Summary of Actions on Key Housing Legislation Of the Past Two Decades

1981-82
AB 1612 (Berman) expanded the relief available in suits to enforce housing element law
AB 3703 (Costa) limited time for localities to act after court finds housing element inadequate
SB 1534 (Mello) required localities to permit development of second units (granny flats)
AB 1329 (Costa) would have permitted localities to adopt rental only zoning
AB 2099 (Roos) targeted state density bonus law to low income households
SB 626 (Mello) reduced the authority of the Coastal Commission over housing (opposed)
Citizens for Affordable Housing proposed $2.4 billion tax/housing initiative for November '82 ballot
AB 256 (McCarthy) would have prohibited child discrimination in rental housing
AB 1914 (Agnos) required a bond to be posted by those suing to stop housing developments
AB 1915 (Agnos) permitted attorney fees against those suing to stop housing
AB 830 (Sher) provided increased notice to tenants of utility terminations
AB 3294 (Roos) strengthened penalties against slumlords who fail to clean up substandard conditions
AB 3593 (Bosco) and SB 1862 (Keene) increased pension fund investments in housing
AB 1185 (Waters) limited environmental review of certain housing developments
SB 1829 (Petris) would have provided $5 million for rehab of residential hotels

1983-84
Governor George Deukmejian takes office.
Gray Davis appointed vice-chair of Assembly Housing
AB 1765 (Costa) appropriated $5.2 million for rural rental assistance
SB 1069 (Seymour) and AB 965 (Alatorre) would have limited local rent control (opposed)
AB 1363 (Sher) provided $2.7 million for new state emergency shelter for the homeless program
AB 1604 (Costa) provided $500,000 for a new rural water/wastewater assistance program at HCD
SB 458 (Petris) applied Employee Housing Act requirements to non-grower owner labor camps
SB 459 (Petris) increased penalties for repeated health violations in labor camps
The Budget provided $100,000 for Rural Development Assistance
SB 460 (Petris) would have imposed fees on the agriculture industry to finance farmworker housing
SB 2243 (Seymour) provided $3 million for a new self-help housing program
SB 2126 (Greene) provided $2 million for rural rental assistance
AB 1900 (Wright) would have reduced income targeting of senior bond-funded housing (opposed)
AB 2580 (Bradley) provided funding for farmlabor housing in San Diego
AB 998 (Waters) decreased time for NIMBYs to file suit to stop affordable housing developments
AB 2154 (Davis) prohibited allocation of state CDBG funds to growth control jurisdictions
AB 3783 (Costa) provided $1 million in state financing to leverage federal rural housing funds
AB 2579 (Waters) provided $5 million for the state emergency shelter program in '84 budget
SB 19 (Mello) expanded HCD's shared housing program for the elderly
SB 2240 (Seymour) allocated $3 million to help mobilehome park residents purchase their parks
SB 293 (Carpenter) would have used escrow funds to finance a housing trust fund
AB 3909 (Davis) and SB 1553 (Boatwright) prohibit kid discrimination/authorize senior housing
AB 1004 (Waters) would have capped mortgage interest deductions and used money for housing
SB 2313 (Petris) would have provided $3 million for preservation of at-risk housing
SB 26 (Petris) provided $5 million for rehab of residential hotels
AB 55 (Costa) increased targeting of mortgage revenue bonds to low income households
AB 3808 (Costa) and SB 2285 (Seymour) would have limited local rent control (opposed)

1985-86
Gray Davis appointed Chair of Assembly Housing Committee by Speaker Willie Brown
Housing advocates introduce package of 34 bills in '85; 23 pass Legislature; 20 signed into law
SB 478 (Petris) created the CA Housing Trust Fund (1st in the nation) with $20 million/yr for housing
AB 1995 (Waters) prohibited localities from “occupation” housing discrimination
AB 1996 (Waters) required housing elements to identify sites for shelters
AB 265 (Hughes) increased targeting of redevelopment funds for housing
AB 768 (Bradley) provided $1.4 million for farmworker housing in Riverside County
SB 696 (Petris) strengthened the Employee Housing Act
AB 2051 (Davis) authorized $200 million in revenue bonds for senior housing
AB 2994 (Costa) would have permitted change of venue in housing element cases
AB 3628 (Bradley) required HCD to hold 4 public hearings on the need for migrant housing
AB 3909 (Bradley) would have provided an annual source of funding for farmworker housing
SB 938 (Greene) would have provided funding for rural water and sewer programs
SB 1937 (Petris) strengthened enforcement of the Employee Housing Act
AB 1262 (Davis) would have created a new state program for homeless veterans
AB 2002 (Waters) targeted mortgage revenue bonds to very low income households
SB 772 (Petris) would have prohibited discrimination based on a tenant's "source of income"
AB 438 (Costa) would have preempted local rent control (opposed)
AB 137 (Costa) would have provided $2 million to leverage federal rural housing funds
AB 3180 (Roos) would have limited tenant "blacklisting" by credit reporting agencies

