SAN DIEGO regional housing

NOTICE AND AGENDA OF PUBLIC MEETING

Board of Directors 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, October 20, 2026, 4:45 to 5:30 p.m.
San Diego Community College District, Board Room 245-255
3375 Camino del Rio South
San Diego, CA 92108

Parking is available on site.

Agenda:

1. Welcome and Call to Order
2. Non-Agenda Public Comment
3. Consent Agenda
   a) Approve September 22, 2026, Meeting Minutes
   b) Approve Payment of the 2026–27 Professional Liability (E&O) Insurance Premium ($4,783)
   c) Approve Payment of GPLA Invoice 2 ($17,750)
4. Discuss Adding an Additional Board Meeting in December 2026
5. Budget Amendments: Approval of the Third Amendment of the GPLA Contract and Approved Uses of the Remaining Unallocated Balance
6. Discussion/Action: Hiring Legal Counsel
7. Board Education: Overview of a Staffing Framework (Informational)
8. Update on Work Plan Progress to Date and Impacts of the Election (Informational)
9. 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

SD RHFA Board of Directors Meeting



Date Tuesday, October 20, 2026
Time 4:45 p.m. – 5:30 p.m.
Location San Diego Community College District
Board Room 245-255
3375 Camino del Rio South, San Diego, CA 92108

45 minutes: 43 allocated, 2 in reserve

#	Agenda Item	Minutes	Who
1	Welcome and Call to Order	1	Board Chair Cody Petterson
2	Non-Agenda Public Comment	3	"
3	Consent Agenda (a) Minutes, (b) E&O premium, (c) GPLA Invoice 2	3	"
4	Discuss Adding an Additional Board Meeting in December 2026	7	"
5	Budget Amendments: Approval of the Third Amendment of the GPLA Contract and Approved Uses of the Remaining Unallocated Balance	2	"
6	Discussion/Action: Hiring Legal Counsel	7	"
7	Board Education: Overview of a Staffing Framework (Informational)	10	Consultant Team
8	Update on Work Plan Progress to Date and Impacts of the Election (Informational)	10	Consultant Team
9	Meeting Adjournment	—	Board Chair Cody Petterson

SAN DIEGO regional housing

Meeting Minutes
September 22, 2026

The meeting of the San Diego Regional Housing Finance Authority (SD RHFA) was held on September 22, 2026 at 3:30 p.m. at San Diego Unified School District (SDUSD), Eugene Brucker Education Center Auditorium, 4100 Normal Street, San Diego, CA 92103

Participants:

- SD RHFA Board Chair Cody Petterson
- SD RHFA Vice Chair Craig Milgrim
- SD RHFA Board Member Richard Barrera
- SDUSD Ex-Officio Board Member, Superintendent Fabiola Bagula
- SDCCD Ex-Officio Board Member, Chancellor Gregory Smith
- SDUSD Interim General Counsel Andra M. Greene

Agenda:

1. Call to Order

1.01 Meeting was called to order at: 3:37 p.m. with all Board members present except SD RHFA Board Member Mariah Jameson.

2. Non-agenda Public Comment

No public comments received.

3. Consent Agenda

3.01 Approve August 18, 2026 Meeting Minutes

3.02 Approve change of October Meeting to October 20, 2026, 3:30 p.m., with 2:30 p.m. SD RHFA Advisory Committee Welcome and Orientation

Chair Petterson introduced the two consent items. Motion by Vice Chair Milgrim, seconded by Board Member Barrera to approve the consent agenda. Motion passed unanimously.

4. Close-Out of the 2025–2026 Prebys Foundation Grant and Payment of the Remaining Balance ($9,999.75)

4.01 Item introduced by Chancellor Smith, who noted that the payment aligned with scope of work and the cost was appropriate to the amount of work performed.

4.02 Motion by Board Member Barrera, seconded by Vice Chair Milgrim to approve the close-out of the grant and payment of the remaining balance. Motion passed unanimously.

5. Ratification of Contract Payments, July 1 – September 22, 2026 (GPLA Invoice 1, $57,000)

5.01 Item introduced by Chancellor Smith, who reiterated that the payments aligned with scope of work and the costs were appropriate to the amount of work performed.

5.02 Motion by Board Member Barrera, seconded by Vice Chair Milgrim to approve the ratification of contract payments. Motion passed unanimously.

5.03 Chair Petterson noted favorable return on investment for GPLA advocacy expenses.

6. Introduction and Overview: How GPLA's Scope Is Delivered (Informational)

6.01 Jennifer LeSar, CEO of Global Policy Leadership Academy, presented PowerPoint, "How the Scope is Delivered: the Crosswalk and the Roadmap in Chapters."

6.02 LeSar described the path from Board-adopted Strategic Plan Goal to GPLA scope of work element to deliverable.

7. Board Education: Capital Raising — How It Works (Module 1), and How the $6.5 Million Was Requested and Will Be Secured

7.01 Jennifer LeSar, CEO of Global Policy Leadership Academy, presented PowerPoint, "Capital Raising: How It Works."

7.02 LeSar described the necessary elements of a successful funding ask, including credibility of requesting organization(s), building and leveraging relationships, organizational preparedness to effectively utilize funds, alignment with funders, and navigating budget cycles. LeSar then described fundraising prioritization and asks to date, as well as successful $6.5 million allocation in 2026-27 California state budget.

7.03 Vice Chair Milgrim asked whether SD RHFA can receive funds from funders interested in specific projects. Board Member Barrera expressed the opinion that the time probably isn't right for initiating such targeted projects.

7.04 Chair Petterson noted current lack of counsel. Recommended retention of counsel and docketing of discussion of counsel in October. Board Member Barrera recommended additional docketing of discussion about staffing more generally.

7.05 Vice Chair Milgrim enquired about current pro-bono service. Chancellor Smith noted that SB 440 limits stipend for RHFA Board members to $100 a month. Mentioned possibility of respective member districts of providing additional remuneration.

7.06 Chancellor Smith opened possibility of hiring SD RHFA staff through SDCCD and SD RHFA reimbursing SDCCD once state funds have arrived. Requested agendizing of discussion of staffing and scope of work in October.

7.07 Chair Petterson suggested October discussion of possibility of December SD RHFA meeting, given the amount of work and decisions that must be completed in next several months.

8. October 20 Board and Advisory Committee Retreat: Draft Objectives and Key Results

8.01 Jennifer LeSar, CEO of Global Policy Leadership Academy, presented PowerPoint, responded to Board discussion of plan for October Board-TAC retreat and SD RHFA General meeting.

