



CalRHA Legislative Update



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Senator Scott Wiener

December continues to be a slow month in the Legislature as Members are in their districts for the interim recess. Legislative staff and advocacy groups generally use this slow period to plan for next year and consider legislation that they would like to run. It is clear that Assemblyman David Chiu will propose a clean-up bill to his rent control bill passed this year. This clean-up bill will attempt to rectify implementational problems and unintended consequences of **AB 1482**. Discussions about what will be included in this bill will continue into January.

After discussions with Senator Scott Wiener's office, we know that he intends to move forward with his housing bill **SB 50**, which would permit larger and denser housing near transit hubs. The Senator intends to incorporate amendments to allow local governments the first attempt at rezoning if they choose to do so. They do not plan to increase or decrease any fees under the bill.

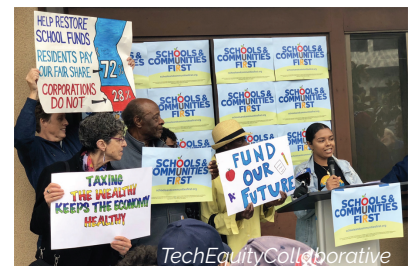
With the 2020 election only 11 months away, interest groups have been active in their efforts to collect signatures to qualify a number of different initiatives for the ballot. Of specific interest is the proposed rent control initiative led by the AIDS Healthcare Foundation which is currently only polling at around 40% in favor. The proponents recently submitted signatures to qualify the measure for the ballot. The next step is ensuring that there are enough valid signatures to qualify it. The measure needs over 600,000 valid signatures to qualify. Other efforts of interest are those that intend to raise taxes, or change Proposition 13 to create a split roll structure in order to raise money for education. This month, the initiative that was led by the California School Boards Association was dropped. This initiative would have raised personal and corporate taxes to raise money for schools. A split roll initiative, which would remove commercial properties from the protections of Proposition 13 will appear on the ballot in 2020.



AIDS Healthcare Foundation
Rent Control Proponents

As we approach the holidays and the end of 2019, focus has shifted towards 2020. Below are a number of key legislative deadlines in the early portion of 2020:

- January 1: Statutes from 2019 take effect.
- January 6: Legislature reconvenes.
- January 10: Governor Newsom must submit his budget.
- January 31: Last day for each house to pass bills introduced in the odd-numbered year.
- February 21: Last day for bills to be introduced.



Proposition 13 Reform Activists

Just as it was in 2019, housing will continue to be a dominant topic in the Legislature in 2020. Addressing the housing supply shortage is a key issue for the Governor as well as the Legislature. With 2020 being the second year of a two-year session, the Legislature will have to make decisions on all of the two-year bills that were introduced in 2019, and will conclude all business on August 31st as it is Constitutionally required.