

### Housing Legislation Affecting Low-Income Consumers as of March 14, 2023

The deadline for bills to be introduced was February 17. The first Assembly Housing & Community Development Committee bill hearing will be March 29 and the first Senate Housing Committee bill hearing will be March 21. As the deadline for bills with fiscal cost to pass out of policy committee for house of origin looms on April 28, many bills will be given additional depth and substance. Following is a summary of bills in the Legislature that affect low-income Californians on housing issues.

#### Fair Housing

Measure	Author	Topic	Location	Summary	WCLP Position
AB 911	Schiavo	Unlawfully restrictive covenants: affordable housing.	Assembly Housing & Community Development	Current law permits a person who holds or is acquiring an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant based on, among other things, the number of persons or families who may reside on the property, to record a restrictive covenant modification. Current law entitles the owner of an affordable housing development to establish that an existing restrictive covenant is unenforceable by submitting a restrictive covenant modification document that modifies or removes any existing restrictive covenant language. Before recording the modification document, existing law requires the owner to submit to the county recorder a copy of the original restrictive covenant and any documents the owner believes necessary to establish that the property qualifies as an affordable housing development for purposes of these provisions. As part of this process, existing law requires the county counsel to determine, among other things, if the property qualifies as an affordable housing development and if a modification document may be recorded. If the county counsel has authorized the county recorder to record the modification document, that authorization is required to be noted on the face of the modification or on a cover sheet affixed to it. This bill would require the county recorder to notify the owner of the county counsel's determination within 5 business days so that notice may be given by the owner regarding the authorization to record the modification document. The bill would permit the owner, upon receipt of that notification, to mail copies of the modification documents and related materials by certified mail to anyone who the owner knows has an interest in the property or the restrictive covenant.	

Housing Legislation Affecting Low-Income Consumers as of March 14, 2023

AB 920	Bryan	Discrimination: housing status.	Assembly Judiciary	Adds housing status to the list of protected categories under California's anti-discrimination statute in order to prevent the routine discrimination of unhoused people by public and private entities that receive state funding. (Co-Sponsored with the American Civil Liberties Union (ACLU), Disability Rights California (DRC), Housing California, and Public Advocates)	<b>Co-Sponsor</b>
AB 1097	Rivas, Luz	Credit history of persons receiving government rent subsidies.	Assembly Housing & Community Development	Current law, the California Fair Employment and Housing Act (FEHA), prohibits, in instances in which there is a government rent subsidy, the use of a financial or income standard in assessing eligibility for the rental of housing that is not based on the portion of the rent to be paid by the tenant. FEHA requires the Civil Rights Department to enforce specific provisions of the act, including the provision described above. This bill would additionally prohibit the use of a person's credit history as part of the application process for a rental housing accommodation without offering the applicant the option of providing alternative evidence of financial responsibility and ability to pay in instances in which there is a government rent subsidy. The bill would require the housing provider to consider that alternative evidence in lieu of the person's credit history in determining whether to offer the rental accommodation to the applicant.	Support
AB 1418	McKinnor	Tenancy: local regulations: contact with law enforcement or criminal convictions.	Assembly Judiciary	This bill would limit local crime-free/nuisance ordinances (CFNH) housing programs and nuisance ordinances, which typically include harmful provisions such as requiring landlords to evict tenants for alleged criminal activity. Often touted as crime-fighting tools, these policies represent a new phase in the evolution of segregationist housing laws designed to exclude people of color from communities. (Co-Sponsored with California Rural Legal Assistance Foundation, Disability Rights California, National Housing Law Project, and Root & Rebound)	<b>Co-Sponsor</b>
ACA 10	Haney	Fundamental human right to housing.	Assembly	ACA 10 will recognize that every Californian has the fundamental human right to adequate housing on an equitable and non-discriminatory basis. Should the measure pass in the legislature, California voters will have the opportunity to vote to add this right to the state's constitution, creating an obligation on the part of state and local governments to take meaningful action to fully realize the right. (Co-sponsored with Alliance of Californians for Community Empowerment (ACCE) Action, End Poverty in California (EPIC), Housing Now, ACLU California Action, Abundant Housing LA, National Homelessness Law Center, and PowerCA Action)	<b>Co-Sponsor</b>

