

Landlord/Tenant:

Enacted into Law:

AB 2523 (Frommer): Drug evictions.

Status: Signed by the Governor: Chapter 304, Statutes of 2004.

Description: Extends the sunset date for pilot project in parts of Los Angeles County that allows a City Attorney to evict tenants for allegations of certain drug activities; extends program to Oakland and San Diego; strengthens reporting requirements on the evictions and tenant protections. Housing advocates opposed the original version of the bill, but were successful in obtaining the tenant protection amendments.

AB 2867 (Nunez): Residential hotels.

Status: Signed by the Governor: Chapter 950, Statutes of 2004.

Description: Creates a rebuttable presumption, affecting the burden of producing evidence, that a residential hotel which requires an occupant to check out and reregister, does so for the purpose of preventing that person any rights of tenancy. Sponsored by the Los Angeles City Attorneys Office, which stated this clarification was needed in order for them to pursue these "28-Day Shuffle" cases.

SB 115 (Torlakson): Rent payments.

Status: Signed by the Governor: Chapter 76, Statutes of 2004.

Description: Prohibits a landlord or a landlord's agent from requiring cash as the sole form of payment for rent or security deposits; landlord may demand cash if the tenant bounced a check in the previous 3 months. Sponsored by Western Center.

SB 1145 (Burton): Tenancy.

Status: Signed by the Governor: Chapter 568, Statutes of 2004.

Description: Would remove sunset dates from:

- 60-day notice requirement for rent increases in excess of 10%.
- Prohibition against source of income discrimination.
- Prohibition against requiring each proposed tenant of a single unit to separately exceed a minimum income standard.

Would also make various technical changes.

SB 1328 (Torlakson): Tenant notices.

Status: Signed by the Governor: Chapter 110, Statutes of 2004.

Description: Expands the types of projects with expiring rent restrictions that are required to give tenants advance notice of the expiration.

Not Enacted:

AB 21 (Liu): 710 Corridor.

Status: Held in Senate Transportation.

Description: Would have established a task force to report on rents and conditions in CalTrans-owned property along the 710 freeway corridor in the Pasadena area. Author did not move bill since CalTrans agreed to participate in discussions to find a solution.

AB 800 (Kehoe): Previous version: Consumer credit reporting agencies.

Status: Amended completely; no longer a housing bill.

Description: Previous version: Would have revised the process of investigating disputed consumer (including tenant) credit information.

AB 1706 (Judiciary Committee): Previous version: Unlawful detainer.

Status: Amended completely; no longer a housing bill.

Description: Previous version: Would have made drafting corrections in notice requirements for unlawful detainers.

AB 2088 (Dutra): Costa Hawkins.

Status: Not moved on Senate Floor.

Description: In rent control areas, would have allowed rent increases to non-original co-tenants, with exceptions for oral leases, non-original co-tenants in San Francisco who did not receive the notice required by local law, and non-original co-tenants in Los Angeles as of the effective date of the bill. The bill was not moved by the sponsor, the Berkeley Property Owners Association, after questions from other landlord groups. Tenant advocates were neutral after obtaining the amendments which created the exceptions.

AB 2175 (Canciamilla): Condo conversions.

Status: Failed in Assembly Housing Committee 4-4.

Description: Would have pre-empted most local controls on condominium conversions if certain minimal requirements were met regarding intended purchase by tenants; would have eliminated any rent control on units that remain rentals, various protections for purchasers, and overridden local government land use controls designed to preserve the affordable rental housing stock. Sponsored by the California Association of Realtors, who attempted to get the bill passed in committee by limiting it to rent control jurisdictions; bill still failed after vigorous opposition from tenant advocates.

AB 2582 (Lieber): Hazard disclosure.

Status: Not moved on Assembly Floor.

Description: Would have required a landlord who has actual knowledge of hazardous substances, materials, or products to the property to give written notice of those hazards to a prospective tenant. Landlord groups were strongly opposed and bill was not brought up for a vote.

AB 2583 (Lieber): Personal information.

Status: Failed in Assembly 27-35.

