

1992

## 1991-92 Housing Update

Assembly Committee on Housing and Community Development

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Assembly Committee on Housing and Community Development

DAN HAUSER, Chairman

# 1991-92 HOUSING UPDATE

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\*Not all measures are described within the text of this report. For a complete listing of Committee bills, refer to Appendix B for a numerical listing of legislation or Appendix C for a listing of legislation by topic.

+For the purposes of this report, a bill which "died" in committee was not heard by the committee or failed to receive a motion to pass the bill out of the committee. A bill which "failed passage" in committee did not receive enough votes to pass the bill out of committee.

## HOUSING FINANCE

### Housing Affordability

**Single-Family Housing:** Since 1980, California has experienced the first sustained decline in home ownership rates since the Great Depression. Today, barely more than one-half of all Californians own their homes. Paradoxically, housing affordability has improved over the past year as a result of a recession driven drop in interest rates and lower median home prices. In September 1992, about 32 percent of California households could afford to purchase the median-priced home of \$196,000. Last year, about 20 percent of California households could afford to buy a median-priced home. In contrast, slightly more than one-half of U.S. households could afford median-priced homes.

The recession also significantly affected new home building. As measured by new housing units in building permits, the rate of single-family building construction in July 1992 was down 12.5 percent from July 1991. This follows a 46-percent drop from June 1990 to June 1991. The existing home market also reflected the state of the economy. In mid-1992, resales in California were down about 11 percent compared to one year ago.

**Multifamily Housing:** The most important housing need in California is affordable, multifamily housing. According to the California Statewide Housing Plan Update (October 1990), issued by the Department of Housing and Community Development (HCD), more than one-third of all renters in the state spend more than 35 percent of their incomes for housing. The Update states that an average of at least 250,000 housing units need to be built annually through 1996. Additionally, if net immigration remains at its present level, at least 275,000 new housing units will be needed annually. The 1992 estimated rate of building will result in only 107,000 residential units, of which only 31,000 will be multifamily units.

Compounding the problem of the shortage of affordable housing is the potential loss of up to 120,000 units which receive federal assistance and will be converting to market value when federal loans are repaid.

### Bond Financing

Prior to 1980, the Federal Government took the lead in financing local, affordable housing projects. In the past decade, however, federal housing funds have declined precipitously.

To make up a small portion of this shortfall, the Legislature enacted, and the voters approved, Propositions 77 and 84 in 1988 and Proposition 107 in 1990. Proposition 77 provides for a \$150 million general bond issue: \$80 million for seismic safety and \$70 million for general rehabilitation loans. Proposition 84 provides for a \$300 million bond issue, including \$200 million for financing new construction of rental units. Proposition 107 authorizes the sale of \$150 million of bonds, including \$100 million for the Rental Housing Construction Program. All of these funds have been committed.



SB 593 was introduced as a housing bond measure proposed for the June 1992 ballot and would have potentially provided \$450 million for several housing programs. Agreement could not be reached on the budget package and this bill was subsequently used as a budget trailer bill.

### Methods of Housing Finance

In addition to the customary methods of housing finance provided by the State and local governments, the Legislature examined several measures which would have provided alternative methods of financing. Among these measures were AB 114 (Hauser), which would have created an independent state Housing Insurance Fund.

The following are brief descriptions of significant legislation heard by the Committee relating to housing finance.

#### **AB 114 (Hauser) - Housing: Bond and Loan Insurance**

Establishes an independent mortgage insurance agency to provide affordable single-family and multifamily mortgage insurance to local governments, redevelopment agencies, and nonprofit and for-profit developers of low- and moderate-income housing.

Status: Died, Senate Appropriations Committee.

#### **AB 345 (Hughes) - Petroleum Violation Escrow Account (PVEA): Energy-Related Housing Rehabilitation**

Appropriates \$2.5 million from funds disbursed to the state from the federal PVEA to HCD for energy-related housing rehabilitation.

Status: Chapter 958, Statutes of 1991.

#### **AB 384 (Chacon) - Private Activity Bonds: Housing**

Requires the California Housing Finance Agency (CHFA) to submit regional allocation goals when applying for a bond allocation from the California Debt Limit Allocation Committee.

Status: Vetoed.

#### **AB 1785 (Katz) - Housing: HOME and HOPE Programs**

Provides a mechanism by which California may participate in the federal HOPE and HOME programs.

Status: Chapter 879, Statutes of 1991.

#### **AB 2069 (Arias) - Low-Income and Reverse Mortgage Loans**

Establishes third-party counseling criteria for the California Housing Insurance Fund's existing reverse annuity mortgage program.

Status: Failed passage, Assembly Floor, Conference Committee Report.

**AB 2204 (Cannella) - Rental Housing: Elderly and Lower Income Households**

Authorizes counties to participate, as specified, in the federal housing certificate program to aid families experiencing homelessness or the lack of adequate shelter.