Housing Legislation Affecting Low-Income Consumers as of March 14, 2023

SB 267	Eggman	Credit history of persons receiving government rent subsidies.	Senate Judiciary	The California Fair Employment and Housing Act (FEHA), prohibits, in instances in which there is a government rent subsidy, the use of a financial or income standard in assessing eligibility for the rental of housing that is not based on the portion of the rent to be paid by the tenant. FEHA requires the Civil Rights Department to enforce specific provisions of the act, including the provision described above. This bill would additionally prohibit the use of a person's credit history as part of the application process for a rental housing accommodation without offering the applicant the option of providing alternative evidence of financial responsibility and ability to pay in instances in which there is a government rent subsidy. The bill would require the housing provider to consider that alternative evidence in lieu of the person's credit history in determining whether to offer the rental accommodation to the applicant.	Support
SB 403	Wahab	Discrimination on the basis of ancestry.	Senate	The California Fair Employment and Housing Act establishes the Civil Rights Department to enforce civil rights laws with respect to housing and employment and to protect and safeguard the right of all persons to obtain and hold employment without discrimination based on specified characteristics or status, including, among others, ancestry. This bill would state the intent of the Legislature to enact future legislation that would protect people from discrimination on the basis of their ancestry.	Tracking
SB 460	Wahab	Hiring of real property: criminal history.	Senate Judiciary	The bill would establish the first statewide Fair Chance Housing Ordinance (FCH), which would provide a pathway for individuals with criminal records reentering society to access, obtain, and sustain housing. This bill removes structural housing exclusion by preventing rental housing providers from screening for criminal history of housing applicants during the advertisement, application, selection, or eviction process, unless required by federal law. (Co-Sponsored with All of Us or None, Just Cities, Legal Services for Prisoners with Children, and Root & Rebound)	<b>Co-Sponsor</b>

**Housing Finance and Programs: Local and State**

<b>Measure</b>	<b>Author</b>	<b>Topic</b>	<b>Location</b>	<b>Summary</b>	<b>WCLP Position</b>
AB 1287	Alvarez	Density Bonus Law: additional density bonus and incentives or concessions: California Coastal Act of 1976.	Assembly Housing & Community Development	Would require a city, county, or city and county to grant an additional density bonus, calculated as specified, when an applicant proposes to construct a housing development that conforms to specified requirements and provides 24% of the base density units to lower income households, conforms to specified requirements and provides 15% of the base density units to very low income households, or conforms to specified requirements and provides 44% of the total units to moderate-income units. The bill would require a city, county, or city and county to grant additional incentives or concessions for a project that meets any of those categories and also includes certain percentages of units for persons and families of moderate income. By imposing additional duties on local officials in administering the Density Bonus Law, this bill would create a state-mandated local program. This bill contains other related provisions and other existing laws.	
SB 713	Padilla	Planning and zoning: density bonuses: preemption.	Senate Housing	The Density Bonus Law requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct certain types of housing. Current law requires a city, county, or city and county to adopt an ordinance specifying how compliance with the Density Bonus Law will be implemented and, except as provided, specifies that failure to adopt an ordinance does not relieve the city, county, or city and county from compliance with that law. This bill would specify that the provisions of the Density Bonus Law prevail in the event of a conflict between that law and an ordinance, regulation, or other local law enacted by initiative.	
AB 11	Jackson	Affordable California Commission.	Assembly Accountability & Administrative Review	Current law declares that the availability of housing is of vital statewide importance. Current law declares that the provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government. Current law declares that housing prices in California have risen dramatically in all parts of the state in the past decade, while the wealth gap, especially the racial wealth gap, continues to be a growing problem in California. Existing law establishes various programs for the development and preservation of affordable housing, including the Affordable Housing Revolving Development and Acquisition Program and the California Dream for All Program. This bill would create the Affordable California Commission. The bill would require that the commission be composed of 11 members, including 9 members appointed by the Governor, the Speaker of the Assembly, and the President pro Tempore of the Senate, as provided, and one member each from the Assembly and the Senate, who would serve as ex officio nonvoting members, as specified.	