Description: Would have prohibited a landlord from demanding private or personal information from existing tenants as a condition of continuing residency, with some exceptions. Landlord groups were strongly opposed.

SB 178 (Torlakson): Previous version: Costa-Hawkins inclusionary zoning.

Status: Amended completely; different subject matter and author (Cedillo).

Description: Previous version: Would have clarified that the Costa-Hawkins Act does not pre-empt a locality's ability to enact an inclusionary zoning ordinance that limits rent or income levels. Sponsored by Los Angeles Housing Law Project.

Code Enforcement

Enacted into Law:

AB 3022 (Housing Comm): Omnibus housing bill.

Status: Signed by the Governor: Chapter 473, Statutes of 2004.

Description: Moves relocation provisions into the State Housing Law. (See also Finance section.)

SB 1404 (Soto): Multifamily improvement districts.

Status: Signed by the Governor: Chapter 526, Statutes of 2004.

Description: Allows the establishment of multifamily improvement districts to levy assessments on residential rental properties within the district to finance improvements; district must be approved by 2/3rds vote, based on assessed value.

Not Enacted:

AB 731 (Spitzer): Fire inspection frequency.

Status: Senate Housing hearing canceled at the request of the author.

Description: Would have required fire inspections of 3-story or fewer apartment buildings in which each unit had a separate exit to the exterior of the building every 3 years (current law is 1 year, which would not have been affected by this bill if the exit door of the unit opened onto an interior hallway).

AB 1633 (Levine): Building standards.

Status: Never moved in Senate Housing this year.

Description: Would have allowed the state Building Standards Commission to adopt statewide building standards if it determined that uniform standards were necessary to protect health and safety or were otherwise in the public interest.

AB 2400 (Keene): Meth lab contamination.

Status: Not moved on Senate Floor.

Description: Would have required the state Department of Health Services to develop a form to be recorded as a lis pendens against a property contaminated by illegal methamphetamine manufacture, for use by local authorities.

SB 1508 (Ducheny): Loans restrictions: code violations.

Status: Vetoed.

Description: Would have generally prohibited making a loan secured by residential rental property if a notice of code violation has been recorded, unless the loan did not exceed certain amounts, or unless a portion of the loan was withheld pending compliance with the code enforcement notice or to directly pay contractors for construction work to correct the violations. The bill was opposed by the California Bankers Association. In vetoing the bill, the Governor cited: (1) Lenders should not be made "de facto code enforcers"; (2) Lenders would be unwilling to make loans even to finance improvements; and (3) The bill created an uneven playing field because federal and state chartered lending institutions were exempted from the bill.

SB 1570 (Bowen): Meth lab contamination clean-up standards.

Status: Held in Senate Appropriations.

Description: Would have required the state Department of Toxic Substances Control to establish meth lab clean-up procedures and a safe level standard for occupancy after clean-up. Bill was held due to its cost.

SB 1634 (Alarcon): Real property: substandard conditions.

Status: Failed in Assembly Housing 4-4.

Description: Sponsored by ACORN, the bill would have:

- Authorized enforcement agency inspectors to issue an administrative citation for any violation.
- Required owners of substandard property to provide certain identifying information.
- Required that the notice of violation with owner information be mailed to each affected residential unit.
- Allowed an enforcement officer to ask the Department of Motor Vehicles to keep their personal information confidential in order to protect them from harassment.

Redevelopment

Enacted into Law:

AB 269 (Mullin): Redevelopment: San Mateo County.

Status: Signed by the Governor: Chapter 869, Statutes of 2004.

Description: Allows redevelopment agencies in San Mateo County to transfer redevelopment housing funds among agencies, to develop housing along the Peninsula transportation corridor, under strict conditions, including use only for low or very low income housing.

AB 2805 (Ridley-Thomas): Los Angeles Coliseum redevelopment.

Status: Signed by the Governor: Chapter 954, Statutes of 2004.

Description: Allows some modifications to procedures for a finding of blight of the redevelopment area that includes the Los Angeles Coliseum; prior version of the bill would have affected housing obligations, but the author removed those provisions after opposition from housing advocates.

