San Diego Regional Housing Finance Authority (SD RHFA)

NOTICE AND AGENDA OF PUBLIC MEETING

To: Those San Diego radio stations, television stations, digital media, and newspapers of general circulation that have requested notice in writing of meetings.

Pursuant to the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5), please take notice that a public meeting of the San Diego Regional Housing Finance Authority is scheduled for:

Tuesday, April 21st, 2026 at 3:30 p.m.
San Diego Community College District
Board Room 245-255
3375 Camino del Rio South
San Diego, CA 92108

AGENDA:

1. Welcome and Call to Order
2. Non-agenda Public Comment
3. Consent Agenda
    a) Approve March 17, 2026, Meeting Minutes
4. Board Member Read Out – Mission, Vision, Core Values
5. Board Share-Outs (as needed)
6. Presentations and Board Action

Item 6.1 : Ratification of Contract Payments

a) Board Action: Ratify Invoice 3 (March 1 – March 31, 2026)

Item 6.2 : Advisory Committee Appointment and Selection Process

a) Board Action: Adoption of Advisory Committee Charter

Item 6.3 : Presentation: Overview of the City of San Diego's Housing Goals

a) Presentation : Overview of the City of San Diego's Housing Goals - Heidi Vonblum, Planning Director

Item 6.4 : Website Development

a) Presentation : Logo and Branding
b) Board Action : Approve Logo

Item 6.5 : Strategic Plan Development

a) Presentation: Strategic Plan Update

7. Meeting Adjournment

All exhibits are available for inspection by the public at the SD RHFA meeting or prior to such meeting, when reports are available. Contact the Chancellor's Office at boardoffice@sdccd.edu and (619) 388-6957.

Reasonable accommodation for any individual with a disability - Any individual with a disability who requires reasonable accommodation to participate in this meeting may request assistance 24 hours prior to the scheduled meeting by contacting the Chancellor's Office at boardoffice@sdccd.edu and (619) 388-6957.

San Diego Regional Housing Finance Authority (SD-RHFA):



Board Package

Board Meeting: Tuesday, April 21, 2026
3:30 – 5:30 pm

San Diego Community College District
Board Room 245-255
3375 Camino del Rio South
San Diego, CA 92108

GLOBAL POLICY
LEADERSHIP ACADEMY

AGENDA

Time Estimates (Target 2hrs)	Workplan Pillar	Topics
10 minutes		1. Welcome and Call to Order 2. Non-agenda Public Comment 3. Consent Agenda 4. Board Member Read Out – Mission, Vision, Core Values 5. Share-Outs
		Presentations and Board Actions
20 minutes	**Pillar 1** Governance & Administration	**Item 6.1 Ratification of Contract Payments** a) Board Action: Ratify Invoice 3 (March 1 – March 31, 2026) **Item 6.2 Advisory Committee** a) Board Action : Adoption of Advisory Committee Charter
45 minutes	**Pillar 2** Learning & Capacity Building	**Item 6.3 Presentation** a) Presentations – Overview of City of San Diego's Housing Goals - Heidi Vonblum, Planning Director
15 minutes 25 minutes	**Pillar 3** Execution Strategy & Program Planning	**Item 6.4 Website Development** a) Presentation – Logo and Branding b) Board Action – Approve Logo and Branding **Item 6.5 Strategic Plan Development** a) Presentation – Strategic Plan Update

BOARD MEMBER READ OUT: Mission Statement

Vision Statement

A San Diego where every resident has a quality, affordable home close to current and future opportunities.

Mission Statement

Build and preserve housing near jobs, schools, and transit so San Diegans can live in communities where they work and thrive.

Goals

- **Housing Production & Preservation:** Preserve and increase affordable homes near jobs, schools, and services
- **Sustainability & Generational Impact:** Create sustainable housing solutions that protect today's residents and future generations.
- **Community & Systems Impact:** Align housing, education, and transportation investments to strengthen neighborhoods and reduce displacement.

Core Values

- **Community Focus:** We center equity, dignity, and lived experience to ensure housing systems reflect the needs of those most impacted.
- **Governance & Accountability:** We build public trust by practicing transparency, demonstrating responsible stewardship, and making ethical decisions.
- **Operational Excellence:** We act boldly and persistently to deliver measurable housing results.
- **Innovation & Resilience:** We embrace new solutions and ensure they endure over time.
- **Regional Impact:** We connect housing to education, health, and community well-being to transform the San Diego region.

BOARD SHARE-OUTS

Group share-out on what you're excited and optimistic about!

- Notable projects
- Funding opportunities
- New hires/partnerships
- Best practices
- Etc.



BOARD SHARE-OUTS

SUPPORT LETTERS Desired

General Discussion: Letters of Support,
Process . Partners . Level of Support

- Regional Housing Finance Agency
  State Budget Ask
  - letter
  - a Google Form which collects details and logos

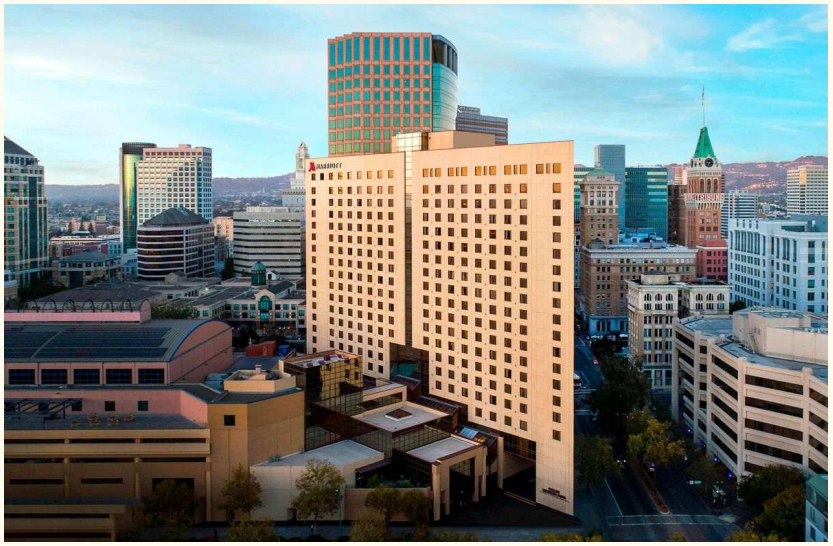


BOARD SHARE-OUTS

SAVE THE DATE!

