

CalRHA Legislative Updates



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Political Update

The Governor's Legislative Secretary, Christy Buoma, is leaving and has been replaced by Christine Aurre, who has served as Newsom's Deputy Legislative Affairs Secretary since 2022. Prior to that, was Legislative Director in the Office of State Senate Majority Leader Robert Hertzberg from 2019 to 2022. Aurre was Legislative Assistant in the Office of State Assemblymember Patrick O'Donnell from 2015 to 2019.



Christine Aurre
Legislative Affairs Secy

Leaders from CalRHA met with Governor Newsom's Legislative Deputy for Housing/Rental Housing issues, Myles White, in March where we discussed key legislation that has been introduced so far, as well as creative ways to help fund rent assistance in the state.

With the March 5th primary behind us, you may access the election results at <https://electionresults.sos.ca.gov>. Close contest may be found here. Finally, the Governor will be giving his State of the State on March 18th.

Legislative Update

Policy Committees have begun hearing legislation and several bills of interest are highlighted below:

AB 2059 (Flora, R-Ripon) Tenancy. Obligations of Landlords: Repairs. This bill would prohibit a landlord from being liable for dilapidations rendering the premises untenantable, unless the landlord receives written or oral notice of the dilapidations and the landlord is given a reasonable time to repair the dilapidations. SUPPORT



Heath Flora
CA Assemblymember

AB 2114 (Irwin, D-Thous. Oaks) Exterior Elevated Elements: Inspection. This bill would also allow licensed civil engineers to perform balcony inspections. Set for a hearing on March 20th in Assembly Housing and Community Development. SUPPORT



Jacqui Irwin
CA Assemblymember

AB 2187 (Bryan, D-Culver City) Office of Tenants' Rights and Protections. Placeholder bill stating the intent of the Legislature to enact subsequent legislation to establish the Office of Tenants' Rights and Protections. OPPOSE



Isaac Bryan
CA Assemblymember

AB 2216 (Haney, D-SF) Household Pets. Would state the intent of the Legislature to enact legislation related to a landlord's ability to prohibit common household pets in residential tenancies. OPPOSE



Matt Haney
CA Assemblymember

AB 2230 (Bennett, D-Oxnard) Would state that California's anti-trust laws can be applied to anti-competitive practices occurring in residential housing, and would clarify that City Attorneys may investigate and prosecute anticompetitive behavior. OPPOSE



Steve Bennett
CA Assemblymember

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AB 2278 (Carrillo, D-LA)
 CalRHA Sponsored bill which would have the Housing and Community Development Department post the correct allowable yearly rent increase. Set for a hearing on March 20th in Assembly Housing and Community Development.
 SUPPORT



Assemblymember
 Wendy Carrillo

AB 2498 (Zbur, D-Santa Monica)
 Housing: the California Housing Security Act. Would, upon appropriation of the Legislature, establish the California Housing Security Program to provide a housing subsidy to eligible persons, as specified, to reduce housing insecurity and help Californians meet their basic housing needs.



Assemblymember
 Rick Chavez Zbur

To create the program, the bill would require the Department of Housing and Community Development to establish a 2-year pilot program in up to 4 counties, as specified. The bill would require the department to issue guidelines to establish the program that include, among other things, the amount of the subsidy that shall be the amount necessary to cover the portion of a person's rent to prevent homelessness, but shall not exceed \$2,000 per month. SUPPORT

AB 2584 (Lee, D-Milpitas)
 Corporate Owned Single-Family Homes. Would prohibit owners of more than 1,000 homes from buying more single-family properties.
 OPPOSE



Assemblymember
 Alex Lee

AB 2785 (Wilson, D-Suisun City)
 Would require a landlord to, within 30 days of receiving a tenant's security, deposit the sum into an account of a bank or other financial institution regulated by the state or federal government. Any balance originating from the security that remains in the account after reimbursement to the landlord, including interest accrued on that balance, would be payable to the tenant. OPPOSE



Assemblymember
 Lori Wilson

AB 2801 (Friedman, D-Burbank)
 Prohibits a landlord from requiring a tenant to pay for, or asserting a claim against the tenant or their security deposit for, professional carpet cleaning or other professional cleaning services. OPPOSE



