

CalRHA Legislative Updates



Kate Bell, KateBellStrategies.com

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Legislative Update

CalRHA has taken positions on key policy bills introduced this year. Bills are beginning to be set for policy committee hearings and CalRHA has scheduled a Lobby Day in Sacramento for April 2023.

LEGISLATION CALRHA IS OPPOSING - TOP THREATS

AB 919 (Kalra, D - San Jose)

Safe of Rental Properties: First Right of Offer. Would require an owner of residential real property, defined to include a single-family residential property that is occupied by a tenant or a multi-family residential property to take various actions before offering the residential real property for sale to any purchaser, soliciting any offer to purchase the residential real property, or otherwise entering into a contract for sale of the residential real property. The bill would exempt certain transfers of a residential real property from its provisions, including, among others, a transfer between spouses, domestic partners, parent and child, siblings, grandparent and grandchild, a transfer pursuant to a court order, and a transfer by eminent domain.



CA Assemblyperson
Ash Kalra

SB 466 (Wahab, D-Fremont)

Costa-Hawkins Rental Housing Act. Existing law, the Costa-Hawkins Rental Housing Act, prescribes statewide limits on the application of local rent control with regard to certain properties. The act generally authorizes an owner of residential real property to establish the initial rental rate for a dwelling or unit, except in specified circumstances, including, (1) when the residential real property has a certificate of occupancy issued after February 1, 1995, (2) when the residential real property has already been exempt from the residential rent control ordinance of a public entity on or before February 1, 1995, pursuant to a local exemption for newly constructed units, and (3) when the residential real property is alienable and



CA Senator
Aisha Wahab

separate from title to any other dwelling units, except as specified. SB 466 would instead authorize an owner of residential real property to establish the initial rental rate for a dwelling or unit when the residential real property has been issued a certificate of occupancy issued within the 15 years preceding the date on which the owner seeks to establish a rental rate under these provisions.

SB 466 would also remove the above-described authorizations for an owner of residential real property to establish the initial rental rate if the residential real property (1) has already been exempt from the residential rent control pursuant to an ordinance of a public entity on or before February 1, 1995, and (2) when the residential real property is alienable and separate from title to any other dwelling units.

As reported previously, there is also an initiative that is in circulation for the 2024 ballot that would repeal Costa-Hawkins.

SB 567 (Durazo, D-Los Angeles)

Tenancy. Spot bill that is intended to change the statute for no-fault just cause evictions, expand the population of protected tenants, and lower the annual rent cap.



CA Senator
Maria Elena Durazo

ADDITIONAL LEGISLATION CALRHA IS OPPOSING

AB 12 (Haney, D-San Francisco)

Tenancy: Security Deposits. Would prohibit a landlord from receiving a security deposit for a rental agreement in an amount in excess of one month's rent, regardless of whether the residential property is unfurnished or furnished.



CA Assemblyperson
Matt Haney

AB 309 (Lee, D-Milpitas)

Social Housing. This bill would define "social housing" for purposes of the Zenovich-Moscone-Chacon Housing and Home Finance Act, and make findings and declarations relating to social housing and would state the intent of the Legislature is to further the Social Housing Act to address the shortage of affordable homes by developing housing for people of all income levels, prioritizing low-income households.



*CA Assemblyperson
Alex Lee*

AB 1035 (Muratsuchi, D-Torrance)

Mobile Home Parks Rent Caps. Would prohibit the management of a mobile home park from increasing the gross rental rate for a tenancy for a mobile home space more than 3% plus the percentage change in the cost of living, as defined, over the course of any 12-month period, as specified.



*CA Assemblyperson
Al Muratsuchi*

AB 1097 (L. Rivas, D-Arleta)

Credit History of Persons Receiving Government Rent Subsidies. Would require housing providers to consider alternative evidence in lieu of the person's credit history in determining rental accommodations.



*CA Assemblyperson
Luz Rivas*

AB 1317 (Carrillo, D - LA)

Unbundled Parking. Would require the owner of residential real property that provides parking with a residential unit to unbundle parking from the price of rent ("unbundled parking" selling or leasing parking spaces separate from the lease of the residential use).



*CA Assemblyperson
Wendy Carrillo*

ACA 1 (Aguilar-Curry, D-Woodland)

Lowering of Voter Threshold. Local government financing: affordable housing and public infrastructure: voter approval. Would lower the necessary voter threshold from a two-thirds supermajority to 55 percent to approve local general obligation (GO) bonds and special taxes for affordable housing and public infrastructure projects.



