



# Bay Evidence Monthly Evidence Digest

September 2026 | Version 1.0 | Published October 5, 2026

A source-linked record of consequential Bay Area, California and federal developments affecting homelessness and housing insecurity. Monetary, legal and implementation stages are kept separate.

## Executive summary

September's evidence record was dominated by enacted California measures, state and federal funding-stage changes, and Bay Area implementation decisions. The key editorial constraint is stage discipline: enactment, appropriation, solicitation, contract authority, service delivery and outcomes are separate facts.

Bay Area developments included Oakland's provider qualification process and work-and-interim-housing pilot, Berkeley's Eighth-and-Harrison closure, Marin's tax-credit-supported Point Reyes project, San Francisco public-land screening and proposed supportive-housing contract expansion, and Bay Area-specific budget pass-through appropriations.

No September record establishes that the newly authorized or proposed actions produced durable housing placements, retention, reduced inflow into homelessness or causal program effects. The open evidence questions therefore concern execution, expenditure, implementation continuity and outcomes.

## Verified and attributed developments

### **AB 1924 creates a dated statewide homelessness-prevention planning mandate**

VERIFIED · ENACTED · STRATEGY DUE JULY 2028 | September 29 · verified September 30 | California · Bay Area

What changed: The California Interagency Council on Homelessness must add a statewide prevention strategy to its public action plan by July 1, 2028, including agency action plans, resource inventories, goals, metrics, model practices and—where feasible—a baseline estimate of first-time homelessness.

Evidence boundary: The statute makes no appropriation and confines agency participation to existing authority, activities, data and resources. A required strategy is not delivered financial assistance, legal services, case management or a demonstrated reduction in homelessness entries.

Source: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202520260AB1924](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1924)

### **AB 1556 defines conditions for state-funded recovery housing**

VERIFIED · ENACTED · FUNDING ELIGIBILITY | September 29 · verified September 30 | California · Bay Area

What changed: Qualifying recovery housing may receive state homelessness funding if it remains Housing First-compliant and meets choice, medication-access, overdose-response, relapse-support, placement and return-to-use requirements.

Evidence boundary: The statute makes no appropriation or award, creates no beds, does not authorize clinical treatment and does not establish implementation or effectiveness.

Source: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202520260AB1556](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1556)

### **AB 1294 creates a moderate-income rental property-tax pilot**

VERIFIED · ENACTED · LIMITED TAX PILOT | September 29 · verified September 30 | Alameda County · San Francisco · California

What changed: Qualifying nonprofit rental projects newly constructed or converted from commercial use in 2027–2029 in Alameda County, Sacramento County or San Francisco may claim a partial welfare exemption for 15 consecutive lien dates, subject to rent, income, use-of-savings and 55-year restriction conditions.

Evidence boundary: The tax levy takes effect immediately but does not approve a project, appropriate construction funds, reimburse local revenue losses, create units or demonstrate that the incentive changes development feasibility.

Source: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202520260AB1294](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1294)

### **SB 328 changes the Concord base-reuse legal pathway**

VERIFIED · ENACTED URGENCY STATUTE | September 29 · verified September 30 | Concord · Contra Costa County

What changed: The law creates a surplus-land exemption for the Concord Naval Weapons Station subject to a disposition agreement reserving at least 25% of permitted residential units for lower-income households, narrows later CEQA review for area-plan-consistent projects and requires annual development reporting.

Evidence boundary: The statute is not a disposition agreement or project approval, does not guarantee the publicly described 10,000-home plan, makes no appropriation and does not establish financing, construction or completed affordable units.

Source: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202520260SB328](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB328)

### **City analyst screens 147 public properties for further review**

VERIFIED REPORT · SITE ACTION PENDING | September 29 | San Francisco

What changed: The Budget and Legislative Analyst reviewed property held by 28 City agencies, SFUSD and City College and identified 147 properties across 15 departments that met preliminary criteria. The report also found that no new sites entered the City's surplus-property process from FY 2017–18 through FY 2025–26.