9. Adjournment

9.01 Meeting adjourned at 5:24 p.m. The next meeting is scheduled for October 20, 2026.

Item Number	**3b**
Agenda Item	**Consent – Budget and Finance**
Item Title	**Payment of the 2026–27 Professional Liability (E&O) Insurance Premium**
Meeting Date	10/20/2026
Board Action:	Authorize payment of Alliant Insurance Services Invoice 3731841, $4,783, for the 2026–27 professional liability (E&O) policy premium
Recommendation:	Approve

WHY:

1. Alliant Insurance Services has invoiced SD RHFA $4,783 (Invoice 3731841, October 7, 2026) for the renewal premium of its professional liability (E&O) policy with ACE American Insurance Company, Policy G75371858002, effective October 1, 2026 to October 1, 2027. Payment is due October 30, 2026 (Attachment A).
2. The payment is within the $5,000 insurance cost allowance in SD RHFA's July 1 – December 31, 2026 budget on the $150,000 Prebys Foundation operating support (Item 8.01, August 18, 2026), as presented in the September 22, 2026 packet (Item 5, Attachment B, p. 4). After payment, $217 of the allowance remains.

BUDGET, JULY 1 – DECEMBER 31, 2026:

GPLA consulting agreement (not to exceed)	$80,000
Legal allowance	$15,000
Insurance cost allowance (this item: $4,783)	$5,000
Fiscal sponsor fee (3% of the award)	$4,500
Committed	**$104,500**
Remaining	$45,500
Total	**$150,000**

Attachments: A — Alliant Insurance Services Invoice 3731841, October 7, 2026. B — Budget tracking, July 1 – December 31, 2026.

Invoice # 3731841	Page 1 of 1
ACCOUNT NUMBER	DATE
SANDIE-156	10/7/2026
BALANCE DUE ON	AGENCY CODE
10/30/2026	200
AMOUNT PAID	AMOUNT DUE
	$4,783.00

San Francisco-Alliant Insurance Services, Inc.
Alliant Insurance Services, Inc.
PO Box 744912
Los Angeles, CA 90074 - 4912

San Diego Regional Housing Finance Authority

c/o San Diego Unified School District
4100 Normal St. Room 2148
San Diego, CA 92103

Pay your invoice using Alliant Bill Pay

https://billpay.alliant.com

Insured Payment Information Only

Client: San Diego Regional Housing Finance Auth
Policy Number: G75371858002
Insurance Carrier: ACE American Insurance Company

Policy: Professional Liability - Other
Effective: 10/1/2026 to 10/1/2027

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
17053082	10/1/2026	10/30/2026	RENB	26-27 RHFA E&O Policy Premium	$4,783.00
				Total Invoice Balance:	$4,783.00

PLEASE MAIL A COPY OF THIS INVOICE WITH PAYMENT AND/OR INCLUDE CLIENT ACCOUNT NUMBER/INV#/POLICY#
ACH/Wire Reference: Include your ten-digit Client Account Number and Invoice Number (both can be found in the top right of this invoice). E-mail remittances to AccountsReceivable@alliant.com

REMITTANCE ADDRESS

AIS Trust Account
P.O. Box 744912
Los Angeles, CA 90074 - 4912

OVERNIGHT/COURIER ADDRESS

Bank of America Lockbox Services
Lockbox 744912
2706 Media Center Drive
Los Angeles, CA 90065-1733

ACH/WIRE PAYMENTS

Bank of America, N.A.
100 N. Tryon Street, Suite 170
Charlotte, NC 28202

Alliant Insurance Services, Inc. Trust Account

ACH Routing Number: 122000661
Wire Routing Number: 026009593
SWIFT: BOFAUS3N (US Domestic), BOFAUS6S (Foreign Currency)
Account Number: 001453355421

Pay your invoice online. Alliant Connect accepts electronic funds transfer (EFT) from a checking or savings account. Contact your Alliant service team to learn more.

IMPORTANT NOTICE: The Nonadmitted & Reinsurance reform act (NRRA) went into effect July 21, 2011. Accordingly, surplus lines tax rates and regulations are subject to change which could result in an increase or decrease of the total surplus lines taxes and/or fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes and/or fees due must be promptly remitted to Alliant Insurance Services, Inc.

IMPORTANT NOTICE: The Foreign Account Tax Compliance Act (FATCA) requires the notification of certain financial accounts to the United States Internal Revenue Service. Alliant does not provide tax advice. Please contact your tax consultant for your obligations regarding FATCA.

Alliant embraces a policy of transparency with respect to its compensation from insurance transactions. Details on our compensation policy, including the types of income Alliant may earn on a placement, are available at www.alliant.com. For a copy of our policy or for inquiries regarding compensation issues pertaining to your account contact: Alliant Insurance Services, Inc., Attn: General Counsel, 701 B St., 6th Floor, San Diego, CA 92101.

Budget tracking

The July–December 2026 budget on the $150,000 Prebys award: $84,033 paid or accrued through October; legal TBD; $45,500 not yet allocated

Use	Budget	Jul 1–Sep 30 paid/ accrued	October to be paid	Total paid/ accrued	Remaining as of Nov 1, 2026	Nov–Dec estimate	Remaining Dec 31
GPLA consulting agreement (Invoices 1–3)	$80,000	$57,000	$17,750	$74,750	**$5,250**	$5,250	**$0**
Legal allowance	$15,000	$0	$0	$0	**$15,000**	TBD	**$15,000**
Insurance allowance (E&O premium)	$5,000	$0	$4,783	$4,783	**$217**	$0	**$217**
Fiscal sponsor fee (3% of the award)	$4,500	$4,500	$0	$4,500	**$0**	$0	**$0**
Not yet allocated	$45,500	$0	$0	$0	**$45,500**	TBD	**TBD**
Total	**$150,000**	**$61,500**	**$22,533**	**$84,033**	**$65,967**	**$5,250 + TBD**	**$15,217 + TBD**

THE $150,000 BY USE



- GPLA $80,000
- Legal $15,000
- Insurance $5,000
- Fiscal sponsor fee $4,500
- Remaining $45,500

Reading the table. Paid or accrued July 1 – September 30: GPLA Invoice 1 ($57,000) and the fiscal sponsor fee ($4,500). To be paid in October: GPLA Invoice 2 ($17,750) and the E&O insurance premium ($4,783). November–December: GPLA Invoice 3 ($5,250), the remaining balance of the GPLA agreement.

TBD. The November–December estimate for legal costs is not yet known. The GPLA agreement ends October 31, 2026.

Source: September 22, 2026 packet, Item 5, Attachment B, p. 4 (budget); GPLA Invoices 1, 2 and 3; Alliant Insurance Services Invoice 3731841, October 7, 2026. TBD: not yet known.