RHFA Exchange 2026

Marriott Hotel
TBA
Oakland, CA





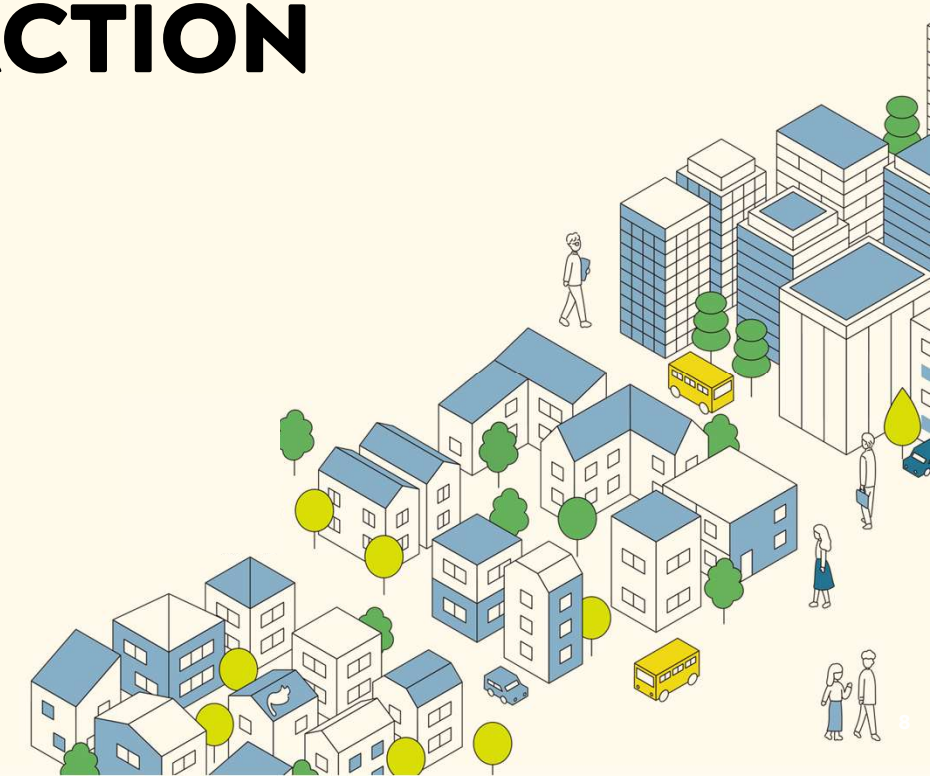
PILLAR 1

GOVERNANCE & ADMINISTRATION

PILLAR 1 - GOV & ADMIN

ITEM 6.1(A): BOARD ACTION

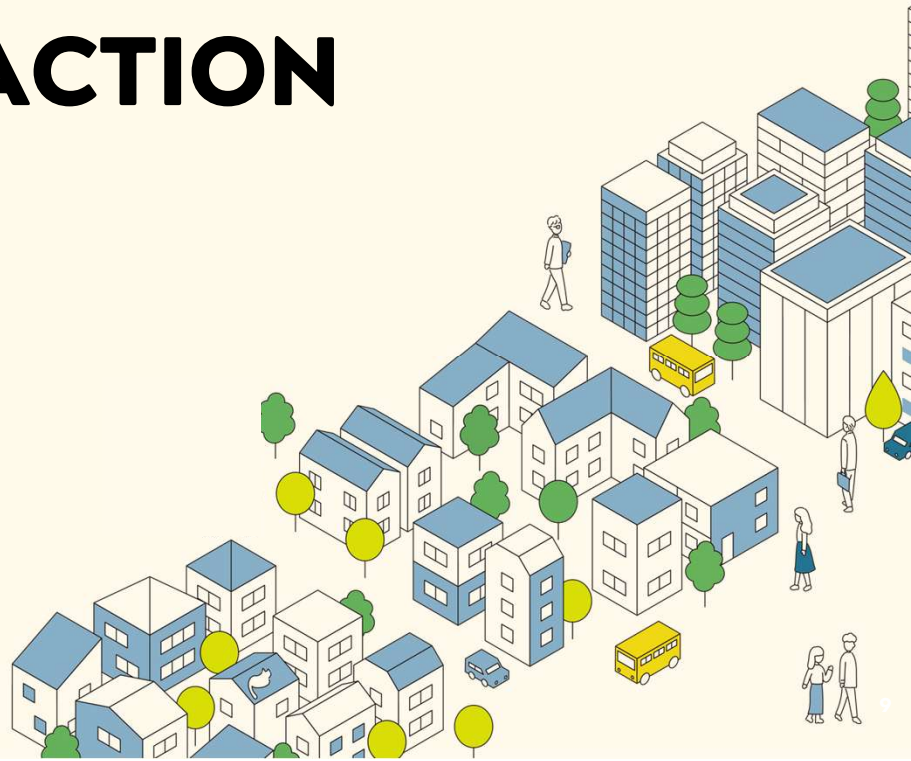
RATIFICATION OF CONTRACT PAYMENTS: INVOICE 3



PILLAR 1 - GOV & ADMIN

ITEM 6.2(A) : BOARD ACTION

ADOPTION OF
ADVISORY COMMITTEE
CHARTER





PILLAR 2

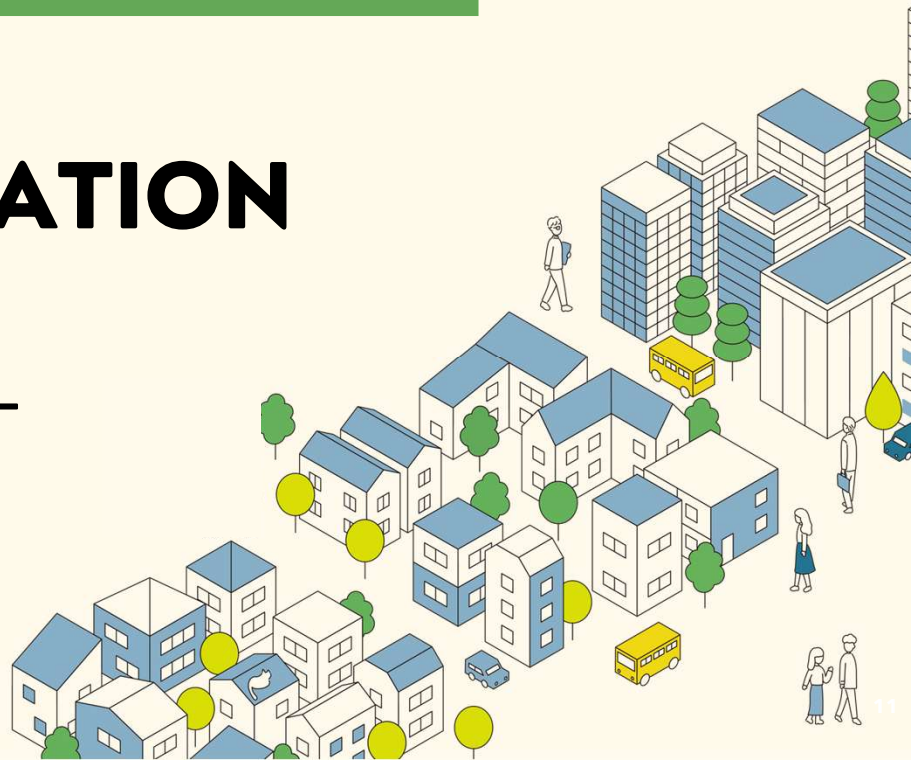
HOUSING LEARNING & CAPACITY BUILDING

PILLAR 2 – LEARNING & CAPACITY BUILDING

ITEM 6.3 (A): PRESENTATION

OVERVIEW OF CITY OF SAN DIEGO'S HOUSING GOALS - HEIDI VONBLUM

PLANNING DIRECTOR



PLACEHOLDER

OVERVIEW OF CITY OF SAN DIEGO'S HOUSING GOALS - HEIDI VONBLUM

PLANNING DIRECTOR





PILLAR 3

EXECUTION STRATEGY & PROGRAM PLANNING

PILLAR 3 – EXECUTION STRATEGY AND PROGRAM PLANNING

ITEM 6.4

WEBSITE DEVELOPMENT & LOGO/BRANDING



WEBSITE DEVELOPMENT

Domain Name (Recommendation for Consideration)

SanDiegoRegionalHousing.gov
SDRegionalHousing.gov
SDRHFA.gov

HAUSD.gov
HOUSING AFFORDABILITY FOR A UNIFIED SAN DIEGO

LOGO DEVELOPMENT, MARCH 2026

Concept 1: Regional Housing in Context

1a



1b



1c



1d



Concept 2: Structural Stability and Institutional Strength

2a



2b



2c



Concept 3: Access, Opportunity, and Community

3a



3b



3c



3d



LOGO DEVELOPMENT, UPDATED

Option 1, New Icon Imagery

1a



1b



1c



LOGO DEVELOPMENT, UPDATED

Option 2, New Icon Imagery as Seal

3a



3b



3c



LOGO DEVELOPMENT, UPDATED

Option 3, New Icon Imagery (with Trolley)

A.



LOGO DEVELOPMENT, UPDATED

Option 4, New Icon Imagery (with Bike)

B.



PILLAR 3– EXECUTION STRATEGY AND PROGRAM PLANNING

ITEM 6.4 (B): BOARD ACTION

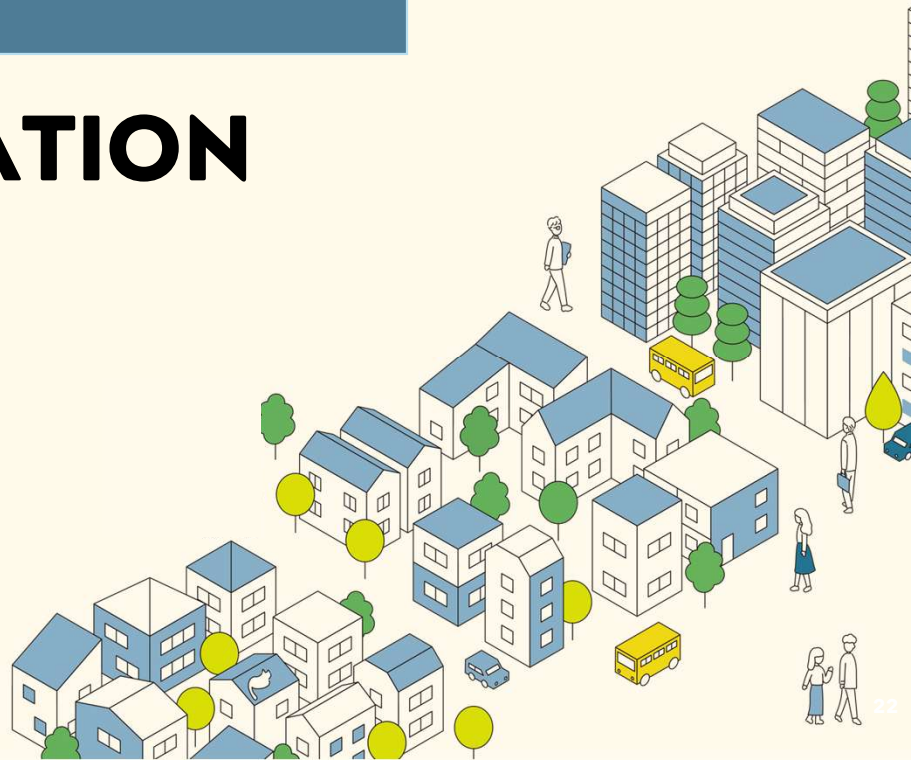
APPROVE SDRHFA LOGO



PILLAR 3 – EXECUTION STRATEGY AND PROGRAM PLANNING

ITEM 6.5 (A): PRESENTATION

STRATEGIC PLAN UPDATE



ADOPTED STRATEGIC FRAMEWORK

Vision Statement

A San Diego where every resident has a quality, affordable home close to current and future opportunities.

Mission Statement

Build and preserve housing near jobs, schools, and transit so San Diegans can live in communities where they work and thrive.

Goals

- **Housing Production & Preservation:** Preserve and increase affordable homes near jobs, schools, and services
- **Sustainability & Generational Impact:** Create sustainable housing solutions that protect today's residents and future generations.
- **Community & Systems Impact:** Align housing, education, and transportation investments to strengthen neighborhoods and reduce displacement.