Evidence boundary: The screening does not make any property surplus or available, legally permit housing, establish General Plan consistency, complete feasibility review, provide funding, approve a project, commit units or schedule construction.

Source: [https://www.sf.gov/documents/63941/BLA.Underutilized\\_Property.092926.pdf](https://www.sf.gov/documents/63941/BLA.Underutilized_Property.092926.pdf)

### **Conard House supportive-housing hotel amendment introduced**

VERIFIED PROPOSAL · APPROVAL PENDING | September 29 | San Francisco

What changed: Board File 261043 proposes adding \$9,997,868 to the HSH agreement for support services, property management and master-lease stewardship at the Allen, Aranda and McAllister Hotels, setting a new not-to-exceed total of \$32,803,756 and extending the total term through June 30, 2029.

Evidence boundary: The introduced resolution is not committee or board approval, an executed amendment, an obligation or expenditure record, or evidence of occupancy, service delivery, housing stability or retention.

Source: <https://sfgov.legistar.com/LegislationDetail.aspx?GUID=21C38B47-46C4-4C5C-B683-006B06671973&ID=8219356&Options=&Search=>

### **Alameda staff proposes a \$275,000 winter warming shelter agreement**

VERIFIED PROPOSAL · COUNCIL ACTION PENDING | September 23 · verified September 29 | Alameda · Alameda County

What changed: File 2026-6283 recommends an October 6 council authorization for operations from December 1 through April 30, with up to 25 nightly places, hotel or motel vouchers, meals, showers and a dedicated case manager.

Evidence boundary: Staff recommendation and identified budget funding are not council authorization, an executed agreement, expenditure, permanent capacity, people served, housing placements or retention.

Source: <https://alameda.legistar.com/LegislationDetail.aspx?FullText=1&GUID=0EBA370D-9B37-4F7A-B552-8AC718DFB997&ID=8238215&Options=&Search=>

### **SB 113 directs \$27.34 million to 13 Bay Area housing and homelessness allocations**

VERIFIED | September 23 · primary text verified September 27 | San Francisco Bay Area

What changed: A local announcement led to review of the enacted budget text. Amended item 2240-107-0001 directs HCD to allocate and pass through at least \$27.34 million across identified Bay Area housing, shelter, services, preservation, tenant-protection, and homeownership allocations, including \$750,000 for Oakland's Holland facility.

Evidence boundary: Appropriation and pass-through direction are verified. Recipient receipt, grant agreements, contracts, encumbrance, expenditure, completed capacity, services, housing placements, displacement prevention, retention, and outcomes are not.

Source: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202520260SB113](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB113)

### **AB 1775 created veterans' housing-support grant authority**

VERIFIED | September 26 | California · Bay Area veterans

What changed: Chapter 467 added Military and Veterans Code section 886, directing the California Department of Veterans Affairs to establish a grant program for providers offering veterans housing supports at no cost and to develop criteria, procedures, and accountability measures.

Evidence boundary: The law is a non-appropriation measure and makes funding subject to legislative appropriation. It establishes no funding amount, provider award, service delivery, housing placement, housing unit, expenditure, or outcome.

Source: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202520260AB1775](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1775)

### **HUD reopened the FY 2026 CoC competition with a September 30 deadline**

VERIFIED | September 18 | United States · Bay Area Continuums of Care

What changed: Version 5 of the federal grant listing, updated September 18, reopened the Continuum of Care and Youth Homelessness Demonstration Program competition and requires electronic applications by 8 p.m. Eastern on September 30.

Evidence boundary: The listing identifies \$4.04 billion in program funding and 7,000 expected awards. Those are competition parameters—not awards, obligations, expenditures, a final merits ruling, or evidence of housing outcomes. The First Circuit appeal remains pending.

