

2001 Housing Legislative Summary

Although the energy crisis eclipsed all other issues this year, including tenants' rights and housing, advocates ended the year with several notable successes:

SB 985 (Kuehl), our omnibus tenants' rights bill, creates a 3-year pilot project in the cities of Los Angeles, West Hollywood, and Santa Monica that gives tenants in place for 1 year with 60-days' notice of a no-cause eviction. (Massive opposition from landlord groups forced us to limit the bill to the pilot project.) The bill also establishes statewide provisions requiring written notification of to whom and in what form rent is to be paid; the information must also be included in 3-day notices. This is the first tenants' rights bill that Governor Davis has signed over landlords' opposition.

SB 211 (Torlakson) increases the redevelopment low and moderate income set-aside from 20 percent to 30 percent when a redevelopment agency extends the life of a project area. This change should result in several billion dollars of additional funding for affordable housing.

The Budget included more than \$100 million for affordable housing programs, where other areas were cut severely due to the energy crisis. The bulk of the funds are targetted at low-income renters, homeless, seniors, and farmworkers.

Other new statutes require landlords to provide relocation assistance to tenants displaced by code enforcement; require landlords to disclose the presence of toxic mold and meth lab contamination; increase the Low Income Housing Tax Credit program from \$50 to \$70 million per year and index it for inflation; require specific findings before a locality may extend a multifamily housing moratorium; allow attorney fees when affordable housing projects are unjustly denied approval by a locality; and permanently increase the senior/disabled low-income renters and homeowners tax credit. See below for details on these and all the other bills in this year's session.

We are putting together our legislative package for next year. Please e-mail cminnehan@housingadvocates.org with any proposals or ideas.

Budget	2
Tenancies	3
Code Enforcement	4
Fair Housing	5
Farmworker and Rural Housing	6
Finance	7
Homeless	10
Land Use	11
Redevelopment	14
Senior Housing	17
Taxation	18

Budget

The Governor signed the State Budget on July 26, cutting \$600 million overall from the plan sent by the Legislature, in order to create a budget reserve of \$2.6 billion. Housing programs were affected by these statewide cuts: The Multifamily Housing Program was reduced by \$7.95 million, to \$23.05 million; EHAP homeless assistance was cut by \$700,000, to \$13.3 million; Farmworker housing was reduced \$4.625 million, to \$13.875 million; and Downtown Rebound was cut by \$1.4 million, to \$3 million.

The \$75 million augmentation to the Senior and Disabled Low Income Renters' and Homeowners' Tax Credit program that Senator Burton forced back into the budget remained intact.

Program	Governor's January 2001-2 Budget	Governor's May Revise 2001-2 Budget	Final Budget
Rental Housing: <i>Multifamily Housing Program ("MHP", the streamlined, omnibus rental program at Dept of Housing—new construction, rehab, preservation)</i>	\$31 m	\$31 m	\$23.05 m
Emergency Housing Assistance (EHAP): <i>Assistance to prevent and relieve homelessness for the 360,000 homeless persons in California.</i>	\$14 m: (all for operating costs)	\$14 m: (all for operating costs)	\$13.3 m: (all for operating costs)
Supportive Housing: <i>Dept. of Mental Health (DMH) housing and services for mentally ill, disabled and persons who need support services to live independently.</i>	\$25.1 m	\$20.1 m	\$20.1 m
Farmworker Housing: <i>HCD rental and ownership housing for farmworkers.</i>	\$18.5 m: (all for base program)	\$18.5 m: (all for base program)	\$13.875 m: (all for base program)
Self-Help <i>HCD ownership program</i>	\$2.1 m	\$2.1 m	\$2.1 m
Jobs/Housing Balance Incentive Grants: <i>Reward localities that increase housing production</i>	\$200 m	\$0	\$0
Downtown Rebound: <i>Infill and conversion of commercial buildings for "live-work".</i>	\$4.4 m	\$4.4 m	\$3 m
Central Valley Infrastructure	\$20 m	\$20 m	\$15 m
Predevelopment Loans	\$4 m	\$0	\$0
Migrant Center Rehab	\$7.5 m	\$9.645 m	\$9.645 m
TOTAL	\$326.6 m	\$119.745 m	\$105.07 m
Recaptures of Last Year's Budget Funds			
CHFA Downpayment Assistance	No action	-\$18 m	-\$18 m
CHFA School Fee Reimbursement Program	No action	-\$126 m	-\$108 m
Jobs/Housing Balance Incentive Grants:	No action	No action	-\$40 m
California Housing Trust Fund	No action	No action	-\$4 m
HCD Childcare Program	No action	No action	-\$11 m

Tenancies Bills

AB 628 (Oropeza)

Status: Held in Sen Appropriations. (09/06/2001)

Description: Requires the Department of Aging to establish 3 pilot projects to provide counseling and referral assistance to Section 8 qualified seniors, and also to provide counseling to landlords who provide housing under the Section 8 program.