Status: Chapter 292, Statutes of 1992.

**AB 3367 (Umberg) - Housing Bonds: New Construction**

Deletes the requirement that cities and counties use 60 percent of housing bond proceeds to finance new construction.

Status: Chapter 172, Statutes of 1992.

**SB 912 (L. Greene) - Housing: Low-Rent Housing Projects**

Clarifies the applicability of Article 34 to the acquisition or rehabilitation of privately owned, publicly assisted low-income housing.

Status: Chapter 218, Statutes of 1992.

**SB 913 (L. Greene) - Housing: Affordability Strategy (Urgency)**

Provides guidelines by which HCD is to develop California's Comprehensive Housing Affordability Strategy (CHAS). A CHAS is required for all entities applying for federal moneys under the HOPE and HOME programs.

Status: Chapter 1010, Statutes of 1991.

**SB 1537 (Petris) - Conversion of Subsidized Housing**

Permits the California Housing Partnership Corporation to become the purchasers of last resort of low-income or very low-income housing at risk of conversion to market rate housing.

Status: Chapter 775, Statutes of 1992.

**SB 1653 (Thompson) - Development of Affordable Housing**

Requires the Department of General Services, in consultation with HCD, to determine the "high-cost housing area" in the state and to report on parcels suitable for the development of affordable housing.

Status: Died, Assembly Ways and Means Committee.

**SB 1654 (Thompson) - Technical Measure**

Makes technical amendments to various programs administered by HCD.

Status: Chapter 1022, Statutes of 1992.

**SB 1783 (Beverly) - Housing Assistance (Urgency)**

Authorizes HCD to enter into a joint powers agreement for the purpose of providing housing assistance to military personnel from the Los Angeles Air Force Base.

Status: Chapter 1028, Statutes of 1992.

**SB 1927 (L. Greene) - Mortgage Revenue Bonds**

Refunding of multifamily mortgage revenue bonds.

Status: Chapter 735, Statutes of 1992.

**SB 1928 (L. Greene) - Article 34**

Provides a definition of a "low-rent housing project" and judicial challenges.

Status: Chapter, 596, Statutes of 1992.

**SB 1956 (Senate Housing Committee) - Statewide Housing Program**

Requires HCD to consult with a group of experts in developing the Statewide Housing Plan.

Status: Vetoed.

**SB 2052 (Thompson) - Federal HOME Program (Urgency)**

Establishes HCD as the state entity in charge of administering the new federal HOME program and outlines the basic parameters under which the federal funds are allocated to comply with program guidelines.

Status: Chapter 894, Statutes of 1992.

## LAND USE PLANNING

### Growth Management in California

Since 1971, there have been over 300 growth control measures on California's ballots. Few would argue that ballot box planning is the ideal way to provide for community development.

However, the citizens of California are frustrated over grid-locked highways, poisoned air, and perceived threats to their existing quality of life. This frustration has been primarily targeted toward limiting the expansion of residential development and attempting to stop the influx of new residents.

Since the passage of Proposition 13 in 1978, many local governments have additionally expanded the practice of using land use controls to further curb residential growth in order to delay expensive construction of new roads, sewers, and schools.

Commercial and industrial development, however, has been encouraged because of its ability to produce greater property taxes and sales tax revenues. This current dependence on revenue producing development is short-sighted at best, and in the long run may lead to California's largest employers moving away from our urban centers and eventually out of the state.

Although California has a comprehensive, statutory land use planning strategy--particularly in the area of housing, there remain several key deficiencies:

1. No State Master Plan: Existing law requires the Governor's Office of Planning and Research to prepare and update a State Environmental Goals and Policy Report, which presents state goals and objectives for growth and land use. However, only one plan in 1978, under the Brown Administration, was ever implemented.
2. No Mandatory Comprehensive Regional Plans: There are a variety of topic-specific regional plans, including air quality management, Coastal Commission, regional waste management, and transportation plans. However, it is unclear which plans have precedent when the plans contain conflicting goals or objectives.
3. No Regional Authority: Participation in regional councils of governments (COG) is not mandatory. Since participation in COGs is voluntary, local officials often threaten to leave their COGs if the COGs attempt to adopt unpopular policies. In those cases when the COG has adopted a regional plan, existing law does not require incorporation into the affected local general plan.
4. No Performance Standard: Although existing law prescribes the process by which general plans are to be adopted and the contents contained therein, local governments are not required to implement their general plans. All legislative attempts to tie implementation of the general plans to awards of state discretionary money have been defeated by local governmental advocates.