Source: <https://simpler.grants.gov/opportunity/18c6dc79-e5dd-42e9-aca5-b35c5d26eded>

## **California declared a statewide emergency for El Niño preparedness**

VERIFIED | September 21 | California · Bay Area

What changed: The signed proclamation authorizes coordinated statewide preparation, streamlined emergency procurement, expedited permitting, staged flood resources, National Guard readiness including shelter support, and accessible multilingual communications.

Evidence boundary: It identifies people experiencing homelessness as facing disproportionate risk, but does not itself open shelters, require local outreach, specify shelter capacity, appropriate homelessness-specific funds, or establish future storm impacts.

Source: [https://www.gov.ca.gov/wp-content/uploads/2026/09/SIGNED\\_Super-El-Nino-SOE-9-21-26.pdf](https://www.gov.ca.gov/wp-content/uploads/2026/09/SIGNED_Super-El-Nino-SOE-9-21-26.pdf)

## **SB 802 created a binding deadline for a regional homelessness authority**

VERIFIED | September 20 | Sacramento County · California

What changed: Chapter 417 requires Sacramento County and five cities to establish a housing-and-homelessness joint powers authority by January 1, 2028, with specified regional coordination, public-meeting, performance-goal, data-system, and Continuum of Care functions.

Evidence boundary: The law does not apply to the Bay Area, appropriate money, create shelter or housing capacity, award contracts, or establish outcomes. Local governments retain final control over their own funds, programs, and land-use decisions.

Source: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202520260SB802](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB802)

## **First Circuit changed the operative posture of HUD's FY 2026 CoC set-aside**

VERIFIED | September 16 | United States · Santa Clara County and Bay Area CoCs

What changed: A stay pending appeal lets HUD implement a \$1.3 billion set-aside for transitional-housing and supportive-services-only projects while the appeal proceeds.

Evidence boundary: The order is interim. It is not a final merits decision, a grant award, an expenditure, or evidence that the funded models improve housing outcomes.

Source: <https://fingfx.thomsonreuters.com/gfx/legaldocs/myvmromropr/09162026hud.pdf>

## **Oakland accepted and appropriated \$1 million for a work-and-housing pilot**

VERIFIED | September 15 | Oakland · Alameda County

What changed: Resolution 91319 C.M.S. funds setup of an approximately 20-person pilot pairing paid part-time work with interim housing and services, and authorizes acceptance of up to \$2 million in later outside funding.

Evidence boundary: The additional authority is not an award. The estimated \$2.50 million budget is not fully financed, and final design, provider selection, enrollment, expenditure, employment, and permanent-housing outcomes remain pending.

Source: <https://oakland.legistar.com/LegislationDetail.aspx?GUID=060F8EFA-D0D5-448E-AD65-9243D1072678&ID=8197219&Options=&Search=>

### **Berkeley began the Eighth-and-Harrison closure**

PARTIALLY VERIFIED | September 15 | Berkeley · Alameda County

What changed: Reporting documented work on the first block after notice and under disability accommodations. A city health memo separately shifted its response from geographic zones to conditions-based sanitation, vector-control, and outreach work.

Evidence boundary: Available records do not establish permanent-housing placements. The city memo locates two severe human leptospirosis cases about one mile away and reports no human cases at Harrison.

Source: <https://www.sfchronicle.com/bayarea/article/berkeley-encampment-closure-22433480.php>

### **AB 2161 added safeguards to Medi-Cal work-rule implementation**

VERIFIED | September 14 | California

What changed: The chaptered statute requires data confirmation before adverse action, multi-format notice, continued coverage during a 30-day verification period, review of other eligibility bases, and specified good cause.

Evidence boundary: It does not repeal the federal requirement, appropriate implementation money, or establish who will retain or lose coverage when implementation begins no sooner than January 1, 2027.

Source: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202520260AB2161](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB2161)

### **AB 2766 expanded campus-housing protections**

VERIFIED | September 14 | California

What changed: The chaptered statute expands priority, application, payment-timing, and break-housing protections for eligible students where campus housing exists.

