can afford, preserving homes that are currently affordable, helping people stay in their homes, working to provide shelter for those who need it, and advocating for legislation to create more housing opportunities. The 2027 Advocacy and Legislative Engagement Guide supports SDHC's Strategic Initiative to leverage SDHC's prominence and expertise to shape the field of housing.

The policy team actively engages in legislative and regulatory activities focusing on four key areas of programming to enhance the services provided to the individuals and families served by SDHC's programs:

- Produce Affordable Housing
- Preserve Affordable Housing
- Bolster Rental Assistance Programs
- Prevent Homelessness and Apply Best Practices in Addressing Homelessness

In addition to the four main policy priorities, the following policy considerations impact each policy priority and guide the policy team's work:

- Addressing regulatory and programmatic barriers to housing
- Local, state and federal funding commitments
- Tenants' rights, eviction prevention, and anti-displacement
- Supporting solutions at the intersection between healthcare and homelessness

SDHC engages with elected leaders and officials at local, state and federal levels of government, as well as stakeholders, including SDHC clients, on policy initiatives.

We are committed to ensuring a compassionate, person-centered approach to SDHC's programs, policies, projects and activities and to serving our community impartially, fairly and without bias. We are also committed to ensuring compliance with all applicable federal, state and local laws and protections relative to nondiscrimination.

Policy Actions

1. Target key policy proposals for SDHC support positions, and advocate on behalf of SDHC priorities.

2. Work with SDHC leadership, policymakers, and community partners to develop and advocate for targeted budget requests and pilot programs based on strategic priorities. Monitor and advocate for ideal funding levels and favorable enabling language within the budget process.

3. Pursue committee testimony opportunities for SDHC leadership to share subject-matter expertise and best practices at the local, state and federal levels.

4. Regularly engage with members of Congress, U.S. Department of Housing and Urban Development (HUD) staff, the Governor's office, state legislators, and state agencies, including the California Debt Limit Allocation Committee (CDLAC), the California Tax Credit Allocation Committee (CTCAC), the California Department of Housing and Community Development (HCD), the California Housing Finance Agency (CalHFA), the California Department of Social Services (CDSS), the California Department of Health Care Services (DHCS), the California Housing and Homelessness Agency (CHHA), and others.

5. Identify ally and industry organizations – including the affordable housing development community, homelessness and social services sector stakeholders, and community-based organizations – and expand advocacy partnerships to advance shared goals. Participate in local, statewide, and national advocacy campaigns that achieve and further SDHC priorities.

Policy Priorities Summary

1. Produce Affordable Housing
   - As a lender, Multifamily Housing Revenue Bond issuer, affordable housing property developer and owner, and administrator and monitoring agency of City of San Diego land use programs, SDHC has participated in the creation or preservation of more than 27,000 affordable housing units currently in service in the City of San Diego.

- As housing challenges intensify across the region, SDHC is committed to identifying resources to create new housing opportunities. SDHC's path forward aligns the efforts of key SDHC divisions to meet urgent housing needs, protect vulnerable households, and ensure more people have access to a place to call home now and into the future.

2. Preserve Affordable Housing
   - Preservation of the existing inventory of affordable rental housing is a critical part of a comprehensive strategy to address the housing affordability and homelessness crises, ensuring that affordable options remain available for residents who need them. SDHC's preservation study estimated that by 2040, 4,200 deed-restricted units may lose protections, and 9,250 naturally affordable homes will become unaffordable due to market pressures. Without intervention, 35% of all new production will simply replace units that have lost affordability.

   - SDHC continues to maintain the physical infrastructure of the more than 4,100 units within the SDHC real estate portfolio, including SDHC's nonprofit affiliate, Housing Development Partners, to ensure the housing stock continues to provide safe, high-quality housing for residents, identifying opportunities to inform capital improvement and replacement projects.

