

### Housing Legislation Affecting Low-Income Californians as of June 5, 2023

At this point in the legislative calendar, all bills must have passed their house of origin to continue moving this year. Bills that did not pass their first house by the June 2nd deadline can still move next year but must make it to the second house by the end of January 2024. Second house policy committee hearings are now underway and run through mid July. Additionally, midnight on June 15th is the constitutional deadline to pass the state's budget bill. The following is a list of bills that affect low-income Californians and have made it to the second house. *Western Center sponsored bills are highlighted in orange.*

#### Fair Housing

Measure	Author	Topic	Location	Summary	WCLP Position
AB 524	Wicks	Discrimination: family caregiver status.	Senate	The California Fair Employment and Housing Act (FEHA), which is enforced by the Civil Rights Department, prohibits various forms of employment discrimination and recognizes the opportunity to seek, obtain, and hold employment without specified forms of discrimination as a civil right. The act also makes it an unlawful employment practice for an employer, among other things, to refuse to hire or employ a person because of various personal characteristics, conditions, or traits. This bill would prohibit employment discrimination on account of family caregiver status, as defined, and would recognize the opportunity to seek, obtain, and hold employment without discrimination because of family caregiver status as a civil right, as specified.	

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AB 911	Schiavo	Unlawfully restrictive covenants: affordable housing.	Senate	Existing 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. Existing 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 or submitting party of the county counsel's determination without delay, 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. The bill would also establish a process by which notice by the owner to the intended recipient would be deemed given. The bill would provide that notice by the owner is optional and failure to provide it does not invalidate a recorded restrictive covenant modification document. This bill contains other related provisions and other existing laws.	
AB 920	Bryan	Discrimination: housing status.	<b>Held on Suspense</b>	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 1418	McKinnor	Tenancy: local regulations: contact with law enforcement or criminal convictions.	Senate	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>

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ACA 10	Haney	Fundamental human right to housing.	Assembly Housing and Community Development	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>
SB 267	Eggman	Credit history of persons receiving government rent subsidies.	Assesmbly	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 lawful, verifiable alternative evidence of reasonable ability to pay the portion of the rent to be paid by the tenant, including, but not limited to, government benefit payments, pay records, and bank statements, in instances in which there is a government rent subsidy. The bill would require the housing provider to reasonably 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 caste.	Assembly	The Unruh Civil Rights Act provides that all persons within the jurisdiction of this state are free and equal, and no matter what their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever. This bill would additionally provide that all persons within the jurisdiction of the state are so entitled regardless of their caste, as defined.	
SB 460	Wahab	Hiring of real property: criminal history.	<b>2-year bill</b>	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**

Measure	Author	Topic	Location	Summary	WCLP Position
AB 11	Jackson	Milton Marks “Little Hoover” Commission on California State Government Organization and Economy.	<b>2-year bill</b>	Current law establishes the Milton Marks “Little Hoover” Commission on California State Government Organization and Economy (the commission) for the purpose of securing assistance for the Governor and itself in promoting economy, efficiency, and improved service in the transaction of the public business, as specified, and in making the operation of all state departments, agencies, and instrumentalities, and all expenditures of public funds, more directly responsive to the wishes of the people as expressed by their elected representatives through various means. Existing 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. This bill would require the commission to study the causes and effects of the rising cost of living in California and develop solutions toward making California a more affordable place to live, as specified. The bill would require the commission to meet quarterly, as specified. The bill would require the commission to complete 2 reports describing the commission’s findings and recommendations, as specified. The bill would repeal these provisions as of January 1, 2027.	
AB 309	Lee	The Social Housing Act.	Senate	Would enact the Social Housing Act and would create the California Housing Authority, as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority.	

AB 312	Reyes	State Partnership for Affordable Housing Registries in California Grant Program.	<b>2-year bill</b>	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 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. The bill would exempt from disclosure as a public record any personally identifiable information collected by the platform or shared between eligible entities and the department in administering the program.	Tracking
AB 653	Reyes	Federal Housing Voucher Acceleration Program.	Senate	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))	<b>Co-Sponsor</b>
AB 671	Ward	CalHome Program: accessory dwelling units.	Senate	Would specify that neither the CalHome Program nor any administrative rule or guideline implementing the CalHome Program precludes a community land trust, as defined, from using CalHome Program funds to purchase residential real property in fee simple, to construct accessory dwelling units or junior accessory dwelling units on the property, and to separately lease each dwelling unit on the property to separate households or separately convey the dwelling units on separate parcels created pursuant to specified law.	