Item Number	**3c**
Agenda Item	**Consent – Budget and Finance**
Item Title	**Approve Payment of GPLA Invoice 2 ($17,750)**
Meeting Date	10/20/2026
Board Action:	Authorize payment of GPLA Invoice 2, $17,750
Recommendation:	Approve

BACKGROUND:

Global Policy Leadership Academy (GPLA) has provided consulting services to SD RHFA under written agreement since July 2025. The current Agreement, ratified by the Board on August 18, 2026, runs July 1 through October 31, 2026, in a sum not to exceed $80,000. Article 6 requires each invoice to state the percentage of work completed in each budget category.

INVOICE 2 BY CATEGORY:

Budget category (Attachment 1)	July–Oct. budget	Invoice 1	Invoice 2	Cumulative %	Remaining (Invoice 3, Oct. 31)
1.1 Governance — meetings, packets, reporting	$7,000	$6,500	$500	100%	—
1.2 Board & TAC retreat (Oct. 20)	$17,000	$7,000	$10,000	100%	—
1.3 Contract administration	$8,000	$6,000	$2,000	100%	—
2.1 Financial Sustainability Roadmap	$38,000	$30,000	$4,000	89%	$4,000
2.2 Capital Raising & Fund Development Strategy	$10,000	$7,500	$1,250	88%	$1,250
Total	**$80,000**	**$57,000**	**$17,750**	**93%**	**$5,250**

WHY:

1. Invoice 2, dated October 30, 2026, bills $17,750: the Pillar 1 lines (1.1, 1.2 and 1.3), complete by October 20, 2026, and 50 percent of the remaining balance of the Roadmap and Strategy lines (2.1 and 2.2). Cumulative billing is $74,750, or 93 percent of the $80,000 not-to-exceed amount. Percentage complete by category is shown in Attachment B.
2. The remaining $5,250 will be billed in GPLA Invoice 3 on October 31, 2026, following submission of the final draft Financial Sustainability Roadmap, and will be brought to the Board for approval before payment. All materials will be submitted by October 30, 2026; they will be presented to the Board at the November and December 2026 Board meetings, pending approval of the GPLA contract amendment (Item 5).
3. Payment is from the $150,000 Prebys Foundation operating support (Item 8.01, August 18, 2026), within the $80,000 committed to the GPLA agreement (Attachment A).

Attachments: A — Budget tracking, July 1 – December 31, 2026. B — GPLA Invoice 2, October 30, 2026.

Global Policy Leadership Academy — Invoice 2 to the San Diego Regional Housing Finance Authority

Invoice date: October 30, 2026 · Services September 23 – October 31, 2026, under the Agreement for Revival and Amendment of Contract ratified August 18, 2026 (Article 4, NTE $80,000; Article 6 monthly invoicing by budget category)

Invoice 2 bills $17,750: the remaining balance of the Pillar 1 lines (1.1, 1.2 and 1.3, $12,500), which are complete by October 20, 2026, and 50 percent of the remaining balance of the Roadmap and Strategy lines (2.1, $4,000, and 2.2, $1,250). Cumulative billing is $74,750, or 93 percent of the $80,000 not-to-exceed amount. The remaining $5,250 will be billed in Invoice 3 on October 31, 2026, following submission of the final draft Financial Sustainability Roadmap, and will be brought to the Board for approval before payment. Evidence in support of this invoice: the materials from the three October 20, 2026 meetings — the TAC Orientation Meeting; the Joint Strategy Session of the SD RHFA Board of Directors and Technical Advisory Committee; and the SD RHFA Board meeting.

Budget line (Attachment 1, 08.24.26)	July–Oct budget	Invoice 1 (Jul 1–Sep 22)	Invoice 2 (Sep 23–Oct 31)	Cumulative billed	Evidence — October 20 meeting materials
Pillar 1 — Governance & Administration					
1.1 Governance — July/August Board meeting attendance	$3,000	$3,000	$0	$3,000	July/August Board meetings
1.1 Governance — September Board meeting attendance	$2,000	$2,000	$0	$2,000	September 22 Board meeting
1.1 Governance — packet coordination	$2,000	$1,500	$500	$2,000	September 22 and October 20 packets
1.2 Board & TAC retreat — programming, bios, content prep	$10,000	$7,000	$3,000	$10,000	Oct 20 TAC orientation; joint session
1.2 Board & TAC retreat — attendance; materials, food & beverage	$7,000	$0	$7,000	$7,000	Oct 20 TAC orientation; joint session
1.3 Contract administration — scope, budget, contract	$8,000	$6,000	$2,000	$8,000	Invoices 1, 2 and 3
Pillar 3 — Execution Strategy & Program Planning					
2.1(a) Roadmap — phased framework	$8,000	$6,000	$1,000	$7,000	Roadmap, Chapter 2
2.1(b) Roadmap — revenue pathways, priorities, sustainability	$6,000	$6,000	$0	$6,000	Roadmap, Chapters 3 and 5
2.1(c) Roadmap — monitor submissions; new applications	$24,000	$18,000	$3,000	$21,000	Roadmap, Chapter 1 appendix
2.2(a) Strategy — fundraising and capital partnership strategy	$5,000	$5,000	$0	$5,000	Roadmap, Chapter 4
2.2(b) Strategy — education sessions with Board and staff	$5,000	$2,500	$1,250	$3,750	Roadmap, Chapter 1; Oct 20 sessions
TOTAL	**$80,000**	**$57,000**	**$17,750**	**$74,750**	**93%**

Summary by budget category (Article 6.1)

Category	Budget	Invoice 1	Invoice 2	Cumulative	% work complete	Invoice 3
Governance	$7,000	$6,500	$500	$7,000	100%	—
Board & TAC retreat	$17,000	$7,000	$10,000	$17,000	100%	—
Contract administration	$8,000	$6,000	$2,000	$8,000	100%	—
Financial Sustainability Roadmap	$38,000	$30,000	$4,000	$34,000	89%	$4,000
Capital Raising & Fund Development Strategy	$10,000	$7,500	$1,250	$8,750	88%	$1,250
Total	**$80,000**	**$57,000**	**$17,750**	**$74,750**	**93%**	**$5,250**

Percentages of work complete per Article 6.1 are the Consultant's assessment, subject to the Client's review and approval. Remit to: Global Policy Leadership Academy, 845 15th Street, Suite 103, San Diego, CA 92101.