3. Bolster Rental Assistance Programs
   - Key to SDHC's mission to foster social and economic stability in the City of San Diego is the ability to provide rental assistance to approximately 17,000 families with low income, including vulnerable populations and those who formerly experienced homelessness. However, a significant increase in federal funding is needed to sustain rental assistance for the families SDHC currently serves, honor new project-based voucher commitments, and to select new applicant families currently on the waiting list.
   - SDHC advocates for the development and expansion of shallow subsidy models that provide a fixed, modest rental assistance payment to a broader pool of eligible families. Shallow subsidies allow limited resources to reach significantly more households, reduce administrative burden, and serve as an effective homelessness prevention tool for families and individuals who need less support to remain stably housed.

4. Prevent Homelessness and Apply Best Practices In Addressing Homelessness
   - SDHC remains deeply committed to addressing and preventing homelessness through evidence-based, person-centered solutions. SDHC will continue to support the Community Action Plan on Homelessness for the City of San Diego through legislative advocacy at local, state and federal levels, with a strategic focus on initiatives that sustain or increase funding for homelessness services, expand access to critical services necessary for program clients' long-term stability, remove regulatory barriers that adversely impact access to resources,

and encourage greater collaboration between the public and private sectors to effectively address homelessness and prevent housing instability.

- SDHC continues to advocate for prevention resources in addition to crisis response interventions. Keeping someone in their home is one of the most effective and cost-efficient, person-centered ways to prevent and reduce homelessness. SDHC prioritizes homelessness prevention programs, which focus on sparing people the trauma of losing a home and keep other limited emergency resources – like temporary shelter beds and housing assistance – available for people already experiencing homelessness.

Policy Priorities

1. **Produce Affordable Housing**
    a. Engage San Diego partners to raise awareness with state leaders of the impact competitive bonds are having on the supply of affordable housing.
        i. Advocate to extend the deadline to use recycled bonds and increase California's bond capacity.
        ii. Use Private Activity Bonds and allow for an allocation of Mortgage Credit Certificate Bonds to assist first-time homebuyers.
    b. Encourage mixed-income housing developments through building incentives, reduced development costs, and local real estate tax exemptions.
    c. Engage City of San Diego staff to develop land use policies, procedures, and regulations that:
        i. Address regulatory and programmatic barriers to housing production.
        ii. Streamline and support the work of the Land Use Review and Real Estate Finance Team
    d. Support state and federal legislation, regulations and resources that:
        i. Promote housing production within all communities of the City, as aligned with the most recent Housing Element and updated community plans.
        ii. Align Community Development Block Grant funding levels based on whether jurisdictions are increasing their housing production
        iii. Provide opportunities for increased densification of SDHC's real estate portfolio.
        iv. Increase the production of moderate- and middle-income housing through changes to building code standards and construction methods and provide more flexibility in the use of prefabricated and modular home construction and mass timber.
        v. Identify funding resources for homeownership programs for households with low-, moderate-, and middle-incomes.
        vi. Increase the production of accessory dwelling units (ADUs) consistent with council priorities, including technical assistance,

financing products, local zoning changes and construction methods.

vii. Continue to support the use of public land for affordable housing development, including via new public-private partnerships, and identify funding to accelerate development.
viii. Increase the feasibility of the co-location of childcare and affordable housing and protect and incentivize growth of childcare providers in the home-based setting.
ix. Provide opportunities to fast-track design, approval and inspection of utilities for affordable housing developments.
x. Ensure timely utility hookups for affordable housing developments.
xi. Expand the California Alternate Rates for Energy to all agency-owned and affiliate-owned properties
xii. Advance energy efficiency, electrification, and decarbonization in new and existing affordable housing, when feasible.
xiii. Increase Low-Income Housing Tax Credit allocations to states not able to meet their housing production goals.
xiv. Create new sources of capital, including below-market interest rate loans, for affordable housing developments.
xv. Incentivize development near existing or planned mass transit, jobs, and within high resources areas
xvi. Increase the state cap for Multifamily Housing Revenue Bonds and Mortgage Credit Certificate Bonds assisting first-time homebuyers.
xvii. Provide resources for permanent supportive housing production, and provide funding for ongoing operations subsidies and comprehensive supportive services, including those related to veterans' affairs and behavioral health.
xviii. Allocate funding for the planning and construction of housing for active-duty military members, veterans, and their families on federally owned land.
xix. Allocate funding for the planning and construction of intensive/enhanced care-managed housing for individuals who previously experienced homelessness with a need for specialized services and who are not able to thrive in an independent living environment.
xx. Ensure access to affordable insurance for affordable housing projects