Housing Legislation Affecting Low-Income Consumers as of March 14, 2023

AB 309	Lee	Social housing.	Assembly Housing & Community Development	The Zenovich-Moscone-Chacon Housing and Home Finance Act establishes the Department of Housing and Community Development and the California Housing Finance Agency and sets forth various programs administered by those entities intended to, among other things, provide a comprehensive and balanced approach to the solution of housing problems of the people of this state. The act sets forth various definitions that govern its construction. This bill would define “social housing” for purposes of the Zenovich-Moscone-Chacon Housing and Home Finance Act.	
AB 312	Reyes	State Partnership for Affordable Housing Registries in California Grant Program.	Assembly Housing & Community Development	Would establish, subject to appropriation by the Legislature, the State Partnership for Affordable Housing Registries in California Grant Program to provide technical assistance to eligible entities, as defined, for the purpose of creating a state-managed online platform of affordable housing listings, information, and applications. The bill would require the Department of Housing and Community Development to administer the program and to adopt guidelines for this purpose. The bill would require the department to develop a housing preapplication to standardize applications for affordable housing and to solicit participation of eligible entities no later than January 1, 2026, and to launch the platform no later than July 1, 2027. The bill would require the department to provide technical assistance to participating entities and to ensure equitable access to database users, as specified. The bill would authorize the department to coordinate with the Office of Data and Innovation to carry out the requirements of the program and to contract with vendors pursuant to existing provisions of state contract law, as specified. The bill would establish minimum requirements for the platform and would require a vendor selected to create and maintain the platform to demonstrate specified capabilities and implement those requirements.	Tracking
AB 653	Reyes	Department of Housing and Community Development.	Assembly	AB 653 would create a program to pair housing navigation, incentives, and deposit resources with housing choice voucher tenants to find and secure a unit. The bill also includes provisions that would require housing authorities that have low successful placement rates to work with the Department of Housing and community Development to analyze and improve their policies. (Co-sponsored with Housing CA and the National Housing Law Project (NHLP))	Co-Sponsor

AB 671	Ward	CalHome Program: accessory dwelling units.	Assembly Housing & Community Development	Under the CalHome Program, funds may be used to enable low- and very low income households to become or remain homeowners, and to provide disaster relief assistance to households at or below 120% of that area median income. Current law also authorizes the Department of Housing and Community Development to make grants to local agencies or nonprofit corporations to construct accessory dwelling units and to repair, reconstruct, or rehabilitate, in whole or in part, accessory dwelling units and junior accessory dwelling units. This bill would require the department to allow a community land trust, as defined, that is a recipient of program funds to purchase residential real property in fee simple, to construct accessory dwelling units or junior accessory dwelling units on the property, and separately lease or convey each dwelling unit on the property to separate households.	
AB 812	Boerner Horvath	Cultural and arts district.	Assembly	Current law requires the Arts Council to establish criteria and guidelines for certification of state-designated cultural districts and collaborate with other public agencies and private entities to maximize the benefits of state-designated cultural districts. Current law states the intent of the Legislature, in enacting specified provisions relating to local planning, to assure that cities recognize their responsibilities in contributing to the attainment of the state housing goal and to ensure that each local government cooperates with other local governments in order to address regional housing needs. This bill would declare the intent of the Legislature to enact legislation that would allow cities to authorize a local-, county-, or state-recognized cultural or arts district to create affordable housing opportunities for artists and cultural workers.	
AB 850	Ting	Homeless Housing, Assistance, and Prevention program: round 4 funds.	Assembly Housing & Community Development	Current law provides for the allocation of funding under the Homeless Housing, Assistance, and Prevention program among continuums of care, cities, counties, and tribes in 4 rounds, which are to be administered by the Interagency Council on Homelessness. Current law requires \$1,000,000,000 be made available, upon appropriation by the Legislature, in the 2022–23 fiscal year for implementing round 4 of the program, and requires all round 4 program funds be expended by June 30, 2027, or revert to, and be paid and deposited in, the General Fund. This bill would instead require all round 4 program funds be expended by July 1, 2027, and would make conforming changes.	
SB 406	Cortese	California Environmental Quality Act: exemption: financial assistance: housing.	Senate Environmental Quality	The California Environmental Quality Act (CEQA) exempts for its requirements actions taken by the Department of Housing and Community Development or the California Housing Finance Agency to provide financial assistance or insurance for the development and construction of residential housing, as provided. This bill would extend the above exemption to actions taken by a local agency to provide financial assistance or insurance for the development and construction of residential housing.	