AB 815 (Havice)

Status: Chapter 431, Statutes of 2001. (10/02/2001)

Description: Extends until January 2005 provisions allowing certain Los Angeles City prosecutors to file nuisance or unlawful purpose unlawful detainer actions.

AB 1008 (Lowenthal)

Status: Sen Appropriations hearing canceled at request of author. (08/27/2001)

Description: Creates a pilot project to fund "grants for ramps": Grants for low-income disabled and senior tenants to improve dwelling unit access.

AB 1160 (Florez)

Status: Chapter 593, Statutes of 2001. (10/2001)

Description: Exempts from the 60-day notice requirement of a rent increase of more than 10 percent an increase resulting from of a change in a tenant's income or family composition, as determined by a statutorily or regulatorily required recertification. (Under the federal Section 8 program, a rent change takes effect 90 days after such a change in status. However, the recertification process conducted by local housing authorities generally takes 45-60 days, making it difficult for the housing provider to provide the 60 day notice.)

ABX2 12 (Simitian)

Status: Re-referred to Asm Water. (08/20/2001)

Description: Explicitly authorizes landlords to impose separate water and/or sewer charges on tenants, based on square footage of the unit and/or the number of occupants, regardless of actual usage.

SB 48 (McClintock)

Status: Sen Revenue and Taxation hearing canceled at request of author. (04/25/2001)

Description: Increases the renter's tax credit to \$266 for singles and \$532 for married couples; removes the income cap; also increases homeowners' tax exemption from \$7,000 to \$25,000.

SB 153 (Knight)

Status: Chapter 115, Statutes of 2001. (07/30/2001)

Description: Repeals obsolete provisions of various sunsetted statutes, including unlawful detainer pre-trial deposit program and density bonus provisions.

SB 183 (Burton)

Status: Held in Asm Appropriations. (09/06/2001)

Description: Establishes a security deposit guarantee program: Localities would award security deposit guarantee certificates to qualified low income renters; establishes a State fund for paying damage claims.

SB 218 (Dunn)

See under Senior Housing.

SB 372 (Dunn)

See under Finance.

SB 442 (Vasconcellos)

Status: Chapter 577, Statutes of 2001. (10/2001)

Description: Requires the Statewide Housing Plan to include strategies for special needs populations housing; funding for section of the bill to create an on-line directory of publicly-assisted or financed low-income rental housing deleted by the Governor.

SB 985 (Kuehl)

Status: Chapter 729, Statutes of 2001. (10/2001)

Description: Establishes a pilot project in Los Angeles, Santa Monica, and West Hollywood that requires a landlord to give a tenant who has lived in the unit for at least one year with 60 days' notice of an eviction without cause; requires a condominium unit in a rent control jurisdiction to remain under rent control until the unit is sold to a bona fide purchaser; requires landlord to notify tenants in writing and in 3-day notices of where rent may be paid and the form(s) of acceptable payment (e.g., money order). Western Center and CRLA Foundation sponsored.

Code Enforcement Bills**AB 123 (Washington)**

Status: Asm Housing hearing canceled at the request of author. (04/23/2001)

Description: Requires HCD to make available on a matching basis, upon appropriation, \$50,000,000 to the City of Los Angeles to provide grants or loans to property owners for code compliance efforts.

AB 178 (Cox)

Status: Asm Housing hearing canceled at the request of author. (05/07/2001)

Description: Requires owners to disclose to prospective tenants the presence of hazardous mold; adds visible mold as a criterion of a substandard unit.

AB 284 (Jackson)

Status: Chapter 550, Statutes of 2001. (10/2001)

Description: Requires the California Research Bureau (CRB) to conduct a study on fungal contamination in indoor environments; previous version required the Dept. of Health Services to establish a mold surveillance, monitoring, and education program.

AB 422 (Diaz)

Status: Asm Health hearing canceled at the request of author. (04/24/2001)

Description: Specifies lead hazards as a criterion for a substandard building; specifies that any condition that a local health department has determined poses a lead hazard risk to children is a public nuisance; allows inspection of units for lead hazards.

AB 472 (Cedillo)

Status: Chapter 414, Statutes of 2001. (10/2/2001)

Description: Requires landlords to pay relocation benefits (in the amount of 2 months' fair market rent plus utility deposits) to tenants displaced by code enforcement activities; also requires receivers who manage substandard properties to notify the court about the need for repairs; clarifies that the appointment of a receiver is an interim remedy that may be implemented prior to a final civil or criminal judgment against the property owner. The local agency determines if assistance is required and notifies the tenants. If the landlord fails to pay, the agency may pay the tenants and place a lien on the property.

AB 1112 (Goldberg)

Status: Chapter 487, Statutes of 2001. (10/2001)

Description: Requires an owner of multi-unit residential rental property in Los Angeles County to submit to the County ownership identification information regarding the property where a code enforcement agency has recorded a notice of substandard conditions or a similar document; requires an in-state agent if the owner is an out-of-state entity that is not a natural person.

