

# CalRHA Legislative Updates



Kate Bell, KateBellStrategies.com

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## State Budget Update

Governor Gavin Newsom unveiled his "May Revision" to the state budget, and in this latest update he has proposed additional funding that would help our membership, including:



- **\$2.7 Billion for Emergency Rental Assistance.** Governor Newsom is proposing significant state funding for qualified, low-income renters who have requested rental assistance prior to March 31, 2022.
- **\$1.4 Billion to Help Californians Pay Past-Due Utility Bills.** As Californians continue to face difficulties paying utility bills, this proposed funding expands upon last year's utility relief program by allocating \$1.2 billion for electricity bills and \$200 million for water bills.

The Democrat state leaders, Pro Tem Toni Atkins, Speaker Anthony Rendon, and the two Chairpersons of the Budget Committees, Senator Nancy Skinner and Assemblymember Phil Ting,



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have proposed their budget the Governor, which will be finalized once negotiations with the Governor have been concluded, and the budget is passed by the Legislature no later than June 15, 2022. That proposed agreement includes \$50 million for financing of Accessory Dwelling Units (ADUs).

## Legislative Update

We have now passed the deadline for passage in the house of origin where bills proposed by the Assembly required passage on the Assembly Floor and bills proposed by the Senate required passage on the Senate Floor. There were several proposed bills initially of great concern to rental housing providers that are "dead", including AB 2050 (Lee)

Restrictions on use of Ellis Act, AB 2203 (Rivas) FEHA Credit Reports, and 2713 (Wicks) Just Cause. Holding these bills was a critical win for the rental housing industry.

There are a couple of bills that passed the Senate Floor that we had supported and will continue to advocate for as they move onto the Assembly:

- **SB 847 (Hurtado).** "COVID-19 Rent Relief: Grant Program" Would create a grant program for landlords who received a negative decision or no response within 20 days – for "Tier 1" applicants (e.g., not corporation, non-REIT, and non-LLC).
- **SB 897 (Weickowski).** "ADU Height Limits" – (Original proposal was to increase height limit from 16 to 25 feet). Now requires that the standards imposed on ADUs be objective and defines "objective standard" as subjective judgment by a public official and is uniformly verifiable. Also, requires a local agency to issue a demolition permit for a detached garage replaced by an ADU at the same time.
- **SB 1133 (Archuleta)** - "Price Gouging: State of Emergency: Specified Housing Exclusion" - The bill would also exclude specific categories of housing from these provisions, including housing that was issued a certificate of occupancy for residential use within the 3 months preceding a proclamation of a state of emergency or declaration of local emergency or within the duration of the proclamation or declaration.
- **SB 1262 (Bradford).** Courts' Indexes - This bill would require publicly accessible electronic indexes of defendants in criminal cases to permit searches and filtering of results based on a defendant's driver's license number or date of birth, or both.

However, there are several "high-priority" bills that we continue to be opposed to that will be going on to the next legislative house, which include:

- **Aug. 1**  
Legislature reconvenes from Summer Recess
- **Aug. 12**  
Last day for fiscal committees to meet and report bills
- **Aug. 15 - 31**  
Floor session only. No committee may meet for any purpose except Rules Committee, bills referred pursuant to Assembly Rules 77.2, and Conference Committees
- **Aug. 25**  
Last day to amend bills on the floor
- **Aug. 31**  
Last day for each house to pass bills
- **Sept. 30**  
Last day for Governor to sign or veto bills passed by the Legislature before Sept. 1 and in the Governor's possession on or after Sept. 1

## Rent Assistance Update

The rent assistance application portal is now closed and approximately \$3.623 billion has been paid out in rent assistance in the state, as of June 6, 2022.

For more information on the rental assistance program, please visit [Housing is Key](https://housing.ca.gov).  
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