Core Values

- **Community Focus:** We center equity, dignity, and lived experience to ensure housing systems reflect the needs of those most impacted.
- **Governance & Accountability:** We build public trust by practicing transparency, demonstrating responsible stewardship, and making ethical decisions.
- **Operational Excellence:** We act boldly and persistently to deliver measurable housing results.
- **Innovation & Resilience:** We embrace new solutions and ensure they endure over time.
- **Regional Impact:** We connect housing to education, health, and community well-being to transform the San Diego region.

STRATEGIC PLAN COMPONENTS

GOAL STATEMENTS

Housing Production & Preservation: Preserve and increase affordable homes near jobs, schools, and services.

Sustainability & Generational Impact: Create sustainable housing solutions that protect today's residents and future generations.

Community & Systems Impact: Align housing, education, and transportation investments to strengthen neighborhoods and reduce displacement.

OBJECTIVES

The direction the organization needs to move to accomplish its goals. These are the quantifiable elements of the strategic plan and describe what success will look like in measurable terms.

KEY RESULTS

The concrete performance indicators used to determine whether an objective has been achieved. Key Results are specific, time-bound, and quantifiable measures that demonstrate progress and accountability.

STRATEGIC PLAN COMPONENTS UPDATED

Discussion

OBJECTIVES

The direction the organization needs to move to accomplish its goals. These are the quantifiable elements of the strategic plan and describe what success will look like in measurable terms.

STRATEGIC ACTIONS

Strategic Actions define how the organization will make decisions and implement its objectives

KEY METRICS

Key Metrics are the measurable indicators used to track progress, assess performance, and ensure accountability in achieving objectives

STRATEGIC PLAN: OBJECTIVES

Discussion

Goal 1: PRODUCTION and PRESERVATION

Preserve and increase affordable homes near jobs, schools, and services.

1.1: Accelerate housing production to advance inclusive, mixed-income communities.

1.2: Preserve affordability and community stability through long-term stewardship.

1.3: Activate public and mission-driven land for innovative, scalable housing.

STRATEGIC PLAN: OBJECTIVES

Discussion

Goal 2: SUSTAINABILITY and GENERATIONAL IMPACT
Create sustainable housing solutions that protect today's residents and future generations.

2.1: Improve cost efficiency and delivery through scalable systems and innovative finance.

2.2: Ensure long-term affordability and create a ladder of opportunity.

2.3: Promote well-designed, sustainable, and connected communities.

STRATEGIC PLAN: OBJECTIVES

Discussion

Goal 3: COMMUNITY and SYSTEMS IMPACT

Align housing, education, and transportation investments to strengthen neighborhoods and reduce displacement.

3.1: Catalyze systems change through coordinated cross-sector housing strategies.

3.2: Advance community voice, participatory planning, and narrative change.

3.3: Strengthen regional leadership through collaboration and shared responsibility.

STRATEGIC PLAN: NEXT STEPS

Discussion

Goal 1: PRODUCTION and PRESERVATION

Objective 1.1: **Accelerate housing production to advance inclusive, mixed-income communities.**

STRATEGIC ACTIONS

- **Prioritize mixed-income housing across all investments.**
- **Direct investments to transit-oriented, opportunity-rich locations.**
- **Leverage public and mission-driven land to expand access and reduce costs.**
- **Promote innovative and scalable delivery models.**
- **Prioritize housing investments that support families with children, particularly in proximity to high-quality schools, childcare, and essential services.**

STRATEGIC PLAN: NEXT STEPS

Objective 1.1: Accelerate housing production to advance inclusive, mixed-income communities.

STRATEGIC ACTIONS

- Prioritize mixed-income housing across all investments.
- Direct investments to transit-oriented, opportunity-rich locations.
- Leverage public and mission-driven land to expand access and reduce costs.
- Promote innovative and scalable delivery models.
- Prioritize housing investments that support families with children, particularly in proximity to high-quality schools, childcare, and essential services.

KEY METRICS

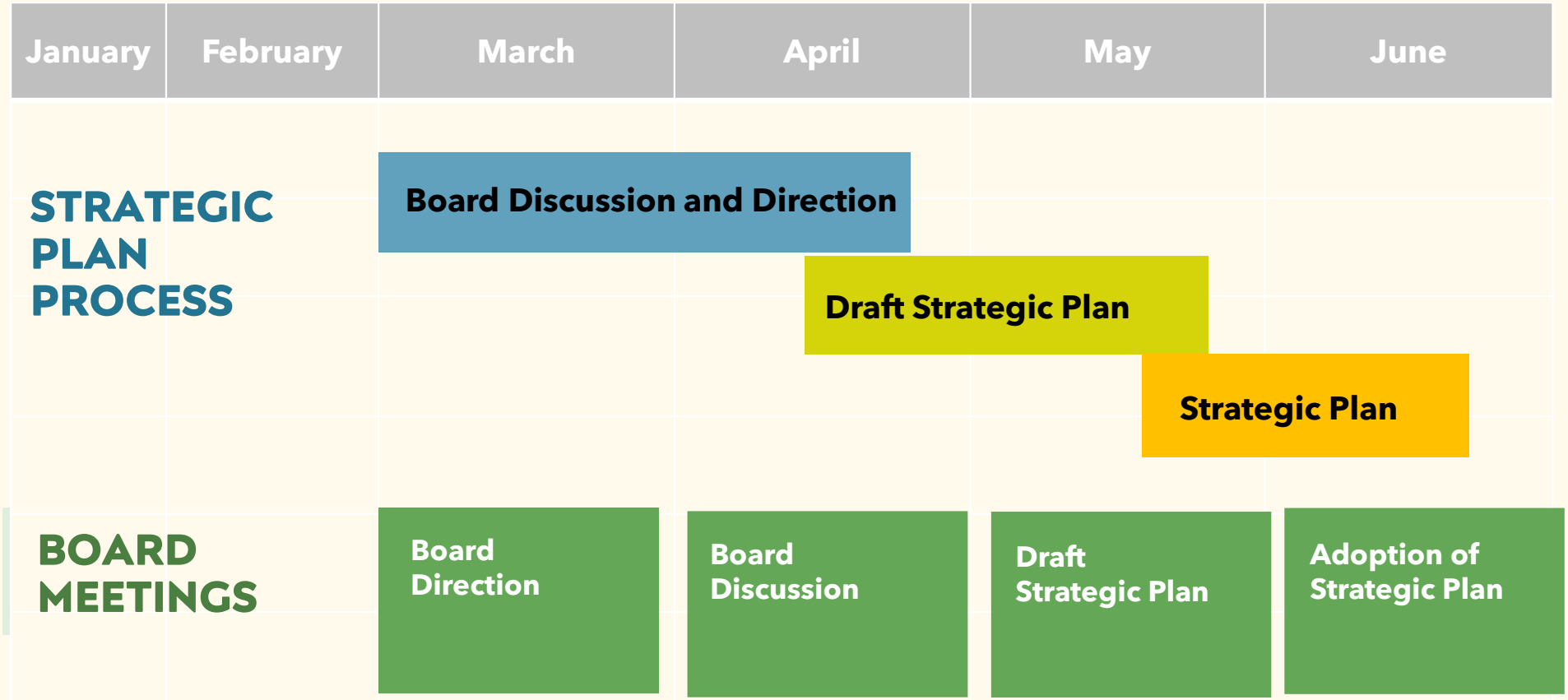
- 10,000+ homes produced
- 5000+ homes preserved
- 70% near transit/jobs/schools
- 500+ acres activated
- 20% faster delivery
- Measurable displacement reduction

STRATEGIC PLAN OBJECTIVES

Discussion

- Do these objectives reflect the right priorities for SDRHFA?
- What's not included that you think should be?

STRATEGIC PLAN
Timeline (MARCH – JUNE 2026)



Questions?

Danny Serano
Daniel@lesardevelopment.com

Debbie Ruane
Debbie@lesardevelopment.com

Anu Natarajan
anu@gpla.co

Jennifer LeSar
jennifer@lesardevelopment.com
Jennifer@gpla.co



THANK YOU!