Item Number	**4**
Agenda Item	**Discussion and Action – Change of Business Calendar**
Item Title	**Discuss Adding an Additional Board Meeting in December 2026**
Meeting Date	10/20/2026
Board Action:	Consider the addition of a December 2026 Board meeting.
Recommendation:	Approve

BACKGROUND AND RATIONALE:

The November 2026 Board meeting is scheduled for Tuesday, November 10, 2026, 3:30 to 5:30 p.m. Board Chair Cody Petterson proposes to consider adding a December 2026 meeting. The additional time is needed to:

1. Digest and discuss the impacts of the November 2026 election, which could positively impact the 2027 and 2028 work plan for SD RHFA.
2. Receive, as soon as possible, advice from legal counsel on whether SD RHFA and the San Diego Community College District could be reimbursed from funds received from the state that have already been approved.

NOVEMBER 10, 2026 MEETING:

The November agenda will include a review of Chapters 2, 3, 4, 5 and 6 of the Financial Sustainability Roadmap for discussion and input, including a discussion of open-ended questions for which further information from the Board is needed. All materials will be submitted by October 30, 2026, the deliverables due date; the GPLA contract period ends October 31, 2026. Materials will be presented for discussion and input at the November and December 2026 Board meetings, either by the Board Chair or by the consultant team if the GPLA contract amendment is approved at this meeting (Item 5).

DECEMBER 2026 MEETING:

The December 2026 meeting topics are likely to include the following:

1. Receiving the final form of the Financial Sustainability Roadmap, based on the Board's November input, for final review and adoption.
2. A first discussion of the 2027 work plan. A detailed outline of the work plan can be brought back to the Board in January 2027 for discussion.
3. Any further action and discussion relating to staffing.

By the November or December 2026 Board meetings, SD RHFA will hopefully have advice from legal counsel on whether it could borrow in advance of receipt of the $6.5 million. If borrowing is not an option, then in the November or December Board meetings, the Board may want to consider approval of bridge financing or grant funds that can be committed to allow SD RHFA to continue operations.

Item Number	**5**
Agenda Item	**Action – Budget and Finance**
Item Title	**Budget Amendments: Approval of the Third Amendment of the GPLA Contract and Approved Uses of the Remaining Unallocated Balance**
Meeting Date	10/20/2026
Board Action:	A. Approve a budget amendment allocating $40,500 of the unallocated balance of the July 1 – December 31, 2026 budget to the Third Amendment of Contract with Global Policy Leadership Academy (GPLA); approve the Third Amendment, extending the term through December 31, 2026 with compensation not to exceed $40,500 for November 1 – December 31, 2026; and authorize Ex-Officio Board Member Chancellor Gregory Smith to execute it. B. Approve a budget amendment designating the remaining unallocated balance, $5,217, for additional legal costs and administrative costs associated with the start-up of SD RHFA, including the opening of bank accounts, with uses approved by Ex-Officio Board Member Chancellor Gregory Smith.
Recommendation:	Approve

BACKGROUND:

The July 1 – December 31, 2026 budget is funded by the $150,000 Prebys Foundation operating support. As of October 20, 2026, after GPLA Invoices 1 and 2, the E&O insurance premium and the fiscal sponsor fee, two balances remain available: $45,500 in the "Not yet allocated" line and $217 remaining in the insurance allowance, a total of $45,717 (Attachment A).

BUDGET, JULY 1 – DECEMBER 31, 2026:

Use	Budget	Paid/accrued thru Oct. 31	Remaining Nov. 1
GPLA agreement (Invoices 1–3)	$80,000	$74,750	$5,250 [1]
Legal allowance	$15,000	$0	$15,000
Insurance allowance (E&O)	$5,000	$4,783	$217
Fiscal sponsor fee (3%)	$4,500	$4,500	$0
Not yet allocated	$45,500	$0	$45,500
Total	**$150,000**	**$84,033**	**$65,967**

[1] *GPLA Invoice 3, $5,250, billed October 31, 2026 under the current agreement. Source: Attachment A, which also shows the two proposed allocations in redline.*

This item proposes to allocate the full $45,717 to the two uses below.

PROPOSED USE 1 — THIRD AMENDMENT OF THE GPLA CONTRACT, $40,500:

GPLA has provided consulting services to SD RHFA under written agreement since July 2025. The current agreement, ratified August 18, 2026, runs July 1 – October 31, 2026 (not to exceed $80,000) and covers the Financial Sustainability Roadmap, the Capital Raising and Fund Development Strategy, and the October 20, 2026 Board and TAC sessions. All materials under that scope will be submitted by October 30, 2026.

The Third Amendment (Attachment B; changes from the current agreement are *highlighted* in yellow) extends the term through December 31, 2026 with compensation not to exceed $40,500 for November 1 – December 31, 2026. It carries the Roadmap and Strategy from submittal to Board input in November and Board approval in December, and adds three items:

1. Analysis of the impact of the November 2026 election on specific revenue opportunities that may be available to SD RHFA, depending on the outcomes of Proposition 1 and Proposition 43.
2. A high-level outline of a conceptual 2027 work plan for Board discussion in December, with a detailed outline to follow in January 2027.
3. Final build-out of the SD RHFA website and upload of all Board meeting package materials from inception through the December 2026 Board meeting. Due to delays, the website vendor has increased its costs, and there is now substantially more material to upload.

Budget by task and month (Attachment 1 to the Third Amendment): Pillar 1, Governance and Administration, $16,000; Pillar 3, Execution Strategy and Program Planning, $24,500.

PROPOSED USE 2 — START-UP LEGAL AND ADMINISTRATIVE COSTS, $5,217:

The remaining $5,217 ($5,000 from the "Not yet allocated" line and $217 from the insurance allowance) would be designated for additional legal costs and administrative costs associated with the start-up of SD RHFA, including the opening of bank accounts, with uses approved by Ex-Officio Board Member Chancellor Gregory Smith.

RESULT:

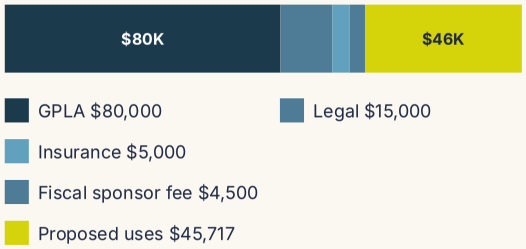
After these two allocations the "Not yet allocated" line and the insurance remainder are fully committed; the $15,000 legal allowance remains available for legal costs as incurred.

Attachments: A — Budget tracking, July 1 – December 31, 2026, showing the proposed amendments in redline. B — Third Amendment of Contract, GPLA, with changes highlighted, including Exhibit A (Scope of Work) and Attachment 1 (Budget and Scope Detail).

