



2026 Housing Legislation Update

Regional Planning Committee | Item 5
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2025 Advocacy Highlights

- **Extensive Engagement:** Chair, Board members, and executive staff conducted sustained outreach in Sacramento and in-district throughout the year, including fall meetings with delegation to advance critical transportation and housing priorities.
- **Executive & Administration Engagement:** Met with the Governor's Office, Cabinet leadership, Lieutenant Governor's Office, CalSTA Secretary, Caltrans executive leadership, and HCD senior officials.
- **Legislative Leadership Outreach:** Engaged Senate and Assembly leadership, including the Senate Transportation Chair, Senate Housing Committee staff, Senate Minority Leader, and key district legislators.
- **Local Government Stakeholder Collaboration:** Collaborated with Cal Cities, CALCOG, and regional jurisdictions to strengthen municipal perspectives and coordinate Sacramento engagement.

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2026 Legislative and Policy Programs

No.	Support
10	Incentives to jurisdictions that provide opportunities for more housing, including affordable and transit-oriented developments; efforts to create social housing to address the shortage of affordable homes by developing publicly owned housing for people of all income levels; regional fair-share allocation of housing funds; and providing additional affordable housing funding with greater local/regional control. Support for legislative and administrative reform of the Regional Housing Needs Assessment (RHNA) process and state housing element law.

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SANDAG's Role in Housing

Regional Plan & Sustainable Communities Strategy (SCS)

- Coordinated transportation and land use strategy

Smart Growth Incentive Program (SGIP)

- Grant program for local jurisdictions to incentivize smart growth

Regional Housing Needs Allocation (RHNA)

Housing Acceleration Program (HAP)

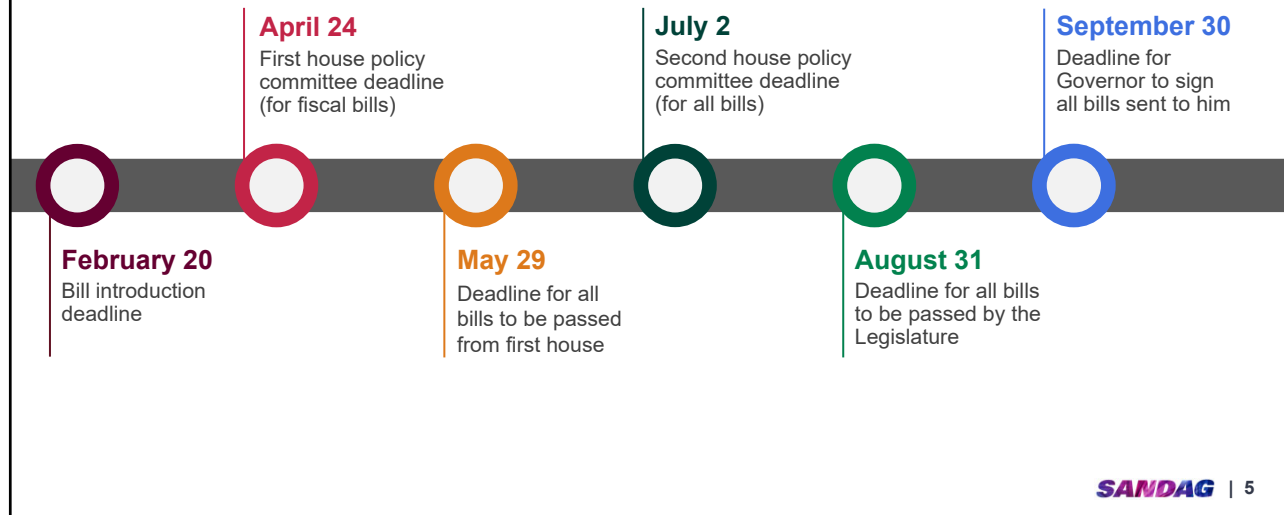
- Funded through the Regional Early Action Planning (REAP) grant program

Senate Bill 79 Map



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Key Milestones 2026 Policy Bills



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2026 Housing Legislative Engagement

- Promote recognition of cities acting in good-faith
- Encourage collaborative regional approaches
- Advocate for long-term funding for affordable housing
- Continue REAP-style funding
- Increase transparency and communication from the state
- Protect existing affordable housing
- Be strategic with SANDAG's role

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Potential Discussion Questions

- **Priority Alignment:** Which housing-related legislative priorities should SANDAG focus on most heavily, considering our limited political capital and multiple agency priorities?
- **Success Metrics:** What would successful outcomes look like for our region in the 2026 legislative session?