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AB 812	Boerner	Housing development approvals: reserving affordable units in or near a cultural district for artists.	Senate Housing	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. The Planning and Zoning Law imposes various requirements on cities and counties with regard to their review and approval of certain housing developments. This bill would authorize a city or county that requires, as a condition of approval, that a certain percentage of units of a residential development be affordable housing, as specified, to reserve for artists up to 10 percent of those required affordable housing units if certain conditions are met, including that the units reserved are located within or within one mile from a designated cultural district.	
AB 850	Ting	Homeless Housing, Assistance, and Prevention program: round 4 funds.	<b>2-year bill</b>	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.	
AB 1287	Alvarez	Density Bonus Law: additional density bonus and incentives or concessions: California Coastal Act of 1976.	Senate	Would require a city, county, or city and county to grant an additional density bonus, calculated as specified, when (1) an applicant proposes to construct a housing development that conforms to specified requirements, (2) the applicant agrees to include additional units affordable to very low income households or moderate income households, as specified, and (3) the housing development 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 four incentives or concessions for a project that includes at least 16% of the units for very low income households or at least 45% for persons and families of moderate income in a development in which the units are for sale. The bill would increase the incentives or concessions for a project in which 100% of all units are for lower income households, as specified, from 4 to 5.	
SB 406	Cortese	California Environmental Quality Act: exemption: financial assistance: housing.	Assembly Natural Resources	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.	Assembly	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. Existing 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.	Assembly Housing and Community Development	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. Current 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. This bill would expand that exclusion to include a development that consists of the acquisition, rehabilitation, reconstruction, alterations work, or any combination thereof, of lodging facilities or dwelling units using an allocation of federal or state low-income housing tax credits from the California Tax Credit Allocation Committee or moneys appropriated and disbursed pursuant to any provision of the Zenovich-Moscone-Chacon Housing and Home Finance Act, thereby excluding the developments that receive money from the specified funds and programs from the scope of the above-described constitutional provision.	
SB 482	Blakespear	Multifamily Housing Program: supportive housing: capitalized operating reserves.	Assembly	Would require the Department of Housing and Community Development to offer capitalized operating reserves to supportive housing units developed under the Multifamily Housing Program.	

SB 713	Padilla	Planning and zoning: density bonuses: development standard.	Assembly Housing and Community Development	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, waivers or reductions of development standards, parking ratios, and other incentives or concessions, as specified, if the developer agrees to construct certain types of housing. Current law prohibits a city, county, or city and county from applying any development standard that will have the effect of physically precluding the construction of a development meeting specified criteria at the densities or with the concessions or incentives permitted by the Density Bonus Law. Current law defines “development standard” as including a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation. This bill would specify that “development standard” for these purposes includes these standards adopted by the local government or enacted by the local government’s electorate exercising its local initiative or referendum power, whether that power is derived from the California Constitution, statute, or the charter or ordinances of the local government.	
<b>Land Use</b>					
<b>Measure</b>	<b>Author</b>	<b>Topic</b>	<b>Location</b>	<b>Summary</b>	<b>WCLP Position</b>
SB 4	Wiener	Planning and zoning: housing development: higher education institutions and religious institutions.	Assembly	Would allow for by-right approval of 100% affordable housing on land owned by an independent institution of higher education or a religious institution. Western Center is seeking amendments to ensure that SB 4 projects incorporate community input and are not allowable on toxic or industrial land that could pose health risks for low-income communities.	Support if Amended