SB 526 (Torlakson): Redevelopment referenda.

Status: Signed by the Governor: Chapter 526, Statutes of 2004.

Description: Applies the existing requirement (for financing or expansion of an area) for clear and understandable language to all redevelopment referenda; In larger communities, applies the same signature and deadline requirements to all redevelopment referenda.

Not Enacted:

AB 1358 (Simitian): Transfers.

Status: Seante Housing hearing canceled at the request of the author.

Description: Would have authorized a redevelopment agency located in a city with a population under 100,000 in San Mateo, Santa Clara, or Santa Cruz Counties to expend tax-increment revenues for the construction of housing commenced prior to January 1, 2009, located within 5 miles of a project area.

AB 2212 (Runner): Redevelopment.

Status: Amended; not longer a redevelopment bill.

Description: Prior version would have allowed a rural area in northern San Bernardino County to establish a redevelopment project area.

AB 2264 (Chavez): City of Industry redevelopment.

Status: Assembly Housing hearing canceled at the request of author.

Description: Would have authorized the City of Industry to direct where its redevelopment set-aside would be used. Industry is currently exempted from most housing element and redevelopment laws and is instead required to remit 20% of its tax increment revenue to the County of Los Angeles to develop housing consistent with redevelopment law.

AB 2515 (Runner): George Air Force Base redevelopment.

Status: Assembly Local Government hearing canceled at the request of the author.

Description: Would have authorized the George Air Force Base redevelopment agency to defer use of its Low and Moderate Income Housing Fund for 5 years after making a finding based on that the vacancy rate for rental housing affordable to lower income households within the project area is more than 4%; would have required the amount deferred to be repaid by the end of the 15th fiscal year after the adoption of the resolution. Bill was dropped after opposition from housing advocates.

SB 1428 (Torlakson): Contra Costa redevelopment.

Status: Senate Local Government hearing canceled at the request of the author.

Description: Would have allowed the Contra Costa County Redevelopment Agency to raise the percentage of income a homebuyer may spend for housing to be considered affordable to 45%.

SB 1489 (Ducheny): Redevelopment audits.

Status: Assembly Housing hearing canceled at the request of the author.

Description: Would have required a redevelopment agency to disclose to its legislative body (the city council or county board of supervisors) when it was being audited by HCD.

SB 1659 (Poochigian): Just Compensation.

Status: Failed in Senate Judiciary 1-4.

Description: Would have required a redevelopment agency to compensate a displaced owner based on replacement value (rather than fair market value), if the property was to be owned by a non-public person or entity.

SB 1756 (Battin): Capitol Area Development Authority.

Status: Senate Governmental Organization hearing canceled at the request of the author.

Description: Would have declared all residential and retail property owned by the Capitol Area Development Authority to be surplus and directed that it be sold.

Land Use

Enacted into Law:

AB 79 (Dutra): Written reports.

Status: Signed by the Governor: Chapter 409, Statutes of 2004.

Description: Suspends specified state and local agency reports until 1 January 2008.

AB 389 (Montanez): Brownfields.

Status: Signed by the Governor: Chapter 705, Statutes of 2004.

Description: Enacts the California Land Reuse and Revitalization Act:

- Provides that an innocent landowner, a bona fide purchaser, or a contiguous property owner qualifies for immunity from liability for response cost or damage claims under statutory and common law, if the innocent purchaser, bona fide purchaser, or contiguous property owner meets specified conditions.
- Requires the websites of the state Department of Toxic Substances Control, the state Water Resources Control Board, and regional water quality control boards to provide information about brownfields through a single web site portal.

The bill was supported by the CBIA and some environmental groups; other environmental groups are opposed or were neutral; environmental justice groups were opposed.

AB 1192 (Dutra): Downzoning.

Status: Signed by the Governor: Chapter 10, Statutes of 2004.

Description: Clarifies provisions in AB 2292 of 2002 that imposed requirements on localities when downzoning occurs, including a prohibition on requiring the developer to pay for the actions needed to ensure that there is no net loss in residential unit capacity.

