

# CalRHA Legislative Updates



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## September 2022 End of Session Legislative Update

The Legislature finished their legislative session after mid- night on August 30th. Governor Newsom has until September 30th to sign or veto legislation.

This year, CalRHA was proactively supporting rent relief, which was included in the state budget. We also decided to sponsor and support legislation on ADU creation in the state, as that is the most cost-effective way to create additional housing units.



ADU – Accessory Dwelling Unit

Below, please find the outcome of:

- ADU legislation we supported
- A list of highlighted bills for which we are requesting a signature by Governor Newsom
- A list of bills for which we are requesting a veto, and a few other end of session outcomes on legislation.

This fall, we will begin the work of evaluating priorities and goals for the next legislative session. Although we made good progress this legislative session, there is much more work to be done on behalf of the industry.

### Sponsored/Supported ADU Legislation on Governor's Desk

Our sponsored bill, AB 916 (Salas), which would streamline the creation of bedrooms by eliminating public hearings, passed both the Senate and Assembly Floors unanimously. Assemblymember Salas is to be applauded for his efforts on behalf of CalRHA. Furthermore, there was a broad coalition of



CA Assemblymember Rudy Salas

support, including YIMBY, SPUR, the Home Building Alliance, Realtors, etc. We negotiated with all parties during August to reach a deal on ADU height increases. The language originally in AB 916 was incorporated with other height changes into SB 897 (Wieckowski), which also reached the Governor's desk. The height changes in SB 897 are as follows:



CA Senator Bob Wieckowski

- For detached ADUs on a lot with an existing or proposed single family, a 16 feet height limitation is allowed.
- For detached ADUs on a lot with an existing or proposed multifamily dwelling unit, an 18 feet height limitation is allowed.
- For a detached ADU within one-half of one-mile walking distance of a major transit stop or a high-quality transit corridor, an 18 feet height limitation is allowed. Also, requires that a local agency must allow an additional two feet in height to accommodate a roof pitch on an ADU that is aligned with the roof pitch of the primary dwelling unit; and
- For ADUs attached to the primary dwelling, a height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, is allowed.

The third ADU bill that CalRHA supported this year was AB 2221 (Quirk-Silva) which specifies that an ADU that is detached from the proposed or existing primary dwelling may include a detached garage, prohibits local governments from establishing limits on front setbacks, and improves the



CA Assemblymember Sharon Quirk-Silva

application process for ADUs, was also supported by CalRHA and made it to the Governor's desk.

### Signature Requested Legislation

AB 1695 (Santiago), which deals with adaptive reuse for multifamily housing and CalRHA supports, is pending on the Governor's desk.

AB 2503 (Garcia), the AOC-sponsored bill to have the state work on lessor/lessee terms and which CalRHA supports, made it to the Governor's desk.

SB 1262 (Bradford), the bill CalRHA supported that 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, date of birth, or both, also made it to the Governor's desk.



CA Assemblymember  
Miguel Santiago

CA Assemblymember  
Eduardo Garcia

CA Senator  
Steven Bradford

### Veto Requested Legislation

SB 679 (Kamlager), the bill that establishes the Los Angeles County Affordable Housing Solutions Agency (LACAHS), and authorizes LACAHS to utilize specified local financing tools to fund renter protections and the preservation and production of housing units affordable to households earning up to 80 percent of the area median income (AMI), which we opposed along with the Realtors, California Business Roundtable, and others, was a high priority bill at the end of session. Although there was a respectable engagement of opposition at the end and we were close to holding the bill on the floor, SB 679 did end up passing with the bare minimum number of votes required on the final night of session. The effort and impact were visible, though, and we were able to hold many Moderate Democrats and all Republicans off of the bill. SB 1017 (Eggman), which would expand the list of family members for which abuse would constitute grounds for terminating a lease, is pending on the Governor's desk.



CA Senator  
Sydney Kamlager

### Additional End of Session Outcomes

SB 843 (Glazer), this bill to create a renter's tax credit and which we were supporting, was sent to the inactive file at the end of session so failed to pass to the Governor's desk because it wasn't taken up for a floor vote.