SB 456	Menjivar	Multifamily Housing Program: nonprofit corporations: homeless or at-risk youth.	Senate Housing	Current law establishes the Multifamily Housing Program administered by the Department of Housing and Community Development. Current law requires assistance for projects under the program to be provided in the form of deferred payment loans to pay for eligible costs of specified types of development, as provided. Current law requires that specified funds appropriated to provide housing for individuals and families who are experiencing homelessness or who are at risk of homelessness and who are inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic or other communicable diseases be disbursed in accordance with the Multifamily Housing Program for specified uses. Current law exempts these specified funds from the deferred payment loan requirement, as specified. Current law also requires at least 8 percent of these specified funds to be available for projects serving homeless youth, or youth at risk of homelessness, as defined. This bill would, instead, require that at least 8 percent of the specified funds be available for units, rather than projects, serving homeless youth, or youth at risk of homelessness.	
SB 469	Allen	Housing: publicly funded low-rent housing projects.	Senate Housing	The California Constitution prohibits the development, construction, or acquisition in any manner of a low-rent housing project by any state public body, as defined, until a majority of the qualified electors of the city, town, or county in which it is proposed to develop, construct, or acquire the same, voting upon that issue, approve the project by voting in favor at an election. The California Constitution, for purposes of this prohibition, defines “low-rent housing project” to mean any development composed of urban or rural dwellings, apartments, or other living accommodations for persons of low income, financed in whole or in part by the federal government or a state public body or to which the federal government or a state public body extends assistance by supplying all or part of the labor, by guaranteeing the payment of liens, or otherwise. Existing law establishes exclusions from this definition of “low-rent housing project,” including a development that consists of the acquisition, rehabilitation, reconstruction, alterations work, or any combination thereof, of lodging facilities or dwelling units using moneys appropriated and disbursed pursuant to specified provisions of the Zenovich-Moscone-Chacon Housing and Home Finance Act relating to affordable housing preservation, rental housing development awarded funds from certain multifamily housing direct loan programs, and housing for individuals and families who are experiencing homelessness or who are at risk of homelessness and who are impacted by the COVID-19 pandemic or other communicable diseases.	
SB 482	Blakespear	Multifamily Housing Program: supportive housing: capitalized operating reserves.	Senate Housing	Would require the Department of Housing and Community Development to offer capitalized operating reserves to supportive housing units developed under the Multifamily Housing Program.	

Land Use					
Measure	Author	Topic	Location	Summary	WCLP Position
AB 480	Ting	Surplus land.	Assembly Local Government	Current law prescribes requirements for the disposal of surplus land by a local agency, as defined, and requires, except as provided, a local agency disposing of surplus land to comply with certain notice requirements before disposing of the land or participating in negotiations to dispose of the land with a prospective transferee, particularly that the local agency send a notice of availability to specified entities that have notified the Department of Housing and Community Development of their interest in surplus land, as specified. If the local agency receives a notice of interest, the local agency is required to engage in good faith negotiations with the entity desiring to purchase or lease the surplus land. Current law defines terms for purposes of these provisions, including the term “exempt surplus land,” which includes, among other things, surplus land that is put out to open, competitive bid by a local agency, as specified, for purposes of a mixed-use development that is more than one acre in area, that includes not less than 300 housing units, and that restricts at least 25% of the residential units to lower income households with an affordable sales price or an affordable rent for a minimum of 55 years for rental housing and 45 years for ownership housing. This bill would modify these provisions to require that the mixed-use development include not less than 300 residential units.	Support
AB 821	Grayson	Planning and zoning: development project application.	Assembly Local Government	The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and of certain land outside its boundaries. Current law requires that county or city zoning ordinances be consistent with the general plan of the county or city by January 1, 1974. Current law requires a zoning ordinance to be amended within a reasonable time so that it is consistent with the general plan in the event that the ordinance becomes inconsistent with the plan by reason of amendment to the plan. This bill, among other things, would provide that, in the event that a city or county fails to amend an inconsistent zoning ordinance within 90 days after receiving written notice of the inconsistency, a proposed development project shall not be deemed inconsistent with that zoning ordinance and related zoning standard or criteria and shall not be required to be rezoned, if there is substantial evidence that would allow a reasonable person to conclude that the proposed development project is consistent with objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan.	



