

CalRHA Legislative Updates



Kate Bell, KateBellStrategies.com

October 2023

Legislative Update—Recap Wins & Governor's Action

The Legislature has now returned from Summer Recess and will be conducting business before the Appropriations Committees and on the Floors of both houses. Bills need to pass the Appropriations (fiscal) committees by September 1st and the deadline for bills to pass to the Floor to the Governor is September 14th. He then has 30 days to sign or veto.



CA Governor
Gavin Newsom

- **AB 919 (Kalra).** Tenant Opportunity to Purchase
- **AB 1035 (Muratsuchi).** Mobile Home Park Rent Cap
- **ACA 3 (Lee).** Wealth Tax
- **SB 395 (Wahab).** Statewide eviction database
- **SB 440 (Skinner).** Regional Housing Authorities
- **SB 460 (Wahab).** Ban the Box on Rental Applications
- **SB 466 (Wahab).** Repeal of Costa-Hawkins

However, many reached the Governor's desk where he has until October 14th to sign or veto legislation. So far, he has signed the following:

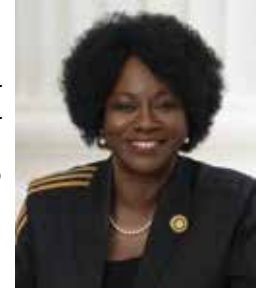
AB 690 (Chen) – SUPPORT.

Legal Document and Unlawful Detainer Assistants: Extends the operation of the provisions of law regulating legal document assistants (LDAs) and unlawful detainer assistants (UDAs) from January 1, 2024, to January 1, 2030.



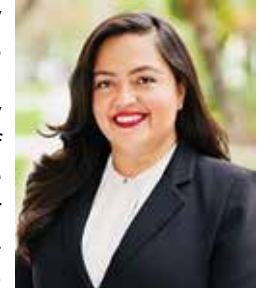
CA Assemblymember
Phillip Chen

AB 1418 (McKinnor). Tenancy: Local Regulations: Criminal Convictions. Limits the ability of local governments to adopt local ordinances, rules, policies, programs, or regulations to penalize a tenant's contact with law enforcement, or require landlords to adopt policies or procedures that do so.



CA Assemblymember
Tina McKinnor

AB 1607 (Carrillo). LA County Affordable Solutions Act: Allows the Los Angeles County Affordable Housing Solutions Agency (LACAHS) to transfer a portion of revenue raised by a tax measure to the County of Los Angeles for programs that provide support and services to prevent and combat homelessness.



CA Assemblymember
Wendy Carrillo

AB 1679 (Santiago) – OPPOSE. Transaction and Use Taxes: County of LA. Authorizes Los Angeles County (LA County) to impose a transaction and use tax (TUT) that exceeds the 2% statutory limitation.



CA Assemblymember
Miguel Santiago

SB 48 (Becker). Building Energy Savings Act- requires the California Energy Commission (CEC) along with other agencies, to develop a state strategy to achieve state goals for energy and greenhouse gas (GHG) emissions from existing buildings.



CA Senator
Josh Becker

Continued on page 17

SB 567 (Durazo) – OPPOSE

Just Cause: Makes revisions to the no-fault just cause eviction provisions of the Tenant Protection Act of 2019 (TPA) and provides additional enforcement mechanisms for violations of restrictions on residential rent increases and no-fault just cause evictions, to take effect April 1, 2024.



CA Assemblymember
Elena Durazo

AB 875 (Gabriel).

Courts: Reporting Data. Requires California courts to report aggregated data regarding unlawful detainer actions.



CA Assemblymember
Jesse Gabriel

SB 712 (Portantino).

Micro Mobility Devices: Prohibits a landlord from prohibiting a tenant from owning personal micro mobility devices, as defined, or from storing and recharging up to one personal micro mobility device in their dwelling unit for each person occupying the unit.



CA Assemblymember
Anthony Portantino

Finally, there are several bills **still pending** on the Governor's desk, including:

AB 12 (Haney) – OPPOSE.

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. We did achieve a carve out for owners of up to 2 properties/4 units.



CA Assemblymember
Matt Haney

The bills below have been **vetoed** by the Governor:

AB 309 (Lee).

Social Housing Act: Creates the Social Housing Program (Program) within the Department of General Services (DGS) to identify and develop up to three social housing projects on state-owned surplus land deemed suitable for housing.



CA Assemblymember
Alex Lee

AB 548 (Boerner) – OPPOSE.

State Housing Law: Inspection. Requires local enforcement agencies to develop policies and procedures for inspecting multiple units in a building if an inspector or code enforcement officer has determined that a unit in that building is substandard or is in violation of state habitability standards.



CA Assemblymember
Tasha Boerner

AB 524 (Wicks) – OPPOSE.

Discrimination: Family Caregiver Status. Expands the protected characteristics under the Fair Employment and Housing Act's (FEHA) anti-discrimination provisions in employment to include family caregiver status.



CA Assemblymember
Buffy Wicks

AB 1317 (Carrillo) – OPPOSE.

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 Assemblymember
Wendy Carrillo

AB 1332 (Carrillo) – SUPPORT
ADU Pre Approved Plans: Requires local governments to create a program for the pre-approval of Accessory Dwelling Units (ADUs).



CA Assemblymember
Juan Carrillo

AB 1620 (Zbur) – NEUTRAL
Permanent Disabilities: Comparable Units. Allows a jurisdiction with rent control to require an owner of a rent-controlled unit to allow a tenant with a permanent physical disability to relocate to an available comparable or smaller unit located on an accessible floor of the property and retain their same rental rate. We negotiated amendments on this bill to remove opposition.



CA Assemblymember
Rick Chavez Zbur

SB 71 (Umberg) – SUPPORT
Small Claims and Limited Civil Case: This bill increases the amount in controversy limits for civil cases within the jurisdiction of the small claims court, as specified. This bill increases the limit on the amount in controversy for an action or special proceeding to be treated as a limited civil case.



CA Senator
Tom Umberg

SB 267 (Eggman) – OPPOSE.
Credit of Persons Receiving Government 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 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

An issue that the Legislature did not fully address during session was the growing problem of insurance in the state. The Legislative leaders have said that they will continue to work on the issue this fall and going into next year.

Initiative Update

Two other constitutional amendments that were passed by the Legislature, but didn't need a signature by the Governor are ACA 1 and ACA 13. Those bills had a large coalition of opposition, but were able to secure the required 2/3 vote of the Legislature. They will join the list of eligible initiatives for the November 5th, 2024 ballot. Top priorities for CalRHA are the Justice for Renters Act and Taxpayer Protection Act

ACA 1 (Aguiar-Curry) – OPPOSE.

Voter Approval Threshold: ACA 1 lowers the voter threshold from a 2/3 supermajority to 55% majority to approve local (city, county, and special district) GO bonds and certain special taxes for affordable housing, public infrastructure, and permanent supportive housing projects, and defines those terms.



CA Assemblymember
Cecelia Aguilar-Curry

ACA 13 (Haney) – OPPOSE.

Initiative Threshold: This measure would further provide that an initiative measure that includes one or more provisions that would amend the Constitution to increase the voter approval requirement to adopt any state or local measure would be approved by the voters only if the proportion of votes cast in favor of the initiative measure is equal to or greater than the highest voter approval requirement that the initiative measure would impose. The measure would specify that this voter approval requirement would apply to statewide initiative measures that appear on the ballot on or after January 1, 2024.



CA Assemblymember
Matt Haney