1987-88
Roberti Housing and Homeless Act (SB 1693) provided $600 million in GO bonds for housing
Prop 77 passed by voters June, '88 providing $150 million in GO bond funding for housing
Prop 84 passed by voters Nov, '88 providing $300 million in GO bond funding for housing
AB 53 (Klehs) SB 572 (Greene) created a $35 million per year state low income housing tax credit
AB 2144 (Filante) exempted nonprofit low income housing from local property taxes
SB 1297 (Petris) created the California Housing Partnership program
AB 2207 (Costa) provided $3.5 million to remove lead paint hazards in migrant centers
AB 4094 (Hauser) would have provided a tax credit for developers of farmworker housing
SB 752 (Greene) would have provided $100 million for homeless families
SB 1259 (Seymour) would have limited school fees on low income housing developments
SB 1505 (Marks) would have enacted the Homeless Children's act with $25 million appropriation
SB 1473 (Petris) required prior notice to residents prior to conversion of at-risk housing
AB 2174 (Polanco) would have used state pest prevention funds for farmworker housing
AB 2486 (Hauser) prohibited local 2-car garage ordinances that limit federal rural housing funding
SB 1719 (Presley) would have allowed Indian Wells to use housing funds outside the city
AB 4566 (Polanco) enacted "use it or lose" requirement for use of redevelopment funds
SB 2154 (Petris) extended the sunset on the state housing trust fund law
SB 1646 (Garamendi) would have limited local rent control ordinances (opposed)
SB 2895 (Roberti) provided for a study of the impact of growth controls on housing
AB 1735 (Isenberg) narrowed loopholes in redevelopment housing law
AB 2531 (Jones) included rural motels in state residential hotel program
SB 753 (Greene) exempted emergency shelters for the homeless from property taxes
SB 956 (Seymour) would have limited state housing funding in cities with rent control (opposed)
Voters defeated Prop 95, imposing health code fines to fund homeless and hunger programs
AB 4566 (Ferguson) required redevelopment housing funds to be used or lost to the local agency

1989-90
Prop 107 passed by the voters June, '90 providing $150 million in GO bond funding for housing
Housing advocates introduced 26-bill package of housing and homeless bills
AB 1863 (Hauser) targeted state density bonus law to low/very low income households
SB 2011 (Greene) created state Anti-Nimby law, limiting local government denials of housing
SB 2274 (Bergeson) required HCD review of adopted housing elements
AB 1294 (Hauser) would have preempted local rent control ordinances (opposed)
SB 727 (Greene) would have required jobs housing balance in housing elements
SB 2226 (Roberti) placed $200 million GO bonds funding for housing on state ballot
SB 2274 (Bergeson) required localities to report annual progress in meeting housing goals
AB 617 (Frazee) provided $500,000 for migrant housing in San Diego County
AB 1290 (Hauser) would have modified burden of proof in housing element lawsuits
AB 2120 (Bradley) would have provided tax credits for farmworker housing
Voters turned down Prop 145 on November '90 ballot, $325 million in GO bond funding for housing
SB 966 (Bergeson) would have strengthened fair share housing allocation process
SB 1282 (Seymour) required housing elements to consider conversion of at-risk units
AB 3926 (Friedman) increased tenant protections to residents of SROs
SB 2578 (Kopp) would have required pre-trial rent deposits by tenants in eviction actions
AB 2080 (M Waters) required redevelopment funds to be spent consistent with local housing needs
AB 2120 (Bradley) would have created state farmworker housing tax credit program
$75 million in state housing funds provided for earthquake victims