AB 837	Alvarez	Surplus land: exempt surplus land: SPA plans.	Assembly Local Government	Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines terms for these purposes, including, among others, “surplus land”. Current law defines “exempt surplus land” to mean, among other things, surplus land that a local agency is exchanging for another property necessary for the agency’s use and surplus land that a local agency is transferring to another local, state, or federal agency for the agency’s use. Current law provides that an agency is not required to follow the requirements for disposal of surplus land for “exempt surplus land,” except as provided. This bill would add to the definition of “exempt surplus land” land acquired by a local agency for the development of a university and innovation district in accordance with a sectional plan area (SPA) plan adopted by the local agency prior to January 1, 2019, provided that the land is developed in a manner substantially consistent with the SPA plan.	
AB 932	Ting	Planning and zoning: junior accessory dwelling units: application approval time period.	Assembly Housing & Community Development	Current law provides for the creation of junior accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Current law requires a permitting agency to either approve or deny an application for a permit pursuant to these provisions within 60 days from the date the local agency receives a completed application if there is an existing single-family dwelling on the lot. If the applicant requests a delay, existing law requires this time period to be tolled for the period of the delay. This bill would change that time period to 45 days.	
AB 976	Ting	Accessory dwelling units: owner-occupancy requirements.	Assembly Housing & Community Development	The Planning and Zoning Law, among other things, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Current law requires a local ordinance to require an accessory dwelling unit to be either attached to, or located within, the proposed or existing primary dwelling, as specified, or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling. This bill would instead prohibit a local agency from imposing an owner-occupancy requirement on any accessory dwelling unit.	

AB 1218	Lowenthal	Development projects: demolition of residential dwelling units.	Assembly Housing & Community Development	<p>The Housing Crisis Act of 2019, among other things, prohibits an affected city or an affected county, as defined, from approving a housing development project that will require the demolition of one or more residential dwelling units, unless the project creates at least as many residential dwelling units as will be demolished. The act also prohibits an affected city or affected county from approving any housing development project that will require the demolition of occupied or vacant protected units, unless specified conditions are met. In this regard, the act requires a project that will require the demolition of occupied or vacant protected units to, among other things, (1) replace all existing or demolished protected units, (2) include a minimum amount of residential units, (3) allow existing occupants to occupy their units until 6 months before the start of construction activities, and (4) provide relocation benefits to the existing occupants of any protected units that are lower income households. This bill would expand the demolition of residential dwelling units prohibitions to prohibit an affected city or affected county from approving any development project that will require the demolition of occupied or vacant protected units, or that is located on a site where protected units were demolished in the previous 5 years, unless the conditions described above are met.</p>	Support
SB 405	Cortese	Planning and zoning: housing element: inventory of sites: regional housing need.	Senate Housing	<p>Current law requires the Department of Housing and Community Development to determine the existing and projected need for housing for each region, as specified. Current law requires the appropriate council of governments, or for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county, as provided. Current law requires a city or county to determine whether each site in its inventory of land can accommodate the development of some portion of its share of the regional housing need, as provided. This bill, for a housing element or amendment adopted as part of the seventh planning period, would require the planning agency to provide notice to the owner of a site included in the above-described inventory that the site is included in that inventory, if the owner's identity and contact information is known, as specified. If the site owner notifies the planning agency or the department that the owner does not intend to develop at least 80% of the number of units for the site, determined as described above, during the current planning period, the bill would provide that the site would not be considered a site that can be developed to meet the jurisdiction's share of the regional housing need, except as specified. The bill would require the planning agency to make a reasonable effort to identify an owner and the owner's contact information and to determine the intent of the owner to develop the site. The bill would require that the information be an important factor for the department in determining whether the housing element identifies sufficient sites to meet the jurisdiction share of regional housing. The bill would require the department to amend specified standards, forms, and definitions to implement these provisions.</p>	