Assemblymember
 Laura Friedman

AB 3057 (Wilson, D-Suisun City)
 CEQA Exemption. Expands the CEQA exemption to junior ADUs. SUPPORT

SB 1201 (Durazo, D-LA)
 LLC Owner Transparency. Would require each entity to disclose the name of each person with substantial control over the entity both upon creation and upon submitting their required biennial business filings. OPPOSE



Senator
 Maria Elena Durazo

The legislative calendar for 2024 is as follows:

- Mar 21-29 Spring Recess
- Apr 26 Last day for policy committees to hear fiscal bills
- May 3 Last day for policy committees to hear non fiscal bills
- May 17 Last day for fiscal committees to pass bills to Floor
- May 24 Last day for bills to pass their house of origin
- Jun 15 Budget bill must be passed by midnight
- Jun 27 Last day for legislative measure to qualify for November 5th General Election ballot
- Jul 3 Last day for policy committees to meet and pass bills
- Jul 4-Aug 4 Summer Recess
- Aug 16 Last day for fiscal committees to meet and pass bills

AB 1813: THE SENIOR TENANT SHALLOW RENTAL SUBSIDY PROGRAM OF 2024 WOULD INCREASE EQUALITY AND AFFORDABILITY FOR SENIOR CALIFORNIANS

California Rental Housing Association urges the Legislature to support this critical senior housing subsidy and promote affordable housing.

SACRAMENTO, Calif. – The California Rental Housing Association (CalRHA) strongly supports Assembly Bill 1813 (Alanis), a newly introduced bill aimed to curb the threat of homelessness for senior citizens in the state.



*Assemblyperson
Juan Alanis*

AB 1813 would establish the Senior Tenant Shallow Rental Subsidy Program of 2024 as part of the Department of Housing and Community Development, which would administer the grant program for cities and counties to provide subsidies for senior citizens at risk of homelessness.

“AB 1813 is a prime example of how we, as a state, need to leverage supportive frameworks to keep at-risk populations housed,” said Earle Vaughan, President, CalRHA. “This bill would directly impact



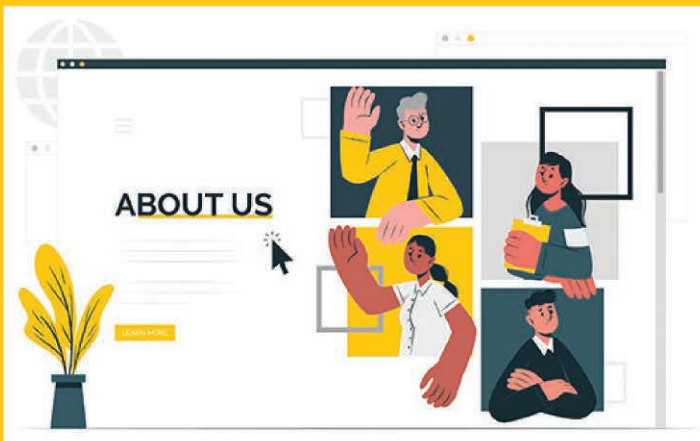
image, latimes.com

senior citizens across the state and support them with financial subsidies that will help them maintain stable housing.”

Based on specified requirements, the bill would award individuals rental subsidies, not to exceed \$500 per month for up to 18 months. Priority would be given to heads of households who are at least 60 years of age and households whose income does not exceed 30% of the area's median income.

“The Senior Tenant Shallow Rental Subsidy Program would immediately be helpful to many senior citizens,” added Vaughan. “It’s an investment in our seniors and could be a model for future efforts to ensure families of all ages are safely and housed.”

We look forward to working with the Legislature and the Governor to continue to tackle the housing crisis and to promote quality affordable housing for all Californians.



The California Rental Housing Association (CalRHA) represents almost 25,000 members totaling more than 676,000 units, made up of small, medium, and large rental housing owners throughout the State of California. Our purpose is to advocate in the best interest of the rental housing industry and collectively address industry needs.

We are affiliated with the National Apartment Association (NAA).

For more information go to www.cal-rha.org/