San Diego Regional Housing Finance Authority
(SDRHFA)

April 21, 2026
Board Meeting

Minutes
3/17/2026 Meeting

San Diego Regional Housing Finance Authority (SD RHFA)

Meeting Minutes
March 17, 2026

The meeting of the San Diego Regional Housing Finance Authority (SD-RHFA) was held on March 17, 2026 at 3:30 p.m. at the San Diego Community College District (SDCCD) Board Room 245-255, 3375 Camino del Rio South, San Diego, CA 92108

Participants:

- SD-RHFA Board Chair Cody Petterson
- SD-RHFA Vice Chair Craig Milgrim
- SD-RHFA Board Member Richard Barrera
- SD-RHFA Board Member Mariah Jameson (not present)
- SDUSD Ex-Officio Board Member, Superintendent Fabiola Bagula
- SDCCD Ex-Officio Board Member, Chancellor Gregory Smith
- SDUSD Interim General Counsel Andra M. Greene

1. Call to Order at 3:39 PM
2. Non-agenda Public Comment
    a. No public comments received.
3. Consent Agenda
    a) Approve March 17, 2026, Meeting Minutes
        i. Motion by Vice Chair Milgrim, seconded by Board Member Barrera to approve the minutes. Motion passed unanimously.
4. Board Member Read Out – Mission, Vision, Core Values
5. Board Share-Outs (as needed)
6. Board Presentations and Actions

    Item 6.1 : Advisory Committee Appointments
    a) Presentation : Advisory Committee Appointment and Selection Process
    b) Board Action 6.1.1- Establishment of an ad hoc committee and selection process
        i. Advisory Committee Specifications - 1(a) Eligibility: Motion by Board Member Barrera, seconded by Vice Chair Milgrim to not restrict elected officials from being eligible to serve on the advisory committee meeting (as long as the selected elected official's expertise is based on their technical experience and not their elected position). Motion passed unanimously.
        ii. Advisory Committee Specifications - 1(b) Eligibility: Motion by Board Member Barrera, seconded by Vice Chair Milgrim to not restrict public employees from being

eligible to serve on the advisory committee. Motion passed unanimously.

iii. Advisory Committee Specifications - 2 Residency: Motion by Vice Chair Milgrim to require advisory committee members to live within the SDCCD and SDUSD jurisdiction. Motion did not pass. Motion by Chair Petterson, seconded by Board Member Barrera to allow members to live within the SDCCD and/or SDUSD jurisdictional boundaries (and nearby or beyond these boundaries). Vice Chair Milgrim voted no, but motion passed with the remaining Board members voting in support.

iv. Advisory Committee Specifications - 3 Minimum Qualifications: Motion by Vice Chair Milgrim, seconded by Board Member Barrera to rely solely on SB 440 requirements with the exception of adding 'or' after 'and' in the following phrase "knowledge and experience in affordable housing finance, development, and***/or*** management". Motion passed unanimously.

v. Advisory Committee Specifications - 4 Role Definition: Motion by Vice Chair Milgrim, seconded by Board Member Barrera to support enhanced advisory (formal written recommendations before major actions and clear recusal rules) from the advisory committee. Motion passed unanimously.

vi. Advisory Committee Specifications - Meeting Structure: Motion by Board Member Barrera, seconded by Chair Petterson to allow advisory committee members to meet at least quarterly, attend annual retreat (as needed), meet in-person (and online as allowed by the Brown Act), and have 3 consecutive, 2-year terms with initial staggered appointments. Motion passed unanimously.

vii. Advisory Committee Specifications - Performance and Accountability: Motion by Board Member Barrera, seconded by Vice Chair Milgrim for advisory committee members to have a minimum attendance requirement that includes the following: 1., expectation of regular attendance; 2., 3 consecutive absence trigger; 3., 75% annual attendance benchmark; and 4., removal at Board discretion. Motion passed unanimously.

viii. Advisory Committee Selection – 2 Selection: Motion by Vice Chair Milgrim, seconded by Board Member Barrera to delegate outreach and screening to SDCCD and SDUSD staff, who will provide a recommendation to Board for appointment. All advisory committee member applications will be shared with the Board confidentially. Staff recommendations (and associated applications) will be publicly disclosed. Staff recommendations will also include a brief summary of the qualifications of each application. Motion passed unanimously.

Item 6.2 : Website Development

a) Presentation : GPLA presented on the website development framework
b) Board Action: N/A

Item 6.3 : Strategic Plan Development

Presentation : GPLA presented on the strategic plan outline

a) Board Action: N/A

Other Items:

Item 6.4 : Board Calendar Updates

a) Board Action: Approve Updated Board Meeting Time and Location

i. Motion by Board Member Barrera, seconded by Vice Chair Milgrim to approve the updated Board meeting schedule with the only change being to extend all of the meetings by 15 minutes from 5:15 PM to 5:30 PM. Motion passed unanimously.

Item 6.5 : Ratification of Contract Payments

a) Board Action: Ratify Invoices 1 and 2

i. Motion by Vice Chair Milgrim, seconded by Chair Petterson to ratify invoices 1 and 2. Motion passed unanimously.

7. Meeting Adjournment
    a. Meeting adjourned at 5:21 PM
    b. Next meeting scheduled for April 21, 2026 at 3:30 PM at the San Diego Community College District

San Diego Regional Housing Finance Authority
(SDRHFA)

April 21, 2026
Board Meeting

Agenda Item 5
Board Share Outs

Letters of Support

April 8, 2026

The Honorable Monique Limón
President pro Tempore, California Senate
1021 O Street, Suite 8518
Sacramento, CA 95814

The Honorable Robert Rivas
Speaker, California State Assembly
1021 O Street, Suite 8330
Sacramento, CA 95814

The Honorable John Laird
Chair, Senate Budget and Fiscal Review Committee
1021 O Street, Suite 8720
Sacramento, CA 95814

The Honorable Jesse Gabriel
Chair, Assembly Budget Committee
1021 O Street, Suite 8230
Sacramento, CA 95814

The Honorable Melissa Hurtado
Chair, Budget Sub #4
1021 O Street, Suite 6510
Sacramento, CA 95814

The Honorable Sharon Quirk-Silva
Chair, Budget Sub #5
1021 O Street, Suite 4210
Sacramento, CA 95814

Re: FY 2026-27 Budget Request for Regional Housing Finance Agencies

Dear President pro Tempore Limón, Speaker Rivas, and Chairs Laird, Gabriel, Hurtado, and Quirk-Silva:

On behalf of California's three regional housing finance authorities (RHFAs), we write to respectfully request a one-time budget allocation of $32 million to support our innovative, regionally-driven approaches to today's housing challenges. Our agencies collectively serve almost half of Californians and bring substantial revenue raising power to advance housing affordability and access. One-time state assistance will sustain our vital role in addressing a wide range of housing needs throughout California.

Authorized by state law, California's three RHFAs were formed in the last six years to support ambitious state and local housing goals:

- Bay Area Housing Finance Authority (BAHFA), established in 2020
- Los Angeles County Affordable Housing Solutions Agency (LACAHSA), established in 2022; and
- San Diego Regional Housing Finance Agency (SD-RHFA), established in 2025.

Budget Request Breakdown	
Region	**One-Time Amount**
Bay Area	$15 million
Los Angeles	$8 million
San Diego	$9 million
Total	**$32 million**

RHFAs sit in a unique position: We deliver results on state housing goals through the lens of local and regional needs. In a state as large as California, regional agencies serve as an effective bridge between the state and local governments. We are close to the ground, with boards of local elected and appointed leaders and staff who live in the communities they serve. This proximity allows us to identify local resource gaps and tailor programs to address them. At the same time, we can operate programs at an efficient scale that makes a significant impact. And each of our agencies has either passed a large-scale regional revenue measure or is exploring credible options for 2028.

For these reasons, sustaining and growing our agencies is an effective use of one-time state resources. Our request is narrowly tailored to focus on the amounts needed to execute our near-term plans. Below we share an overview of how we would deploy the funds to complement the state's existing programs.

Bay Area Housing Finance Authority

BAHFA's new strategic plan charts a path to self-sufficiency by 2030 via a revenue-generating loan program and fees. Fifteen million dollars in state support, matched by MTC-ABAG and philanthropy, would sustain the agency's most promising programs for the intervening four years. This includes:

1. **Allowing the award-winning Doorway Housing Portal to offer more listings.** Used by upwards of 506,000 housing seekers to date, Doorway has placed over 3,200 households

in affordable homes and filled 200 + waitlists for properties across the nine counties. State funding will allow Doorway to accommodate more apartment listings, add accessory dwelling units, and provide additional features. By 2030, operating costs are projected to be covered by local contributions and small fees on property owners who access special features.

2. **Launching a Revenue-Generating Mixed-Income Financing Program.** This flexible tool will deliver affordability swiftly for households across a mix of income levels and with limited public subsidy – and will generate revenue to support the agency's financial independence. The state's support will allow BAHFA to hire staff with the necessary financial expertise to run the program until it becomes self-sustaining.

3. **Positioning BAHFA to advance a large housing revenue ballot measure as early as 2028**. After shelving a $20 billion regional housing bond in 2024 due to shifting voter sentiment, BAHFA is actively working with stakeholders to identify and prepare for the next opportunity to go to the ballot. These efforts impose significant upfront costs on the agency, including crafting a statutorily-required expenditure plan. State funds will also support technical assistance to local housing departments for their expenditure plans.

Appropriating the full $15 million upfront in FY 2026-27 will help BAHFA attract and retain necessary staff expertise and will increase confidence in Doorway's longevity among the property managers who are its key partners. State support at this pivotal moment will also signal to philanthropy the high value the state places on BAHFA's success.

Los Angeles County Affordable Housing Solutions Agency

LACAHSA has identified a critical need for technical assistance and regional coordination to ensure local investments are deployed effectively and equitably. LACAHSA's request for $8 million would help align and leverage $254 million in locally generated revenue, a nearly 32x return on investment to the state.

This budget request would:

1. Coordinate housing investments to accelerate the development and preservation of over 3,000 units of affordable housing across the region;

2. Streamline administrative processes to improve operations and build the internal systems needed for regional success; and

3. Strengthen regional capacity to innovate in the delivery and preservation of affordable housing, including social housing, and to administer accessible renter protection and homelessness prevention programs for 7,300 people.

San Diego Regional Housing Finance Authority

Uniquely, two education partners formed San Diego's agency: the San Diego Unified School District and the San Diego Community College District, both of whom had already embarked on commitments to provide housing for our workforces. (San Diego Unified just approved 2,500 workforce homes on five school properties, while the community college district has an 800-bed development underway on the City College Campus.) We adopted a strategic framework in June 2025:

> **Mission:** Build and preserve housing near jobs, schools, and transit so San Diegans can live in communities where they work and thrive.
>
> **Vision:** A San Diego where every resident has a quality, affordable home close to current and future opportunities.