AB 480	Ting	Surplus land.	Senate Governance and Finance	<p>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. Under current law, 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 requires a local agency to take formal action in a regular public meeting to declare land is surplus and is not necessary for the agency’s use and to declare land as either “surplus land” or “exempt surplus land,” as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures. This bill would recast that provision and would exempt a local agency, in specified instances, from making a declaration at a public meeting for land that is “exempt surplus land” if the local agency identifies the land in a notice that is published and available for public comment at least 30 days before the exemption takes effect.</p>	Support
AB 821	Grayson	Planning and zoning: general plan: zoning ordinance: conflicts.	Senate	<p>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. Current law authorizes any resident or property owner to bring an action or proceeding in the superior court to enforce compliance with these provisions within 90 days of the enactment of any new zoning ordinance or the amendment of any existing zoning ordinance. This bill would additionally authorize any resident or property owner to bring an action or proceeding in the superior court to enforce compliance with these provisions within 90 days of the failure of a local agency to amend a zoning ordinance within a reasonable time of the zoning ordinance becoming inconsistent with the general plan due to amendment to the plan or to any element of the plan.</p>	

AB 837	Alvarez	Surplus land: exempt surplus land: sectional planning area.	Senate	<p>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” to mean land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. 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 provide, until January 1, 2024, that land that is subject to a sectional planning area, as described, is not subject to the above-described requirements for the disposal of surplus land if specified conditions are met. The bill would, commencing April 1, 2025, and annually thereafter, require a local agency that disposes of land pursuant to these provisions submit a specified report to the Department of Housing and Community Development.</p>	<b>Oppose Unle ss Amended</b>
AB 932	Ting	Accessory dwelling units: Accessory Dwelling Unit Program: reports.	Senate	<p>Under existing law, the California Housing Finance Agency (CalHFA) administers the Accessory Dwelling Unit Program, for the purpose of assisting homeowners in qualifying for loans to construct accessory dwelling units and junior accessory dwelling units on the homeowners’ property and increasing access to capital for homeowners interested in building accessory dwelling units. Existing law requires the CalHFA to convene a working group to develop recommendations for the program, as specified. This bill would require CalHFA to evaluate the program and report CalHFA’s findings to the Legislature by January 1, 2025.</p>	
AB 976	Ting	Accessory dwelling units: owner-occupancy requirements.	Senate	<p>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.</p>	

AB 1218	Lowenthal	Development projects: demolition of residential dwelling units.	Senate	<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 393	Glazer	California Environmental Quality Act: judicial challenge: identification of contributors: housing development projects.	Assembly Natural Resources	<p>The California Environmental Quality Act authorizes specified entities to file and maintain with a court an action or proceeding to attack, review, set aside, void, or annul an act of a public agency on grounds of noncompliance with the requirements of the act. This bill would authorize a defendant, in an action brought pursuant to the act relating to a housing development project, to file a motion requesting the plaintiff or petitioner to identify every person or entity that contributes in excess of \$10,000, as specified, toward the plaintiff's or petitioner's costs of the action. The bill would authorize a plaintiff or petitioner to request the court's permission to withhold the public disclosure of a person or entity who made a monetary contribution. The bill also would require the plaintiff or petitioner to use reasonable efforts to identify the actual persons or entities that are the true source of the contributions, to include the exact total amount contributed, and to identify any pecuniary or business interest related to the housing development project of any person or entity that contributes in excess of \$10,000 to the costs of the action, as specified. The bill would prohibit those disclosures from being admissible into evidence for any purpose. The bill would provide that a failure to comply with these requirements may be grounds for dismissal of the action by the court.</p>	<b>Oppose</b>

