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# San Diego Housing Commission (SDHC) Advocacy and Legislative Engagement Guide Housing Authority of the City of San Diego Agenda Item #1 March 21, 2023

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# SDHC – Advocacy and Legislative Engagement Guide

## Agenda

- Overview of Policy
  - Strategic Plan and Advocacy and Legislative Engagement Guide
  - Policy Development Process
  - Stakeholder Engagement
- State Advocacy
  - 2022 Recap
  - Legislative Timeline
- Federal Advocacy
  - 2022 Recap
  - Legislative Timeline
- Next Steps



## Overview of Policy



# SDHC – Advocacy and Legislative Engagement Guide

## Overview of Policy – SDHC Strategic Plan

### 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.
  - a. The guide would establish roles for internal support, recommendations for potential partnership-building opportunities, recommendations for assuring that equity and inclusion issues are evaluated and addressed, and direction on how and when SDHC will engage on key issues. It will also outline systems for proactive engagement with City Council/Housing Authority of the City of San Diego with the goal of developing solutions and policies collaboratively.
    - i. Consider policy areas such as land use, naturally occurring affordable housing, social equity issues (e.g., poverty deconcentration), single-room occupancy ordinance, Housing Impact Fees (also known as linkage fees), tenant protection, Area Median Income levels, etc.
    - ii. Pursue public funding, specifically addressing needs outlined in:
      1. Strategic Priority 1 – Increasing Housing and Preservation Solutions
      2. Strategic Priority 2 – Helping Families Increase Opportunities for Self-Sufficiency and Quality of Life
      3. Strategic Priority 4 – Advancing Homelessness Solutions



# SDHC – Advocacy and Legislative Engagement Guide

## Overview of Policy – 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.



# SDHC – Advocacy and Legislative Engagement Guide

## Overview of Policy – Policy Development Process

- **Step 1:** SDHC Policy Team meets with department leadership to set guiding principles for SDHC’s legislative priorities and advocacy platform, which is brought to SDHC Board and the Housing Authority for consideration.
- **Step 2:** SDHC Policy Team tracks and analyzes affordable housing and homelessness policy landscape at local, state and federal levels.
- **Step 3:** SDHC Policy Team coordinates with internal departments and external stakeholders when engaging on proposed legislation.
- **Step 4:** SDHC engages with policymakers and stakeholders on pending regulations, legislation and funding appropriation.
- **Step 5:** SDHC Policy Team ensures leadership is well-briefed on advocacy efforts.



## State Advocacy



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## State Advocacy – Recap of 2022 Legislative Session

- Letter to California Governor Gavin Newsom, requesting that he sign into law:
  - Senate Bill (SB) 9: Would provide local governments with a measured approach to increasing small-scale residential development while maintaining local control. It would provide an opportunity for a significant reduction in both time and cost to homeowners seeking to create a duplex or subdivide an existing lot.
  - SB 478: Would allow local governments to regulate Floor Area Ratio (FAR) and minimum lot sizes in the ways they deem most appropriate for their communities.
  - AB 1401: Would eliminate requirements that homes and commercial buildings near transit or in neighborhoods with less car use be built with more parking than is necessary.
- Letter to California Governor Gavin Newsom, supporting the Community Assistance, Recovery and Empowerment (CARE) Court policy framework.
- Letter to California State Assemblymember Marc Berman, supporting AB 2006 to direct state entities to coordinate their compliance monitoring activities and eliminate duplicative work.





# SDHC – Advocacy and Legislative Engagement Guide

## State Advocacy – 2023 Timeline

Date	Legislative Activity
January 4	Legislature reconvenes.
January 10	Budget must be submitted by Governor.
February 17	Last day for bills to be introduced.
March 30 – April 10	Spring recess.
April 28	Last day for policy committees to hear and report to fiscal committees fiscal bills introduced in the house.
May 30 – June 2	Floor Session only. No committees may meet.
June 2	Last day for each house to pass bills introduced in that house.
June 15	Budget bill must be passed by midnight.
September 5 – 14	Floor Session only. No committees may meet.
September 14	Last day for each house to pass bills. Interim Recess begins upon Adjournment.
October 14	Last day for Governor to sign or veto legislation.



# SDHC – Advocacy and Legislative Engagement Guide

## State Advocacy – 2023 Legislation

- **Homelessness Solutions**

- **AB 1085** (Maienschein-D): Would require the California Department of Health Care Services to make Medi-Cal beneficiaries eligible for housing support services if they either experience homelessness or are at-risk of homelessness.