e. Continue tracking and monitoring legislation, regulations, and resources related to:
    i. Regional Housing Finance Authorities or similar programs
    ii. Regional Housing Needs Determination methodology and allocation
    iii. Implementation of the new California Housing and Homelessness Agency
    iv. Implementation of programs funded by Proposition 1 (Affordable Housing Bond), if approved

2. **Preserve Affordable Housing**
    a. Support legislation, regulations, and resources that:
        i. Preserve existing deed-restricted affordable housing and naturally occurring affordable housing (NOAH).
        ii. Provide tax relief, such as deferral or exemption from state and local real estate taxes, to assist property stabilization and preservation
        iii. Provide funding for the physical preservation of deed-restricted properties to perform adequate and timely capital replacement and capital improvements of building and property systems.
        iv. Provide financial and political incentives for the acquisition of NOAH apartment buildings for preservation.
        v. Increase the viability of nonprofit or municipal bonds to acquire new properties and preserve affordability covenants
        vi. Reduces regulatory barriers to housing preservation
        vii. Reduce the costs associated with capital improvements and densification
    b. Support the preservation of HUD's RAD Restore-Rebuild initiative, oppose HUD's elimination of new notice of anticipated RAD rents (NARRs) and the proposed FY 2027 Faircloth reset, and urge HUD to protect projects already in public housing authorities' pipelines.
    c. Advocate for fully funding federal resources for public housing like the Public Housing Capital and Operating Funds to address critical maintenance, repairs, and modernization needs.

3. **Bolster Rental Assistance Programs**
    a. Support federal legislation that sustains and increases – and oppose attempts to decrease – funding to HUD, including to programs such as Community Development Block Grant, HOME, Emergency Solutions Grants, Section 8 Housing Choice Vouchers, Project-Based Vouchers, Veterans Affairs Supportive Housing, Special Purpose Vouchers, including Emergency Housing Vouchers, etc.
    b. Advocate for greater regulatory flexibility in housing voucher programs, allowing for modernization of practices leading to cost reductions, administrative efficiencies, and expansion of housing opportunities.
    c. Reduce HUD inspection delays by allowing units financed through other federal housing programs to automatically satisfy voucher inspection requirements.
    d. Advocate for family stability in federally assisted housing by continuing the existing proration of assistance for mixed-status households.
    e. Support federal legislation, regulations, and resources that advance fair housing policies.
    f. Support conversion of the Youth Family Unification Program and Emergency Housing Voucher programs into permanent, non-time-limited models to ensure sustained housing stability for vulnerable populations.