1991-92
Governor Pete Wilson elected
AB 315 (Friedman) eliminated loopholes in redevelopment housing law
SB 270 (Kopp) would have required pre-trial rent deposits by tenants in eviction actions (opposed)
SB 1257 (Roberti) would have restored ban on arbitrary discrimination to Unruh Civil Rights Act
AB 1581 (Costa) would have limited local rent control ordinances
AB 76 (Farr) would have established a statewide growth planning process
AB 481 (Costa) provided $525,000 for repair of migrant centers (opposed)
AB 923 (Polanco) permitted courts to sentence growers to live in their substandard labor camps
AB 1816 (Polanco) increased fines on operators of substandard labor camps
AB 1960 (Lee) would have created a system of regional housing appeals boards
AB 2164 (Polanco) increased penalties on operators of substandard labor camps
SB 434 (Bergeson) would have established a statewide growth planning process
SB 929 (Presley) would have established a statewide growth planning process
SB 797 (Morgan) would have established a statewide growth planning process
SB 1019 (Greene) required multifamily housing by right if does not identify sufficient sites
SB 1711 (Bergeson) permitted limited transfer of redevelopment housing funds
AB 3330 (Costa) would have permitted transfers of fair share housing need by localities
AB 1718 (Hill) permitted limited transfers of redevelopment funds by the City of Industry
SB 2037 (Boatwright) would have permitted fair share transfers by Alameda/Contra Costa cities
AB 2707 (Hunter) would have weakened housing element site identification requirement (opposed)
SB 593 (Roberti) would have placed $450 million housing bond measure on state ballot
SB 1807 (Bergeson) required housing element to identify financial resources for housing
AB 1796 (Friedman) limited information which credit agencies can report about eviction actions
SB 892 (Lockyer) permitted "masking" of information about eviction actions for 30 days
AB 384 (Chacon) required CHFA to allocate mortgage revenue bonds regionally
AB 3526 (Polanco) provided comprehensive reform of state law governing labor camps
AB 2574 (Friedman) permitted courts to order slumlords to repair substandard housing

1993-94
SB 131 (Roberti) would have placed a $450 million housing bond on the state ballot
SB 1031 (Thompson) would have exempted low income housing of less than 45 units from CEQA
AB 1684 (Hauser) would have established statewide inclusionary zoning
SB 690 (Kopp) established a 2-year study of pre-trial rent deposits by tenants in eviction actions
AB 264 (Costa) required pass-through of certain costs to tenants in rent control cities (opposed)
AB 1320 (Costa) would have limited the ability of local governments to enact rent control (opposed)
SB 377 (Presley) would have established a statewide growth planning process
SB 153 (Morgan) would have established a statewide growth planning process
SB 1912 (Maddy) would have transferred the state housing tax credit program to CHFA (opposed)
SB 2088 (Mello) increased tenant protections of residents of SROs
SB 749 (Thompson) exempted certain low income housing from CEQA
AB 51 (Costa) proposed to streamline housing element law
AB 51 (Costa) amended to permit limited transfer of fair share housing need by localities
SB 844 (Presley) would have provided bond
funding for housing/resource preservation

SCA 19 (Presley) would have allowed majority approval of local housing/resource bonds

Defeated raid on redevelopment housing funding in the state budget

AB 1290 (Isenberg) reformed housing provisions of state redevelopment law

AB 2003 (Bornstein) limited discrimination by localities against low income housing

AB 1703 (Goldsmith) would have permitted occupancy limits on rental housing units (opposed)

AB 2011 (Polanco) made significant improvements to the Employee Housing Act

Defeated AB 764 (Goldsmith) which would have created loopholes in housing element law

SB 1477 (Bergeson) would have permitted local occupancy limits on rental housing (opposed)

AB 3561 (Speier) would have permitted transfer of redevelopment housing funds by localities

AB 1320 (Costa) would have limited local rent control ordinances (opposed)

SB 1839 (Bergeson) would have created loopholes in housing element law (opposed)

AB 3373 (Bustamante) created a farmworker housing exemption from CEQA

AB 3429 (Bustamante) created lifeline utility rates for farmworker housing developments

AB 2703 (Costa) made packing shed workers eligible for Farmworker Grant housing

AB 832 (Hauser) preempted local house size ordinances that prevent federal rural housing funding

Budget proposal to eliminate state oversight of housing elements defeated

AB 2571 (Polanco) permitted attorneys fees in farmlabor camp relocation cases

SB 1600 (Mello) would have waived housing requirements on closed military bases (opposed)