- **Rental Assistance**

- **SB 37** (Caballero-D): Would make findings and declarations relating to senior housing and would enact tenancy reform to ensure that aging adults can remain safely housed.

- **Real Estate**

- **AB 84** (Ward-D): Would remove the requirement that an eligible owner of property receive a low-income housing tax credit and would instead require that a unit continue to be treated as occupied by a lower income household, if the property is subject to a legal restriction that provides that units designated for use by lower income households are continuously available to or occupied by lower income households. Beginning with the 2024-2025 fiscal year.



## Federal Advocacy



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## Federal Advocacy – Recap of 2022 Legislative Session

- Letter to U.S. Department of Housing and Urban Development (HUD) Secretary Marcia Fudge, thanking HUD for its efforts to redistribute Emergency Housing Vouchers that other jurisdictions across the country declined.
- Letter to U.S. Senators from California and U.S. Representatives from San Diego, recommending that Congress establish a rental housing voucher program to help thousands of refugees from Ukraine and Afghanistan find new rental homes of their own in communities, including the City of San Diego, that already have highly competitive rental markets.
  - This type of assistance would help prevent homelessness among newly arriving refugees in communities across the country already experiencing a homelessness crisis.
- Letter to U.S. Representative Scott Peters of San Diego, supporting his proposed bill, H.R. 8213, the “Fair Housing Improvement Act of 2022,” a companion bill to Senate Bill S.4485
  - Legislation adds “source of income” as well as military and veteran status to the current list of protected classes under the Fair Housing Act.



# SDHC – Advocacy and Legislative Engagement Guide

## Federal Advocacy – 2023 Timeline

Date	Legislative Activity
<b>January 3</b>	118 <sup>th</sup> Congress convenes.
<b>1<sup>st</sup> Monday in February</b>	President submits budget request to Congress.
<b>February 15</b>	Congressional Budget Office submits analysis to budget committees.
<b>April 1</b>	Senate Budget committee submits Concurrent Resolution on the budget.
<b>April 15</b>	Congress to pass its budget resolution.
<b>May 15</b>	House begins formally approving annual appropriations bills.
<b>June 10</b>	House Appropriations Committee submits last annual appropriations bill to committees.
<b>June 30</b>	Deadline for House to approve annual appropriations bills.
<b>September</b>	There is no deadline for Congress to submit a final proposed budget. The President must sign or veto within 10 days.
<b>October 1</b>	New federal fiscal year begins.



# SDHC – Advocacy and Legislative Engagement Guide

## Federal Advocacy – 2023 Legislation

- **Homelessness Solutions**

- Ending Homelessness Act (H.R.4496): Establishes a universal housing voucher program, bans housing discrimination on the basis of a household’s “source of income,” and invests more than \$10 billion to build more homes affordable to households with the greatest needs through the national Housing Trust Fund and other programs.

- **Rental Assistance**

- American Housing and Economic Mobility Act (S.1368/H.R.2768): Invests \$44.5 billion annually in the Housing Trust Fund, provides \$25 billion to help increase affordable homeowner and rental housing stock for middle-class families in certain high-cost areas, and invests resources to preserve USDA rental housing and build 380,000 new rental homes.

- **Real Estate**

- Downpayment Toward Equity Act (S.2920/H.R.4495): Would provide eligible first-time homebuyers up to \$25,000 cash for down payment on a home, closing costs on a mortgage, interest rate reductions via discount points, and other home purchase expenses.



## Next Steps



# SDHC – Advocacy and Legislative Engagement Guide

## Next Steps

- State
  - Continue meeting with San Diego delegation members, as well as other state legislators who work on affordable housing production and preservation, and addressing homelessness.
  - Submit letters of support and provide panel testimony in support of legislation that furthers SDHC’s goals and priorities.
- Federal
  - Continue meeting with San Diego Congressional representatives and California’s U.S. Senators to discuss legislation regarding affordable housing production and preservation, addressing homelessness, and fair housing law.
  - Submit letters of support and provide panel testimony in support of legislation that furthers SDHC’s goals and priorities.





# SDHC – Advocacy and Legislative Engagement Guide

## Staff Recommendation

- That the Housing Authority of the City of San Diego approve SDHC’s Calendar Year 2023 State and Federal Advocacy and Legislative Engagement Guide.



## Questions & Comments

