

CalRHA Legislative Updates



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October 2022 Legislative Update

September 30th was the final for Governor Newsom to act on all legislation. Overall, the Governor signed about 85-86% of the bills that reached his desk. Below, please find the Governor's actions on key bills that CalRHA lobbied/sponsored:



Governor Gavin Newsom

- **AB 916 (Salas)**. CalRHA sponsored bedroom addition bill (Sponsor)
- **AB 1694 (Santiago)**. Adaptive reuse for multi-family (Support)
- **AB 1738 (Boerner-Horvath)**. Electric Vehicle (EV) building standards
- **AB 2011 (Wicks)**. Affordable Housing and High Roads Jobs Act (Support)
- **AB 2139 (Gallagher)**. Local Rebuilding Plans (Support)
- **AB 2221 (Quirk-Silva)**. Accessory Dwelling Unit (ADU) (Support)
- **AB 2234 (Rivas and Grayson)**. Post Entitlement Permits
- **AB 2503 (Garcia)**. AAOC Sponsored bill on "landlord, tenant" terms (Support)
- **AB 2559 (Ward)**. Reusable Tenant Screening Reports
- **AB 2668 (Grayson)**. Planning and zoning (Support)
- **SB 679 (Kamlager)**
 - LA County Affordable Housing (Oppose)
- **SB 897 (Wieckowski)** ADU bill with our negotiated height increase language (Support)

- **SB 989 (Hertzberg)**. Property tax deferment (Support)
- **SB 1017 (Eggman)**. Termination of lease for abuse or violence (Oppose)
- **SB 1157 (Hertzberg)**. Urban water use objectives
- **SB 1477 (Wieckowski)**. Wage garnishment (Oppose)
- **SCA 2 (Allen and Wiener)**. Repeals Article 34 of the California Constitution, which requires development, construction, or acquisition of publicly-funded low-rent housing projects to be approved by a majority of voters in a city or county.

Additionally, the Governor vetoed:



CA Assemblymember
Kelly Seyarto

AB 1687 (Seyarto). Governor's powers during emergencies

Veto message. To the Members of the California State Assembly: I am returning Assembly Bill 1687 without my signature. This bill provides that the Governor, during a state of emergency or state of war emergency, may only suspend a statute or regulation

that is in connection with the specific conditions of the proclaimed emergency. At best, this bill is redundant and therefore unnecessary. The Emergency Services Act already requires any suspension of laws or regulations issued by the Governor during times of emergency or war be directly related to the mitigation of the declared emergency. By imposing duplicative obligations, this bill compromises the state's ability to swiftly respond to the needs of residents in times of crisis. Additional redundant layers of justification, as required by this bill, would only invite frivolous lawsuits. This could delay or derail state emergency response and recovery efforts, negatively impacting the most vulnerable California residents and potentially costing lives. For these reasons, I cannot sign this bill. Sincerely, Gavin Newsom

SB 1262 Bradford. Access to court records (Support)

Veto message. To the Members of the California State Senate: I am returning Senate Bill 1262 without my signature. This bill would change superior court rules to allow publicly accessible electronic court criminal indexes to be searched with a subject's driver's license number or date of birth. This bill would override a 2021 appellate court decision and current court rules that strike a fair balance between public access to court records, public safety, and an individual's constitutional right to privacy. While this bill may provide for a more convenient process for companies conducting commercial background checks, it would also allow any member of the public to easily access individuals' sensitive personal information online. For these reasons, I cannot sign this bill.