AB 1268 (Wiggins): Form-based planning.

Status: Signed by the Governor: Chapter 179, Statutes of 2004.

Description: Expressly authorizes local governments to include form-based principles (that seek to define the design of streets and buildings, rather than specify uses) in their general plans' land use elements and adopt form-based codes.

AB1320 (Dutra): Transit village plans.

Status: Signed by the Governor: Chapter 42, Statutes of 2004.

Description:

- Allows a transit village plan to demonstrate any five public benefits from the statutory list of 13 public benefits.
- Deletes the requirement that a rail transit station be at the core of a transit village development, thus allowing a transit village to center on a transit station that could be a ferry terminal, a bus hub, or a bus transfer station.

AB 2158 (Lowenthal): Housing elements.

Status: Signed by the Governor: Chapter 696, Statutes of 2004.

Description: Enacts changes proposed for the regional housing needs allocation (RHNA) process by the Housing Element Work Group which were agreed to by consensus.

AB 2348 (Mullin): Housing elements.

Status: Signed by the Governor: Chapter 724, Statutes of 2004.

Description: Would make numerous changes to the provisions of housing element law pertaining to land inventory, adequate sites, and permitted use, based on the work of the Housing Element Work Group.

SB 699 (Sher): General plan reports.

Status: Signed by the Governor: Chapter 916, Statutes of 2004.

Description: Requires the annual planning report submitted to OPR and HCD to include the degree to which the approved general plan complies with OPR's General Plan Guidelines.

SB 805 (Escutia): Hazardous substances: brownfields.

Status: Signed by the Governor: Chapter 717, Statutes of 2004.

Description: Makes larger urban infill parcels eligible for remediation and clean-up under the California Land Environmental Restoration and Reuse Act.

SB 898 (Burton): Community college replacement housing.

Status: Signed by the Governor: Chapter 495, Statutes of 2004.

Description: Extends to community colleges and eligible nonprofit agencies the authority to acquire property to replace existing dwelling units displaced by school construction if certain conditions are met, and requires that displaced persons be given a right of first refusal to purchase or rent the replacement dwelling units.

SB 1037 (Sher): Subdivision requirements.

Status: Signed by the Governor: Chapter 479, Statutes of 2004.

Description:

- Changes the area for which an adjoining locality can request notice of a proposed subdivision from three miles from the locality to anywhere within its planning area.
- Authorizes local subdivision ordinances to provide for cable television systems and other communications services to each parcel in all subdivisions.

SB 1777 (Ducheny): Statewide Housing Plan.

Status: Signed by the Governor: Chapter 818, Statutes of 2004.

Description: Requires HCD to update the Statewide Housing Plan every 4 years, as opposed to every 2 years under current law, and makes a number of technical changes.

SB 1818 (Ducheny and Hollingsworth): Density bonuses.

Status: Signed by the Governor: Chapter 928, Statutes of 2004.

Description:

- Broadens the range of density bonuses available for affordable housing.
- Modifies the current moderate income density bonus.
- Better quantifies the value of incentives and concessions localities must offer in addition to density bonuses.
- Creates a new land donation density bonus.

Not Enacted:

AB 980 (Salinas): Housing element self-certification.

Status: Not brought up for hearing in Assembly Housing.

Description: Would have authorized localities to self-certify their housing elements; would have specifically made them eligible for housing programs requiring housing element compliance.

AB 1426 (Steinberg): Sacramento regional housing.

Status: Vetoed.

Description: Would have created a special \$1 million fund to be made available as grants for jurisdictions within the greater Sacramento region that adopt and achieve an affordable housing production standard (4% of all new construction affordable to very-low income; 4% affordable to low income). Vetoed because the bill would have created a special Sacramento-area set-aside for Proposition 46 funds.

AB 1970 (Harman): Housing element.

Status: Assembly Local Government hearing canceled at the request of the author.

Description: Would have authorized the City of Seal Beach to adopt a housing element that made no provision for new housing or a share of regional housing needs.

AB 2423 (Haynes): Government regulation: nonprofit.

Status: Assembly Local Government hearing canceled at the request of the author.