*CA Assemblyperson
C. Aguilar-Curry*

SB 267 (Eggman, D-Stockton)

Credit History of Persons Receiving Government Rent Subsidies. Would prohibit the use of a person's credit history as part of the application process for a rental housing accommodation without offering the applicant the option of providing alternative evidence of financial responsibility and the ability to pay in instances in which there is a government rent subsidy and would require that the housing provider consider that alternative evidence in lieu of the person's credit history.



*CA Senator
Susan Eggman*

SB 395 (Wahab, D-Fremont)

Statewide eviction database. Would state the intent of the Legislature to enact subsequent legislation that would require landlords to report all evictions to a new statewide eviction reporting database.



*CA Senator
Aisha Wahab*

SB 460 (Wahab, D-Fremont)

Hiring of real property: Criminal History. This is a reintroduction of ban-the-box legislation and would prohibit a housing provider from inquiring about an applicant's criminal history, requiring an applicant to disclose their criminal history, or requiring an applicant to authorize the release of their criminal history, or basing any adverse action on information contained in an applicant's criminal history, unless they are complying with federal law.

LEGISLATION CALRHA IS SUPPORTING

AB 42 (Ramos, D - San Bernardino) **ADU Sprinkler Requirements.**

Current law prohibits a local agency from requiring an accessory dwelling unit to provide fire sprinklers, if they are not required for the primary residence. This bill would prohibit a local agency from imposing or enforcing any requirement to provide fire sprinklers for any dwelling with a total floor area of less than 500 square feet.



*CA Assemblyperson
James Ramos*

AB 932 (Ting, D-San Francisco)
Junior ADU: Application Approval Time. Would streamline ADU applications from 60-days to 45-days.



*CA Assemblyperson
Phil Ting*

AB 1505 (Rodriguez, D-Chino)

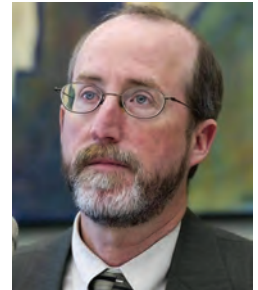
Seismic Retrofit: Soft Story Multifamily Housing. Would direct \$250 million from the General Fund for seismic retrofit for multifamily housing.



*CA Assemblyperson
Freddie Rodriguez*

SB 569 (Glazer, D-Orinda)

Renter's Tax Credit. Would require that the Franchise Tax Board recompute the renters tax credit for inflation and refund for tax years 2023-2028.



*CA Senator
Steve Glazer*

As always, CalRHA will keep you informed as these bills make their way through the Legislature. We will be sure to send out Calls to Action when we are at a pivotal juncture and your involvement could help determine the outcome.

Press Statement

With the eviction moratorium coming to an end in certain local jurisdictions, there's been a media attempt to exaggerate the population at risk of evictions, possibly to delay eviction moratorium sunset dates. CalRHA President Earle Vaughan issued the following press statement to head off such efforts.

FOR IMMEDIATE RELEASE

CalRHA Responds to Census Survey on Renters Concerns over Evictions California Continues to Lead the Country in Lowest Eviction Rates

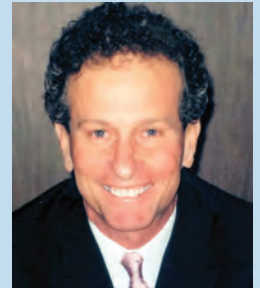
Sacramento, CA, March 8, 2023- The U.S. Census Bureau's Pulse Household Survey for February 2023 asked renters the likelihood that they would be evicted in the next two months for non-payment of rent.

The results showed that 17 percent of Californians surveyed believed eviction was "Very likely" similar to the U.S. average of 16 percent, while only 19 percent of Californians believed eviction was "Somewhat likely" compared to the U.S. average of 24 percent.

"This survey supports what we've known all along", said Earle Vaughan, property owner and president of the California Rental Housing Association (CalRHA). "We are not in the eviction business. Evictions are a last resort."

California consistently has, by far, the lowest eviction rates of the 10 most populous states, according to widely-cited Princeton University's Eviction Lab.

Vaughan went on to say, "rental housing providers were the victims of the eviction moratorium, yet we've been villainized. It's time to set the record straight. It's time to put aside the rhetoric and work with elected leaders on rental housing subsidies to house our homeless."



Earle Vaughan