We're About People

San Diego Housing Commission (SDHC)
2027 Advocacy and Legislative Engagement Guide

Presentation to the SDHC Board of Commissioners
October 9, 2026

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Agenda

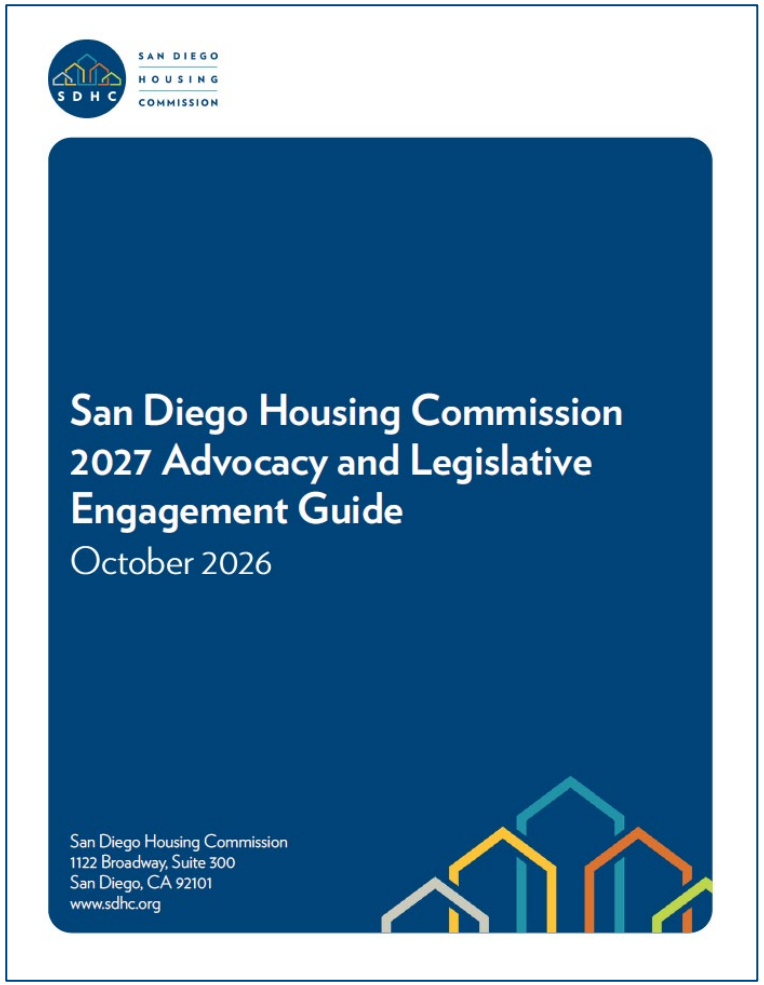
Policy Overview
- 2027 Advocacy and Legislative Engagement Guide
- Process for Policy Development and Stakeholder Participation

State Advocacy
- Summary of Legislative and Budget Activities

Federal Advocacy
- Summary of Legislative and Budget Activities

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 community stakeholders, on policy initiatives.
- This guide supports a key strategic initiative in SDHC's Strategic Plan for Fiscal Years 2026 – 2030.



Policy Priorities

Strategic Priority 1.5: Reimagining the Agency

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

2027 Policy Priorities

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

State Advocacy

State Advocacy (Continued)

State Budget Recap (Adopted in June)

- $900M for Round 7 of the Homeless Housing, Assistance and Prevention Program (asked for $1B)
- $500M for the State Low-Income Housing Tax Credit Program (asked for $500M)
- $200M for the Multifamily Housing Program (asked for $500M)
- $100M for Department of Social Services housing stability programs, including $75 million for Home Safe and $25 million for the Housing and Disability Advocacy Program
- $100M for a new Disaster Rebuilding Fund
- **$6.5M for Regional San Diego Housing Finance Agency for Housing Preservation**

Other State Housing & Homelessness News

- Budget trailer bill, AB 179, contains policy changes related to the newly launched Housing Development and Finance Committee, reduction of impact fees on state-funded projects, and HHAP accountability measures.
- The New California Housing & Homelessness Agency officially came into existence on July 1, and Governor Newsom appointed Tomiquia Moss (former Business, Consumer Services and Housing Agency Secretary) to lead the agency.