AB 1467 (Kehoe)

Status: Chapter 594, Statutes of 2001. (10/2001)

Description: Allows a court to appoint a non-profit organization or community development corporation as a receiver for a substandard building; allows a receiver, with court approval, to record a lien against the property to recover the costs of any services performed as a receiver; streamlines the code enforcement process for substandard vacant single-family dwellings in Los Angeles and San Diego.

SB 189 (Bowen)

Status: Chapter 466, Statutes of 2001. (10/2001)

Description: Requires an owner to notify prospective tenants of meth lab contamination of a unit; also requires notice to prospective buyers.

SB 581 (Alarcón)

Status: Vetoed. (10/2001)

Description: Requires a landlord cited in the past 3 years for a code violation to register with the local building official; imposes criminal penalties if an owner fails to comply at a time when tenants are relocated due to immediate threats to their health or safety; not applicable to Los Angeles County (see AB 1112).

SB 634 (Murray)

Status: Held in Sen Appropriations. (05/31/2001)

Description: Requires counties to provide training workshops for parents and community volunteers to identify conditions that indicate the presence of lead hazards to children, including in housing.

SB 732 (Ortiz)

Status: Chapter 584, Statutes of 2001. (10/2001)

Description: Requires the Department of Health Services to consider the feasibility of adopting exposure limits to mold and to assess the health threat posed by mold, if funding is available; requires disclosure to tenants and prospective tenants of mold in excess of any limits ultimately adopted, but would not require testing; requires distribution to tenants of department-approved public information materials, if they become available.

Fair Housing Bills

AB 587 (Firebaugh)

Status: Chapter 261, Statutes of 2001. (09/10/2001)

Description: Raises from \$1,000 to \$4,000 the minimum damages that may be awarded victims for violations of the Unruh Act.

SB 25 (Alarcón)

Status: Vetoed. (10/2001)

Description: Creates a State Labor and Civil Rights Agency, which would include the Department of Fair Employment and Housing.

SB 382 (Haynes)

Status: Asm Judiciary hearing canceled at the request of author. (08/28/2001)

Description: Requires the Department of Fair Employment and Housing to establish a procedure and certify developments claiming to be senior housing, thus establishing a pre-emptive affirmative defense to discrimination allegations.

Farmworker and Rural Bills**AB 244 (Strom-Martin)**

Status: Held in Sen Appropriations. (09/06/2001)

Description: Requires HCD to provide technical assistance for planning and developing housing for Native Americans, financed with transfer of funds from the Indian Gaming Fund.

AB 471 (Hertzberg)

Status: Chapter 198, Statutes of 2001. (08/13/2001)

Description: Requires the California Horse Racing Board to adopt emergency and final regulations establishing employee housing standards at racetracks; requires the Board, in conjunction with HCD or a local housing authority, to annually inspect the living conditions at backstretch employee housing.

AB 807 (Salinas)

Status: Chapter 555, Statutes of 2001. (10/2001)

Description: Makes short-term occupancy housing for migrant workers eligible for grants from the Farmworker Housing Grant Program at HCD; Governor's signing message directs HCD to continue priority for year-round housing.

AB 856 (Wesson)

Status: Chapter 783, Statutes of 2001. (10/2001)

Description: Amends AB 471 by allowing the board, in regard to inspections, to be assisted by any appropriate local agency, rather than just a housing authority.

AB 1160 (Florez)

Status: Chapter 593, Statutes of 2001. (10/2001)

Description: Authorizes HCD to make loans as well as grants for farmworker housing, so that applicants who also apply for federal tax credits do not have the federal aid reduced.

AB 1526 (Florez)

Status: Referred to Asm Housing. (03/22/2001)

Description: Authorizes a \$250 million bond issue for the March, 2002 ballot, with proceeds for HCD's Farmworker Housing Grant Program, and to provide housing in coordination with the provision of health and other family services pursuant to the Farmworker Family Wellness Program.

AB 1550 (Wiggins)

Status: Chapter 340, Statutes of 2001. (09/25/2001)

Description: Authorizes a county service area in Napa County for constructing and maintaining farmworker housing, paid for by an annual fee of \$10 per planted vineyard acre.

Finance Bills

AB 8 (Cedillo)

Status: Chapter 3, Statutes of 2001 (3/29/2001)

Description: Increases the amount of per-unit assistance available under the Downtown Rebound Program from \$40,000 to \$55,000 for units with income restrictions, and from \$20,000 to \$35,000 for other units.

AB 72 (Bates)

Status: Held in Asm Appropriations. (05/31/2001)

Description: Requires that unclaimed money, including that from a deceased person's estate, be deposited in the State's Housing Rehabilitation Loan Fund, for use for construction or rehabilitation of senior housing. Under current law, these funds go to the School Land Fund.

AB 114 (Washington)

Status: Asm Housing hearing canceled at the request of author. (04/23/2001)

Description: Directs, if appropriated, \$10 million to the City of Los Angeles housing and redevelopment agencies for grants to income-eligible seniors for housing rehabilitation.