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SB 405	Cortese	Planning and zoning: housing element: inventory of sites: regional housing need.	<b>2-year bill</b>	The Planning and Zoning Law requires each county and each city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes specified mandatory elements, including a housing element. Current law also establishes a planning agency in each city and each county with the powers necessary to carry out the Planning and Zoning Law. Current law requires the housing element to include, among other things, an inventory of land suitable and available for residential development. For a housing element or amendment adopted on or after January 1, 2021, existing law requires the planning agency to submit to the Department of Housing and Community Development an electronic copy of its inventory, as specified. Existing law requires a county or city to submit each revision or amendment of its housing element to the department promptly following adoption of the revision or amendment and requires the department, within 90 days, to review the adopted housing element or amendment and report its findings to the planning agency. This bill would expand the requirement to submit an electronic copy of the above-described inventory to the department to additionally require the planning agency to submit a housing element or amendment prepared on or after January 1, 2021.	
SB 423	Wiener	Land use: streamlined housing approvals: multifamily housing developments.	Assembly	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. Current 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.	Concerns
SB 477	Committee on Housing	Accessory dwelling units.	Assembly Housing and Community Development	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.	<b>Inactive</b>	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.	Senate 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.	<b>2-year bill</b>	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.	<b>2-year bill</b>	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.	<b>Inactive</b>	Limits rent increases in LIHTC. (Co-Sponsored with Alliance of Californians for Community Empowerment (ACCE), and California Rural Legal Assistance Foundation)	<b>Co-Sponsor</b>
AB 1317	Carrillo, Wendy D	Unbundled parking.	Senate	Current law prohibits an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate for a dwelling or a unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months before the effective date of the increase, as prescribed. This bill would require the owner of qualifying residential property, as defined, that provides parking with the qualifying residential property to unbundle parking from the price of rent, as specified. The bill would define “unbundled parking” as the practice of selling or leasing parking spaces separate from the lease of the residential use. The bill would define “qualifying residential property” as any dwelling or unit that is intended for human habitation that (1) is issued a certificate of occupancy on or after January 1, 2025, (2) consists of 16 or more residential units, and (3) is located within the County of Alameda, Fresno, Los Angeles, Riverside, Sacramento, San Bernardino, San Joaquin, Santa Clara, Shasta, or Ventura. The bill would provide a tenant of a qualifying residential property with a right of first refusal to parking spaces built for their unit, as specified.	
AB 1620	Zbur D	Costa-Hawkins Rental Housing Act: permanent disabilities: comparable or smaller units.	Senate	Would authorize a jurisdiction to require the owner of a residential real property that is subject to an ordinance or charter provision that controls the rental rate to permit a tenant who is not subject to eviction for nonpayment and who has a permanent physical disability related to mobility to move to an available comparable or smaller unit, as defined, located on an accessible floor of the property if certain conditions are met. In this regard, the bill would authorize a tenant to move to an available comparable or smaller unit if, among other things, (1) the move is determined to be necessary to accommodate the tenant’s physical disability related to mobility, (2) there is no operational elevator that serves the floor of the tenant’s current dwelling or unit, and (3) the tenant provides the owner a written request to move into an available comparable or smaller unit located on an accessible floor of the property before the unit becomes available. The bill would require an owner who grants a request pursuant to these provisions to allow the tenant to retain their lease at the same rental rate and terms of the existing lease if certain conditions are met, including, among others, the move is determined to be necessary to accommodate the tenant’s disability related to mobility and the new dwelling or unit is in the same building or on the same parcel with at least 3 other units.	

SB 37	Caballero	Older Adults and Adults with Disabilities Housing Stability Act.	<b>2-year bill</b>	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 48	Becker	Building Energy Savings Act.	Assembly	Current law requires each utility to maintain records of the energy usage data of all buildings to which they provide service for at least the most recent 12 complete calendar months, and to deliver or otherwise provide that aggregated energy usage data for each covered building, as defined, to the owner, as specified. Current law requires the State Energy Resources Conservation and Development Commission (Energy Commission) to adopt regulations providing for the delivery to the Energy Commission and public disclosure of benchmarking of energy use for covered buildings, and specifies that this requirement does not require the owner of a building with 16 or fewer residential utility accounts to collect or deliver energy usage information to the Energy Commission. This bill would additionally specify that the requirement does not require the owner of a building with less than 50,000 square feet of gross floor space to collect or deliver energy usage information to the Energy Commission.	Tracking
SB 478	Dodd	Consumers Legal Remedies Act: advertisements.	Assembly	The Consumers Legal Remedies Act makes unlawful certain unfair methods of competition and certain unfair or deceptive acts or practices undertaken by a person in a transaction intended to result or that results in the sale or lease of goods or services to a consumer, including advertising goods or services with intent not to sell them as advertised. Current law authorizes a consumer who suffers damage as a result of the use or employment by a person of a method, act, or practice declared to be unlawful by that provision to bring an action against that person to recover or obtain certain relief, including actual damages of at least \$1,000. This bill would additionally make unlawful advertising, displaying, or offering a price for a good or service that does not include all mandatory fees or charges other than taxes or fees imposed by a government on the transaction, as specified.	