Voters defeated SCA 17 designed to narrow Article 34 vote requirement for low income housing

AB 3735 (Bornstein) streamlined farmworker housing approvals under Mobilehome Parks Act

1995-96

Republicans take control of State Assembly

Congress defunds Legal Services back-up centers, California Housing Law Project created

SB 1073 (Costa) would have strengthened and streamlined state housing element law

AB 840 (Villaraigosa) would have expanded Anti-Nimby law to farmworker housing

AB 397 and AB 2264 (Bustamante) would have created a state farmworker housing tax credit

SB 1257 (Costa) would have limited local rent control ordinances

SB 335 (Solis) would have required window locks and deadbolts on rentals

SB 616 (Morrow) would have permitted localities to impose occupancy limits on rentals (opposed)

AB 1731 (Goldsmith) would have weakened housing element law sites requirement (opposed)

SB 305 (Polanco) amended law permitting by-right approval of farmworker housing

SB 333 (Campbell) modified the statute of limitations in housing element lawsuits

Budget provided $1 million for Self-Help and $4 million for Farmworker Grant Program in '95

Emergency funding of $1 million provided for farmworker housing flood relief

SB 38 (Lockyer) created a new farmworker housing tax credit at $500,000/year

SB 936 (Campbell) would have streamlined the fair share housing need allocation process (opposed)

AB 3244 (Hawkins) clarified law governing roommates in rent controlled apartments

AB 2966 (Brulte) would have required pre-trial rent deposits of all tenants (opposed)

SB 1081 (Leslie) would have exempted rural localities from housing element law (opposed)

Budget augmentation of $1 million for Self-Help Housing approved in '96

AB 3452 (Brown) permitted limited transfer of housing element fair share by cities in Napa County

AB 1715 (Goldsmith) permitted housing element self-certification pilot in San Diego

SB 362 (Kopp) would have prohibited state housing aid to legal residents (opposed)

AB 2611 (Olberg) would have permitted marital status discrimination in rental housing (opposed)

AB 1164 (Costa-Hawkins) phased out "vacancy controls" in local rent control laws (opposed)

AB 3125 (Hawkins) would have weakened housing element sites requirement law (opposed)

SB 1626 (Kopp) would have limited ability of redevelopment agencies to finance housing (opposed)

SB 569 (Leonard) would have capped and deferred payment of school fees on low income housing

AB 478 (Ducheny) would have denied tax deductions to owners of vacant substandard housing

1997-98

Cruz Bustamante elected Assembly Speaker and Bill Lockyer President pro Tem of the Senate

Housing advocates introduce $30 million state housing funding package for '97 state budget
SB 71 (Kelley) which would have permitted transfer of redevelopment housing funds (opposed)
AB 168 (Torlakson) increased the state low income housing tax credit by $15 million for two years
SB 548 (Solis) required locks on windows and deadbolts on doors to rental units
AB 175 (Torlakson) expanded the CEQA exemption for affordable housing
AB 941 (Miller) would have permitted JPAs to pool redevelopment housing funds (opposed)
AB 438 (Torlakson) permits rehab exception to housing element law sites requirement (opposed)
SB 1730 (Burton) would have enacted a comprehensive Tenant Emergency Relief Act
State budget augmented by $75 million for senior and disabled renter and homeowner relief
State budget augmented by $235 million for renters tax credit, restoring the credit after 7 year hiatus
SB 50 (Greene) created $104 million CHFA affordable housing school fee reimbursement program
State budget restored funding for housing element fair share allocations
Budget provided $1 million for Self-Help in ’97 and $1 million in ’98
SB 637 (Calderon) would have limited impact of local vote requirements on housing
SB 1156 (Costa) would have prohibited local ordinances that make rental housing infeasible
Housing advocates introduce $50 million state housing funding package for ’98 state budget
SB 1864 (Schiff) would have weakened state surplus lands law (opposed)
SB 1394 (Solis) would have required lights in carports, walkways and entrances of all rentals
SB 1819 (Craven) would have overturned Hoffmaster Supreme Court housing element case
AB 1384 (Havice) narrowed to prevent eviction of innocent tenants in units with drug activity
SB 682 (Sher) would have provided increased notice to tenants following rent increases
SB 487 (Lee) created the Families Moving to Work Program at the Department of Housing
SB 1819 (Craven) would have weakened housing element sites law (opposed)
SB 256 (Lee) would have placed a $200 million housing bond on the state ballot
SB 488 (Lee ) would have permitted limited transfer of redevelopment housing funds by localities
AB 80 (Ducheny) denied tax deductions to owners of substandard vacant property
AB 481 (Kuehl) would have enacted the Child Lead Poisoning Act.