5. Inadequate Use of the General Plans: Although California statute has a formal planning document, it appears that in few instances do localities use their general plans. Most localities have never updated their general plans, except for the housing element--which is required by law. Land use planning decisions, on the whole, continue to be made on a parcel-by-parcel basis.
6. Lack of Commitment to Provide for All Economic Levels: California planning law splits in two different directions:
  - a. On the one hand, the State has a system which is based on how many people are actually going to be in California during the next five-year planning period. This system, implemented in 1982, distributes total projected housing needs to every region. The region then allocates those housing units to its cities and counties.
  - b. On the other hand, existing law allows a locality to reduce housing projections to levels which the locality believes can be "reasonably accepted by the community." This second planning strategy is based on what the locality proposes for the next five-year planning period.

The question is which of the two strategies is more "reality based": planning for what can be accomplished due to limited resources or planning for the people who will come to California regardless of whether those people have been planned for or not.

#### Searching for a Legislative Solution

During the last two sessions, 1989-90 and 1991-92, the Legislature has reviewed numerous proposals relative to land use and growth management. In general, it is agreed that something must be done to "streamline" the approval process, provide a better balance between jobs and housing, and increase first-time homebuyer opportunities. However, as far as a specific proposal is concerned the debate continues.

Beginning as early as 1987, legislative policy committees began holding interim hearings on growth related topics. In the fall of 1989, the Assembly Committee on Housing held three interim hearings on local land use policies: "Affordable Housing in Rent Control Jurisdictions," "Land Use Planning: Who Drives the Train," and "Mobilehome Park Conversions: Searching for a Legislative Solution." Although several significant revisions to housing elements were approved in 1990, growth management legislation remained bottled up in various policy committees throughout the Legislature. However, by the end of the 1989-90 Session, there seemed to be a genuine commitment by all interested parties to work together toward a reasonable solution during the 1991-92 Session. [Refer to the 1989-90 Housing Update for details.]

Beginning in February of 1991, the Assembly and Senate Offices of Research sponsored the Growth Management Consensus Project in conjunction with the California State University, Sacramento. The Project brought together representatives of the major stakeholders in the California growth dilemma--builders and developers, local governments, low-income housing advocates, environmentalists, chambers of commerce, and others. For about

eight months, these groups met and spoke about shared problems and their different perspectives. Unfortunately, no agreement was reached. Some of the participants, however, continued to meet and put their proposal into SB 929 (Presley). [Agreement could not be reached on the budget package and SB 929 was subsequently used as a budget trailer bill.]

In the legislative arena, the Governor called for the establishment of a cabinet-level task force on growth management, with the Office of Planning and Research taking the lead. The Governor stated that he intends to target affordable housing as a key component in those discussions. However, due to the significant downturn in California's economy, the Governor deferred introduction of his proposal indefinitely.

The Assembly Committee on Housing and Community Development's proposal comprised three bills which: (a) retained land use control and regional impact considerations with the local government (AB 767), (b) required localities to adopt local inclusionary ordinances pursuant to general state guidelines (AB 1883), and (c) required localities to share a portion of the increase in sales tax generated by business assisted through redevelopment agency activity (AB 1865).

The Assembly and Senate Local Government Committee chairpersons also introduced growth management legislation, AB 76 (Farr) and SB 434 (Bergeson). Finally, the Senate and Assembly Offices of Research, responding to major research projects completed in 1990, prepared two comprehensive growth management measures, AB 3 (Brown) and SB 929 (Presley). None of these measures, however, passed the Legislature.

The following are brief summaries of measures heard by the Committee, or of interest to the Committee, relating to land use planning.

#### **AB 3 (W. Brown) - Regional Government**

Creates a comprehensive growth management program based on a State Growth Management Commission, seven regional development and infrastructure agencies, and subregional planning authorities.

Status: Died, Senate Local Government Committee.

#### **AB 76 (Farr) - Statewide Planning and Research**

Creates a State Planning Advisory Commission and a State Planning Agency which adopts a statewide planning report, revises the Regional Planning District Law, and provides a process for local agencies to make findings and report on plan consistency.

Status: Died, Senate Local Government Committee.

#### **AB 767 (Hauser) - Adoption of a Housing Element**

Revises the housing element adoption process by requiring a jurisdiction to respond with meaningful written findings to written comments by a local

government within the same housing market relative to the adequacy of the jurisdiction's proposed housing element or amendment to the element.

Status: Died, Senate Local Government Committee.

**AB 945 (Ferguson) - Mobilehome Parks: Acquisition by Eminent Domain**

Prohibits a local agency from acquiring a mobilehome park by eminent domain.

Status: Failed passage, Assembly Floor.

**AB 1865 (Hauser) - Sales Tax Sharing**

Requires a local government to share 30-percent of the increase in sales tax on a property assisted by redevelopment agency activities.

Status: Died, Assembly Ways and Means Committee.

**AB 1883 (Hauser & Farr) - Statewide Inclusionary Zoning**

Requires that each locality adopt, by July 1, 1993, a local inclusionary zoning ordinance which meets certain goals and policies or enforce the state inclusionary ordinance developed by HCD.