Description: Would have prohibited any land use regulation that imposes a substantial burden on a nonprofit, unless the locality demonstrates a substantial governmental interest.

AB 2471 (Longville): Transit service: housing developments.

Status: Assembly Transportation hearing canceled at the request of the author.

Description: Would have required the Legislative Analyst's Office to conduct a study of costs to transit operators of providing transit service to new housing developments of more than 150 units.

AB 2634 (Canciamilla): Urban limit lines.

Status: Held in Senate Local Government.

Description: Would have required, in Contra Costa County, that any annexation approval be consistent with any urban limit lines approved by the voters.

AB 2702 (Steinberg): Second units.

Status: Vetoed.

Description:

- Would have limited standards that localities could impose on second units, including a minimum size requirement of less than 550 square feet, unless requested by the owner, and a requirement for covered parking. In his veto message, the Governor expressed concerns that local control was being removed, and that it would impact local ability to provide water, sewer, and schools.
- Would have specified the permitted density for the residential component of joint use projects in which housing is located on school sites.

AB 2980 (Salinas): Housing element: self-certification.

Status: Assembly Appropriations hearing canceled at the request of the author.

Description: Would have established procedure for a locality to self-certify its housing element based on production; would have made those localities eligible for specified state housing funds in the same manner as other jurisdictions.

SB 493 (Cedillo): Brownfields immunity.

Status: Assembly Appropriations hearing postponed by committee; provisions of bill generally incorporated into AB 389.

Description: Would have exempted a person who is not liable for response costs under the federal hazardous substances cleanup act because he or she is a bona fide prospective purchaser, an innocent purchaser, or a contiguous property owner, from paying brownfields cleanup response costs imposed by the state or a local agency.

SB 558 (Ducheny): Zoning: vacant land.

Status: Assembly Appropriations hearing postponed by committee.

Description: Would have required a land use element to include a “community plan,” as defined in CEQA, for all sites designated for residential use; development project proposals consistent with the development density for which an EIR was certified would not require additional environmental review.

SB 744 (Dunn and Ducheny): Housing appeals board.

Status: Assembly Local Government hearing postponed by committee.

Description:

- Would have created a state housing appeals board, similar to measures in place in Massachusetts and Connecticut
- Would have provided priority for state funding to cities and counties that meet a housing performance standard.

SB 1188 (Chesbro): Farmworker housing.

Status: Held in Senate Appropriations.

Description: Would have allowed a local government to receive an incentive grant under the Workforce Housing Reward Program for the approval of employee housing; earlier version had housing element concerns, but last version provided that nothing in the bill should be construed to allow a local government to meet any portion of its housing element requirements with employee housing that does not meet the definition of a housing unit.

SB 1263 (Torlakson): Development projects: mandatory approval.

Status: Senate Local Government hearing canceled at the request of author.

Description: Would have required a locality to approve a development project that is consistent with certain specific plans, unless the agency found that approval would have resulted in a specific, significant, adverse effect upon the public health or safety that could not be feasibly mitigated or avoided.

SB 1592 (Torlakson): Local planning.

Status: Assembly Local Government hearing canceled at the request of the author.

Description: Would have required localities to adopt or update an infill ordinance or specific plan that identified potential infill sites and specified appropriate zoning to encourage infill development.

SB 1609 (Dunn): Anti-NIMBY law.

Status: Failed in Assembly Local Government 3-3.

Description: Would have amended state Anti-Nimby law by restricting grounds for denying developments.

Finance

Enacted into Law:

AB 421 (Steinberg): Subsidized housing insurance.

Status: Signed by the Governor, Chapter 771, Statutes of 2004.

Description: Requires the Insurance Commissioner to conduct a study of the market for property and liability insurance for corporations that provide subsidized low and moderate income rental housing.

AB 672 (Montanez): Downpayment assistance and mortgages.

Status: Signed by the Governor, Chapter 473, Statutes of 2004.

Description: Authorizes the amount of CHDAP downpayment assistance at up to 5% of the purchase price of a home within an infill of opportunity zone or transit village (current law limits all loans to 3% of purchase price).