Housing Legislation Affecting Low-Income Consumers as of March 14, 2023

SB 423	Wiener	Land use: streamlined housing approvals: multifamily housing developments.	Senate Housing	Existing law, the Planning and Zoning Law, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards, including, among others, that the development proponent has committed to record, prior to the issuance of the first building permit, a land use restriction or covenant providing that any lower or moderate-income housing units required, as specified, remain available at affordable housing costs, as defined, or rent to persons and families of lower or moderate-income for no less than specified periods of time. Existing law repeals these provisions on January 1, 2026. This bill would authorize the Department of General Services to act in the place of a locality or local government, at the discretion of that department, for purposes of the ministerial, streamlined review for development on property owned by or leased to the state. The bill would delete the January 1, 2026, repeal date, thereby making these provisions operative indefinitely. This bill contains other related provisions and other existing laws.	
SB 477	Committee on Housing	Accessory dwelling units.	Senate Housing	Current law provides for the creation by local ordinance, or by ministerial approval if a local agency has not adopted an ordinance, of accessory dwelling units to allow single-family or multifamily dwelling residential use in accordance with specified standards and conditions. Current law also provides for the creation of junior accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. This bill would make nonsubstantive changes and reorganize various provisions relating to the creation and regulation of accessory dwelling units and junior accessory dwelling units, including the provisions described above, and would make related nonsubstantive conforming changes.	
SB 536	Rubio	Surplus state real property: Herman G. Stark Youth Correctional Facility.	Senate Governmental Organization	Would authorize the Director of General Services to sell or lease property, of an unspecified acreage, known as the California Department of Corrections and Rehabilitation Herman G. Stark Youth Correctional Facility, located in the City of Chino, in the County of San Bernardino, to the City of Chino at fair market value upon terms and conditions the director determines are in the best interests of the state.	

<b>Landlord-Tenant</b>					
<b>Measure</b>	<b>Author</b>	<b>Topic</b>	<b>Location</b>	<b>Summary</b>	<b>WCLP Position</b>
AB 12	Haney	Tenancy: security deposits.	Assembly Judiciary	Current law regulates the terms and conditions of residential tenancies, and prohibits a landlord from demanding or receiving security for a rental agreement for residential property, however denominated, in an amount or value in excess of an amount equal to 2 months' rent, in the case of unfurnished residential property, and an amount equal to 3 months' rent, in the case of furnished residential property, in addition to any rent for the first month paid on or before initial occupancy. This bill would instead prohibit a landlord from demanding or receiving security for a rental agreement for residential property in an amount or value in excess of an amount equal to one month's rent, regardless of whether the residential property is unfurnished or furnished, in addition to any rent for the first month paid on or before initial occupancy.	Support
AB 485	Davies	Tenancy: application screening fee.	Assembly Judiciary	Current law regulates the hiring of real property and imposes various requirements on landlords relating to the application for, and leasing of, residential rental property, including prohibiting the imposition of an application screening fee greater than the cost of gathering information concerning the applicant, or the cost of using a tenant screening service or a consumer credit reporting service. Current law specifies that in no case shall the application screening fee charged by the landlord or their agent be greater than \$30. Existing law requires a landlord or their agent give a copy of a consumer credit report to an applicant who has paid an application screening fee and who is the subject of that report, if so requested by the applicant. This bill would require, under the circumstances described above, that the consumer credit report be given to the applicant within 24 hours.	Tracking
AB 500	Davies	Rent increases: noticing.	Assembly Judiciary	Current law requires a landlord of a residential dwelling to give notice at least a specified number of days, either 30 or 90, before the effective date of the change based upon the percentage increase in the amount of rent charged to the tenant at any time during the 12 months before the effective date of the increase, either in and of itself or when combined with any other rent increases for the 12 months before the effective date of the increase. Current law authorizes a landlord of a residential dwelling to give notice either by personal service or mail, as specified. This bill would additionally authorize a landlord of a residential dwelling to give notice by electronic mail, as defined.	Tracking
AB 846	Bonta	Low-income housing credit: rent increases.	Assembly Housing & Community Development	Limits rent increases in LIHTC. (Co-Sponsored with Alliance of Californians for Community Empowerment (ACCE), and California Rural Legal Assistance Foundation)	Co-Sponsor

