

CalRHA Legislative Updates

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This month, the President's Message covers the Legislative News that normally appears in this column. Following are the letters sent to legislators on the most important bills for the rental housing community.

AB-2383 Tenant Applications – Criminal Record: OPPOSE



July 6, 2022

The Honorable Anthony Portantino
Chair, Senate Appropriations Committee
State Capitol, Room 412
Sacramento, CA 95814

RE: AB 2383 (Jones-Sawyer) Tenant Applications – Criminal Record: OPPOSE

Dear Anthony Portantino,

On behalf of the California Rental Housing Association (CalRHA), I write to express our strong opposition to Assembly Bill 2383 authored by Assemblymember Jones-Sawyer, which will prohibit an owner of rental housing units from inquiring or requiring that an applicant disclose a criminal record during the application phase of renting housing.

AB 2383 will make it increasingly more difficult for rental housing providers to properly evaluate applicants for rental housing. This bill will prohibit rental property owners from asking applicants whether they have a criminal history on the initial application. Only after an applicant has qualified on the basis their credit, would a rental housing provider be allowed to conduct a criminal background check. After the background check has been conducted, if information that would necessitate the disqualification of an applicant is discovered, the housing provider would be required to provide the applicant, within five days of receiving the background check, a written statement of possible disqualification, and then an applicant would be given three days to refute that finding.

This is an ill-conceived plan because if passed it will undo the decades of hard work that have gone into providing safe housing for millions of Californians. It will harm communities, reduce property values and diminish the quality of life for renters across the state. Rental housing providers take great pride in providing housing and we take special attention when we review potential residents. Our applications are designed to obtain useful information that is compliant with Fair Housing laws and guidelines, such as those prescribed by DFEH for [Fair Housing and Criminal History](#).

These criteria are equally applied to each application and are designed to ensure successful tenancy. Removing our ability to ask an applicant about their criminal conviction record up front diminishes our ability to properly vet our applicants. This will ultimately threaten the quality of life and safety of other residents in our communities.

AB 2383 also removes assurances for existing residents that the backgrounds of their neighbors have been properly vetted. Also, consider the hundreds of thousands of renters who have agreed to having their records scanned as a part of the application process because they knew their record was clean. Many residents take comfort knowing that their new neighbors, and future neighbors, are held to the same expectation that they were. They should have the right to expect the same level of assessment from their neighbors.

This bill also threatens the safety of our employees. If a housing provider must ask for details pertaining to criminal records that come up in the secondary search, applicants may feel intimidated, challenged, or defensive. This could lead to contentious interactions that may threaten our employee's safety.

CalRHA appreciates that our state's leaders are continuing to make housing a priority. As such, we encourage the Legislature to propose and consider policies that not only incentivize the creation of new housing, but also improve the quality of life for both those who live-in and those who maintain housing within our communities. The impact of reducing the standards required to live in a multi-

family environment will diminish the quality of life currently enjoyed by millions of people. For these reasons we oppose AB 2383 and respectfully request your NO vote in the Senate Appropriations Committee.

The California Rental Housing Association represents 22,000+ members who provide over 575,000+ rental units, made up of small, medium and large rental housing owners throughout the State of California. Please contact us if you have any questions.

Sincerely,

Christine LaMarca, President

SB-679 LA Regional Housing Finance Act: OPPOSE



July 15, 2022

The Honorable Chris Holden
Chair, Assembly Appropriations Committee
1021 O Street, Suite 8220
Sacramento, CA 95814

RE: SB 679 (Kamlager Dove) - Los Angeles Regional Housing Finance Act - OPPOSE

Dear Assemblymember Holden,

The organizations listed above oppose SB 679, which would create the Los Angeles County Affordable Housing Solutions Agency for the purpose of preserving and potentially increasing the supply of affordable housing in Los Angeles County and by providing for resources for renter eviction protections, affordable housing preservation, and new affordable housing production. While we encourage the creation of more housing, particularly affordable housing, doing so at the cost of increasing regulations and property taxes in Los Angeles County hurts existing housing providers. SB 679 could impose new regulations and property taxes on L.A. County owners, many of whom have been negatively impacted by Covid-19 and to the resulting financial challenges of providing housing without any rental income or rental assistance for the past 18 months.

The organizations above remain committed to addressing the state's housing crisis and providing quality housing to California's tenants. We believe that policies that have a positive impact on increasing the supply of housing should be prioritized and we must advance balanced measures that do not adversely impact our rental housing providers. We are committed to working with State Legislators to come up with effective solutions, but we believe that this bill will make it even

more difficult for rental housing providers that are already financially overburdened to continue doing business in the state. For these reasons and those stated above, we must respectfully oppose SB 679, and respectfully request your NO vote in the Appropriations Committee.