Status: Died, Assembly Housing Committee.

**AB 3330 (Costa) - Transfer of Regional Fair Share Housing Allocations**

Authorized the transfer of a locality's regional housing allocation under certain specified conditions, including having a current and adopted housing element, siting the housing units within the same housing market, and requiring that construction begin within three years.

Status: Vetoed.

**SB 434 (Bergeson) - Statewide Planning**

Based on the Ueberroth Commission's report, creates a statewide growth management program and voluntary regional fiscal authorities to pay for large-scale public works projects.

Status: Failed passage, Assembly Local Government Committee.

**SB 797 (Morgan) - San Francisco Bay Area: Regional Growth Management**

Creates the Bay Area Regional Commission which supersedes the powers and duties of the Association of Bay Area Governments, the Metropolitan Transportation Commission, and the Bay Area Quality Management District.

Status: Failed passage, Senate Concurrence.

**SB 929 (Presley) - California Public Improvement Act**

Creates the California Public Improvements Act, including a California Public Improvements Authority, to fund state and regional infrastructure. This bill was the vehicle for the continuing group from the Growth Management Consensus Project; however, when the proposal failed to gain the needed votes on the Assembly floor, these provisions were amended out and the bill was used as a budget trailer bill.

Status: Chapter 854, Statutes of 1992.

**SB 1718 (Hill) - City of Industry - Housing Element**

Authorizes the City of Industry to adopt a housing element which does not include any consideration of new construction need.

Status: Chapter 1139, Statutes of 1992.

**SB 2037 (Boatwright) - Transferring Housing Responsibilities**

Requires the regional COG to credit each jurisdiction with its proportional share of the total housing developed pursuant to a joint residential development project if certain conditions are met.

Status: Died, Senate Unfinished Business.

**SCA 17 (Calderon) - Article 34**

Revises the election requirements for low-rent housing projects under Article 34 of the State Constitution.

Status: Resolution Chapter 109, Statutes of 1992.





## BUILDING STANDARDS

Building standards reflect a balancing act between health and safety concerns and the pragmatic and economic costs of construction. Developers and realtors insist that it is difficult to impossible to build affordable housing when increasing restrictions and regulations are placed on their shoulders; consumer groups, fire departments, disabled groups, and others argue for safer, energy-efficient, and more accessible buildings. The various interests make clear and convincing arguments for their positions. The public policy struggle is in finding the wavering nexus.

Building standards in California are based upon model codes, such as the Uniform Building Code, Uniform Mechanical Building Code, and others. The model codes are published and approved by various groups of national and regional experts in structural, mechanical, electrical, plumbing, and fire safety standards. For instance, the Uniform Mechanical Code is published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials.

In California, the California Building Standards Code (BSC) is published every three years in Title 24 of the California Administrative Code. These building standards represent a combination of the updated national model codes--parts of which are adopted in their entirety--and additions and amendments to them by state agencies through the California Building Standards Commission. Local governments can modify the BSC, but those modifications cannot be less stringent than the statewide standard. The BSC applies to all state buildings, schools, and residential occupancies.

However, some structures, such as high-rise commercial buildings and private schools, are not subject to the BSC and are governed by the model codes and applicable local ordinances.

The major building standard bill of the session, AB 47 (Eastin), was heard by the Assembly Committee on Governmental Efficiency and Consumer Protection. AB 47 dealt with the reorganization and streamlining of the building standards creation process. Builders, developers, architects, and others have petitioned the Governor and argued before the Legislature that the wide proliferation of state agencies and departments with the authority to develop building standards results in a bureaucratic maze of conflicting regulations. The confusion creates long time delays and increased building and financing costs.

At the outset, AB 47 proposed a major restructuring of the building standard promulgation process, which included the creation of a new Department of Architecture, Development, and Construction, with the idea that all building standard development and authority would be contained under one roof. The bill, however, was also amended to provide a one-stop plan checking process for hospitals and schools and channeling all new building standards proposals by state agencies through the Building Standards Commission.

The Committee played a role in seeking amendments to two bills relating to seismic safety building standards: AB 272 (Hansen) and AB 2358 (Frazee). Both bills, which were amended in the Senate, sought an exemption for certain cities from Appendix Chapter I of the Uniform Code for Building Conservation, which is

a performance-based seismic safety code adopted as a state building standard in AB 204 [(Cortese) Chapter 173, Statutes of 1991]. AB 272 was vetoed and a more narrowly crafted set of amendments were approved by the Governor in AB 2358 [(Frazee) Chapter 346, Statutes of 1992].

A number of bills passed through the Housing Committee which either proposed new building standards or sought to streamline or improve the building standards approval process.