g. Advocate for full administrative fee funding for public housing authorities and timely reimbursements through implementation of HUD's Enterprise Voucher Management System (eVMS) and Housing Information Portal (HIP).
h. Support federal legislation that provides more ongoing resources for housing placement incentives and services, such as housing navigation, rental application fees, and security deposit assistance for Housing Choice Voucher households, especially for high-need or at-risk populations served with Special Purpose Vouchers.
i. Advocate for the Moving to Work (MTW) demonstration program. This includes protections for MTW reserves from offsets, flexibility with public housing authority regionalization requirements to expand MTW flexibilities across a region, advocacy for continued flexibility that promotes the long-term sustainability of rental assistance programs, and the expansion of MTW flexibilities to other public housing authorities.
j. Increase workforce development and financial self-sufficiency funding. Monitor partnerships with state and federal funders, including workforce development funders and the U.S. Department of Labor, for opportunities for engagement, with a focus on funding to support work readiness, job training, job placement and financial literacy for SDHC's housing and homelessness program participants.
k. Support legislation and funding that would provide shallow subsidies to prevent seniors, people with disabilities, families with children under age 18, individuals previously involved with the criminal justice system, and transition-age youth from experiencing homelessness.
l. Advocate for evidence-based best practice supportive housing models and sustainable funding.
m. Advocate for the retention of transparent, objective measures for the Renewal Funding Inflation Factor (RFIF) methodology.
n. Support federal legislation and funding that provides resources and support for tenants, including:
    i. Anti-displacement efforts
    ii. Relocation assistance
    iii. Legal education about housing law
    iv. Legal representation and mediation for low-income tenants facing eviction
    v. Landlord incentives and housing placement costs
    vi. Tenant protection efforts, including assisting low-income tenants to eliminate disparate impact
    vii. Housing placement to eliminate common barriers such as credit history, criminal background, and rental history criteria for low-income households seeking to rent in the private market

4. Prevent Homelessness and Apply Best Practices in Addressing Homelessness

a. Advocate for federal legislation, regulations, and resources that:

i. Promote and preserve permanent housing solutions, such as rapid rehousing and permanent supportive housing, as essential interventions to address homelessness.
ii. Support solutions at the intersection between health care and homelessness by targeting resources toward innovative programming.
iii. Update HUD's Continuum of Care (CoC) funding so it is proportional based on local need and supports an adequate provision of homelessness services in the County of San Diego.
iv. Maintain funding for existing CoC-funded programs within future CoC Notice of Funding Opportunities.
v. Emphasize homelessness prevention strategies. Advocate for state legislation, regulations, and resources that:
vi. Advances funding models that provide sufficient and sustainable funding for both operational and capital investments in programs and services, including permanent supportive housing.
vii. Create statewide housing stabilization and prevention programs to assist high-rent-burdened households, prioritizing those most at risk of being evicted, such as households living on fixed incomes.
viii. Prioritize high-need jurisdictions with a proven record of getting relief to tenants and landlords.
ix. Provide ongoing, dedicated state resources for homelessness, including, but not limited to, prevention, diversion, crisis response, and permanent housing solutions, such as rapid rehousing and permanent supportive housing.
x. Reduce regulatory barriers and enhance flexibility toward the creation and permitting of emergency housing interventions, including, but not limited to, non-congregate shelters, safe havens, bridge shelters, safe parking and safe storage programs.
xi. Address staffing challenges in the homelessness sector.
xii. Address needs for data-sharing and cross-agency coordination of homelessness programs.

b. Support efforts at the intersection of healthcare and homelessness that:
i. Promote the retention and expansion of inpatient, outpatient, step-down, recuperative care, and long-term mental health facilities and services, as well as ongoing resources to secure long-term stabilization.
ii. Maximize the use of evidence-based practices within Proposition 1 (Behavioral Health Services Act) funding in the San Diego region, including Homekey+.
iii. Enhance health outcomes for persons with mental health and substance use disorder (SUD) needs to facilitate transitions to permanent housing, including through California Advancing and Innovating Medi-Cal (CalAIM).
iv. Encourage community-based behavioral health service delivery models for individuals who frequently use emergency services.

v. Influence the expenditure of behavioral health dollars to counties, including increasing housing interventions for persons with high-barrier and long-term support needs (e.g., adult independent living care, board and care facilities).

c. Monitor legislation, regulations, and resources related to:
   i. Implementation of Community Assistance, Recovery and Empowerment (CARE) Court, as well as measures that reform the Lanterman-Petris-Short Act, Laura's Law, and conservatorship laws to provide equitable and effective legal tools that allow local governments, health providers, and law enforcement to more effectively help people access behavioral health treatment.
   ii. Administration of current and future Homeless Housing, Assistance and Prevention (HHAP) Grants and the Encampment Resolution Funding (ERF), including flexibility allowing public housing authorities to administer and expend the funds.