AB 123 (Washington)

Status: Asm Housing hearing cancelled at the request of the author (04/23/2001)

Description: Requires the HCD to make available on a matching basis \$50 million, if appropriated, to the City of Los Angeles to provide grants or loans to property owners to bring existing buildings and structures in the city into compliance with current city building standards.

AB 334 (Steinberg)

See under Homeless.

AB 381 (Papan)

Status: Sen Housing hearing canceled at the request of author. (08/20/2001)

Description: Requires that 15 percent of Jobs-Housing Balance Improvement Fund be used to provide incentives to local governments for siting and construction of transit-oriented and pedestrian-oriented development within one-third of a mile of an existing or planned transit station.

AB 404 (Diaz)

Status: Held in Asm Appropriations. (05/31/2001)

Description: Establishes the New Neighborhoods Program that would provide at least 7 planning grants of up to \$250,000 each to localities to study the availability of multifamily affordable housing sites defined as "new neighborhoods."

AB 490 (Diaz)

Status: Held in Asm Appropriations. (05/31/2001)

Description: Establishes an HCD program to make matching grants, from money appropriated by the Legislature out of the California Housing Trust Fund, to local agencies that establish housing trust funds.

AB 534 (Steinberg)

See under Homeless.

AB 820 (Shelley)

Status: Asm Housing hearing canceled at the request of author. (04/18/2001)

Description: Enacts a CHFA program to provide home loan assistance for state or local public employees for housing within the county where they are employed.

AB 905 (Cohn)

Status: Held in Asm Appropriations. (05/31/2001)

Description: Enacts a \$15 million CHFA pilot program in the 5 largest California cities to provide downpayment assistance for sworn police or fire personnel earning 150 percent or less of median income (130 percent if a 1 or 2 person household).

AB 928 (Daucher)

Status: Asm Housing hearing canceled at the request of author. (03/27/2001)

Description: Establishes the Live Near Where You Work Program at HCD to provide grants to localities to in turn assist individuals to buy or rent near where they work.

AB 930 (Keeley)

Status: Sen Housing hearing canceled at the request of the author. (06/21/2001)

Description: Exempts CalHome rehab grants from home price limits otherwise applicable in the CalHome program.

AB 999 (Keeley)

Status: Held in Asm Appropriations. (05/31/2001)

Description: Separates the administration of the California Housing Loan Insurance Fund (CaHLIF) from the California Housing Finance Agency (CHFA) and creates a new independent board to oversee CaHLIF's operations.

AB 1020 (Leach)

Status: Asm Appropriations hearing canceled at the request of author. (05/31/2001)

Description: Establishes a fund, based on specified percentages of the General Fund, for local infrastructure outlays.

AB 1044 (Migden)

Status: Chapter 202, Statutes of 2001. (08/13/2001)

Description: Increases CHFA's bond authority by \$2.2 billion, to a total of \$11.15 billion.

AB 1063 (Aroner)

Status: Held in Asm Appropriations. (05/31/2001)

Description: Authorizes the state Public Works Board to finance the construction or renovation of student, faculty, and staff housing for public colleges, and to lease or lease-purchase the housing back to the respective institution.

AB 1170 (Firebaugh)

Status: Held in Asm Appropriations. (05/31/2001)

Description: Creates a \$50 million Building Equity and Growth in Neighborhoods Fund at HCD for grants for down payments to qualifying new home buyers in localities taking actions to remove barriers to affordable housing through zoning of land at higher densities or removing other land use constraints.

AB 1359 (Lowenthal)

Status: Chapter 395, Statutes of 2001. (10/01/2001)

Description: Merges HCD's four predevelopment loan programs into one consolidated program.

AB 1611 (Keeley)

Status: To Governor. (09/27/2001)

Description: Authorizes the California Educational Facilities Authority to contract with nonprofits to finance the construction of student, faculty, and staff housing near public colleges, financed through revenue bonds.

SB 73 (Dunn)

Status: Chapter 668, Statutes of 2001. (10/2001)

Description: Increases the low-income housing tax credit statewide cap by \$20 million, to a total of \$70 million; adjusts the cap for inflation.

SB 232 (Sher)

Status: Held in Sen Appropriations. (05/31/2001)

Description: Establishes the Financial Assurance and Insurance for Redevelopment Program to assist persons cleaning up "brownfields" properties in purchasing environmental insurance; provides subsidies for insurance premiums and cost overruns; authorizes use of Cleanup Loans and Environmental Assistance Neighborhoods (CLEAN) Account funds to cover the costs of negotiating the insurance contracts, and for other purposes to stimulate the redevelopment of brownfields..

SB 262 (Dunn)

Status: Re-referred to Asm Housing. (08/20/2001)

Description: Amended to deal with housing elements; previous versions made various changes to the CalHome Program.

SB 372 (Dunn)

Status: Held in Sen Appropriations. (05/31/2001)

Status: Establishes a HCD program to provide interim financing to entities seeking to purchase HUD-assisted housing units with expiring rental rate restrictions, in order to preserve them as affordable housing. The entities would then have time to assemble permanent financing.