Two extremely similar bills were heard by the Committee regarding the fire safety of wood roofs. AB 2131 (O'Connell) and SB 1321 (Watson) required that every new structure built in California after July 1, 1995 and specified existing structures be installed with a minimum "Class C" roof covering. The standard Class C roof covering is cited by reference to the model codes. A Class C roof covering must pass certain standardized tests. Some local governments have very strict fire-safe roofing requirements; Los Angeles, for instance, completely bans all forms of wood shakes and shingles regardless of the classification.

The following are brief summaries of measures heard by the Committee, or of interest to the Committee, relating to building standards.

**AB 975 (Eaves) - Ornamental Fireplaces**

Creates a new chapter relating to the application and installation of ornamental fireplaces.

Status: Died, Senate Inactive File.

**AB 1748 (Polanco) - Automatic Garage Door Openers**

Provides technical clean-up to AB 3600 (Chapter 1336, Statutes of 1990) relating to automatic garage door openers.

Status: Chapter 205, Statutes of 1991.

**AB 2131 (O'Connell) - Fire Retardant Roofs**

Requires the installation of a Class C or better fire retardant roof coverings (including wood shakes and shingles) on all buildings, as specified, on or after July 1, 1999. Furthermore, the bill requires the State Building Standards Commission to incorporate the Class C requirement into the California Building Standards Code, commencing with the 1994 edition.

Status: Chapter 553, Statutes of 1992.

**AB 3515 (Lancaster) - Building Standards**

Makes technical changes to the Health and Safety Code regarding the State Building Standards Commission, along with the terminology and procedures of the building standard approval process.

Status: Chapter 897, Statutes of 1992.

**SB 481 (C. Green) - Building Standards: Foundations**

Requires HCD to adopt building standards to mitigate the deterioration of residential housing foundations.

Status: Vetoed.

**SB 1224 (Killea) - Low-Flush Toilets**

Requires that on or after January 1, 1994 all water closets sold or installed statewide shall use less than 1.6 gallons per flush, and that all urinals use an average of one gallon per flush, with certain exceptions based on local conditions.

Status: Chapter 1347, Statutes of 1992.

**SB 1321 (Watson) - Fire Retardant Roofs**

Requires the installation of Class C roof coverings on all new buildings and buildings of which 50 percent of the existing roofs are replaced within one year on or after July 1, 1995.

Status: Died, Assembly Ways and Means.

**SB 1660 (Petris) - State Historical Building Safety Board**

Authorizes a line item in the Budget Act for the State Historical Building Safety Board and authorizes the Board to charge state agencies and public entities for various services.

Status: Vetoed.

The following legislation relates to building standards but were not heard by the Assembly Committee on Housing and Community Development:

**AB 47 (Eastin) Building Standards:**

Provides a one-stop plan checking process for hospitals and schools and channels all new building standard proposals by state agencies through the Building Standards Commission.

Status: Chapter 865, Statutes of 1991.

**AB 272 (Hansen) - Seismic Safety/Building Standards**

- 1) Exempts from the state seismic safety standards set forth in Appendix Chapter 1 a locality which adopts an ordinance, by January 1, 1993, aimed at the mitigation of buildings which are considered potentially hazardous in an earthquake.

- 2) Requires that standards to strengthen potentially hazardous buildings conform to state standards, except for those provisions which are found by local ordinance to be inapplicable based on local conditions including, but not exclusively limited to, socioeconomic conditions.

Status: Vetoed.

**AB 2358 (Frazee) - Seismic Safety/Building Standards**

- 1) Exempts from the state seismic safety standards set forth in Appendix Chapter 1 a locality which adopts an ordinance, by January 1, 1993, aimed at the mitigation of unreinforced masonry (ARM) buildings which are considered potentially hazardous in an earthquake provided that the locality has submitted a proposed ordinance to adopt a hazardous buildings program prior to the chaptering of this bill.
- 2) Requires that standards to strengthen potentially hazardous buildings conform with state standards, except for those provisions which are found by local ordinance to be inapplicable based on local conditions.
- 3) Defines "local conditions" to only include the impact of the implementation of seismic strengthening standards on the preservation of qualified historical structures, as defined; participation in historical preservation programs such as the California Mainstreet Program; and the preservation of affordable housing.
- 4) Provide that cities and counties may use moneys from the Strong Motion and Seismic Identification Fund for damage assessment only after the Department of Conservation has determined data utilization and seismic education activities have been adequately funded.

Status: Chapter 346, Statutes of 1992.

## REDEVELOPMENT

In November of 1952, the people of California approved a state constitutional amendment which authorized the financing of community redevelopment costs by a unique property tax re-allocation system. A redevelopment agency would now be allowed to pay for bonds, loans, and other indebtedness through its "share" of property tax revenues derived through the increased valuation of property assisted through redevelopment agency activities.

In 1963, the California Legislature coupled this extraordinary financing mechanism with the ability of a redevelopment agency to condemn private property for the purpose of private development (local governments may only take private property for public purposes) thereby providing redevelopment agencies with their two most significant qualities: selective site land assembly and the ability to independently finance projects.