SB 37	Caballero	Older Adults and Adults with Disabilities Housing Stability Act.	Senate Housing	Current law establishes various programs to address homelessness, including requiring the Governor to create an Interagency Council on Homelessness and establishing the Homeless Emergency Aid program for the purpose of providing localities with one-time grant funds to address their immediate homelessness challenges, as specified. Current law commits to the Department of Housing and Community Development the administration of various housing assistance programs, including provisions relating to residential hotel rehabilitation and tasks the department, in consultation with each council of governments, with the determination of each region’s existing and projected housing need. This bill would, upon an appropriation by the Legislature for this express purpose, require the Department of Housing and Community Development, commencing January 1, 2024, to begin developing the Older Adults and Adults with Disabilities Housing Stability Program.	Support
SB 398	Wahab	Residential property: rent skimming.	Senate	Current law defines “rent skimming” as the use of revenue from the rental of a parcel of residential property during the first year after acquiring the property without first applying the revenue or an equal amount to payments due on all mortgages or deeds of trust encumbering the property and as the receipt of revenue from the rental of residential real property without the consent of the property owner or owner’s agent, as specified. Current law also defines “multiple acts of rent skimming” and “person.” This bill would make nonsubstantive changes to those provisions.	Tracking
SB 567	Durazo	Tenancy.	Senate	SB 567 builds on existing law to better protect California’s low-income renters from unjust evictions and exorbitant rent increases. (Co-Sponsored with Alliance of Californians for Community Empowerment (ACCE), California Rural Legal Assistance Foundation, Leadership Counsel for Justice and Accountability, PICO California, and Public Advocates)	Co-Sponsor
<b>Homeownership</b>					
Measure	Author	Topic	Location	Summary	WCLP Position
AB 919	Kalra	Residential real property: sale of rental properties: right of first offer.	Assembly Judiciary	Would require an owner of residential real property, defined to include a single-family residential property that is occupied by a tenant or a multifamily residential property to take various actions before offering the residential real property for sale to any purchaser, soliciting any offer to purchase the residential real property, or otherwise entering into a contract for sale of the residential real property. The bill would exempt certain transfers of a residential real property from its provisions, including, among others, a transfer between spouses, domestic partners, parent and child, siblings, grandparent and grandchild, a transfer pursuant to a court order, and a transfer by eminent domain.	

<b>Mobilehomes</b>					
<b>Measure</b>	<b>Author</b>	<b>Topic</b>	<b>Location</b>	<b>Summary</b>	<b>WCLP Position</b>
AB 318	Addis	Mobilehome Residency Law Protection Act.	Assembly Housing & Community Development	The Mobilehome Residency Law Protection Act establishes the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development to resolve complaints from homeowners relating to the Mobilehome Residency Law. Under current law, the act is repealed on January 1, 2024. This bill would remove the January 1, 2024, repeal date and make the act operative indefinitely.	Tracking
AB 319	Connolly	Mobilehome Parks Act: inspectors: conflict of interest.	Assembly Housing & Community Development	The Mobilehome Parks Act requires the Department of Housing and Community Development to enforce the act. Current law requires the department or a city, county, or city and county that assumes responsibility for the enforcement of the act to enter and inspect mobilehome parks, as prescribed. The Political Reform Act of 1974 requires state agencies to adopt and promulgate a conflict of interest code with certain provisions, as specified. This bill would require the department, no later than January 1, 2025, to establish policies to annually review the statement of economic interests, as defined, by each inspector, as defined, who is a designated employee for purposes of the conflict of interest code adopted by the department and identify potential conflicts of interest, including any potential conflict due to an interest in real property disclosed by the inspector on the statement of economic interests.	Tracking