We're dedicated to advancing the model of housing development on educational partner land to sustain the education workforce, students and the families whose children attend California public education institutions. Nine million dollars in state support would enable us to attract qualified staff that can build out pilot programs in support of key goals over the next four years: preserve and increase affordable homes near jobs, schools, and services; create sustainable housing solutions that protect today's residents and future generation, and align housing, education, and transportation investments to strengthen neighborhoods and reduce displacement.

The state's assistance will position the agency with the necessary internal infrastructure to pursue long-term financial sustainability via several strategies under consideration, including advancing a regional revenue measure as early as 2028, continuing to diversify our philanthropic funding base, and working with the state to support capacity development and funding for the education sector.

While positioned differently in our respective regions, our agencies share a commitment to fulfilling the legislature's vision for regional housing finance agencies - in particularly raising large-scale revenue. We respectfully request your one-time assistance to continue our work to house Californians.

Sincerely,



Dr. Cody Petterson, Chair
San Diego Regional Housing Finance Authority



Seyron Foo, Chief Intergovernmental Relations Officer
Los Angeles County Affordable Housing Solutions Agency



Andrew B. Fremier, Executive Director
MTC-ABAG-BAHFA

[Insert logos]

April [XX], 2026

The Honorable Monique Limón
President pro Tempore, California Senate
1021 O Street, Suite 8518
Sacramento, CA 95814

The Honorable John Laird
Chair, Senate Budget and Fiscal Review Committee
1021 O Street, Suite 8720
Sacramento, CA 95814

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The Honorable Jesse Gabriel
Chair, Assembly Budget Committee
1021 O Street, Suite 8230
Sacramento, CA 95814

The Honorable Sharon Quirk-Silva
Chair, Budget Sub #5
1021 O Street, Suite 4210
Sacramento, CA 958

RE: FY 2026-27 Budget Request – Sustaining California's Regional Housing Finance Agencies

Dear President pro Tempore Limón, Speaker Rivas, and Chairs Laird, Gabriel, Hurtado, and Quirk-Silva:

We write in strong support of the joint $32 million one-time budget request from California's three regional housing finance authorities (RHFAs). This modest investment would sustain innovative, regionally driven approaches to the state's most pressing housing challenges. We urge you to include this funding in the FY 2026-27 budget.

California's three RHFAs – the Bay Area Housing Finance Authority (BAHFA), the Los Angeles County Affordable Housing Solutions Agency (LACAHSA), and the San Diego Regional Housing Finance Agency (SD-RHFA) – collectively serve 48 percent of Californians. Each was authorized by state law and formed within the last six years to advance ambitious state and local housing goals. Despite limited resources, all three agencies have quickly demonstrated their value by launching programs tailored to the distinct needs of their regions while advancing shared statewide priorities.

RHFAs fill a unique niche in California's housing landscape: close enough to communities to identify local needs and design programs accordingly, yet operating at a regional scale that drives meaningful, coordinated impact across jurisdictional

lines. They serve as effective bridges between the state and local governments – translating state priorities into on-the-ground results through the lens of regional needs. No other entities in California's housing ecosystem play this role.

Each agency is charting a path toward long-term financial sustainability through revenue-generating programs and regional funding strategies. One-time state support at this critical juncture will sustain the agencies' most promising work while they build the capacity and revenue streams needed for self-sufficiency. The return on this investment is already evident: in just a few years, the three RHFAs have collectively launched dozens of initiatives spanning affordable housing finance, housing navigation tools, tenant protections, and planning for major regional revenue measures.

We cannot afford to lose the momentum these agencies have built or the powerful revenue-raising potential they represent. California needs BAHFA, LACAHSA, and SD-RHFA as robust partners to meet our shared housing goals. We urge you to fund the full $32 million request in the FY 2026-27 budget.

Thank you for your consideration.

Sincerely,

Organizations [Signatories to be added]

cc: [Members of the Bay Area Caucus, Los Angeles County Delegation, San Diego County Delegation]

San Diego Regional Housing Finance Authority
(SDRHFA)

April 21, 2026
Board Meeting

Agenda Item 6.1
Ratification of Contract Payments

Invoice 3

INVOICE

Global Policy Leadership Academy
845 15th St
Ste 103
San Diego, CA 92101-8098

ops@gpla.co
+1 (619) 821-5113
https://gpla.co/

San Diego Regional Housing Finance Authority (SD RHFA):[GPLA-20] San Diego Regional Housing Finance Authority (SD RHFA) 2026

Bill to

San Diego Regional Housing Finance Authority (SD RHFA)
San Diego Community College District Foundation on behalf of San Diego Regional Housing Finance Authority 3375 Camino del Rio South
Suite 210
San Diego, CA 92108

Invoice details

Invoice no.: GPLA20-03
Invoice date: 03/31/2026
Due date: 04/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Contract Work**	Contract work - 3/1/2026 - 3/31/2026 From Prebys 2026 Funding	1	$42,938.00	$42,938.00
2.		**Contract Work**	Project expenses - 3/1/2026 - 3/31/2026 • Website: $11,990 From Prebys 2026 Funding	1	$11,990.00	$11,990.00

Total **$54,928.00**

Ways to pay

BANK

Documentation available upon request.

Direct deposit Information:
Bank: US Bank
Routing: 122235821
Account: 157523668901

Invoicing Executive Summary

				FORECAST					
Line Item	**Invoice # 1** *	**Invoice # 2**	**Invoice # 3**	**Invoice # 4**	**Invoice # 5**	**Invoice # 6**	**Invoice # 7**	**Budget Amount**	**Remaining**
	Jan 1 - Feb 18, 2026	Jan 1 - Feb 28, 2026	Mar-26	Apr-26	May-26	Jun-26	Post-June 2026		
1 Board and Org Support	57,124	11,000	42,938	26,000	14,000	7,376	-	150,000	(8,438)
2 Advisory Board Allowance		-	-	2,975	2,550	-	-	$ 8,500	2,975
3 Website		13,000	11,990	12,278	11,303	11,140	-	60,000	288
4 Meeting Costs	-		-	-	-	-	-	$ 1,377	1,377
5 Contingency	-	-	-	3,687	3,687	3,687	-	$ 14,747	3,687
6 Travel & Training	-	-	-	-	20,000	-	10,000	$ 30,000	-
Invoice Amount	**57,124**	**24,000**	**54,928**	**44,940**	**51,540**	**22,203**	**10,000**	**264,624**	**(111)**
	RESOLVED	RESOLVED	In Progress	Pending	Pending	Pending	Pending		

* Remaining 2025 Balance of $57,124 needs discreet invoice to close out contract year

-

From

Global Policy Leadership Academy
845 15th Street, Suite 103
San Diego, CA 92101
619-236-0612
ops@lesardevelopment.com
daniel@lesardevelopment.com
Tax ID: 83-3415616

To

San Diego Community College District Foundation
San Diego Regional Housing Finance Authority
3375 Camino del Rio South
Suite 210
San Diego, CA 92108
gsmith@sdccd.edu

Invoicing Executive Summary

Line Item	Invoice # 1 *	Invoice # 2	Invoice # 3	Invoice # 4	Invoice # 5	Invoice # 6	Invoice # 7	Budget Amount	Remaining
	Jan 1 - Feb 18, 2026	Jan 1 - Feb 28, 2026	Mar-26	Apr-26	May-26	Jun-26	Post-June 2026		
1 Board and Org Support	57,124	11,000	42,938	26,000	14,000	7,376	-	150,000	(8,438)
2 Advisory Board Allowance		-	-	2,975	2,550	-	-	$ 8,500	2,975
3 Website		13,000	11,990	12,278	11,303	11,140	-	60,000	288
4 Meeting Costs	-		-	-	-	-	-	$ 1,377	1,377
5 Contingency	-	-	-	3,687	3,687	3,687	-	$ 14,747	3,687
6 Travel & Training	-	-	-	-	20,000	-	10,000	$ 30,000	-
Invoice Amount	**57,124**	**24,000**	**54,928**	**44,940**	**51,540**	**22,203**	**10,000**	**264,624**	**(111)**
	RESOLVED	RESOLVED	In Progress	Pending	Pending	Pending	Pending		

FORECAST

* Remaining 2025 Balance of $57,124 needs discreet invoice to close out contract year