AB 2649 (Salinas): Owner-builders: workers' compensation.

Status: Signed by the Governor: Chapter 83, Statutes of 2004.

Description: Excludes from the definition of employee (and workers' compensation requirements) any person who is an owner-builder participating in a mutual self-help housing program sponsored by a nonprofit corporation.

AB 2838 (Salinas): CalHome.

Status: Signed by the Governor, Chapter 683, Statutes of 2004.

Description:

- Raises the limit of downpayment assistance available to home buyers through CHDAP from 3% to 6% for the purchase of a home by a first-time home buyer in a revitalization area.
- Requires school districts to offer real property to specified public agencies that have previously provided a written request to be directly notified of a sale or lease.

AB 2846 (Salinas): Property taxation: assessment: tax credits.

Status: Signed by the Governor, Chapter 786, Statutes of 2004.

Description: Expressly prohibits a county assessor, when appraising any property under the income method of appraisal, from considering as income the benefit of specified federal low income housing tax credits.

AB 3022 (Housing Comm): Omnibus housing bill.

Status: Signed by the Governor, Chapter 473, Statutes of 2004.

Description: Authorizes Mobilehome Park Purchase Fund loans to be made to a limited partnership, where all the general partners are qualified nonprofit mutual or public benefit corporations; increases the total allowable indebtedness under the loan program from 95 percent to 100 percent, plus closing costs. (See also Code Enforcement section.)

SB 451 (Ducheny): Taxation of possessory interests.

Status: Signed by the Governor, Chapter 853, Statutes of 2004.

Description: Exempts privately-built housing on military bases occupied by military families from local property taxation, subject to certain conditions.

SB 1596 (Ducheny): Delinquent tax auctions.

Status: Signed by the Governor, Chapter 923, Statutes of 2004.

Description: Allows non-owner-occupied residential tax-defaulted property to be brought to auction after 3 years of delinquency if requested by a locality or a nonprofit. The normal waiting period is 5 years.

Not Enacted:

AB 723 (Matthews): IRP infrastructure districts.

Status: Not moved on Senate Floor.

Description: Would have authorized localities to create infrastructure financing districts in the Inter-Regional Partnership area (Alameda, Contra Costa, Santa Clara, San Joaquin, and Stanislaus counties), as is permitted under current law in the Mexican border region.

AB 1905 (Parra): Taxation of possessory interests.

Status: Held in Assembly Appropriations; bill is similar to SB 451.

Description: Would have exempted privately-built housing on military bases occupied by military families from local property taxation, subject to certain conditions.

AB 2836 (Maddox): Income definition.

Status: Failed in Assembly Housing 0-5.

Description: Would have authorized HCD to designate areas in which the moderate income limit would be increased to 140% of median.

SB 1595 (Ducheny): State Housing Investment Trust Act of 2004.

Status: Never set for hearing in Senate Housing.

Description: Would have placed a general obligation bond issue on the ballot to finance new construction and rehabilitation of housing developments affordable to low and very low income families.

SB 1610 (Ducheny): Mobilehome Park Purchase Fund.

Status: Not moved on Assembly Floor.

Description: Would have allowed limited partnerships, in which all of the general partners were nonprofit mutual or public benefit corporations, to apply for Mobilehome Park Resident Ownership Program loans.

SB 1702 (Battin): Housing tax credits.

Status: Held in Senate Housing.

Description: Would have required the California Tax Credit Allocation Committee to allocate housing tax credits to each county in proportion to its share of housing need statewide.

SB 1753 (Denham): Surplus state property.

Status: Sent to Governor but recalled to Senate; no further action.

Description: Among other things, would have revised state surplus property transfer procedures when the property would have been used for low income housing.

SCA 2 (Torlakson): Local sales tax: transportation and smart growth.

Status: Senate Constitutional Amendments hearing postponed.

Description: Would authorize local governments to impose a sales tax or special tax exclusively for transportation purposes and smart growth planning upon approval of a majority of the voters of that local government.

SCA 11 (Alarcon): Local housing bond votes.