AB 1035	Muratsuchi	Mobilehome parks: rent caps.	Assembly Housing & Community Development	Would prohibit the management of a mobilehome park from increasing the gross rental rate for a tenancy for a mobilehome space more than 3% plus the percentage change in the cost of living, as defined, over the course of any 12-month period, as specified. The bill would prohibit management from increasing the gross rental rate for a tenancy in more than 2 increments over a 12-month period, after the tenant maintains the tenancy over a 12-month period. The bill would prohibit management from imposing an increase in rent on a prospective purchaser or homeowner that purchases a mobilehome if the purchase qualifies as an in-place transfer, as specified. The bill would exempt specified mobilehome spaces from these provisions. The bill would specify that these provisions apply to rent increases for mobilehome spaces occurring on or after January 1, 2023. The bill would provide that in the event that management increased the rent by more than the amount specified above between January 1, 2023, and January 1, 2024, then the applicable rent on January 1, 2024, is the rent as of January 1, 2023, plus the maximum permissible increase, and that management is not liable to the homeowner for any corresponding rent overpayment. The bill would void any waiver of the rights provided under these provisions. The bill would authorize a local government to adopt or maintain an ordinance, rule, regulation, or initiative measure that establishes a maximum amount that may be charged for rent, or other regulations for a tenancy. The bill would not apply to a mobilehome park when a local government has adopted an ordinance, rule, regulation, or initiative measure prior to the effective date of the bill that establishes a maximum amount that may be charged by management for rent or otherwise regulates the rental rate for a mobilehome tenancy.	
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**Homelessness**

Measure	Author	Topic	Location	Summary	WCLP Position
AB 962	Fong, Vince	Identification cards.	Assembly Transportation	Current law imposes a reduced base fee for the issuance of original or replacement identification cards for persons who meet certain income requirements, as specified. Existing law requires the Department of Motor Vehicles to adjust the base fee for the issuance or replacement of an identification card by increasing each fee in an amount equal to the increase in the California Consumer Price Index for the current year, as calculated by the Department of Finance. This bill would exempt from that annual increase the fee for an original or replacement identification card for persons who meet the above-described income requirements.	
AB 1082	Kalra	Authority to remove vehicles.	Assembly Transportation	AB 1082 will prohibit towing or immobilizing a vehicle due to unpaid parking tickets, increase the number of unpaid tickets from one to eight before the DMV can place a registration hold, and improve the guidelines for parking ticket payment programs. These changes together will help cities actually collect unpaid ticket fees and allow California to once again lead the way in ending poverty tows and helping working families continue to drive to work, pay their rent and bills, and provide for their families. (Co-Sponsored with End Poverty in California (EPIC), FreeFrom, and Lawyers' Committee for Civil Rights (LCCR))	<b>Co-Sponsor</b>

<b>Standards</b>					
<b>Measure</b>	<b>Author</b>	<b>Topic</b>	<b>Location</b>	<b>Summary</b>	<b>WCLP Position</b>
SB 450	Atkins	Housing Accountability Act: standards, forms, and definitions.	Senate Housing	The Administrative Procedure Act, in part, sets forth procedural requirements for the adoption, publication, review, and implementation of regulations by state agencies, and for review of those regulatory actions by the Office of Administrative Law. This bill would authorize the Department of Housing and Community Development to review, adopt, amend, and repeal the standards, forms, or definitions to implement the Housing Accountability Act without compliance with those procedural requirements, as provided.	
<b>Other Housing</b>					
<b>Measure</b>	<b>Author</b>	<b>Topic</b>	<b>Location</b>	<b>Summary</b>	<b>WCLP Position</b>
AB 221	Ting	Budget Act of 2023.	Assembly Budget	Would make appropriations for the support of state government for the 2023–24 fiscal year.	
SB 72	Skinner	Budget Act of 2023.	Senate Budget & Fiscal Review	Would make appropriations for the support of state government for the 2023–24 fiscal year.	
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