1999-2000
Governor Gray Davis takes office
Julie Bornstein appointed HCD Director
Phil Angelides elected State Treasurer
John Burton elected Senate President pro tem
Antonio Villaraigosa elected Assembly Speaker
Housing advocates introduce $50 million state housing funding package for ’99 state budget
Governor Davis approves $22 million in new state housing funding in the ’99 state budget:

• $6 million for housing rehab
• $3.5 million for farmworker housing
• $2 million for shelter for the homeless
• $5 million for families moving to work
• $2 million for self-help housing
• $1 million for supportive housing
• $2.5 million for preservation

AB 97 (Torlakson) extended the sunset on the state low income housing tax credit program
SB 948 strengthened state Anti-Nimby and clarified local Ellis Act to limit demolition authority
AB 398 (Migden) would have placed $750 million in GO bonds for housing on the state ballot
SB 510 (Alarcon) would have placed $245 million in GO bonds on each of 4 state ballots
AB 1505 (Ducheny) required localities to identify sites for farmworker housing in housing elements
SB 1190 (Solis) would have limited misuse of redevelopment housing funds by local agencies
SB 1121 (Alarcon) streamlined HCD rental housing programs into a single program
AB 1001 (Villaraigosa) prohibited sexual orientation discrimination in employment and housing
AB 1098 (Burton) prohibited source of income discrimination; required 3 months notice of §8 cancellations, prohibited rent increases to slumlords after §8 cancellation

Governor proposes $86.9 million in housing funding, in 2000 state budget
AB 1626 (Torlakson) increases the state low income housing tax credit by $15 million per year
SB 1745 (Burton) required 60 days notice of rent increases greater than 10%
SB 1621 (Alarcon) would have limited local government authority to enact multifamily moratoria
SB 1545 (Costa) permitted HCD to issue permits for farmworker housing when localities do not act
AB 2343 (Ducheny) would have created an exemption from CEQA for infill housing

Housing advocates propose the largest appropriation of new housing funding in state history
Governor Davis approves over $500 million in new state housing funding in the ’00 state budget, the largest appropriation for housing in state history:

• $188 million for rental housing
• $47 million for low income ownership
• $50 million for low and mod ownership
• $39 million for shelter for the homeless
• $46 million for farmworker housing
• $25 million for downtown housing rehab
• $100 million for jobs/housing incentives
• $4 million for preservation
• $5 million for slum abatement
• $25 million for supportive housing
• $5 million for inter-regional planning
• $2.1 million for self-help housing
• $7.7 million for rehab of migrant centers
• $15 million in state low income tax credits

AB 2270 (Cedillo) would have provided relocation benefits for displaced tenants
AB 1855 (Lowenthal) was narrowed to extend redevelopment housing provisions for one year
AB 1811 (Reyes) streamlined the state Farmworker Housing Tax Credit Program
AB 2430 (Wiggins) modified Napa fair share transfer demonstration program
AB 2143 (Bowen) increased notice to tenants of pest control work
SB 1572 (Alarcon) increased Section 8 contract termination notices
AB 2306 (Florez) created demonstration program farmworker health and housing program
AB 866 (Kuehl) would have corrected the Cabinda rent control court decision; decision depublished
AB 2041 (Dutra) permitted pooling of redevelopment housing funds, with fair housing restrictions
SB 1656 (Alarcon), consolidated existing HCD homeownership programs into new CalHome program

The California Housing Law Project, Western Center and the CRLA Foundation have published Capitol Gains for 20 years to provide housing advocates with an overview of housing actions in the state Legislature. Since 1995, the California Housing Law Project has published Framing the Issues to provide even more timely information about state housing legislation and administrative actions. Framing The Issues is faxed or e-mailed to subscribers weekly while the Legislature is in session, providing up-to-the-minute information on state housing legislation, issue analysis, special alerts and political updates. For a sample copy and subscription information call 916-739-6293.

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