Status: Not moved on Senate Floor.

Description: Would have allowed 55% of voters in a locality to approve issuance of general obligation bonds where the tax or bond exclusively funded affordable housing, transportation enhancements, open space and general infrastructure needs.

Budget

Enacted into Law:

SB 1113 (Budget Comm): 2004-05 Budget.

Status: Signed by the Governor, with item vetoes: Chapter 208, Statutes of 2004.

Description: Fiscal year 2004-2005 state budget:

- Reduction in Emergency Housing and Assistance Program homeless shelter grant funding level from \$5.3 million in FY 2003-04 to \$4.0 million in FY 2004-05.
- No redirection of Proposition 46 funds.

SB 1096 (Budget Comm): Local government budget trailer bill.

Status: Signed by the Governor: Chapter 211, Statutes of 2004.

Description: Shifts \$1.3 billion from local governments to the state General Fund for fiscal years 2004-05 and 2005-06, including \$250 million per year from redevelopment agencies; no money to be taken from the Low and Moderate Income Housing Funds (though money may be borrowed from the Funds).

SB 1102 (Budget Comm): General government budget trailer bill.

Status: Signed by the Governor: Chapter 227, Statutes of 2004.

Description: Housing provisions:

- Establishes fee authority for Regional Housing Needs Assessment fair share housing numbers.
- Limits rents in state migrant housing centers to 30% of average statewide tenant income.

Pending:

SCA 4 (Torlakson): Local government finance.

Status: Passed by the Legislature: Resolution Chapter 113, Statutes of 2004. Must be approved by the voters in November.

Description: Would:

- Prohibit the Legislature from permanently reducing the percentage of property tax revenues allocated to non-school local governments within each county.
- Permit the Legislature to borrow local property tax revenues beginning in 2008-09 in no more than two of every 10 years; must be fully repaid with interest within 3 years.

Homeless

Enacted into Law:

SB 855 (Machado): Community care facilities: temporary shelters.

Status: Signed by the Governor: Chapter 664, Statutes of 2004.

Description: Creates a subcategory of foster care group homes and relaxes staffing ratio and qualification requirements for emergency shelters for children under age six for stays of less than 30 days.

SB 1234 (Kuehl): Omnibus hate crimes bill.

Status: Signed by the Governor: Chapter 42, Statutes of 2004.

Description: Among other provisions:

- Establishes a uniform definition of “hate crime”, which includes a crime against a person committed due to the victim’s homelessness.
- Requires the California Commission on Peace Officer Standards and Training to redirect existing resources to develop a course on crimes against the homeless.
- Requires law enforcement to report crimes against homeless persons to the Attorney General.
- Requires the Attorney General to report annually to the Legislature regarding crimes against the homeless.

Farmworker and Rural Bills

Enacted into Law:

AB 32 (Salinas): Leases.

Status: Signed by the Governor: Chapter 866, Statutes of 2004.

Description: Allows local public agencies or nonprofits receiving housing funds to lease housing to an agricultural employer who agrees to rent on the same terms, including rent levels, that would have otherwise been made.

AB 868 (Parra): Migrant centers.

Status: Signed by the Governor: Chapter 671, Statutes of 2004.

Description: Requires that existing notices to migrant farmworkers regarding the extended operation of a migrant housing center include the beginning date of the extended period; Provides that occupants and operators of migrant housing shall be eligible for specific low-income energy programs.

AB 1462 (Salinas): Farmworker housing grants.

Status: Signed by the Governor: Chapter 672, Statutes of 2004.

Description:

- Allows HCD to waive part of the matching fund requirement for grants or loans of not more than \$500,000 under the Farmworker Housing Grant Program.
- Authorizes CalHome Program funds to be used to provide forgivable loans to individual households to repair specified manufactured housing.

Not Enacted:

SB 1188 (Chesbro): Farmworker housing.

Status: Held in Senate Appropriations.

Description: Would have allowed a locality to receive Workforce Housing Reward Program grants for approval of employee housing. Earlier version had housing element concerns, but last version eliminated all housing element impacts.