

CalRHA Legislative Update



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END OF SESSION REPORT

The Legislature ended their work on September 10th a little before 9:00 pm, which is early for the last night of session. The remaining bill that CalRHA was opposing during the end of session was **SB 679** (Kamlager Dove) which would have created the LA County Affordable Housing Solutions Agency.

The new Agency could have imposed new regulations on rental property providers, as well as put tax measures on the ballot. Fortunately, SB 679 failed to get a hearing in the Assembly Housing Committee on the final day. However, the sponsors of the bill, United Way of Greater LA, will still work on the issue and told us that they plan to introduce initiatives at the local level.



California Governor
Gavin Newsom

The Governor now has until October 10, 2021 to sign or veto legislation that was sent to his desk. Below are several bills that CalRHA supported throughout the year, one of which is already signed, while the other two we are requesting a signature.



Senator Scott Weiner

SB 10 (Wiener)

Planning and zoning: housing development: density. Would allow cities to zone for up to 10 housing units per parcel in urban areas or places close to transit.

SIGNATURE REQUESTED

SIGNED 9/16/2021, (see the President's Message for updated information).



Senator Mike McGuire

SB 219 (McGuire)

Cancellation of property tax penalties and costs.

SIGNED



Senator Dave Min

SB 607 (Min)

Professions and Vocations - Includes the CalRHA requested fix to allow balcony inspectors to do repairs.

SIGNATURE REQUESTED

Along with **SB 10**, **SB 9** was the other bill supported by Senate Democratic leadership that was approved before the final week of the session. **SB 9** allows homeowners to split their lots that are zoned for single-family housing and build additional units, including duplexes.

Unfortunately, although not unexpectedly, there are two bills that made it to the Governor's desk for which CalRHA is requesting a veto.



Assemblymember
Laura Friedman

AB 838 (Friedman)

State Housing Law: enforcement response to complaints of substandard housing and lead hazards.

VETO



Assemblymember
Jesse Gabriel

AB 1487 (Gabriel)

Legal Services Trust Fund
Commission: Homelessness
Prevention Fund: grants:
eviction or displacement.

VETO

Overall, the year was successful, in that the majority of the bills that CalRHA opposed were killed. To recap, those wins include:

- **AB 854** (Lee) - Ellis Act/Withdrawal of Accommodations - DEAD
- **AB 1000** (Ward) - Fair employment and housing protections: background check service providers: housing status - DEAD
- **AB 1188** (Wicks) - Rent Registry - DEAD
- **AB 1199** (Gipson) - Homes for Families and Corporate Monopoly Transparency Excise Tax - DEAD
- **AB 1241** (Jones Sawyer) - Rental housing unlawful housing practices: applications: criminal records - DEAD

EVICTION MORATORIUM SUNSET

Fortunately, the Legislature recessed on the last night of session without extending the moratorium. Therefore, the eviction moratorium is still set to expire on September 30, 2021.

RENTAL ASSISTANCE UPDATE

- Rent assistance was a top priority for CalRHA in 2021 and we worked hard with the Legislature, as well as the Administration, to establish the program and ensure that 100% of rent was covered.



- As of September 7th, the state has given out \$491 million in rent relief, out of the nearly \$2 billion requested.
- CalRHA has had numerous meetings and webinars with the Housing Agency and Department in the state and we appreciate the open door communication and collaboration with the entities. Representatives, Jessica Hayes and Geoffrey Ross, from HCD will be attending the in-person CalRHA Board meeting in October to discuss further improvements to the program.

LOOKING AHEAD

- The Governor's Recall Election is scheduled for September 14th. Recent polls show that he should keep his seat by a margin of 10 points or greater, but it is all dependent on voter turnout.
- The current Assembly Housing Chair, David Chiu, is rumored to be taking the San Francisco City Attorney position after the legislative session ends. Therefore, there will be a new Housing Committee Chair announced imminently in the Assembly.
- The Assembly Housing Working Group, led by Assemblymember Grayson, will be conducting listening tours this fall throughout the state. It will begin in Assemblymember Grayson's district and then be scheduled in the districts of Assemblymembers: Rivas, Arambula, Friedman, Reyes, Quirk-Silva and Ward. They will then have a debriefing paper in December and lay out their legislative priorities for 2022.
- CalRHA will be conducting its legislative planning this fall for the various sponsored bills we will be pursuing during next year.