Proposed budget amendments (Item 5): $45,717 reallocated to the GPLA Third Amendment ($40,500) and start-up legal and administrative costs ($5,217)

Use	Budget	Jul 1–Sep 30 paid/ accrued	October to be paid	Total paid/ accrued	Remaining as of Nov 1, 2026	Nov–Dec estimate	Remaining Dec 31
GPLA consulting agreement (Invoices 1–3)	$80,000	$57,000	$17,750	$74,750	**$5,250**	$5,250	**$0**
Legal allowance	$15,000	$0	$0	$0	**$15,000**	TBD	**$15,000**
Insurance allowance (E&O premium)	~~$5,000~~ $4,783	$0	$4,783	$4,783	~~$217~~ **$0**	$0	~~$217~~ **$0**
Fiscal sponsor fee (3% of the award)	$4,500	$4,500	$0	$4,500	**$0**	$0	**$0**
~~Not yet allocated~~	~~$45,500~~	~~$0~~	~~$0~~	~~$0~~	~~**$45,500**~~	~~TBD~~	~~**TBD**~~
GPLA Third Amendment of Contract (proposed, Item 5)	$40,500	$0	$0	$0	**$40,500**	$40,500	**$0**
Start-up legal and administrative costs (proposed, Item 5) [1]	$5,217	$0	$0	$0	**$5,217**	TBD	**TBD**
Total	**$150,000**	**$61,500**	**$22,533**	**$84,033**	**$65,967**	~~**$5,250 + TBD**~~ **$45,750 + TBD**	~~**$15,217 + TBD**~~ **$15,000 + TBD**

THE $150,000 BY USE



Reading the table. Struck-through figures are replaced by the red figures if the Board approves Items 5A and 5B. The "Not yet allocated" line is retired; its $45,500 and the $217 insurance remainder move to the two new rows.

[1] $5,000 from the "Not yet allocated" line plus the $217 remaining in the insurance allowance; uses approved by Ex-Officio Board Member Chancellor Gregory Smith.

TBD. November–December legal and start-up costs are not yet known. GPLA Invoice 3 ($5,250) is billed under the current agreement.

Source: Budget tracking, July 1 – December 31, 2026 (Item 3c, Attachment A); Item 5 staff report and Attachment B (Third Amendment). TBD: not yet known.

GLOBAL POLICY LEADERSHIP ACADEMY

Third Amendment of Contract

WHEREAS, the San Diego Regional Housing Finance Authority, a California organization, having its principal place of business at 4100 Normal Street, San Diego, CA 92103 (referred to herein as "Client") and Global Policy Leadership Academy, a California corporation, having its principal place of business at 845 15th Street, Suite 103, San Diego, CA 92101 (referred to herein as "Consultant") (collectively, "Parties") entered into an Agreement for services dated August 22, 2025 ("Agreement") for a term that expired on December 30, 2025; the Parties agreed to an amendment on January 28, 2026 which extended the term of the Agreement through June 30, 2026; and the Parties agreed to an Agreement for Revival and Amendment of Contract, ratified by the Governing Board on August 18, 2026, which revived the Agreement effective July 1, 2026 and extended its term through October 31, 2026; and

WHEREAS, Client and Consultant now wish to further amend the Agreement, as provided herein;

The Parties agree as follows:

1. Term. The term of the Agreement shall be extended through and including December 31, 2026 unless terminated in accordance with the provisions of Article 10 of the Agreement or extended by further agreement by the Parties.

2. Exhibit A ("Scope of Services") is replaced with the Scope of Services attached as Exhibit A to this Third Amendment.

3. Article 4. Compensation is deleted and replaced with the following: Consultant shall be paid for services and agreed-upon reimbursable expenses, as set forth in the Scope of Services, in a sum not to exceed $40,500 during the period of November 1, 2026 through December 31, 2026.

4. Article 6. Invoicing Procedures, as amended August 18, 2026, shall continue to apply, with the Workplan reference in Section 6.1 read as the Workplan provided in the Scope of Services attached to this Third Amendment.

5. Except as provided herein, the remaining terms of the contract shall remain in full force and effect.

Ratified by the Governing Board of the San Diego Regional Housing Finance Authority on October 20, 2026.

Date: _____	Date: _____
Gregory Smith Ex-Officio Board Member San Diego Regional Housing Finance Authority	Richard Valdez Chief Operations Officer Global Policy Leadership Academy

EXHIBIT A

GLOBAL POLICY LEADERSHIP ACADEMY SCOPE OF WORK
FOR
San Diego Regional Housing Finance Authority

Nov. 1, 2026 through Dec. 31, 2026

SCOPE OF WORK ("SOW") OVERVIEW

This Third Amendment provides for strategic consulting, facilitation, coordination, and technical services to be provided to SD RHFA by the Global Policy Leadership Academy (GPLA) from November 1 through December 31, 2026, to complete and present the Financial Sustainability Roadmap and Strategy and to prepare SD RHFA for 2027. A detailed version of the budget and scope is laid out in Attachment 1.

The Scope of Work under the Second Amendment (July 1 – October 31, 2026) comprised three items:

1. Financial Sustainability Roadmap: establish a phased framework for SD RHFA's long-term operational and financing strategy; identify potential revenue pathways, funding strategies, implementation priorities, and organizational sustainability; and develop and submit applications for funding.
2. Capital Raising and Fund Development Strategy: develop and propose SD RHFA's fundraising and capital partnership strategy to support operational sustainability and future housing investments; and conduct educational sessions with Board and staff.
3. Board and Technical Advisory Committee Retreat: conduct the October retreat with a one-hour onboarding session for Technical Advisory Committee members and a two-hour combined Board and TAC strategy session.

Item 3 is complete. This Scope of Work continues Items 1 and 2 and carries the work from the submittal phase into the next two phases: (1) in November, the consultant team will present the Roadmap and Strategy to the Board for input, refining it based on that input; and (2) in December, the consultant team will present the final Roadmap and Strategy for Board approval.

New to this scope are three items:

1. Analysis of the November 2026 Election: the consultant team will conduct a deep analysis of the impact of the November 2026 election on specific revenue opportunities that may be available to SD RHFA, depending on the outcomes of Proposition 1 and Proposition 43; and present the analysis to the Board at the November and December 2026 Board meetings.
2. 2027 Work Plan: in December, the consultant team will draft a high-level outline of a conceptual 2027 work plan and present it to the Board for discussion at the December 2026 Board meeting; a detailed outline will be brought back to the Board in January 2027.
3. Website Final Build-Out: the website consultant will complete the final build-out of the SD RHFA website, and the consultant team will upload all Board meeting package materials from SD RHFA's inception through the December 2026 Board meeting. Due to delays, the website vendor has increased its costs, and there is now substantially more material to upload.