SB 567	Durazo	Termination of tenancy: no-fault just causes: gross rental rate increases.	Assembly	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.	<b>2-year bill</b>	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.	Support
<b>Mobilehomes</b>					
Measure	Author	Topic	Location	Summary	WCLP Position
AB 318	Addis	Mobilehome Residency Law Protection Act.	Senate	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 extend the above-described January 1, 2024, repeal date to January 1, 2027.	Tracking
AB 319	Connolly	Mobilehome Parks Act: inspectors: conflict of interest: enforcement actions: sunset.	Senate	The Mobilehome Parks Act generally requires the Department of Housing and Community Development to enforce the act, except that a city, county, or city and county may assume the responsibility for the enforcement of the act upon the approval of the department, as provided. Existing law requires the enforcement agency to enter and inspect mobilehome parks, as prescribed. Current law also requires an enforcement agency to issue notice to correct a violation and provides for procedures for owners or operators to dispute and appeal violation notices, as specified. Existing law repeals these provisions as of January 1, 2024. A violation of these provisions is a misdemeanor. This bill would extend these provisions from January 1, 2024, to January 1, 2025.	Tracking



AB 1035	Muratsuchi	Mobilehome parks: rent caps.	<b>2-year bill</b>	Would enact the Mobilehome Affordability Act. The bill 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.	Tracking
<b>Homelessness</b>					
<b>Measure</b>	<b>Author</b>	<b>Topic</b>	<b>Location</b>	<b>Summary</b>	<b>WCLP Position</b>
AB 1085	Maienschein	Medi-Cal: housing support services.	Senate	The bill would require the Department to seek federal approval to make housing support services a Medi-Cal benefit for Californians experiencing homelessness. Housing support services help people access housing, remain stably housed, and are essential for individuals experiencing homelessness to access meaningful care.	<b>Co-Sponsor</b>
AB 550	Schiavo	Homelessness: point-in-time count results: meetings.	<b>2-year bill</b>	The Planning and Zoning Law requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. Current law requires the housing element to identify the existing and projected housing needs of all economic segments of the community. Current federal law requires a continuum of care, a group organized under the federal McKinney-Vento Homeless Assistance Act, to develop a plan that includes planning for and conducting, at least biennially, a point-in-time count of homeless persons within the geographic area. Current law requires that information from the point-in-time count be used to, among other things, allocate funding for the Homeless Emergency Aid program and Homeless Housing, Assistance, and Prevention program. This bill would require a city, county, and city and county, within 60 days after the local continuum of care releases the results of a point-in-time count for a city, county, or city and county's jurisdiction, to, among other things, agendaize the point-in-time count results at a meeting of the city, county, or city and county and present the steps the city, county, or city and county is taking to prevent and end homelessness, including, but not limited to, consideration of specified actions.	Support

AB 962	Fong, Vince	Identification cards.	Senate	Existing 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, beginning January 1, 2027, 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.	Senate	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>

**Standards**

<b>Measure</b>	<b>Author</b>	<b>Topic</b>	<b>Location</b>	<b>Summary</b>	<b>WCLP Position</b>
SB 450	Atkins	Housing development: approvals.	Assembly	Current law requires a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided. Current law authorizes a local agency to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, except as specified, on the proposed housing development. Current law authorizes a local agency to deny a proposed housing development if specified conditions are met, including that the building official makes a written finding that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical environment, as provided. This bill would remove the requirement that a proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls to be considered ministerially. The bill would prohibit a local agency from imposing objective zoning standards, objective subdivision standards, and objective design standards that do not apply uniformly to development within the underlying zone. This bill would remove the authorization for a local agency to deny a proposed housing development if the building official makes a written finding that the proposed housing development project would have a specific, adverse impact upon the physical environment.	