After the passage of Proposition 13, many local government officials claimed that California would soon see the end of redevelopment. However, Proposition 13 actually acted as a catalyst for the expansion of redevelopment agency activities because of an agency's continued ability to issue bonds.

Today, there are more than 600 redevelopment project areas; almost half of these project areas were created after the passage of Proposition 13. As other financing options have become less attractive, the use of redevelopment has expanded to become a significant financing source for infrastructure, economic development programs, and affordable housing.

According to a 1990-91 State Controller report, redevelopment agencies constructed or rehabilitated 24,077,685 square feet of commercial and industrial properties resulting in the creation of 22,950 jobs. For the same period, HCD reported that 359,000 affordable housing units were additionally assisted through Low and Moderate Income Housing Fund (LMI Fund) expenditures.

Although redevelopment agencies can point to major community revitalization projects, such as Los Angeles' central business district and San Diego's old town, redevelopment has been the target of increasing criticism. Detractors of redevelopment state that agency activities produce no net economic gain to the state and that agencies subsidize development which would have occurred anyway without redevelopment agency activities.

This past session has been particularly contentious relative to statewide redevelopment policy and the state's financial interest in redevelopment agency activities. As affordable housing advocates have fought to make redevelopment agencies assist in the development of more housing affordable to lower income households, counties have pushed to limit redevelopment activities and "returned" the counties' share of property tax increment moneys. But perhaps the most devastating blow to redevelopment came from the Governor and Legislature when redevelopment agencies were targeted to assist in providing a greater amount of local property taxes to school and community colleges to off-set the state's general aid expenditures.

### Twenty-Percent Set Aside

When tax increment financing was initially approved, a redevelopment agency was not required to plan for residential units, make deposits into a separate LMI Fund, or replace residential units destroyed by redevelopment agency activities.

As is the case now, redevelopment often resulted in the razing of older residential structures in the inner city to make room for new commercial and industrial developments.

In response to the destruction of thousands of lower income housing units, in 1976 the Legislature required all new project areas to set aside 20 percent of their tax increment allocations for development of affordable housing and to replace within four years any low- and moderate-income housing units removed due to a redevelopment agency's activities.

An agency with a redevelopment project area which was adopted prior to 1977 is authorized to defer its LMI Fund deposit until 1996 in order to protect its outstanding contracts and bonds and to ensure the orderly completion of its redevelopment plan. However, this pre-1977 project area is required to include the amount which would otherwise be deposited on its annual statement of indebtedness and prepare a plan for how this indebtedness is to be repaid.

According to HCD, in 1990-91 fifty-nine agencies representing 92 project areas deferred \$21 million in LMI Fund deposits. Since 1986, agencies have deferred (as reported by the agencies) almost \$158 million.

Additionally, every redevelopment agency, regardless of when the project area was adopted, is authorized to make three findings to eliminate the agency's responsibility regarding its LMI Fund deposit. These findings are required to be made annually.

The three findings are as follows:

1. No need exists in the community for low- or moderate-income housing. This finding must be consistent with the locality's housing element.
2. Some percentage less than 20 percent of the agency's tax increment allocation is sufficient to meet the housing needs of the community. The community's housing needs must be consistent with the locality's fair share of the regional housing need and this finding must be consistent with the locality's housing element.
3. The community is making a substantial effort to meet its existing and projected housing need, including its regional housing needs, as identified by the locality's housing element. No finding under this subdivision is to be made until the community has provided replacement units for all the low- and moderate-income units which were removed by a redevelopment agency's activities.

Below is a chart showing the number of agencies which have made these findings:

<u>Fiscal Year</u>	<u>No Need Exists</u>	<u>Percentage Less</u>	<u>Substantial Effort</u>
1987-88	13	20	58
1988-89	17	13	66
1990-91	5	7	45

Affordable housing advocates have long argued that both the deferral of an agency's housing obligations and the above exemptions are abused by redevelopment agencies. AB 315 (T. Friedman), sponsored by Western Center on Law and Poverty, will eliminate the above exemptions starting in June 1993.

#### LMI Fund Deposits

Redevelopment tax increment money is the largest single source of affordable housing money in California. According to HCD, during the 1990-91 fiscal year approximately \$322 million was added to LMI Funds throughout California.

Additionally, HCD reports that at the end of Fiscal Year 1989-90, California's redevelopment agencies held LMI Fund deposits of over \$333 million--an increase over \$100 million from the previous fiscal year. In Fiscal Year 1990-91 redevelopment agencies had over \$629 million on deposit at year end.

Not unexpectedly, for the past several years, redevelopment agencies have come under continued attack for not using its LMI Fund deposits in a timely manner. This session legislation was enacted which both expanded the geographical region in which LMI Fund moneys may be used [AB 3533 (Hauser) and SB 1711 (Bergeson)] and required agencies to pay a portion of its revenues to off-set the state's expenditures to schools.