CA Senator  
Steve Glazer

Finally, the Legislative Leaders came to deal at the end of session regarding housing production. Details of their press release are below:

### **Legislative Leaders Applaud Agreement on Housing Affordability, Production Package**

**SACRAMENTO** – Following weeks of negotiations, Senate President pro Tempore Toni G. Atkins (D-San Diego) and Assembly Speaker Anthony Rendon (D-Lakewood) announced today that an agreement has been reached on a package of legislation aimed at increasing California's housing supply.

The agreement centers around **SB 6, the Middle-Class Housing Act**, by Senator Anna Caballero (D-Merced) and **AB 2011, the Affordable Housing and High Road Jobs Act**, by Assemblymember Buffy Wicks (D-Oakland), both of which are bills that focus on streamlining housing production in commercial zones. SB 6, which will be in print later today, would spur the creation of housing in existing commercial and retail space, and help make homeownership more attainable for working families. AB 2011 would accelerate production of millions of affordable and mixed-income housing along transit-friendly commercial corridors.

*"California desperately needs more housing, especially housing that is affordable for lower- and middle-income families – SB 6 and AB 2011 will help fulfill that need," said Pro Tem Atkins. "My sincere appreciation goes to Senator Anna Caballero, Assemblymember Buffy Wicks, Senate Majority Leader Mike McGuire, and Speaker Anthony Rendon for the energy they poured into this agreement, and to our Labor partners for working with us on this achievement. This is a monumental legislative agreement, and one of the most significant efforts to streamline and amplify housing production in decades."*

By concentrating housing closer to city centers, near jobs, transit, and services, both AB 2011 and SB 6

would make a meaningful contribution to California's efforts to fight climate change.

*"The best legislative achievements – like this one – only come when you see negotiations as a non-zero-sum game. We didn't go into this to have one side win at the expense of another. As a result, we have a housing victory that checks off a lot of the boxes – affordability, mixed-use, transit accessibility and labor security,"* said Speaker Rendon. *"This is a win for both houses, thanks to the work of Senate pro Tem Toni Atkins, Senate Majority Leader Mike McGuire and Senator Anna Caballero in their house and Assemblymember Buffy Wicks for this bill and Assemblymember Tim Grayson – for his work setting the table for housing progress in the Assembly. This is a great accomplishment."*

The state will need an estimated 2.5 million new housing units over the next eight years, with more than a million units of those needing to be affordable for lower-income households, according to the California Department of Housing and Community Development's [2022 State-wide Housing Plan\\*](#).

*"The bottom line is these bills are transformational for working families in California seeking housing,"* said Senator Caballero, Chair of Senate Governance and Finance. *"It's been a pleasure to work alongside Assemblywoman Wicks, a tireless advocate for housing in California. Coupled with historic state investments, including \$500 million to help working families achieve the California Dream of homeownership, I believe both of these bills will make tremendous progress to help families in California have a place to call home."*



CA Assembly Speaker  
Anthony Rendon



CA Senate ProTem  
Toni Atkins



CA Senate Majority Leader  
Mike McGuire



CA Senator  
Anna Caballero

Working in tandem, the bills are anticipated to increase housing production efficiencies across California, while strengthening labor standards and growing the workforce that will build that housing for years to come.

*"These bills will change the trajectory of California's housing crisis,"* said Assemblymember Wicks, Chair of the Assembly Committee on Housing and Community Development. *"The impact will be historic – no longer will lack of land be an issue for housing production. No longer will there be a lack of incentive for workers to join the construction workforce. And, no longer will red tape and bureaucracy prohibit us from building housing in the right locations to address our climate crisis."*

Negotiations were led by Senate Majority Leader Mike McGuire (D-Healdsburg), who was instrumental in efforts to arrive at a compromise that will ultimately open the door to more housing in California.

*"The housing crisis is one of the greatest in our state's history. SB 6 and AB 2011 represent the bold and decisive action this state and our communities need,"* McGuire said. *"This historic agreement represents a one-two punch that will expedite the buildout of thousands of homes in all corners of the Golden State in the years to come. We are all grateful for the tenacious work of Pro Tem Atkins and Speaker Rendon on this critical issue – we wouldn't be here without their leadership."*

The agreement also is supported by the NorCal Carpenters Union, Southwest Regional Council of Carpenters, and the State Building and Construction Trades Council of California, which represent hundreds of thousands of workers.

\*To see the 2022 Statewide Housing Plan, go to:  
<https://storymaps.arcgis.com/stories/94729ab1648d43b1811c1698a748c136>