SB 401 (Soto)

Status: Further hearing to be set in Sen Revenue and Taxation. (04/25/2001)

Status: Authorizes the California Tax Credit Allocation Committee to allocate housing tax credits to lenders that make qualified 2nd mortgage loans to low-income homebuyers.

SB 423 (Torlakson)

Status: Held at Asm desk. (06/05/2001)

Status: Expresses legislative intent to return Educational Revenue Augmentation Fund revenue to communities which build affordable housing.

SB 429 (Soto)

Status: Chapter 117, Statutes of 2001. (07/30/2001)

Description: Clarifies an ambiguity in current law by creating a clear exemption from specified notice requirements and sale restrictions for developments with expiring project-based Section 8 contracts that will maintain rent restrictions and tenant protections currently in place.

SB 503 (Vasconcellos)

Status: Held in Sen Appropriations. (05/31/2001)

Description: Creates pilot programs in San Diego and Santa Clara Counties for "Attainable Housing Zones" designed to encourage the construction of housing through a reduction in development fees.

SB 660 (Haynes)

Status: Re-referred to Sen Housing. (04/18/2001)

Description: Establishes the California Neighborhood Initiative, requiring the Technology, Trade, and Commerce Agency to designate 25 California Renewal Communities, to be linked with available federal funding, public or private resources, and specified state resources.

SB 717 (Speier)

Status: Held in Asm Appropriations. (09/06/2001)

Description: Places a \$600 million bond issue on the March 2002 ballot for residential seismic retrofit loans and grants.

SB 729 (Ortiz)

Status: Held in Sen Appropriations. (05/31/2001)

Description: Directs \$2.5 million in federal block grant funds to the Dept. of Community Services to fund 30 "Neighborhood Development Corporations" to address economic, health, and social problems in distressed neighborhoods.

SB 784 (Torlakson)

Status: Chapter 608, Statutes of 2001. (10/2001)

Description: Modifies the Jobs-Housing Balance Incentive Grant Program to allow use of the awards for any locally-determined need rather than be restricted to capital purposes.

SB 975 (Alarcón)

Status: Chapter 938, Statutes of 2001. (10/2001)

Description: Requires any public works financed through industrial development bonds under the California Industrial Development Financing Act to comply with prevailing wage laws; exempts housing financed through redevelopment funds, and projects financed before 2004 through revenue bonds or tax credits.

SB 1227 (Burton)

Status: Re-referred to Asm Housing. (09/13/2001)

Description: Places a \$980 million housing bond issue on the November 2002 ballot: \$450 million for Multifamily Housing Program, \$100 million for Emergency Housing and Assistance Program, \$270 million for Self-help housing funds, \$100 million for Farmworker Housing Grant Fund, and \$10 million for rehab.

Homeless Bills**AB 334 (Steinberg)**

Status: Chapter 454, Statutes of 2001. (10/2001)

Description: Expands the AB 34 of 1999 program, which established a pilot program to provide comprehensive, wrap-around services to the homeless mentally ill: Requires outreach for early intervention; Defines the training, consultation, and technical assistance required from the Department of Mental Health (DMH); Modifies reporting requirements.

AB 534 (Steinberg)

Status: Introduced. (02/22/2001)

Description: Extends and expands the AB 34 of 1999 program in the 3 counties (Los Angeles, Sacramento, and Stanislaus) originally selected for pilot programs to provide comprehensive, wrap-around services to the homeless mentally ill.

AB 747 (Chavez)

Status: In Asm Gov Org; rule waived to allow hearing. (04/16/2001)

Description: Creates a Governor's Commission on Homeless Veterans.

AB 748 (Chavez)

Status: Sen Appropriations hearing canceled at request of author. (08/20/2001)

Description: Directs the Department of Veterans Affairs to study the housing and support needs of homeless veterans.

AB 1060 (Negrete McLeod)

Status: Chapter 265, Statutes of 2001. (09/10/2001)

Description: Requires the Dept. of Veterans Affairs to study how to provide adequate housing for California's homeless veterans and report by 15 March 2002.

AB 1160 (Florez)

Status: Chapter 593, Statutes of 2001. (10/2001)

Description: Continues changes made in the 2000-01 Budget to HCD's Emergency Housing and Assistance Program (EHAP), allowing grants to be made for homeless shelter capital improvements.

SB 64 (Chesbro)

Status: Asm Appropriations hearing canceled at the request of author. (07/11/2001)

Description: Requires the Office of Criminal Justice Planning to conduct an evaluation of programs designed to serve runaway and homeless youth.

Land Use Bills

AB 271 (Canciamilla)

Status: Hearing postponed by Asm Natural Resources Committee. (04/16/2001)

Description: Exempts from CEQA a development of no more than 5 acres within an urbanized unincorporated area substantially surrounded by urban uses, that meets all other conditions for in-fill development projects.