#### Redevelopment Agencies and the Budget

Historically, redevelopment agencies have been, relatively speaking, untouched by budget battles. Last summer, however, the role of redevelopment agencies and the budget was irrevocably altered. After months of proposals and counter proposals, SB 617 was passed by the Assembly. This legislation required redevelopment agencies to transfer \$200 million to the Education Reserve Augmentation Fund (ERAF) for distribution to school and community colleges within the agencies' counties.

In supporting SB 617, the Assembly rejected the Senate's local government proposal, which provided a smaller target amount. The Senate proposal required a two-year transfer of \$120 million each year rather than a \$200 million transfer in one year. The greatest difference between the Assembly and the Senate version, however, was that the Senate version included a mechanism called "REDSHIFT," which would take effect in July of 1995.



During the course of budget negotiations, several versions of "REDSHIFT" were proposed. The following is an example of how a generic "REDSHIFT" works:

The county auditor determines the aggregate amount of property taxes:

- a) Received by a community from property tax located outside the redevelopment project area, and
- b) Which would have been received by the school and community college district from within the community's redevelopment project areas.

The county auditor determines the lesser amount. This amount becomes the target amount. Four corresponding actions are then taken. The school and community college districts' allocation outside the project area is increased by the target amount and its allocation within the project area is decreased. The community's allocation outside the project area is decreased by the target amount and the allocation from within the project area is increased.

In concept, school and community college districts receive more property tax revenues because a portion of the districts' taxes within the redevelopment project area are being allocated to the agency for redevelopment activities. Obviously, the community's available property taxes are reduced because its moneys are then being allocated directly to the redevelopment agency; but then, as the concept goes, the community is reaping the benefits of redevelopment.

As part of the agreement to use SB 617, which did not include "REDSHIFT", the Governor wanted a guarantee that the full \$200 million would be available to off-set the state's general aid expenditure. That guarantee is included in SB 844.

Under the budget and its implementing trailer bills, redevelopment agencies are required to make a one-time payment to their county auditors by May 10, 1993. The payment is calculated using a specified formula, which generally works out as 17 percent of the redevelopment agency's gross tax increment allocation in 1990-91.

Redevelopment agencies may use any moneys at their disposal, including sales tax, rental income, tax increment, and bonds proceeds. LMI Fund moneys are restricted to an amount equal to 50 percent of the agency's LMI Fund deposit for Fiscal Year 1992-93. However, all LMI Funds must be repaid within 10 years.

If an agency is unable to make the required transfer, the agency is required to enter into a loan with its local jurisdiction. Finally, if an agency fails to make the transfer on May 10, 1993, the county auditor is authorized to withhold the local jurisdictions property tax allocation in an amount equal to the deficit.

The following are brief descriptions of significant legislation relating to redevelopment considered by the Committee. Please note that a number of measures related to specific individual communities and do not apply statewide.

**AB 315 (Friedman) - Low and Moderate Income Housing Fund**

Significantly narrows the findings by which a redevelopment agency may deposit less than 20 percent of its tax increment allocation into its LMI Fund.

Status: Chapter 872, Statutes of 1991.

**AB 357 (Elder) - Crime Prevention**

Authorizes the use of redevelopment moneys for the purpose of providing funding for specified gang-related violent crime programs.

Status: Failed passage, Assembly Floor.

**AB 2407 (Hughes) - Refunding Mortgage Revenue Bonds (Urgency)**

Authorizes a redevelopment agency to refund bonds issued by another political subdivision for financing residential construction provided that specified criteria are met.

Status: Chapter 147, Statutes of 1992.

**AB 2479 (T. Friedman) - Crime Prevention**

Authorizes redevelopment agencies to expend moneys for law enforcement officers to reduce drug trafficking and gang violence within a project area.

Status: Failed passage, Assembly Floor.

**AB 2738 (Cannella) - Castle Air Force Base**

Authorizes the establishment of a joint powers redevelopment agency to reduce the economic dislocation created by the closure of Castle Air Force Base.

Status: Vetoed.

**AB 3086 (Hauser) - Educating Affordable Housing Providers**

Establishes a clearinghouse to assist affordable housing developers in providing housing.

Status: Failed passage, Assembly Banking, Finance, and Bonded Indebtedness Committee.

**AB 3208 (Epple) - Transfer of Redevelopment Moneys to Artesia**

Authorizes the transfer, under specified circumstances, of LMI Fund moneys between the Cities of Cerritos and Artesia for the purpose of developing a senior housing project.

Status: Chapter 1362, Statutes of 1992.

**AB 3277 (Katz) - HOPE and HOME**

Makes technical changes in Community Redevelopment Law to enhance the implementation of the federal HOPE and HOME programs.