SOW – Key Business Terms and Performance Items

Client:	San Diego Regional Housing Finance Authority ("SD RHFA", "Client")
Consultant:	Global Policy Leadership Academy ("GPLA"; "Consultant")
Period of Services Provision:	November 1, 2026 to December 31, 2026
Executive Summary and Recap of 2025 and early 2026 work:	This Third Amendment continues the work accomplished under the Agreement from June 2025 through October 2026, including the Financial Sustainability Roadmap, the capital raising and fund development strategy, and the October 20, 2026 Board and Technical Advisory Committee sessions. The scope of work for the November 1, 2026 through December 31, 2026 period specifically focuses on funding for the ongoing operations of SD RHFA to hire staff, obtain legal counsel, establish financial management, and related activities.

Agreements on Delivery Timelines	1. Consultant shall provide real-time updates to the Ex-Officio Board members or delegated staff on activities and outcomes. 2. Consultant shall provide the Board at each meeting with report(s) detailing expenditures to date and progress on scope of work outcomes.

Deliverables

1. Presentation of the Financial Sustainability Roadmap and Strategy to the Board for input at the November 2026 Board meeting, and refinement based on that input
2. Presentation of the final Financial Sustainability Roadmap and Strategy for Board approval at the December 2026 Board meeting
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4. Outline of a 2027 work plan for Board discussion at the December 2026 Board meeting
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6. Reports on activities and outcomes at Board meetings

Attachment 1
Budget and Scope Detail

SD RHFA Consultant Workplan and Consultant Budget, November 1 – December 31, 2026 (not to exceed $40,500)

TASKS	TOTAL by TASK	NOV	DEC	Nov–Dec Total
Pillar 1: Governance & Admin				
Tasks – Governance		$2,000	$2,000	$4,000
November Board meeting – attendance	$2,000	$2,000		
December Board meeting – attendance	$2,000		$2,000	
Tasks – Website		$5,000	$5,000	$10,000
Website final build-out; upload all Board materials, inception–Dec. 2026	$10,000	$5,000	$5,000	
Tasks – Contract Administration		$1,000	$1,000	$2,000
Scope, budget management, contract administration	$2,000	$1,000	$1,000	
Pillar 1 Sub-total	$16,000	$8,000	$8,000	$16,000
Pillar 3: Execution Strategy & Program Planning				
Task 2.1 Financial Sustainability Roadmap – Board Review and Input (November)		$10,000	$3,000	$13,000
Overviews of Chapters 2–6; questions for Board input; capture of input	$5,000	$5,000		
Analysis of Nov. 2026 election impact on revenue opportunities (Props 1 and 43)	$8,000	$5,000	$3,000	
Task 2.2 Financial Sustainability Roadmap – Final Review and Approval (December)			$5,500	$5,500
Revise Roadmap to reflect Board input; present final Roadmap, Chapters 0–6	$5,500		$5,500	
Task 2.3 2027 Work Plan		$3,000	$3,000	$6,000
High-level outline of conceptual 2027 work plan	$6,000	$3,000	$3,000	
Pillar 3 Sub-total	$24,500	$13,000	$11,500	$24,500
CONSULTANT BUDGET BY MONTH	$40,500	$21,000	$19,500	$40,500

Task numbering follows Exhibit A. Pillars follow the Board agenda structure adopted June 16, 2026.

GLOBAL POLICY LEADERSHIP ACADEMY

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CONSULTANT BUDGET BY MONTH	$40,500	$21,000	$19,500	$40,500

Task numbering follows Exhibit A. Pillars follow the Board agenda structure adopted June 16, 2026.

Item Number	**6**
Agenda Item	**Discussion/Action – Legal Counsel**
Item Title	**Discussion/Action: Hiring Legal Counsel**
Meeting Date	10/20/2026
Board Action:	Authorize the Board Chair and/or Ex-Officio Board Member Chancellor Gregory Smith to initiate a process to hire legal counsel for SD RHFA
Recommendation:	Approve

BACKGROUND:

At the September 22, 2026 Board meeting, Chair Cody Petterson noted the current lack of counsel, recommended retention of counsel, and recommended that a discussion of counsel be docketed for October (September 22, 2026 Meeting Minutes, Item 7.04). At this time, the Board and the Authority have no legal counsel.

AB 113 (Chapter 248, Statutes of 2026) was approved by the Governor and filed with the Secretary of State on September 18, 2026, and took effect immediately as an urgency statute. Item 2240-107-0001, Provision 3(e), appropriates "$6,500,000 for the San Diego Community College District to support the San Diego Regional Housing Finance Agency for preservation of housing near jobs, schools, and transit, and for internal infrastructure to establish long-term financial sustainability."

The July 1 – December 31, 2026 budget includes a legal allowance of $15,000. An invoice from the law firm that has been used is expected but has not yet been received. In anticipation of potential new legal costs beyond the $15,000, Board agenda Item 5 proposes that the remaining grant funds of $5,217 be available for legal and administrative start-up expenses.

NEED FOR LEGAL COUNSEL:

SD RHFA needs legal counsel to advise on contractual matters. In addition, legal counsel may be needed to:

1. Review and create documentation that will facilitate the receipt of the $6.5 million in state funds from the San Diego Community College District (SDCCD) and/or its foundation directly into SD RHFA.
2. Advise on whether SD RHFA can be reimbursed from the $6.5 million for costs it may incur at any time after the enactment of AB 113 on September 18, 2026, and prior to receipt of the funding. For example, if such reimbursement is allowable, San Diego Community College District, on behalf of SD RHFA, could hire staff prior to receipt of the funds and be reimbursed for those expenditures.

Item Number	**7**
Agenda Item	**Informational – Board Education: Overview of a Staffing Framework**
Item Title	**Board Education: Overview of a Staffing Framework (Informational)**
Meeting Date	10/20/2026
Time Allotted	10 minutes
Board Action:	None. Information and discussion only; no action requested.
Recommendation:	Receive the presentation and provide input on the next steps

BACKGROUND:

At the September 22, 2026 Board meeting, the Board asked that time be set aside in October for a discussion of staffing. Board Member Barrera recommended that a discussion about staffing more generally be docketed (September 22, 2026 Meeting Minutes, Item 7.04). Chancellor Smith opened the possibility of hiring SD RHFA staff through SDCCD, with SD RHFA reimbursing SDCCD once state funds have arrived, and requested that a discussion of staffing and scope of work be agendized for October (Item 7.06). This item responds to those requests with an informational overview of a staffing framework, including specific scopes of work by staffing type. No action is required.

Methodology. The framework was built in three steps: identify three staffing personas, an Administrator, a Manager and an Executive; define the general set of duties for each; and conduct a deep comparables analysis of San Diego public-sector compensation to establish salary and benefits bands for each persona. The detail of that analysis is available on request.