Evidence boundary: It creates no beds or appropriation, does not forgive the ultimate charge, and applies specified UC provisions only if the Regents act.

Source: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202520260AB2766](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB2766)

### **Tenant package announced; legislation and spending remain pending**

DOCUMENTED CLAIM | September 10 | San Francisco

What changed: The mayor announced six proposed ordinances and more than \$30 million across eviction counsel, voucher support, tenant education, Ellis Act payments, nonpayment rules, banked increases, and notices.

Evidence boundary: The announcement does not establish enacted ordinances, appropriations, expenditure, households served, or housing retention.

Source: <https://www.sf.gov/news-mayor-lurie-unveils-sweeping-package-with-immediate-actions-to-address-san-franciscos-rent-emergency>

### **Oakland opened a qualification process for homelessness-service providers**

VERIFIED | September 10 | Oakland · Alameda County

What changed: A city RFQ now covers nine service categories for a 2026–28 qualified-provider pool.

Evidence boundary: Qualification establishes eligibility for later opportunities; it is not a contract award, expenditure, placement, or outcome.

Source: <https://www.oaklandca.gov/Community/The-Unhoused-Community/Request-for-Qualifications-RFQ-for-Homelessness-services-2026-2028>

### **A tax-credit award advanced 54 planned affordable homes**

DOCUMENTED CLAIM | September 9 | Point Reyes Station · Marin County

What changed: Marin County reported that low-income housing tax credits are expected to generate approximately \$27 million in equity for Tamalko Homes.

Evidence boundary: The county announcement is not financial closing, construction, occupancy, or evidence of completed housing outcomes.

Source: <https://www.marincounty.gov/news-releases/27-million-tax-credits-clears-path-affordable-housing-former-coast-guard-site>

### **HUD opened comment on proposed CoC funding incentives**

VERIFIED | September 11 | United States · Bay Area CoCs

What changed: After federal court orders halted similar FY 2026 set-asides, HUD published a notice proposing incentives or bonuses in future Continuum of Care funding competitions.

Evidence boundary: The notice does not create a new CoC component, eligible activity, current grant condition, or award. Comments are due October 13.

Source: <https://www.govinfo.gov/content/pkg/FR-2026-09-11/html/2026-18555.htm>

## **Research and literature review**

### **Towards culturally safe holistic healthcare for Indigenous peoples experiencing homelessness in Montréal**

VERIFIED MIXED-METHODS FINDINGS

A September 23 single-hospital study combined a survey of 151 healthcare workers with interviews of 19 managers and clinicians. Staff reported limited practical knowledge, partial understanding of colonial trauma, stereotypes and racism, while community collaboration emerged as a proposed strategy. A 29% survey response, nonprobability sampling, social-desirability and service-selection bias, one site, and no patient outcome measures preclude causal or effectiveness claims. The study supplies international comparative evidence, not a Bay Area estimate.

Publisher record: <https://doi.org/10.1186/s12913-026-15574-z>

## **Harm Reduction Vending Machines in Supportive Housing for Veterans**

VERIFIED QUALITATIVE FINDINGS

A September 21 study interviewed 44 formerly homeless veteran residents and 16 staff across six San Francisco Bay Area supportive-housing buildings. Participants described perceived access, health, safety, and community benefits alongside privacy, stigma, enabling, and placement concerns. Purposive sampling, self-report, one VA system, and no measured clinical or housing outcome preclude causal or effectiveness claims.

Publisher record: <https://doi.org/10.1001/jamanetworkopen.2026.35246>

## **Examining the Relation Between Intimate Partner Violence and Housing Instability by Gender**

VERIFIED ASSOCIATION

A September 21 cross-sectional analysis of 163,284 adult electronic health records found that each measured form of intimate-partner violence was associated with recorded homelessness. The design cannot establish temporal order or causation, the single-system sample limits generalization, model sensitivity was poor for some outcomes, and no Bay Area estimate was reported.