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Line Item		*Progress method*	*Line Item Budget*	*OKR %*	*OKR budget ($)*	*Complete %*	*Invoice Actuals and Forecast*								*Totals*	*Prior Budget Remaining*
Line Item # 1. Contracted Board and Organizational Support - Q1, Q2 Only		**Work plan completion**	**$ 150,000**	Line Item %	OKR budget	Completion Status	31-Jan	18-Feb	28-Feb	31-Mar	30-Apr	30-May	30-Jun	Post-June 2026		
				100%	**150,000**	**Completion Status**	**40,624**	**16,500**	**11,000**	**42,938**	**26,000**	**14,000**	**7,376**	**-**	**158,438**	
Pillar 1 Obj 1. KR1	**a) The board approves a 2026 Q1 & Q1 Workplan (Workplan) consistent with the Strategic Framework; b) overall board coordination work included here.**			24%	36,500	In Process	15,624	7,500	3,000	8,438	3,000	3,000	1,376	-	41,938	$ (5,438)
	Approved in 2/17/26 board meeting.				-		10%	5%	2%	2%	2%	2%	1%		24%	$ (0)
Pillar 1 Obj 1. KR2	**Workplan progress is tracked and reported out monthly to the board**			6%	9,000	In Process		3,000		1,500	1,500	1,500	1,500		9,000	$ -
	Dec 2025 progress and January progress reported out in 2/17/26 board meeting.				-			2%		1%	1%	1%	1%		6%	$ (0)
Pillar 1 Obj 1. KR3	**Protocols for governance and admin work including board package development, and invoicing are documented and approved by SD-RHFA staff, or the board.**			2%	3,000	Completed		3,000	**completed**						3,000	$ -
	Approved in 2/17/26 board meeting				-			2%							2%	$ (0)
Pillar 1 Obj 1. KR4	**The sequencing and interrelationship of creating the Strategic Plan (strategies, metrics) and of planning for and seating an Advisory Board are discussed, and direction is provided by the Board on how to proceed on each item.**			2%	3,000	Completed		3,000	**completed**						3,000	$ -
	Approved in 2/17/26 board meeting				-			2%							2%	$ (0)
Pillar 1 Obj 1. KR5	**A website, whose content and style is informed by and subsequently approved by the board, is up and running by end of Q2.**			See detail break-out below											-	#VALUE!
					-										0%	$ -
Pillar 1 Obj 2. KR1	**Confirmation of available human resources (specifically SD-RHFA partner resources including staff support) and capital resources (if any) for 2026 (capital, and SD-RHFA partner resources is captured in a charter, or memo approved by the board.**			2%	3,000	In Process				-	3,000				3,000	$ -
					-					2%					2%	$ (0)
Pillar 1 Obj 2. KR2	**A resource development plan is in place for Q3, Q4 2026, and for 2027 and beyond. Approval shall be delegated to the Board Chair or to an ex -officio member of the board. Prebys 2026 (Q1,2) funds are secured and funded.**			10%	15,000	In Process	13,000	-	2,000	3,000	-	-	-	-	18,000	$ (3,000)
					-		9%		*1%*						10%	$ (0)
Pillar 1 Obj 2. KR3	**A Q3 & Q4 workplan is approved by the Board.**			2%	3,000	In Process						3,000			3,000	$ -
					-							2%			2%	$ (0)
Pillar 1 Obj 2. KR4	**Resources are pursued for Q3 & Q4 sufficient to implement the Q3 & Q4 Workplan.**			10%	15,000	In Process	9,000	-	3,000	3,000	-	-	-		15,000	$ -
					-		6%	0%	2%	2%			0%		10%	$ (0)

Pillar 1 Obj 2. KR5	**Should resources be procured, contracts are implemented with parties needed to complete the Q3 & Q4 workplan.**	0%	n/c									-	-		-	#VALUE!
			-												0%	$ -
Pillar 1 Obj 3. KR1	**The process, workplan components, and timeline to seat an Advisory Board are approved**	5%	7,500	In Process					6,000	1,500					7,500	$ -
			-						4%	1%					5%	$ (0)
Pillar 1 Obj 3. KR2	**All infrastructure to define and support the Advisory board is determined, defined, and then approved by the board for development, along with a budget and timeline for its build-out (Advisory Board Infrastructure Package)**	6%	9,000	In Process					4,500	4,500	-				9,000	$ -
			-						3%	3%	0%				6%	$ (0)
Pillar 1 Obj 3. KR3	**Components of the Advisory Board Infrastructure Package assigned to the Consultant and those within the Q1 & Q2 budget are completed.**	9%	14,000	In Process					9,000	5,000					14,000	$ -
			-						6%	3%					9%	$ (0)
Pillar 1 Obj 3. KR4	**Advisory Board Infrastructure not in the Q1 & Q2 budget is budgeted for in a Q3 & Q4 workplan (Q2 activity); subject to resources being secured, materials will be completed in Q3.**	0%	n/c												-	#VALUE!
			-												0%	$ -
Pillar 1 Obj 3. KR5	**The Advisory Board is seated**	8%	12,000	In Process	3,000	-	3,000	1,500	1,500	1,500	1,500				12,000	$ -
			-		2%	0%	2%	1%	1%	1%	1%				8%	$ (0)
Pillar 3 Obj 1. KR1	**A process and timeline for creating a Strategic Plan is approved.**	2%	3,000	In Process				3,000							3,000	$ -
			-					2%							2%	$ (0)
Pillar 3 Obi 1. KR2	**Learning sessions, as needed, for creating a Strategic Plan are completed**	5%	7,000	In Process				3,000	3,000	1,000					7,000	$ -
			-					2%	2%	1%					5%	$ (0)
Pillar 3 Obj 1. KR3	**Strategic Plan is drafted by May 2026.**	5%	7,000	In Process					3,000	4,000					7,000	$ -
			-						2%	3%					5%	$ (0)
Pillar 3 Obj 1. KR4	**Strategic Plan (potentially in transitional format) is approved by the board in June 2026.**	2%	3,000	In Process								3,000			3,000	$ -
			-									2%			2%	$ (0)
Line Item #2. Allowance for Advisory Board outreach events; assistance		**$**	**8,500**	Linte Item %	OKR budget	**Completion Status**	31-Jan	15-Feb	28-Feb	31-Mar	30-Apr	30-May	30-Jun	Post-June 2026		
Pillar 1 Obj. 3	**Supports Pillar 1 Objective 3 for any costs beyond a "lean" execution – for consultant time and/or or 3rd party expense**			100%	$ 8,500					2,975	2,975	2,550			8,500	$ -
										35%	*35%*	*30%*			100%	$ (1)
Line Item #3. Website Launch/Hosting/Graphic Design (to .gov standards)		**Fixed fee scope; payments based on progress completion**					31-Jan	15-Feb	28-Feb	31-Mar	30-Apr	30-May	30-Jun	Post-June 2026		#VALUE!
		$	**60,000**	100%	*60,000*		**4,958**	**4,021**	**4,021**	**11,990**	**12,278**	**11,303**	**11,140**	**-**	**59,712**	
	1 Branding & Logo			7%	$ 3,900	In Process	975	488	488	697	975	-	-		3,622	
							25%	13%	13%	25%	25%	0%	0%		100%	
	2 Website Design/Build			62%	$ 37,000	In Process	3,083	3,083	3,083	9,250	9,250	9,250	-		37,000	
							8%	8%	8%	25%	25%	25%	0%		100%	
	3 Project Management			8%	$ 4,500	In Process	900	450	450	900	900	900	-		4,500	
							20%	10%	10%	20%	20%	20%	0%		100%	
	4 . Gov Registration & Configuration Support			6%	$ 3,460	In Process	-	-	-	865	1,153	1,153	-		3,172	
							0%	0%	0%	25%	33%	33%	0%		92%	
	5)n-Going Cost and Content Updates			17%	$ 10,200	In Process	-	-	-	278	-	-	10,200		10,478	
							0%	0%	0%	0%	0%	0%	100%		100%	
	9 .GOV Email Addresses & Email Services (Optional)			2%	$ 940	In Process	-	-	-	-	-	-	940		940	
													100%		100%	
Line Item #4. Meeting costs (food, etc)		**Based on Receipts**	**$ 1,377**			In Process				$ -	$ -	$ -	$ -		$ -	$ 1,377
$	**1 Meeting food/beverages incurred by GPLA**														$ -	

Line Item # 5. Contingency (for Misc. items, etc.) - to be allocated as needed including for consultant time for line item 1 if approved		**TBD as appropriate**	**$**	**14,747**				In Process				$ 3,687	$ 3,687	$ 3,687	$ 3,687		$ 14,747	$ -			
1																	$ -				
Line Item # 6. Travel & Training 15 people @ $1K each (includes advisory board) and event sponsorship		**$20,000 when sponsorship approved; venue booked** **$10,000 either to direct pay hotels or reimburse; remainder to reimburse mileage**	**$**	**30,000**				In Process						$ 20,000		$ 10,000	$ -	$ -	$ 30,000			
Pillar 2 Obj 1. KR1	**Board commits to being a conference sponsor ($20,000) which would require preparation of a sponsorship agreement that is approved by the board. [Sponsorship helps cover costs of conference facilities, meals, conference transportation and programming].**				67%	$	20,000	Not Started						**20,000**			$ -					
														67%								
Pillar 2 Obj 1. KR2	**Board prioritizes the invitation list culminating in 15 attendees (allowance $667 per person for transportation and hotel costs)**				33%	$	10,000	Not Started								**10,000**	$ -					
																33%						
Pillar 2 Obj 1. KR3	**A shared invitation list for the San Diego region can be coordinated with Partnership to House San Diego who will have the opportunity to select 10 invitees. Regions are limited to 25 persons per region.**				n/c			Not Started								**n/a**	$ -					