Sincerely, Gavin Newsom



CA Senator
Steven Bradford

SB 1482 (Allen). EV Charging Infrastructure (Oppose)

Veto message. To the Members of the California State Senate: I am returning Senate Bill 1482 without my signature. This bill requires the Department of Housing and Community Development to research, develop, and consider proposing for adoption mandatory building standards for the installation of electric charging infrastructure for parking spaces in new, multifamily dwellings. I agree with the author's intent to increase access to EV charging technology for Californians living in multifamily housing, which is necessary to increase the number of zero emission vehicles on the road. However, I believe this issue is best addressed administratively in order to balance our charging objectives with our efforts to expand affordable housing. The Department of Housing and Community Development is already working with numerous stakeholders and state agencies in a deliberative public process to aggressively expand mandatory EV charging requirements in new housing developments. This approach allows for other important considerations, such as the cost of affordable housing and feasibility of implementation. For these reasons, I cannot sign this bill.

Sincerely, Gavin Newsom



CA Senator
Ben Allen

Throughout 2022, CalRHA opposed over 15 bills that never made it to the Governor's desk. Those ranged in topic from rent registry to Ellis Act to Tenant Opportunity to Purchase Act. Although we had a very good defensive year holding bills that would have been detrimental to the rental housing industry, we do anticipate many of those bills will be reintroduced in 2023.

INITIATIVES

Below, please find a summary of ballot measures for California this November. You may also visit the website of the Secretary of State at www.sos.ca.gov for further information.

Proposition 1: Constitutional Right to Reproductive Freedom. Legislative Constitutional Amendment.

Amends California Constitution to expressly include an individual's fundamental right to reproductive freedom, including the right to choose to have an abortion and the right to choose or refuse contraceptives. The amendment does not narrow or limit existing rights to privacy and equal protection.

Proposition 26: Allows In-Person Roulette, Dice Games, Sports Wagering on Tribal Lands. Initiative Constitutional Amendment and Statute.

Also allows sports wagering at certain horse racing tracks and private lawsuits to enforce certain gambling laws. Directs revenues to the state's General Fund, problem gambling programs, enforcement.

Proposition 27: Allows Online and Mobile Sports Wagering Outside Tribal Lands. Initiative Constitutional Amendment and Statute.

Allows Indian tribes and affiliated businesses to operate online/mobile sports wagering outside tribal lands. Directs revenues to regulatory costs, homelessness programs, nonparticipating tribes.

Proposition 28: Provides Additional Funding for Arts and Music Education in Public Schools. Initiative Statute.

Provides additional funding from the state General Fund for arts and music education in all K-12 public schools, including charter schools.

Proposition 29: Requires On-Site Licensed Medical Professional at Kidney Dialysis Clinics and Establishes Other State Requirements. Initiative Statute.

Requires a physician, nurse practitioner or physician assistant on site during treatment. Requires clinics to disclose physicians' ownership interests, report infection data.

Proposition 30: Provides Funding for Programs to Reduce Air Pollution and Prevent Wildfires by Increasing Tax on Personal Income Over \$2 Million. Initiative Statute.

Allocates tax revenues to zero-emission vehicle purchase incentives, vehicle charging stations, and wildfire prevention.

Proposition 31: Referendum on 2020 Law That Would Prohibit the Retail Sale of Certain Flavored Tobacco Products.

A “yes” vote approves and “no” vote rejects a 2020 law prohibiting the retail sale.

NOTE: Kate Bell will be one of the speakers at the December 13th SBRPA meeting: LEGISLATIVE LAND MINES – Navigating the Path Through 2023. See page 15 for details.

Turner Center and TechEquity Collaborative. Rising Rents, Not Enough Data: How a Lack of Transparency Threatens to Undermine California's Rent Cap.

The paper explores how rising market pressure, combined with inflation, is pushing a significant share of the rental market to see price increases at levels beyond the limits set by California's rent cap. We find that 60 percent of repeat rental listings posted in the spring of 2022 had an annual price increase above the annual rent cap.

While available data do not allow us to differentiate between rent increases for those households who are eligible for rent cap protections and those who are not, the analysis raises questions about the limitations of current enforcement and education around the rent cap and makes recommendations to better ensure the law is working as intended to stabilize renters.

A copy of the report is available at:

<https://turnercenter.berkeley.edu/research-and-policy/rising-rents-not-enough-data-rent-cap/>