Publisher record: <https://doi.org/10.1007/s10896-026-01162-6>

## **Who Super-Commutes in the Largest Western U.S. Metros?**

VERIFIED

A September 15 latent-class analysis of 2019 American Community Survey microdata identifies four distinct types of workers with one-way commutes of at least 90 minutes in the Bay Area and Greater Los Angeles. The study is descriptive, predates the pandemic, and does not establish that housing costs caused a commute pattern.

Publisher record: <https://doi.org/10.32866/001c.168778>

## **The Effect of Source of Income Policies on Recipients of Non-Voucher Categories of Protected Income**

PARTIALLY VERIFIED

An accepted article using 2006–2021 ACS PUMA-year event studies reports estimates close to zero for mobility, rent, household size, and crowding among likely affected nonvoucher recipients. The publisher's final methods and tables remain to be reviewed before treating the result as conclusive.

Publisher record: <https://doi.org/10.1007/s11293-026-09859-1>

## **Homelessness and alcohol-related inpatient diagnoses across intersecting social positions in the United States, 2016–2023**

PARTIALLY VERIFIED

A national administrative-discharge analysis reports a substantially higher predicted prevalence of alcohol-related diagnoses among records coded for homelessness. Discharges are not people; homelessness is undercaptured by diagnosis codes; the design is associational; the 18-state sample and full methods require review.

Publisher record: <https://doi.org/10.1136/jech-2026-226672>

## Homeless Court Programs in the United States

SOURCE NEEDED

The bibliographic record is relevant to court-system responses to homelessness, but accessible metadata did not establish the program sample, methods, outcomes, or Bay Area applicability. No public findings are stated here.

Publisher record: <https://doi.org/10.5206/ijoh.2026.2.25543>

## Contradictions uncertainties and corrections

The First Circuit stay changed the operative posture of the FY 2026 CoC litigation but did not resolve the merits. Berkeley's public-health record places two severe human leptospirosis cases about one mile from the Harrison encampment and reports no human cases at Harrison. No September record supports treating clearance, capacity, qualification, contract authority or appropriation as a permanent housing outcome.

## What to watch next

- Oakland RFQ submissions due October 13, 2026; qualification is not an award.
- Alameda winter warming shelter proposal scheduled for October 6 council consideration.
- HUD comments on future CoC incentives due October 13; the First Circuit appeal remains pending.
- Track awards, contracts, expenditures, service outputs, permanent-housing placements and retention separately.
- Review final publisher methods and tables for the source-of-income study before upgrading its status.

## Bibliography and source ledger

1. AB 1924 creates a dated statewide homelessness-prevention planning mandate.  
[https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202520260AB1924](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1924)

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23. Harm Reduction Vending Machines in Supportive Housing for Veterans.  
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24. Examining the Relation Between Intimate Partner Violence and Housing Instability by Gender.  
<https://doi.org/10.1007/s10896-026-01162-6>
25. Who Super-Commutes in the Largest Western U.S. Metros?. <https://doi.org/10.32866/001c.168778>
26. The Effect of Source of Income Policies on Recipients of Non-Voucher Categories of Protected Income.  
<https://doi.org/10.1007/s11293-026-09859-1>

27. Homelessness and alcohol-related inpatient diagnoses across intersecting social positions in the United States, 2016–2023. <https://doi.org/10.1136/jech-2026-226672>

28. Homeless Court Programs in the United States. <https://doi.org/10.5206/ijoh.2026.2.25543>

## **Methodology**

Bay Evidence prioritizes primary records, preserves legal and monetary stages, attributes institutional claims, and does not infer causation from correlation. Later actions may supersede this issue and will be logged publicly.

Corrections and supersessions remain public at [bayevidence.com/corrections](https://bayevidence.com/corrections). Last verified October 5, 2026.