Other Housing					
Measure	Author	Topic	Location	Summary	WCLP Position
AB 464	Schiavo	Public documents: driver's licenses and vital records.	Senate	Current law requires the collection of specified fees for certified copies of a birth certificate, marriage record, or marriage dissolution record. Current law imposes fees upon the application for an original class C or M driver's license or a renewal of a driver's license or for a license to operate a different class of vehicle, as described. This bill would instead exempt persons who are recipients of specified assistance programs from payment of a fee for certified copies of a birth certificate, marriage record, or marriage dissolution record. The bill would, beginning July 1, 2027, also exempt a person who can verify their status as a homeless person from payment of a fee upon the application for an original or renewal of a driver's license. The bill would require the verification of homeless status to be subject to regulations adopted by the Department of Motor Vehicles and may be made by a homeless services provider, as defined.	Support
AB 755	Papan	Water: public entity: cost-of-service analysis.	Senate	Current law authorizes a public entity that supplies water at retail or wholesale within its service area to adopt, in accordance with specified procedures, and enforce a water conservation program. This bill would require a public entity, as defined, that conducts a cost-of-service analysis, as defined, to identify the total incremental costs incurred by all the major water users, as described, in the single-family residential class and the total incremental costs that would be avoided if major water users met a specified efficiency goal. The bill would also require both of those costs to be made publicly available by posting the information in the public entity's cost-of-service analysis.	Support

AB 875	Gabriel	Courts: data reporting.	Senate	<p>The Sargent Shriver Civil Counsel Act requires the Judicial Council to develop one or more programs to provide competitive grants to provide legal counsel to low-income persons who require legal services in civil matters involving specific types of civil matters, including, among others, housing-related matters, probate conservatorships, guardianships, and domestic violence and civil harassment restraining orders. Current law requires the Judicial Council to consider various factors, including, among others, the unmet need for legal services in the geographic area to be served, in selecting and renewing participating programs. Current law requires program applicants, among other things, to describe how the program would be administered and the means by which the program would serve the particular needs of the community, such as by providing representation to limited-English-speaking clients. This bill would require courts to report specified information to the Judicial Council regarding unlawful detainer cases, aggregated by ZIP Code. The bill also would require courts to report to the Judicial Council case summary data on COVID-19 Rental Debt in Small Claims Court, aggregated by ZIP Code. The bill would require the Judicial Council to post all information received about unlawful detainer cases in a publicly available electronic spreadsheet that may be downloaded from its internet website.</p>	Support
SB 225	Caballero	Community Anti-Displacement and Preservation Program: statewide contract.	Assembly	<p>Would establish the Community Anti-Displacement and Preservation Program for purposes of funding the acquisition and rehabilitation of unrestricted housing units, as defined, and attaching long-term affordability restrictions on the housing units, while safeguarding against the displacement of current residents. The bill would require the Department of Housing and Community Development to issue a request for qualification to select a private sector entity or consortium to manage the program for a period of 5 years. The bill would require the program manager to make loans to eligible borrowers, as defined, based on underwriting guidelines approved by the department. The bill would authorize the department to issue grants or loans from program funds to local public entities upon request for purposes of allowing the local public entity to use the moneys to issue loans to eligible borrowers within its jurisdiction in accordance with the bill's provisions and department regulations. The bill would require the department to adopt regulations for the operation of the program and would exempt the adoption of regulations by the department for these purposes from the Administrative Procedure Act.</p>	Support

SB 356	Archuleta	Housing: Code Enforcement Incentive Program: Community Code Enforcement Pilot Program.	<b>2-year bill</b>	Current law establishes the Code Enforcement Incentive Program pursuant to which the Department of Housing and Community Development, upon appropriation by the Legislature, makes funds available as matching grants to cities, counties, and cities and counties that operate local building enforcement programs for more than 3 years, as specified. Current law requires the recipient city, county, or city and county to provide a cash or in-kind local match of at least 25% in the first year, 50% in the 2nd year, and 75% in the 3rd year, and limits the maximum grant to a single recipient under the program to \$1,000,000. Current law requires grant recipients to submit a report to the department on the expanded code enforcement efforts, among other things. Current law requires the department to summarize the reports and transmit the reports to the Legislature within 6 months after the grant recipient's submission date. Current law requires the department to award grants under the program on a competitive basis, based on criteria weighted for specified applicants, including local government applicants that propose to identify and prosecute owners with habitual, repeated, and multiple code violations that have remained unabated beyond the period required for abatement. This bill would revise the cash or in-kind local match requirement, described above, to instead require a recipient city, county, or city and county to match at least 35% of the funds awarded over 3 years. The bill would increase the maximum grant to a single recipient under the program from \$1,000,000 to \$2,000,000, and require the department to adjust that amount for inflation at least once every 5 years.	Support
SB 395	Wahab	Leases: notice of termination or rent increase: statewide database.	<b>2-year bill</b>	Current law specifies various terms and conditions that apply to all persons who hire dwelling units located within this state, including tenants, lessees, boarders, lodgers, and others. Current law regulates evictions and provides that a tenant who remains in possession of a property after the term of the tenant's lease expires, or who fails to pay rent, is guilty of unlawful detainer. This bill would, beginning January 1, 2025, require a landlord to file with the office of the Secretary of State a copy of any notice of termination or notice of rent increase within 10 days of serving the notice on the tenant, subject to specified requirements. The bill would make failure to file the notice an affirmative defense to a cause of action for unlawful detainer.	Tracking