The California Rental Housing Association represents 22,000+ members totaling more than 575,000+ units, made up primarily of small and medium rental housing owners throughout the State of California. Please contact us if you have any questions.

Sincerely,

Christine Kevane LaMarca, President

CC: Senator Kamlager Dove, Author
Members, Assembly Appropriations Committee
Committee Consultant
Consultant, Assembly Republican Caucus
Office of the Governor

SB-1026 Residential Energy Efficiency Disclosure Statement: OPPOSE



July 15, 2022

The Honorable Chris Holden
Chair, Assembly Appropriations Committee
1021 O Street, Suite 8220
Sacramento, CA 95814

RE: SB 1026 (Więckowski) - Residential Energy Efficiency Disclosure Statement - OPPOSE

Dear Assemblymember Holden,

The California Rental Housing Association (CalRHA) and organizations listed above oppose SB 1026, which would mandate an energy efficiency disclosure by property owners to prospective tenants prior to entering into rental agreements. Mandating this administrative burden across the board will further exacerbate the housing crisis in California.

Many of our members who have residential properties with 15 units or less do not necessarily employ onsite professional managers or staff required to comply with the requirements of the bill. Furthermore, energy efficiency/usage of prior tenants is not indicative of the energy usage or efficiency of a prospective tenant so providing the data may unnecessarily dissuade a tenant from appropriate housing. Finally, preventing a rental agreement until the requirements of this bill are met is actually counter to the state's goals of ensuring and easing access to housing.

Our organization supports the goals of creating more efficient buildings because it is not only good for the environment, but also impacts the operating costs for members and their residents. We would like to see more legislation that is focused on incentivizing (through tax credits, additional financial incentives) in

exchange for energy-efficient upgrades.

The California Rental Housing Association represents 22,000+ members totaling more than 575,000+ units, made up primarily of small and medium rental housing owners throughout the State of California. We must respectfully urge your NO vote when SB 1026 is heard in committee.

Sincerely,


Christine Kevane LaMarca, President

CC: Senator Bob Wieckowski, Author
Members, Assembly Appropriations Committee
Consultant, Assembly Appropriations Committee
Consultant, Senate Republican Caucus
Office of the Governor

SB-1105 SD Equitable & Environmentally Friendly Affordable Housing Finance Agency: OPPOSE



July 15, 2022

The Honorable Chris Holden
Chair, Assembly Appropriations Committee
1021 O Street, Suite 8220
Sacramento, CA 95814

RE: SB 1105 (Hueso) - San Diego Regional Equitable and Environmentally Friendly Affordable Housing Finance Agency - OPPOSE

Dear Assemblymember Holden,

The organizations listed above, must respectfully oppose SB 1105, which would establish the San Diego Regional Equitable and Environmentally Friendly Housing Agency (SD REEFHA or Agency) throughout San Diego; and identifies the powers of the Agency, eligible revenue sources, eligible expenditures, anti-displacement protections, geographic equity requirements, and expenditure requirements. This unelected Agency Board will have unfettered bonding and taxing authority. While we encourage the creation of more housing, particularly affordable housing, doing so at the cost of increasing regulations and property taxes in San Diego County hurts existing housing providers. SB 1105 could impose new regulations and property taxes on San Diego property owners, many of whom have been negatively impacted by Covid-19 and the resulting financial challenges of providing housing without any rental income or rental assistance for the past several years.

The organizations above remain committed to addressing the state's housing crisis and providing quality housing to California's tenants. We believe that policies that have a positive impact on increasing the supply of housing should be prioritized and we must advance balanced measures

that do not adversely impact our rental housing providers. We are committed to working with State Legislators to come up with effective solutions, but we believe that this bill will make it even more difficult for rental housing providers that are already financially overburdened to continue doing business in the state. For these reasons and those stated above, we must respectfully oppose SB 1105, and respectfully request your NO vote in committee.

The California Rental Housing Association represents 22,000+ members totaling more than 575,000+ units, made up primarily of small and medium rental housing owners throughout the State of California. Please contact us if you have any questions.

Sincerely,


Christine Kevane LaMarca, President

CC: Senator Ben Hueso, Author
Members, Assembly Appropriations Development Committee
Assembly Appropriations Committee Consultant
Assembly Republican Caucus Committee Consultant
Office of the Governor