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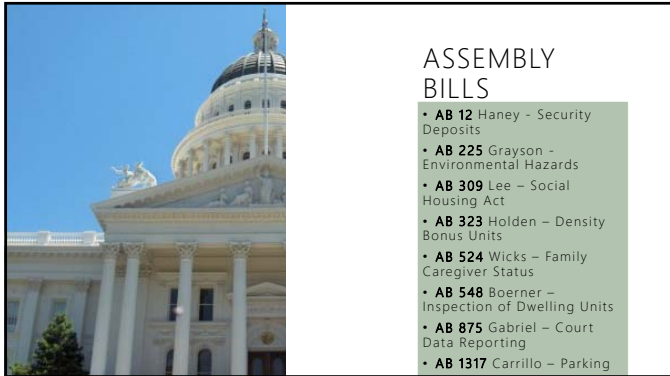
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**AB 12 – HANEY**

**REDUCTION IN RENTAL SECURITY DEPOSITS**

**ISSUES WITH THE LEGISLATION**

- Negative Impact on applicants w/ credit issues
- Increased focus on applicants ability to pay rent
- Gentrification



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**AB 225 – GRAYSON**

**ENVIRONMENTAL HAZARDS BOOKLET**

**ISSUES WITH THE LEGISLATION**

- Creates potential for insurance denial
- Insurance is denying coverage for "Natural Disasters"
- May create need for Excess and Suprlus Insurance



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**AB 309 – LEE**

**SOCIAL HOUSING ACT**

**ISSUES WITH THE LEGISLATION**

- Allows for ballot initiatives to pay for social housing
- Will require taxes to ensure no one pays more than 30% of their income on housing
- ACA 13 would create housing as infrastructure.



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**AB 323 – HOLDEN**

**PURCHASE OF DENSITY BONUS UNITS**

**ISSUES WITH THE LEGISLATION**

- Deed restricted owner-occupant units must be made available to an income qualified owner occupant
- Requires unsold deed restricted units to be made available to a qualified non-profit
- Establishes \$15,000 penalties for violation of these rules



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**AB 524 – WICKS**

**FAMILY CAREGIVER STATUS**

**ISSUES WITH THE LEGISLATION**

- Sets FEHA precedent
- Could result in "Family Caregiver Status" being a protected class
- Conflicts with deed restriction qualifications



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**AB 548 – BOERNER**

**INSPECTION OF DWELLING UNITS**

**ISSUES WITH THE LEGISLATION**

- Doesn't identify fault of conditions once inspected
- Places responsibility of providing access on owners
- Neglects the right of the tenant to refuse access
- Local Government policies may conflict with state policies



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**AB 875 – GABRIEL**

**COURT DATA REPORTING**

**ISSUES WITH THE LEGISLATION**

- Requires specific information to be reported without context
- Focuses on repayment of Covid-19 rental debt
- Potential inconsistencies in reporting could result in additional regulation on the housing industry



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**AB 1317 – CARRILLO**

**UNBUNDLED PARKING**

**ISSUES WITH THE LEGISLATION**

- Sets precedent for repairs and amenities
- Future "unbundling" efforts in multifamily could create problems all around
- Unbundling could apply to landscaping, maintenance, laundry, gym, pool, club house, profits, etc.



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**SENATE BILLS**

- **SB 267** Eggman – Credit History
- **SB 466** Wahab – Repeal Costa Hawkins
- **SB 567** Durazo – Just Cause Termination, Rental Increases

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**SB 267 – EGGMAN**

**CREDIT HISTORY – GOVERNMENT RENT SUBSIDIES**

**ISSUES WITH THE LEGISLATION**

- Reduces owner's ability to determine applicant's ability to pay rent
- Impacts the ability of government to determine eligibility for several programs
- Limits transparency of the application process

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**SB 567 – DURAZO**

**JUST CAUSE TERMINATION, RENTAL INCREASES**

**ISSUES WITH THE LEGISLATION**

- Requires Building Permits prior to notice of eviction
- Creates delays in providing necessary repairs
- Increases costs of repairs
- Increases labor and building material costs and hurdles



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**CONSTITUTIONAL AMENDMENTS**

- **ACA 1** – Affordable Housing
- **ACA 10** – Housing is a Human Right
- **ACA 13** – Voting Thresholds
- **SCA 2** – Public Housing Projects
- **Weinstein Initiative**

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**ACA 1 – AGUILAR-CURRY**

**AFFORDABLE HOUSING FINANCED BY GOVERNMENT**

**ISSUES WITH THE LEGISLATION**

- Makes it easier to pass new parcel taxes
- Doesn't define "public infrastructure" or "affordable housing"
- In effect dismantles Prop 13



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**ACA 10 – HANEY**

**FUNDAMENTAL HUMAN RIGHT TO HOUSING**

**ISSUES WITH THE LEGISLATION**

- Establishes a "right" to "adequate housing" for all Californians
- Does not define what "adequate housing" is
- Obligates the public to pay for housing
- Creates conflicting priorities for legislative bodies
- Establishes expectations that are legally dubious



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**ACA 13 – WARD**

**VOTING THRESHOLDS**

**ISSUES WITH THE LEGISLATION**

- Last minute "gut and amend" bill during the final weeks of the first year of the legislative session
- Enables local government to pass taxes easily
- Grants special districts the same taxing rights as local government
- Provides low threshold for passing bonds, taxes, and general obligations paid for by property owners



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**SCA 2 – ALLEN**  
PUBLIC HOUSING PROJECTS

**ISSUES WITH THE LEGISLATION**

- Corrects an historically questionable section of the California Constitution
- Begins the discussion of overturning public vote thresholds for development to be approved
- Focuses legislative support on an initiative aimed at providing more housing in California rather than fighting developments in California



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**SB 466 – WAHAB AND WEINSTEIN INITIATIVE**  
REPEAL COSTA HAWKINS

**ISSUES WITH THE LEGISLATION**

- Restricts rental rates for new renters
- Rolls back exemption timelines for rent control
- Expands abilities of local government to affect multifamily housing operations



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**AB 2503 – GARCIA**  
RESIDENTIAL RENTAL HOUSING TERMS

**ISSUES WITH THE LEGISLATION**

- Creates consistent terms throughout the California Business and Professions code
- Removes historic associations with terms landlord and tenant
- Signed by Governor and sent to California Law Revision Commission



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CONCLUSION AND Q & A

<p><u>AAOC Follow Up</u></p> <p>714-245-9500          Advocacy@aaoc.com          www.aaac.com</p>	<p><u>Legislative Follow Up</u></p> <p>Advocacy @aaoc.com          www.aaac.com          Support the:          Legal Defense Fund          Political Action Committees</p>
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2023  
 LEGISLATION  
 Impacting Residential Rental  
 Housing

THANK YOU FOR  
 ATTENDING



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