Six (6) Prong Revenue Strategy Tracker

#	Revenue Strategy / Type	Funding Horizon				Funding Partner / Source	Request Amount ($)	2026 Status Updates					
		Q1,2 2026	Q3,4 2026	7/1/26-71/29	2029+			January 1 - Feb 18, 2026	Feb 18-Feb 28, 2026	March	April	May	June
1	2026 (Q1,2) Operating Support					Prebys Foundation	250,000	Approved & Funded	$250,000				
2	Positioning and Visibility - Feb 2026 Philanthrophy Event					Targeting CA Foundations	indirect	Event Completed					
3	2026 (Q3,4) Operating Support					GPLA relationship with line item for SD-RHFA included	240,000	Submission in final review; April decision anticipated					
4	Operating Support FY2026-FY 2029 (July 1, 2026 start)					State of CA	9,000,000	CA senate and asmbly champions identified	1/2 champions confirmed	Asm Ward & Sen Weber confirmed as champions. Budget letters submitted.	Meetings with Budget Committee Staff and Senate and Assembly Leadership Offices underway.		
5	Operating or Program Support					State 10B Bond (Nov 2026) Proceeds	tbd						
6	Operating and Program Support					Cititizen's Initiative = Campaign team and fundraising req. 1/2 cent sales tax could raise $200-$300 mm a year	tbd	contractor scope and budget rec'd					
						Totals	**9,490,000**	**-**	**250,000**	**-**	**-**	**-**	**-**

		Timeline							Total Cost by Task	Revenue Breakdown								
		Jan	Feb	March	April	May	June	July		Jan	14-Feb	28-Feb	March	April	May	June	Subtotal	Total
Task 1: Brand / Logo Package										25%	13%	13%	25%	25%	0%	0%	100%	$ 60,000
1.1	Discovery Meeting																	
1.2	Two (2) initial logo concepts (horizontal + square)																	
1.3	One (1) round of revisions:																	
1.4	Final primary logo								$ 3,900	$ 975	$ 488	$ 488	$ 975	$ 975			$ 3,900	
1.5	Color palette																	
1.6	Typography selection																	
1.7	Short-form usage guidelines																	
1.8	Final file package (EPS, PNG, JPG, SVG)																	
Task 2: .GOV Website Design & Build + Supplemental Staff Time										8%	8%	8%	25%	25%	25%	0%	100%	7%
2.1	Kickoff meeting																	
2.2	Sitemap																	
2.3	Wireframes (homepage + one interior page)																	
2.4	Full visual design																	
2.5	WordPress build (up to 8 pages)																	
2.6	Responsive/mobile optimization																	
2.7	Accessibility accommodations (WCAG 2.1 AA)								$ 37,000	$ 3,083	$ 3,083	$ 3,083	$ 9,250	$ 9,250	$ 9,250		$ 37,000	
2.8	Security and .gov-aligned configuration																	
2.9	Google Analytics setup (if requested)																	
2.10.	Up to two (2) rounds of revisions																	
2.11	QA testing + bug fixes																	
2.12	Deployment & launch support																	
2.13	Admin training session																	
Task 3: Project Management										20%	10%	10%	20%	20%	20%	0%	100%	62%
3.1	Weekly or biweekly check-ins																	
3.2	Timeline tracking & milesonte coordination								$ 4,500	$ 900	$ 450	$ 450	$ 900	$ 900	$ 900		$ 4,500	
3.3	Centralized documentation and communication																	
Task 4: .GOV Domain Registration & Confirguration Support										0%	0%	0%	25%	33%	33%	0%	92%	8%
4.1	Eligibility and documentation support																	
4.2	.gov application submission support																	
4.3	DNS configuration and security setup								$ 3,460				$ 865	$ 1,153	$ 1,153		$ 3,172	
4.4	Administrator access and MFA setup																	
4.5	Testing and verification																	
4.6	Documentation and handoff																	
Task 5: Ongoing Costs & Content Updates										0%	0%	0%	0%	0%	0%	100%	100%	5%
5.1	Hosting																	
5.2	Techincal Maintenance								$ 10,200							$ 10,200	$ 10,200	
5.3	Content Updates																	17%
																Optional Task	$ 940	$ 940 2%

	Jan	14-Feb	28-Feb	March	April	May	June	Project Total	
Invoice Total by Month	$ 4,958	$ 4,021	$ 4,021	$ 11,990	$ 12,278	$ 11,303	$ 10,200	$ 59,712	100%

San Diego Regional Housing Finance Authority
(SDRHFA)

April 21, 2026
Board Meeting

Agenda Item 6.2
Advisory Committee Appointment

Staff Memorandum

SAN DIEGO REGIONAL HOUSING FINANCE AGENCY (SDRHFA)

STAFF MEMORANDUM

April 21, 2026

Item Title	Advisory Committee Appointment and Selection Process
Work Plan Pillar	Pillar 1 : Governance and Administration
Meeting Date	4/21/2026
Board Actions:	1) ***Board Action 6.2 (a): Adoption of Advisory Committee Charter***

BACKGROUND:

Enacted in 2024, SB 440 (Skinner) authorizes cities and counties in California to form Regional Housing Finance Agencies (RHFAs) and requires each Authority's board to establish an advisory committee with specified expertise to guide RHFA funding and implementation decisions. The Advisory Committee must be composed of nine representatives in counties with populations over 200,000, each with knowledge and experience in affordable housing finance, development, and management, including both rental and owner-occupied affordable housing. The Advisory Committee is responsible for assisting in the development of funding guidelines and advising on the overall implementation of SB 440 and the RHFA's programs.

Because SB 440 does not specify requirements for the Advisory Committee—such as governance structure, eligibility, role definition, meeting structure, and performance and accountability expectations for members—the details of these elements are largely determined by the SDRHFA.

During its March 17, 2026, meeting, the Board provided direction to staff regarding the preferred specifications for the Advisory Committee, encompassing eligibility and residency requirements, minimum qualifications, role definitions, meeting structure, and standards of performance and accountability for members. Table A below summarizes the Board's specified preferences.

This direction helped finalize the SDRHFA Advisory Committee Charter (Appendix A).

Appendix A presents a draft SDRHFA Charter document that formally incorporates these specifications within its text.

TABLE A: Board Member Specifications Summary for Advisory Committee, March 17, 2026 Board Meeting

Discussion	Question	Board Direction/Preference
1(a) Eligibility, Elected Official	Should elected officials be eligible?	(Preference) for Option A - Yes
1(b) Eligibility, Public Sector	Should public employees be eligible?	Preference for Option A - Yes
2: Residency	Should members be require to reside in San Diego County?	Preference for Option C - No
3: Minimum Qualifications	Should SDRHFA establish minimum qualification standards beyond SB 440's "knowledge and experience" language?	Preference for Option A – Statutory Language Only
4:Role Definition	What level of advisory role should SDRHFA adopt?	Preference for Option B – Enhanced Advisory
5: Meeting Structure	Structure; Quarterly ; Mode: Hybrid/In-Person ; Term Length: 3 consecutive, 2 year terms	Maintain Term Requirement, Attendance as required by the Brown Act.
5: Performance and Accountability	Should advisory committee members have a min. attendance requirement?	Maintain Staff Recommendation

APPENDIX:

a) DRAFT Charter, SDRHFA Advisory Committee
b) DRAFT Application, SDRHFA Advisory Committee

San Diego Regional Housing Finance Authority
(SDRHFA)

April 21, 2026
Board Meeting

Agenda Item 6.2
Advisory Committee Appointment

Appendix A
Charter Document

SAN DIEGO REGIONAL HOUSING FINANCE AUTHORITY
ADVISORY COMMITTEE CHARTER

1. Creating Authority.

San Diego Regional Housing Finance Authority (the "Authority") is a regional housing finance authority formed under California's Regional Housing Finance Act, Government Code section 62500, et seq., (the "Act"). Section 62510 of the Act requires the Authority to form an advisory committee consisting of nine members, each of which must have expertise in the areas of affordable housing finance, development, and/or management, including rental and owner-occupied affordable housing. The San Diego Regional Housing Finance Authority Advisory Committee (the "Committee") is established by the Board pursuant to that section.

2. Purpose.

The purpose and responsibility of the Committee is to provide consultation and make recommendations to the Board of Directors of the Authority (the "Board") to assist it in the development of funding guidelines, development of its regional expenditure plan required by Government Code section 62590, and the overall implementation of the Act.

3. Membership.

The Committee shall consist of nine (9) members appointed by the Board. The San Diego Housing Commission shall be entitled, but not obligated, to appoint one (1) member of the Committee. The remaining members, or all nine (9) should the San Diego Housing Commission decline to make an appointment, shall be appointed by the Board.

4. Eligibility and Selection.

The Board will select Committee members following a Board-determined application and selection process. Each member appointed by the Board shall demonstrate significant expertise in the areas of affordable housing finance, development, and/or management, including rental and owner-occupied affordable housing. Members must be prepared to attend, and capable of attending, regular public meetings of the Committee, in person, within the jurisdiction of the Authority.

5. Performance and Accountability.

Committee members are expected to actively participate and contribute to the work of the Committee through consistent attendance and engagement. Members are expected to attend all scheduled meetings and to notify staff in advance if an absence is unavoidable. Failure to maintain attendance at a minimum of seventy-five percent (75%) of the Committee's regular meetings, within a calendar year, and/or three (3) consecutive unexcused absences may trigger a review of the member's participation status.

6. Term.

Committee members shall each serve for a two-year term and may be reappointed to two (2) following consecutive terms, except that the Board may elect to appoint one or more initial members to a three (3) year term to allow for staggered terms. All terms shall commence on July 1 and conclude on June 30.

7. Vacancies.

In the event of a vacancy in the Committee, the Board shall call a special solicitation for applications to fill the vacancy. Vacancy appointments shall be limited to the remainder of the term.