State Advocacy (Continued)

Housing on November 2026 Ballot

Veterans & Affordable Housing Bond Act of 2026: $11.25 billion bond

- $1.25 billion in self-supporting revenue bonds for the CalVet Home Loan Program
  - Expected to help veterans and military families achieve homeownership.
- $10 billion in voter-approved general obligation bonds to finance the construction, rehabilitation, acquisition, and preservation of affordable housing for lower-income Californians, including programs such as:
  - Multifamily Housing Program
  - Portfolio Reinvestment Program
  - Community Anti-Displacement Program
  - Local Housing Trust Fund
  - Infill Infrastructure Grant
  - CalHOME & Downpayment Assistance

California Middle-Class Homeownership & Family Home Construction Act of 2026: $25 billion

- Funds to offer fixed-rate mortgages to eligible buyers for up to 17% of the purchase price of a “qualified new home” (new construction priced below about $1 million–$1.5 million)

State Advocacy – April Sacramento Advocacy Trip

- Meetings with:
  - Senate Pro Tempore Monique Limon's (D-Santa Barbara) staff
  - Governor's Deputy Legislative Secretary Myles White
  - Assemblymember Jesse Gabriel's (D-Encino) staff
  - Consultants for Senate Budget Subcommittee and Senate Housing Committee

- Discussed Homeless Housing, Assistance and Prevention (HHAP) funding and impacts of potential cuts to homelessness services and programs

Photo courtesy of PATH

State Advocacy – AB 2518

- SDHC engaged on 14 state bills, including:

AB 2518 SDG&E Energization Pilot (Assemblymember Sharp Collins)
SDHC Sponsored

  - 3-year pilot program with category-specific energization timelines
    - 40 days for affordable housing
    - 55 days for municipal and electric vehicle infrastructure
    - 70 days for everything else
  - SDHC Vice President of Policy Francis Barraza testified in support of the bill at Assembly and State Senate Committees.
  - SDG&E also strongly supported the legislation.

SDHC's Pacific Village
Homekey-funded Affordable Housing

State Advocacy – Additional Bills

- SDHC engaged on additional state bills, including:
  - AB 736/SB 417 (Asm. Wicks/Cabaldon): Housing Bond Bills
    - Governor signed into law.
  - SB 1091 Community Anti-Displacement & Preservation Program (Sen. Caballero)
    - Governor signed into law.
  - SB 1415 Property Tax Welfare Exemption (Sen. Wiener & Sen. Arreguin)
    - Held in Committee
  - AB 1924 Statewide Homelessness Prevention Strategy (Asm. Gabriel)
    - Signed by Governor into law
  - AB 2433 Affordable Homes Bonus Law (Asm. Alvarez)
    - Governor signed into law.
  - AB 1903 Construction Defect Reform (Asm. Ward & Asm. Wicks)
    - Held in Senate after passage
  - AB 1751 Missing Middle Townhome Ownership Act (Asm. Quirk-Silva)
    - Governor signed into law.

State Advocacy – 2027 Outlook

Outlook for 2027 Legislative Session

- November 2026 Election
  - New Governor and Treasurer
  - Legislative leadership and committee changes
  - Housing bonds
- Implementation and rollout of new Housing & Homelessness Agency
- Future of homelessness funding
- Homeownership Round 2

State Advocacy – 2027 Goals

SDHC 2027 Goals

- Introduce bill ideas, support priority legislation, provide committee testimony.
- Secure budget funding for local housing and homelessness efforts.
- Build on increased engagement with San Diego delegation in Sacramento, including new members.

Federal Advocacy

Federal Advocacy (Continued)

Political Landscape

- GOP had slim majority in both chambers
- Changes from November 2026 midterms

21st Century ROAD to Housing Act

- First comprehensive housing-related bill to come out of Congress in decades
- Few sections could impact SDHC work (Section 206 National Environmental Policy Act. Section 212 Rental Assistance Demonstration Cap)

Continuing Resolution Through December 11

- Continues federal funding through December 11 at the same levels as FY 2026
- Extends availability of homelessness assistance grant funding through FY 2027
- Removes Office of Management & Budget proposed uniform guidance rule
- Emergency Housing Vouchers (EHVs)
  - EHV families leased up as of September 30, 2026, will be converted to Tenant-Protection Vouchers (TPVs), per guidance from the U.S. Department of Housing and Urban Development.
  - Conversion to TPVs means families will have the opportunity to continue to receive rental assistance beyond December 2026

Federal Advocacy – Regional Chamber of Commerce Mission to Washington, D.C.

- Meetings with:
  - U.S. Representative Sara Jacobs
  - U.S. Representative Mike Levin
  - U.S. Representative Scott Peters' Chief of Staff

- Discussed housing affordability, federal rental assistance, homelessness and sufficient federal resources being essential to assisting families in our community

- Moderated a conversation with National Multifamily Housing Council President Sharon Wilson Geno

Federal Advocacy – U.S. Senator Adam Schiff Roundtable and Tour at Harrington Heights

Federal Advocacy – FY 2027 Community Project Funding Awards

U.S. Representative Sarah Jacobs

- Belden Village Affordable Housing Upgrades: $500,000

U.S. Representative Juan Vargas

- Calle Primera: $1 million

U.S. Representative Scott Peters

- El Camino Affordable Housing Upgrades: $1 million

- Presidio Palms Energy Efficiency & Property Upgrades: $850,000

SDHC's Belden Village Senior Apartments

Staff Recommendation

That the SDHC Board of Commissioners approve the Calendar Year 2027 State and Federal Advocacy and Legislative Engagement Guide.

Questions & Comments