
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 De-

velopment 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.

AB 1265 (Torlakson) would have provided permanent \$15 million increase in state housing tax credits

AB 1697 (Torlakson) would have appropriated \$35 million for the state Housing Trust Fund

AB 2780 (Aroner) created state Supportive Housing program at the Department of Mental Health

AB 1737 (Torlakson) would have created the CA Housing Preservation program at HCD

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

SB 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

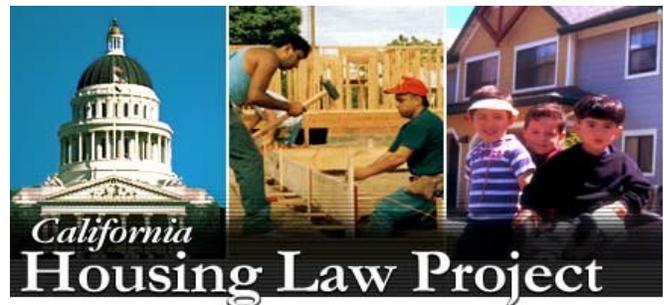
SB 1656 (Alarcon), consolidated existing HCD homeownership programs into new CalHome program

Framing The Issues

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