8. Election of Officers

The Committee shall elect a chair and vice chair from among its members. The chair and vice chair shall be elected at the first meeting where there is a quorum of permanently appointed members, and at the first meeting following July 1 of each year thereafter. The chair and vice chair shall each serve a renewable one-year term for as long as the chair or vice chair is eligible to serve on the committee.

9. Meeting Procedures

The Committee shall adopt a regular meeting schedule that will meet no less than quarterly. The Board may call a special meeting of the Committee.

Meetings of the Advisory Committee shall be conducted in accordance with the Ralph M. Brown Act, Government Code § 54950 et seq. Meetings shall be led by the Chair and conducted in accordance with standard rules of decorum. Meetings shall be run according to *Robert's Rules of Order Newly Revised,* latest edition, pertaining to small boards.

10. Quorum and Voting.

A majority of seated committee members shall constitute a quorum. Any action taken by the Committee shall be taken in a public meeting, and approved by majority vote of the Committee members present.

11. Committee Reports.

Reports and recommendations to the Board shall be made in writing and delivered in accordance with procedures determined by the Board.

12. Conflict-of-Interest Rules:

Committee members are subject to the California Fair Political Practices Act, California Government Code Section 1090, *et seq.* and the Agency's conflict-of-interest policies

and shall be required to submit Statements of Economic Interest (Form 700) upon taking office, annually thereafter, and upon leaving office.

Committee members must divest any investments from which their participation on the Committee may impact their personal or institutional financial interests, no later than sixty (60) days after appointment and prior to participation on the Committee.

If, after participating, the Committee member becomes aware that an investment might be affected by an action by the Committee or the Authority, the member shall immediately recuse themselves and disclose their interest and shall not participate until fully divested. If divestment is not possible, the Committee member shall resign from the Committee.

13. Removal at Board Discretion.

A Committee member may be removed by the Board at its discretion. Grounds for removal shall include, but not be limited to, failure to meet attendance expectations or other performance standards, violation of conflict-of-interest laws or Authority policy, conviction of a crime involving moral turpitude, and/or failure to conform to general standards for civility in the conduct of public business.

San Diego Regional Housing Finance Authority
(SDRHFA)

April 21, 2026
Board Meeting

Agenda Item 6.2
Advisory Committee Appointment

Appendix B
Advisory Committee Application

Advisory Commission Application:

The San Diego Regional Housing Finance Authority (SDRHFA) is a regional public entity formed to finance, support, and accelerate the production and preservation of affordable housing for low- and moderate-income households in the San Diego region, consistent with the authority granted under SB 440. SDRHFA is recruiting members for its Advisory Committee, which, pursuant to SB 440, will provide advice and recommendations to the SDRHFA Board on funding guidelines, program design, and implementation of SDRHFA's affordable housing activities, and help align SDRHFA's resources and programs with regional housing needs, community priorities, and statutory requirements, including strategies that promote economic equity and long-term housing stability.

The application period for Advisory Committee membership begins April 13, 2026 Pacific Time. Applicants should be prepared to attend regular meetings, review materials in advance, and collaborate with other members and SDRHFA staff in a transparent, ethical, and consensus-oriented manner, in accordance with applicable conflict-of-interest, ethics, and public meeting requirements.

Section 1: Contact Information

1a. First Name	
Last Name	
1b. Email	
Phone	
1c. Home Address	
City	
Zip Code	
1d. Mailing Address (if different)	
City (if different)	
Zip Code (if different)	
1e. Preferred Method of Contact	☐ Text ☐ Phone ☐ Email ☐ Mail

Section 2: Current Employment Information

2a. Are you:	
Currently Employed?	☐ Yes ☐ No
Retired?	☐ Yes ☐ No
Other	
2b. If you are currently employed, please complete the following. If you are not employed, enter N/A.	
Current Occupation	
Employer	
Start date (Month and Year) with Employer	

Section 3: Eligibility Information

3a. I confirm that I meet the following eligibility requirements to serve on the SDRHFA Advisory Committee

☐	I am an adult aged 18 or over.
☐	I am willing to comply with SDRHFA's conflict-of-interest polices, which require, among other requirements, that Committee Members file Form 700s (Statement of Economic Interests) upon taking office and annually thereafter
☐	I am not a party to any legal action pending against the Agency, or a consultant or employee of any party with any legal action involving the Agency
☐	I will not engage in commercial activity directly or indirectly involving the Agency
☐	I do not have direct commercial interest or employment with any public or private entity that receives funds from the Agency
☐	I am able to meet at minimum 75% of scheduled meetings and as necessary to fulfill committee responsibilities
☐	If I am selected to serve on the SDRHFA Advisory Committee, I will continue to meet these eligibility requirements upon taking office or resign from my position if I cannot.

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Section 4: Area(s) of Expertise

4a. The committee requires members with specific areas of expertise for a minimum of five years. Please indicate which of the following categories describes your experience (check all that apply):

☐ **(1) (Affordable) Housing Finance**

☐ (**2**) **(Affordable) Housing Development**

☐ (**3**) **(Affordable) Housing Management**

4b. Please briefly describe your experience, interest, and qualifications with specific areas of expertise for any of the areas you selected above. Explain how you meet the requirements for the position(s).

4c. Please attach a copy of your resume and/or curriculum vittae

SECTION 5. REFERENCES

5a. Please provide three references (at least one professional and at least one personal/community reference) who can speak to your qualifications in the areas you have selected for your specific areas of expertise:

Reference 1:

Full Name:	
Reference Type:	☐ Professional ☐Personal / Community
Nature of Relationship:	
Length of Relationship:	
Phone:	
Email:	

Reference 2:

Full Name:	
Reference Type:	☐ Professional ☐Personal / Community
Nature of Relationship:	
Length of Relationship:	
Phone:	
Email:	

Reference 3:

Full Name:	
Reference Type:	☐ Professional ☐Personal / Community
Nature of Relationship:	
Length of Relationship:	
Phone:	
Email:	

SECTION 6. AVAILABILITY AND COMMITMENT

The Advisory Committee Members may be asked to serve a full three or five-year term. The SDRHFA Advisory Committee is expected to meet at least quarterly, with additional meetings as necessary. Can you commit to this level of participation? ☐ Yes ☐ No

Please explain:

6b. Are there any foreseeable circumstances that might prevent you from fulfilling a three-year term? ☐ Yes ☐ No

If yes, please explain:

SECTION 7. ADDITIONAL INFORMATION

7a.Please share your background information (optional)
Age:

☐ 18-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65+

Race:_____

Gender:_____

7b. How did you learn about this opportunity?

☐ Social Media ☐ Community Organization Referral from: _____

☐ Other ☐ Personal Referral from:

7c. Is there anything else you would like to share about your interest or qualifications?

7d. If you require any special assistance or accommodation, please let us know so we can make the necessary arrangements.

SECTION 8. CERTIFICATION

☐ I certify that the information provided in this application is true and complete to the best of my knowledge. I understand that any misrepresentation or omission may result in my disqualification from consideration.

☐ I acknowledge that this application is a public record and may be subject to disclosure.

☐ I understand that I may be contacted for more information or for an interview.

☐ I have attached a copy of my resume and/or curriculum vitae.

Please sign your Full Name

San Diego Regional Housing Finance Authority
(SDRHFA)

April 21, 2026
Board Meeting

Agenda Item 6.4
Website and Logo Development

Staff Memorandum

SAN DIEGO REGIONAL HOUSING FINANCE AGENCY (SDRHFA)

STAFF MEMORANDUM

Item Title	Website Development, Branding & Logo Development, Formation of a Website & Branding Development Subcommittee
Work Plan Pillar	Pillar 3: Execution Strategy and Program Planning
Meeting Date	4/21/2026
Board Actions:	1) Receive Staff Presentation 2) Approve SDRHFA Logo

BACKGROUND:

The design and launch of SDRHFA's branding & website will provide clean, accessible, and user friendly digital access/services to residents, business, and community members to further goals of the Agency. Ongoing project management and coordination across stakeholders to support the launch of SDRHFA activities, including website design, is described as a deliverable under Pillar 3 (Execution Strategy and Program Planning) within the Global Policy Leadership Academy's Scope of Work for the SDRHFA for the period of January 1, 2026 – June 30, 2026. The Scope of Work also sets as a Key Result that a website is up and running by the end of Q2.

PROCESS SUMMARY AND TIMELINE

Table A provides a process summary and timeline for the development and launch of the SDRHFA website.

TABLE A: Process Summary and Timeline, Website Development

Date	Event	Board Action
April 21, 2026 Board Meeting	Receives Updates and provides Feedback on Initial Draft Website, Architecture and Final Approval on Logo	1) Board Action: Approve Final SDRHFA Logo

May 19, 2026 Board Meeting	Receives Update on Draft Website	N/A
June 16, 2026 Board Meeting	Board Reviews and Approves Website and Launch	1) Board Action: Approve Website & Launch
June 30, 2026	Website Launch	

GPLA is working with a consultant team on initial project scoping and timeline. Staff will provide updates to the Board with the final approval scheduled for the June 2026 Board Meeting.

LOGO UPDATES

Following the March 17, 2026 Board Meeting Staff updated the proposed logo to incorporate updated colors, alternative icons and building typologies.

Final logo iterations are presented for the Board's consideration.

RECOMMENDED BOARD ACTIONS:

***Board Actions**:* Approve Logo