AB 369 (Dutra)

Status: Chapter 237, Statutes of 2001. (09/04/2001)

Description: Authorizes a court, when it finds that a local agency disapproved or conditioned a project rendering it infeasible for the development of housing for very low-, low-, or moderate-income households without making findings supporting its decision as required, to award attorney's fees and costs of suit, except under extraordinary circumstances where the court finds that awarding fees would not further the purposes of the statute.

AB 499 (Codgill)

Status: Re-referred to Asm Rev and Tax (04/19/2001)

Description: Adds as a criterion for a jobs-housing opportunity zone, in the Bay Area-San Joaquin Inter-Regional Partnership, whether the area has been identified as one where infrastructure incentives are necessary for job creation.

AB 545 (Steinberg)

Status: Vetoed. (10/2001)

Description: Requires the state, when siting office space, to consider mixed-use sites and proximity to affordable housing, among other things; Governor directed similar requirements administratively.

AB 680 (Steinberg)

See under Taxation.

AB 702 (Jackson)

Status: Held in Asm Appropriations. (05/31/2001)

Description: Establishes a pilot program at CalEPA to provide grants to 10 cities, counties or redevelopment agencies for development of a multiparcel risk assessment approach for determining appropriate response actions at brownfields.

AB 787 (Hertzberg)

Status: Re-referred to Sen Local Gov. (07/09/2001)

Description: Recodifies legislative findings and declarations of the state Planning and Zoning Law; declares the intent of the Legislature to enact legislation reflecting specified final recommendations of the Speaker of the Assembly's Commission on Regionalism.

AB 858 (Wiggins)

Status: Sen Local Government hearing canceled at the request of the author. (06/25/2001)

Description: Expands the requirement for interagency referrals of proposed amendments to city and county land use plans to other local agencies that may be affected.

AB 924 (Wayne)

Status: Sen Local Government hearing canceled at the request of the author. (07/16/2001)

Description: States legislative intent to facilitate cooperative planning through incentives and rational growth principles.

AB 1086 (Calderon)

Status: Sen Env Qual hearing canceled at request of author. (08/20/2001)

Description: Requires a streamlined CEQA process for certain urban infill residential developments.

AB 1114 (Pescetti)

Status: Asm Env. Safety hearing postponed. (04/24/2001)

Description: Enacts the Brownfields Redevelopment Act, making various changes to facilitate brownfield redevelopment, including limits on liability and an \$40 million insurance fund.

AB 1244 (Wiggins)

Status: Re-referred to Sen Housing. (09/12/2001)

Description: Requires housing elements to identify adequate sites for condominiums.

AB 1284 (Lowenthal)

Status: Sen Local Gov hearing postponed. (07/11/2001)

Description: Authorizes certain localities to create housing opportunity districts; requires a portion of the tax revenues resulting from increased valuation to be paid to the districts.

AB 1362 (Wiggins)

Status: Referred to Asm Appropriations (05/03/2001)

Description: Establishes a Master Environmental Impact Report Revolving Loan Program to provide loans to cities and counties to prepare master environmental impact reports.

AB 1436 (Correa)

Status: On Sen Floor. (09/13/2001)

Description: Creates incentive of design-build contracting authority for a military base reuse agency, if a portion of existing housing units on the base are made available to lower-income families; also prohibits annexation until title is transferred to the redevelopment agency; bill is directed at El Toro.

AB 1514 (Canciamilla)

Status: Asm Local Government hearing postponed. (04/25/2001)

Description: Requires the land use element to include an Urban Growth Boundary that indicates the area to which the locality intends to extend urban services over the next 20 years; requires the element to include policies that encourage growth within the boundary; requires that the boundary be consistent with the objectives of the State Comprehensive Plan.

AB 1540 (Strickland)

Status: Referred to Asm Local Government. (03/19/2001)

Description: Provides that any action by a county or city to set aside or dedicate open-space land and to establish any related easement shall not become effective until approved by 2/3 of the voters.

AB 1606 (Bates)

Status: Hearing postponed by Asm Local Government. (05/02/2001)

Description: Provides that a city shall be deemed to satisfy its share of the regional housing need on the basis of two units of credit for each unit of housing on a decommissioned military base that is converted to low-income housing.

SB 210 (Local Gov. Comm.)

Status: Chapter 176, Statutes of 2001. (08/13/2001)

Description: Local Government Omnibus Act of 2001; makes various changes in law, including Williamson Act contracts.

SB 213 (Perata)

Status: Held in Asm Appropriations. (09/06/2001)

Description: Requires the Metropolitan Transportation Commission and the Association of Bay Area Governments to evaluate whether local governments are implementing their fair share of housing starts and participating in regional congestion reduction plans; also requires barriers to achieving jobs-housing balance to be identified.

SB 221 (Kuehl)

Status: Chapter 642, Statutes of 2001. (10/2001)

Description: Prohibits approval of a subdivision map or agreement for development of more than 500 units, unless the locality finds that sufficient water is available; excludes developments exclusively for low-income households.

SB 238 (Kuehl)

Status: Placed in Asm Inactive File. (09/14/2001)

Description: Provides for the waiver of certain bond requirements in actions brought in the public interest where the plaintiff (typically a nonprofit) has no financial interest.

