

# CalRHA Legislative Update



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## POLITICAL UPDATE

California's citizen redistricting commission recently released a proposal of what congressional and legislative districts could look like for the next 10 years ([www.wedrawthelinesca.org](http://www.wedrawthelinesca.org)). However, the proposed maps will likely change as the commission takes public comment into account. Official first draft maps are due by November 15th and final maps will be adopted by the end of 2021. 2022 will be a busy political year as it is an election year in California and the Governor is facing reelection.

The Attorney General, Rob Bonta, has launched a housing strike force and will be convening tenant roundtables throughout the state. The goals of the strike force are to address:



CA Atty General  
Rob Bonta

- Enforcing state housing and development laws in the Attorney General's independent capacity and on behalf of DOJ's client agencies.
- Enforcing tenant rights, mortgage servicing, and other consumer protection laws;
- Issuing consumer alerts advising tenants and homeowners on their protections under state and federal law;
- Issuing guidance letters to local governments on state housing laws;
- Defending state housing and tenant protection laws from legal challenges; and
- Advocating with the state legislature, federal agencies, and other state agencies to advance a right to housing.

Additional details can be found at:

<https://oag.ca.gov/news/press-releases/attorney-general-bonta-launches-housing-strike-force-announces-convening-tenant>

## INITIATIVE UPDATE

Several initiatives have qualified for the 2022 ballot that are of interest to the rental housing community. Those include:

- **The Tax Cut and Housing Affordability Act of 2022.** Proposed by Stanley Apps, this initiative is a split roll tax on multifamily housing. It would create a property tax surcharge of 1.2% for covered properties including commercial, residential, industrial, or mixed-use real estate, or vacant land with a full cash value of \$5 million or more and a lesser amount for properties assessed at \$4 million. Certain types of properties are exempt from the surcharge, including commercial agricultural land, deed restricted properties that house "low" and "very low" income residents, and open space. Qualified homeowners would benefit due to an increase of the current homesteading exemption to \$200,000 and qualified renters would see an increase in the renters' tax credit.
- **Repeal the Death Tax Act.** Proposed by Howard Jarvis Taxpayers Association, this initiative would exempt from property tax reassessment transfers if primary residences between parents and children (and grandparents to grandchildren if parents are deceased), regardless of value by removing the cap set in 2020 by Prop 19 and exempt transfers between same family members of other real property valued up to \$2.4 million (example, second homes and rental/business properties).

## LEGISLATIVE UPDATE

The Legislature is in recess until January, but CalRHA has been busy planning its legislative priorities for 2022. We will be releasing a legislative priorities document once finalized in December/January.

## RENT ASSISTANCE UPDATE

As of November 2nd, the state has given out over \$1 billion in rent relief, out of the nearly \$5 billion requested. CalRHA continues to work with HCD on the implementation and advocate for more funding to the program. For more information, please visit Housing is Key. (<https://housing.ca.gov>)