The work to date for this item is informing Chapter 5, Organizational Sustainability, of the Financial Sustainability Roadmap that GPLA is delivering under Task 2.1 of its scope of work.

OVERVIEW OF THE STAFFING FRAMEWORK (Attachment A):

The attached five-slide presentation is intended as Board education only. It covers:

1. Three staffing personas, an Administrator, a Manager and an Executive, with primary duties and annual salary, benefits and total compensation bands (low to high).
2. An illustrative 24-month staffing mix of one Administrator and one Executive, each at the low end of its band: approximately $364,900 in year one, escalated 3% in year two, and $740,747 over 24 months in salaries and benefits.
3. The non-program (internal infrastructure) budget by object code for years one and two, at low estimates, with this staffing mix: approximately $528,000 in year one, $518,000 in year two, and $1,046,000 over 24 months, with salaries and benefits escalated 3% in year two and including placeholder estimates of $3,000 per month each for legal counsel and other operating expenses, a one-time 3% fiscal agent fee on $500,000 of start-up bridge costs, and a 10% contingency.

4. A scaffolded five-year projection, 2027 through 2031, of the $6.5 million appropriation: staffing and administration (operating expenses) escalated 3% a year and funded by AB 113 in all five years, approximately $2,696,000; and the programmatic share, approximately $3,804,000, deployed over 2027 through 2029 (spread evenly for illustration), with fundraising and new revenues funding programmatic uses in 2030 and beyond.

The framework responds to the September 22 discussion by showing what hiring through SDCCD, with reimbursement from the state allocation, would cost at a lean run rate. It does not recommend positions, compensation or a hiring vehicle; those decisions can be brought back to the Board for consideration, refinement and action at future meetings.

ATTACHMENTS:

Attachment A: Board Education: Overview of a Staffing Framework (presentation, 5 slides).

Board Education: Overview of a Staffing Framework

Three staffing personas, a scaffolded projection of operating expenses, and the annual remainder of the $6.5 million for programmatic expenses

Agenda item 7 · 10 minutes · Informational

SD RHFA Board Meeting, October 20, 2026
Prepared by Global Policy Leadership Academy

Response to the Board's request on staffing and scope of work.

Three personas. A lean two-person start. What the $6.5 million can carry, and for how long.

Three staffing personas, from the Administrator to the Executive, each with a salary band, a benefits band and a total compensation band

THREE PERSONAS, PRIMARY DUTIES AND ANNUAL COMPENSATION BANDS (LOW – HIGH)

Administrator

Governance support Board and TAC meeting scheduling
Executive support Executive meeting scheduling
Records Minutes
Website Standard website updates
Communications Scheduling, coordination and ongoing communications

Salary	$72,500 – $80,500
Benefits	$32,000 – $55,800
Total	$104,500 – $136,300

Manager

Programs Stands up preliminary programs directly or with vendors: community development financial institutions (CDFIs), public and nonprofit partners
Fundraising Assists with ongoing fundraising
Outreach Community outreach and information
Timing Likely not needed in year one, and potentially not in year two

Salary	$134,000 – $155,000
Benefits	$49,100 – $76,500
Total	$183,100 – $231,500

Executive

Transition Leads SD-RHFA from start-up to implementation
Infrastructure Builds the internal infrastructure: budgeting, financial management and policies
Strategy Executes the adopted Strategic Plan and the Financial Sustainability Roadmap
Financing Develops the financing plans and first programs, with the Board
Partnerships Builds the network and partnerships that launch programs and financing vehicles
Oversight and compliance Oversees all technical consultants; responsible for all compliance, including the annual report to the Legislature

Salary	$194,500 – $229,500
Benefits	$65,900 – $97,300
Total	$260,400 – $326,800

METHODOLOGY

1. Salary bands blend the recommended bands and the 50–75% placement bands from comparable San Diego public-sector roles (SDCCD, San Diego Housing Commission, City of San Diego, SANDAG; BAHFA for the Executive), rounded to $500.
2. Benefits assume hiring through SDCCD as member-agency staff: CalPERS schools employer rate 26.40% (FY 2026-27), Medicare 1.45%, and health, dental and vision at $11,770 (employee only, low) to $33,355 (family, high) per year, County of San Diego 2026 premiums as a proxy.
3. Low = band minimum with employee-only health; high = band maximum with family health. All staffing costs are reimbursed to SDCCD.

One Administrator and one Executive at the low end of band (due to the organization's small size) run at about $365,000 in year one, escalated 3% in year two: about $741,000 over 24 months

24-MONTH STAFFING MIX | ONE ADMINISTRATOR, ONE EXECUTIVE, 1.0 FTE EACH | LOW END OF BAND, +3% IN YEAR TWO

Position	Basis	Salary, year 1	Benefits, year 1	Total, year 1	Total, year 2 (+3%)	24 months
Administrator	1.0 FTE, low end of band	$72,500	$32,000	$104,500	$107,635	$212,135
Executive	1.0 FTE, low end of band	$194,500	$65,900	$260,400	$268,212	$528,612
Staffing mix total		$267,000	$97,900	$364,900	$375,847	$740,747

$364,900

year-one run rate, two full-time positions at the low end of band

$740,747

24-month staffing cost, salaries and benefits, with 3% escalation in year two

Manager

not in this mix; add as needed, in time ($183,100 – $231,500 a year)

Assumptions: one Administrator and one Executive, each 1.0 FTE at the low end of its band; salaries and benefits escalated 3% from year one to year two. Benefits at the low end use employee-only health. All staffing costs are reimbursed to SDCCD.

Non-program budget

The $740,747 staffing mix plus everything else: about $528,000 in year one, $518,000 in year two, $1,046,000 over 24 months

NON-PROGRAM COSTS ONLY | TWO BANDS: STAFFING, AND EVERYTHING ELSE | CONTINGENCY AND TOTALS ROUNDED TO $1,000

Object code and category	What is in it	Year 1	Year 2	24 months
A. STAFFING: ONE ADMINISTRATOR AND ONE EXECUTIVE, 1.0 FTE EACH, LOW END OF BAND, +3% IN YEAR TWO (PAGE 3)				
2000 Classified and Nonacademic Salaries	Administrator $72,500 and Executive $194,500; reimbursed to SDCCD	$267,000	$275,010	$542,010
3000 Employee Benefits	CalPERS 26.40%, Medicare 1.45%, employee-only health	$97,900	$100,837	$198,737
Staffing subtotal (page 3)		$364,900	$375,847	$740,747
B. EVERYTHING ELSE				
4000 Supplies and Materials	Startup equipment: computers and phones, one-time	$5,000	$0	$5,000
5000 Legal counsel	Estimated at $3,000 per month	$36,000	$36,000	$72,000
5000 Audit, insurance and website	Annual audit $13,000; liability insurance $5,000; website $5,000	$23,000	$23,000	$46,000
5000 Other operating expenses	Accounting, IT, phones, software, travel, recruitment, Board costs; $3,000/month	$36,000	$36,000	$72,000
5000 Fiscal agent fee (Foundation)	3% on $500,000 of start-up bridge costs, one-time	$15,000	$0	$15,000
Everything-else subtotal		$115,000	$95,000	$210,000
Contingency, 10%	10% of A plus B, rounded	$48,000	$47,000	$95,000
Total non-program budget		$528,000	$518,000	$1,046,000

Object codes per the California community college chart of accounts (SDCCD's basis). Office space pro bono; compliance is an Executive duty. Legal and other operating lines are placeholders; fiscal agent fee per SDCCD Foundation precedent, to be confirmed.