SB 262 (Dunn)

Status: Re-referred to Asm Housing. (08/20/2001)

Description: Amended to contain some components of SB 910; previous versions made various changes to the CalHome Program.

SB 439 (Monteith)

Status: Sen Env. Quality hearing cancelled at request of author. (04/16/2001)

Description: Revises policies under CEQA to require consideration of the effects of a proposed project on homeownership, employment, and educational opportunities.

SB 442 (Vasconcellos)

See under Tenancies.

SB 497 (Sher)

Status: Chapter 873, Statutes of 2001. (10/2001)

Description: Limits lot-line adjustments not subject to local subdivision control to 4 or fewer parcels.

SB 520 (Chesbro)

Status: Chapter 671, Statutes of 2001. (10/2001)

Description: Requires housing elements to promote housing opportunities for persons with disabilities.

SB 610 (Costa)

Status: Chapter 643, Statutes of 2001. (10/2001)

Description: Expands the requirement for public water systems to prepare water supply assessments for large-scale projects, requires that additional information be included in assessments, and makes related changes.

SB 714 (McClintock)

Status: Referred to Sen Housing. (03/12/2001)

Description: Requires a locality to designate and zone sufficient land for residential use with appropriate standards as part of the revision of the housing element; authorizes any interested person to bring an enforcement action.

SB 910 (Dunn)

Status: Asm Local Government hearing canceled at request of author. (08/20/2001)

Description: Increases enforceability of state housing element law by creating sanctions, including withholding of funding, for local governments that fail to comply with existing law.

SB 932 (McPherson)

Status: Chapter 85, Statutes of 2001. (07/19/2001)

Description: Extends the deadline for housing element revisions for local governments in the Fresno, Kern, Sacramento, and Monterey regions by 6 months, to 31 December 2002.

SB 1098 (Alarcón)

Status: Chapter 939, Statutes of 2001. (10/2001)

Description: Requires health and safety finding before local governments can impose moratoriums on multi-family housing; Requires that there be a significant health and safety basis for multi-family moratoriums and subjects the moratorium decision to judicial review; Clarifies that localities must designate and zone vacant land using densities and development standards that facilitate and have the least cost impact on development of housing affordable to low income households.

Redevelopment Bills

AB 296 (Corbett)

Status: Chapter 124, Statutes of 2001. (07/30/2001)

Description: Authorizes the City of San Leandro and the County of Alameda to exercise certain powers regarding a joint redevelopment area.

AB 406 (Diaz)

Status: Referred to Asm Housing. (03/05/2001)

Description: Increases agencies' minimum tax revenue set-aside for their Low and Moderate Income Housing Funds from 20 percent to 25 percent.

AB 516 (Cedillo)

Status: Referred to Asm Housing. (03/05/2001)

Description: Adds renovation to the activities defined as redevelopment.

AB 618 (Calderon)

Status: Failed passage in Asm Housing. (05/10/2001)

Description: Requires that the funds that would normally have gone into the City of Industry's Low and Moderate Income Housing Fund, but instead are transferred to the Housing Authority of the County of Los Angeles under an existing special statute, be transferred instead to localities designated by the City of Industry.

AB 637 (Lowenthal)

Status: Chapter 738, Statutes of 2001. (10/2001)

Description: Targets funds to the housing needs identified in the locality's housing element, requires the replacement of 100 percent (rather than 75 percent) of housing removed and at the same income level; requires 55-year covenants on assisted units; prohibits the use of the funds for off site improvements except when they are a fundamental element of the development and proportionally benefit affordable housing units which are protected with a covenant; requires the housing funds be leveraged with other funds if available.

AB 661 (Correa)

Status: Chapter 626, Statutes of 2001. (10/2001)

Description: Authorizes the Orange County redevelopment agency to use its Low and Moderate Income Housing Fund for projects outside of redevelopment project areas, subject to certain requirements.

AB 750 (Cedillo)

Status: Referred to Asm Housing. (03/08/2001)

Description: Requires an agency to determine administrative expenses at a public hearing; requires an agency to make affordable an equal number of units within 3 years after the sale of owner-occupied units; prescribes criteria for making the computation of 15% of units developed within a project area be available at affordable housing cost.

AB 1567 (Runner)

Status: Chapter 4911, Statutes of 2001. (10/05/2001)

Description: Provides inclusionary housing credit to the City of Lancaster's Redevelopment Agency for preserving mobilehome parks and for ensuring affordability of these parks; allows the Agency to purchase or acquire long-term affordability covenants in mobilehome parks.

AB 1595 (Wyman)

Status: Placed on Asm inactive file by the author. (05/29/2001)

Description: Provides that, for the Victor Valley joint powers agency, certain requirements relative to the percentage of replacement units to be made available at affordable housing cost shall apply only when tax increment revenues are generated in connection with the redevelopment of the former George Air Force Base.