SB 594	Durazo	Beneficial owners.	<b>2-year bill</b>	<p>Current law requires a person who is directly or indirectly the beneficial owner of more than 10% of any class of stock of a domestic insurer to file in the office of the Insurance Commissioner within 10 days after that person becomes a beneficial owner a statement, in a form prescribed by the commissioner, of the amount of all stock of that insurer of which the person is the beneficial owner, as specified. The General Corporation Law (GCL) requires a domestic corporation and a foreign corporation to file annually, as prescribed, with the Secretary of State, a statement containing certain information, including the names and complete business or residence addresses of its chief executive officer, secretary, and chief financial officer. The GCL requires a domestic corporation to certify that the information it provides in that statement is true and correct. This bill would additionally require those corporations to include in the statement described above the names and complete business or residence addresses of any beneficial owner, as defined.</p>	Support
SB 634	Becker	Low Barrier Navigation Center: opportunity housing: use by right: building standards.	<b>2-year bill</b>	<p>Current law provides that the California Environmental Quality Act (CEQA) does not apply to an action taken by a public agency to lease, convey, or encumber land owned by a public entity or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low Barrier Navigation Center constructed or allowed by existing law. CEQA does not apply to the ministerial approval of projects. Current law prescribes requirements for notifying a developer that its application for a Low Barrier Navigation Center development is complete and for the local jurisdiction to complete its review of the application. Current law declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern and thus applicable to charter cities. Current law repeals these provisions as of January 1, 2027. This bill would additionally require an opportunity housing project, as defined, to be a use by right if the project has a housing transition plan for a situation when the parcel on which the project is located is no longer suitable for opportunity housing projects, as specified. The bill would also expand use by right to include sites used pursuant to Executive Order No. N-23-20 and areas zoned for medical use or faith-based use. The bill would provide that these provisions do not apply to an opportunity housing project located on a site in a nonresidential zone unless the site is located near amenities and services that serve people experiencing homelessness, as specified. The bill, by authorizing additional developments to be a use by right under certain circumstances, would expand the exemption for the ministerial approval of projects under CEQA.</p>	<b>Oppose Unless Amended</b>

SB 834	Portantino	Housing: California Family Home Construction and Homeownership Bond Act of 2023.	Assembly	Would enact the California Family Home Construction and Homeownership Bond Act of 2023 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of \$25,000,000,000 pursuant to the State General Obligation Bond Law to finance the California Family Home Construction and Homeownership Program, established as part of the bond act. The bill would authorize the California Housing Finance Agency to award California Socially Responsible Second Mortgage Loans to eligible applicants to use as a down payment or to pay closing costs on the purchase of a new home. The bill would also authorize the agency to award Family Homeownership Opportunity Infrastructure Improvement Loans to developers to be used for predevelopment infrastructure improvements and other upfront costs typically incurred in connection with new home construction, under specified conditions. The bill would require that moneys received from a loan recipient for the repayment of financing provided under the program be used to pay debt service when due on bonds issued pursuant to the bond act. The bill would also authorize the agency to issue revenue bonds for the purposes of financing the program, as specified.	<b>Oppose Unless Amended</b>
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