$6.5MM utilization, 2027–2031

The $6.5 million funds staffing and administration for five years (about $2.7 million) and programmatic uses for 2027–2029 (about $3.8 million); new revenues fund programs from 2030

STAFFING AND ADMINISTRATION +3% A YEAR | PROGRAMMATIC SHARE SPREAD EVENLY OVER 2027–2029 (ASSUMPTION)

Line	2027	2028	2029	2030	2031	Total	Share
Staffing and administration (non-program), incl. 10% contingency: AB 113	$528,000	$518,000	$534,000	$550,000	$566,000	$2,696,000	41.5%
Programmatic uses: AB 113 in 2027–2029, new revenues from 2030	$1,268,000	$1,268,000	$1,268,000	New revenues	New revenues	$3,804,000	58.5%
AB 113 appropriation used	$1,796,000	$1,786,000	$1,802,000	$550,000	$566,000	$6,500,000	100%
What pays	AB 113	AB 113	AB 113	AB 113 + new revenues	AB 113 + new revenues		

SHARE OF THE $6.5 MILLION

41.5% · staffing and overhead, 2027–2031, $2,696,000

58.5% · programmatic uses, 2027–2029, $3,804,000

AB 113 preserves staffing and administration through 2031; the programmatic share is deployed in 2027–2029, and from 2030 programmatic uses are funded by fundraising and new revenues.

Staffing and administration: 2027 and 2028 are the page 4 budget (year one, including one-time start-up items, and year two); 2029–2031 escalate the prior year 3%, with the 10% contingency retained. The programmatic share is spread evenly across 2027–2029 for illustration only: the Budget Act does not schedule the $6.5 million or divide it between purposes, and the actual draw schedule will follow the HCD agreement. Source: AB 113, Ch. 248, Stats. 2026, Item 2240-107-0001, Provision 3(e).

Impacts of the November 2026 Election on SD RHFA Revenue

Three potential revenue and capital pathways for 2027–2028

Agenda item 8 · 10 minutes · Informational

SD RHFA Board Meeting, October 20, 2026
Prepared by Global Policy Leadership Academy

Context: input from the October 20 Joint Board and TAC Strategy Session and the November election results inform the draft 2027 work plan.

A much deeper version of this analysis, pending passage of Prop 1, failure of Prop 43 and the outcome of Measure B, will be provided at the November Board meeting.

Context

The November election results, together with the Joint Session input, will inform the draft 2027 work plan

WHAT SHAPES THE DRAFT 2027 WORK PLAN

Input from the October 20 Joint Board and TAC Strategy Session

+

November 2026 election outcomes directly related to SD RHFA

+

Outcome of Measure B

If approved, would preclude adding one or more South Bay cities to SD RHFA to broaden the base for a sales-tax initiative.

Draft 2027 work plan

THE ELECTIONS WILL DETERMINE REVENUE OPPORTUNITIES FOR THE NEXT 2 YEARS

COMMITTED	$6.5 million in start-up and implementation funds from the State budget
MEDIUM AUGMENTATION	Election dependent: Secure either a local revenue measure or State funding from Prop 1 by YE 2028
SUBSTANTIAL AUGMENTATION	Election dependent: Secure both a revenue measure and State funding from Prop 1 by YE 2028

Three potential revenue and capital pathways for 2027–2028

THREE POTENTIAL REVENUE AND CAPITAL PATHWAYS

PATH A · REGIONAL REVENUE MEASURE

Explore SD RHFA sponsorship of a regional housing revenue measure, subject to local tax capacity, voter requirements and any needed legislation.

PATH B · PROPOSITION 1 FUNDING

Pursue eligible state bond program resources, including potential preservation/CAPP pathways; appropriation, program rules and awards are required.

PATH C · COMBINED STRATEGY

Advance both: long-term recurring local revenue alongside state capital for production and preservation, if both become legally and financially feasible.

NOVEMBER 2026 DECISION POINTS

Prop 43 may change citizen-initiative approval thresholds; Measure B may reduce district-tax capacity; AB 2484 is an enacted MTS-specific exception, not authority for SD RHFA.

Planning lens: evaluate Path A and Path B independently, while retaining Path C as a combined option.

Sources: California Secretary of State, 2026 Official Voter Information Guide (Props 1 and 43); San Diego County Registrar of Voters (Measure B); AB 2484, Ch. 613, Stats. 2026.

Election · polling

Prop 1 polls above the passage threshold; Prop 43 polls below it

PPIC LIKELY-VOTER SURVEY | SEPTEMBER 4–10, 2026 · MEASURE B: SURVEYUSA, OCTOBER 2026

Measure	Passage rule	Desired planning outcome	Statewide Yes / No	Orange + San Diego	Polling signal
Prop 1	>50% Yes	Yes	55% / 43%	≥50% Yes*	Yes leads; above 50%
Prop 43	>50% Yes	No	43% / 51%	50% Yes*	No leads; Yes below 50%
Measure B	>50% Yes	N/A	— (county measure)	49% / 35%†	Yes leads; below 50%

Important: Prop 43 itself passes by simple majority (>50% Yes). Its proposed two-thirds rule would apply to future citizen-initiated local special taxes, not this statewide vote.

* PPIC reports Orange and San Diego counties together, not San Diego County alone. Regional data cannot establish a county-specific lead.

† SurveyUSA poll for ABC 10News / San Diego Union-Tribune, San Diego County likely voters, published October 1, 2026; 17% undecided. Measure B requires a simple majority.

"Desired planning outcome" reflects the SD RHFA scenarios supplied for this strategy deck, not a polling finding.

Source: PPIC Statewide Survey, September 2026 (likely voters, September 4–10, 2026); California Secretary of State, 2026 Official Voter Information Guide; ABC 10News, Oct. 1, 2026 (SurveyUSA, Measure B).