AB 1653 (Robert Pacheco)

Status: Re-referred to Asm Housing. (06/04/2001)

Description: Declares legislative intent to study court decisions affecting redevelopment law; as introduced, provided that physical blight need not consist of "true blight" described in County of Riverside v. City of Murrieta and would have overrules that case and reinstated the City of Diamond Bar's plan invalidated in it.

SB 53 (Torlakson)

Status: Chapter 9, Statutes of 2001. (05/04/2001)

Description: Removes the sunset provision and thus permanently allows communities to designate an area where a disaster has occurred as a redevelopment area.

SB 211 (Torlakson)

Status: Re-referred to Asm Housing. (07/12/2001)

Description: Allows redevelopment agencies to extend a project area for 10 years in order to eliminate remaining serious blight; to obtain the extension, the agency must increase its Low and Moderate Income Housing Fund allocation from the current 20 percent to 30 percent; agencies must submit their preliminary plans for extension to the Department of Housing and Community Development and the Department of Finance for review; Attorney General is explicitly authorized to challenge the extension.

SB 411 (Perata)

Status: Held in Sen Appropriations. (05/31/2001)

Description: Enables the City of Oakland and its redevelopment agency to extend the time limit for its central district plan if specified requirements are met, including that the agency has not accumulated an excess surplus in its Low and Moderate Income Housing Fund..

SB 459 (McPherson)

Status: Chapter 471, Statutes of 2001. (10/04/2001)

Description: Modifies the definition of "affordable housing cost," for any redevelopment agency within Santa Cruz County; generally raises to 40% the percentage of income a homebuyer household may spend for the housing to be considered affordable.

SB 600 (Torlakson)

Status: Held in Sen Appropriations. (05/31/2001)

Description: Exempts transit villages from meeting the physical and economic criteria of blight in order to qualify as redevelopment areas; expands the definition of transit village to include areas within a 1/2 mile radius of a transit station.

SB 1137 (Ortiz)

Status: Held in Sen Appropriations. (05/31/2001)

Description: Extends Sacramento redevelopment time limits.

Senior Bills

AB 72 (Bates)

See under Finance.

AB 385 (Strickland)

Status: Held in Asm Rev and Tax. (05/14/2001)

Description: Increases the income limits and amount of the Senior Citizens Property Tax Assistance Law credit, for both renters and homeowners.

AB 426 (Cardoza)

Status: Chapter 156, Statutes of 2001. (08/07/2001)

Description: Permanently increases the Senior Homeowners' and Renters Assistance Tax Credit by 45 percent over the 1999 level (in 2000, there was a one-time increase).

AB 628 (Bates)

See under Tenancies.

AB 1036 (Pescetti)

Status: Sen Rev. and Tax. hearing canceled at the request of author. (06/28/2001)

Description: Allows a the owner of a mobilehome subject to property taxation to file for the Senior Property Tax Assistance credit as either an owner or renter (owners of mobilehome subject to the vehicle license fee have that option under current law).

AB 1370 (Wiggins)

Status: Chapter 266, Statutes of 2001. (09/10/2001)

Description: Corrects drafting errors in AB 426.

SB 14 (Peace)

Status: Chapter 2, Statutes of 2001. (03/01/2001)

Description: Allocates an additional \$30 million for Senior Property Tax Assistance renter credits and \$10 million for homeowner credits, due to the one-time increase of the credit authorized last year by SB 1664 (Karnette).

SB 218 (Dunn)

Status: Asm Rev. and Tax. hearing canceled at the request of author. (07/02/2001)

Description: Permanently doubles the amount of the Senior Citizens Property Tax Assistance Law, for both renters and homeowners, as was provided on a one-time basis by SB 1664 (Karnette) of 2000.

SB 382 (Haynes)

See under Fair Housing.

SB 519 (Vincent)

Status: Sen Housing hearing canceled at the request of author. (04/11/2001)

Description: Requires CHFA to evaluate and select units on a former military base for use as affordable senior rental housing.

SB 533 (Margett)

Status: Re-referred to Asm Appropriations. (07/11/2001)

Description: Establishes an HCD home improvement loan program to facilitate aging in place for low and moderate income seniors.

Taxation Bills

AB 426 (Cardoza)

Status: Chapter 156, Statutes of 2001. (08/07/2001)

Description: Permanently increases the Senior Homeowners' and Renters Assistance Tax Credit by 45 percent over the 1999 level (in 2000, there was a one-time increase).

AB 680 (Steinberg)

Status: Re-referred to Asm Approps. (05/31/2001)

Description: Reallocates sales tax on a per capita basis and reduces property tax revenue transfers to the Educational Revenue Augmentation Fund (ERAF) within the greater Sacramento region and authorizes cities and counties within that region to obtain air emission reduction credits for specified purposes.

SB 48 (McClintock)

See under Tenancies.

SB 218 (Dunn)

See under Tenancies.

SJR 6 (Dunn)

Status: Resolution Chapter 18. (03/27/2001)

Description: Calls on Congress and the President to review federal tax law regarding rental housing, in particular pre-1986 law, and enact new tax benefits to encourage rental housing production.