Status: Chapter 607, Statutes of 1992.

**AB 3325 (Tucker) - Providing Military Housing (Urgency)**

Authorizes the transfer of LMI Fund moneys to a joint powers agency operating within the County of Los Angeles for the purpose of providing off-base housing for the military.

Status: Chapter 1108, Statutes of 1992.

**AB 3533 (Hauser) - Pooling Redevelopment Moneys**

Authorizes rural counties to expend "excess surplus" housing moneys transferred from redevelopment agencies anywhere within the counties, including any incorporated areas.

Status: Chapter 187, Statutes of 1992.

**AB 3700 (Brown) - Project Area Committees**

Strengthens Community Redevelopment Law relating to project area committee formation and low- and moderate-income housing development.

Status: Vetoed.

**ACA 19 (Elder) - Crime Prevention**

Provides constitutional authorization for a redevelopment agency to expend its tax increment allocation on programs intended to reduce the reported incidents of gang-related crime.

Status: Died, Assembly Housing Committee.

**SB 105 (Bergeson) - Redevelopment Projects: Financial Burden or Detriment (Urgency)**

Re-enacts the previous statutory definition of "financial burden or detriment," which had sunset on January 1, 1991.

Status: Chapter 17, Statutes of 1991.

**SB 617 (No Author) - Budget Trailer Bill**

Requires every redevelopment agency to transfer a proportional amount of agency's moneys to the ERAF for distribution to school and community colleges within the same county. Additionally, requires that the redevelopment agency specifically identify in its annual report to the State Controller mitigation agreements with school and community college districts.

Status: Chapter 699, Statutes of 1992.

**SB 844 (No Author) - Trailer to the Budget Trailer Bill**

Modifies the ERAF formula and provides a secondary source of funding should a redevelopment agency fail to make its required ERAF deposits.

Status: Chapter 700, Statutes of 1992.

**SB 1026 (Marks) - Emergency Shelters**

Authorizes the City and County of San Francisco to use non-LMI Fund moneys for development of emergency shelters and transitional housing. Additionally, the measure provides limited exemptions for the establishment of a redevelopment agency and adoption of a plan to assist the City of Dunsmuir in recovering after the 1991 train derailment and subsequent toxic spill.

Status: Chapter 1192, Statutes of 1991.

**SB 1330 (Roberti) - Crime Prevention**

Authorizes the creation of a redevelopment project area for the exclusive purpose of reducing drug trafficking and gang violence within a project area.

Status: Failed passage, Assembly Floor.

**SB 1711 (Bergeson) - Redevelopment**

Makes a number of significant changes to Community Redevelopment Law, including authorizing the transfer of LMI Fund moneys across jurisdictional lines, authorizing the use of the subsequent year's property tax roll when adopting or amending a redevelopment plan, revising the definition of "predominately urbanized," and authorizing the Department of Finance to challenge the validity of an ordinance adopting a redevelopment plan.

Status: Chapter 1356, Statutes of 1992.



## RENT CONTROL

Under existing law, in the absence of state or local law to the contrary, rental rates for real property are established by contractual agreement. Currently, approximately 80 communities have adopted some form of rent control through ordinances or the initiative process. Fourteen cities apply rent control to residential rental property; the remainder of the cities apply rent control to mobilehome park spaces.

Proponents of rent control argue that either state regulation or the prohibition of rent control is inappropriate--each community is unique and local circumstances should determine whether rent control is warranted. Rent control protects persons with low incomes from high rents which result from speculation, low vacancy rates, or the desire for higher profits.

Opponents of rent control argue that controls deter new construction of rental housing and discourage investment. Further, rent controls which do not offer adequate returns inhibit the proper maintenance and upkeep of residential property. Finally, it is contended that rent control subsidizes rents for persons who can readily afford to pay market rates.

Rent controls are generally categorized as "severe" or "moderate." Severe rent control is characterized by the continuing control of rent when a unit becomes vacant and prohibits a rent increase when a new tenant occupies the unit (vacancy control). Moderate rent control does not control the rent on a unit when it becomes vacant and permits the rent to rise to the market rate when a new tenant moves in. After this new rent is determined, the rent is again controlled (vacancy decontrol).

Fourteen cities have some form of residential rent control. Over eighty jurisdictions have enacted mobilehome rent control. Mobilehome rent control applies to about 1,200 parks covering about 120,000 mobilehome spaces. Approximately 4,600 parks and 330,000 spaces are not covered by rent control.

The following rent control bills were heard by the Committee:

**AB 629 (Ferguson) - Mobilehome Residency Law: Rent Control**

Exempts a mobilehome space from rent control if the mobilehome occupying the space is not the principal residence of the tenant.

Status: Failed passage, Assembly Floor.

**AB 935 (Umberg) - Statewide Mobilehome Rent Control**

Requires boards of supervisors to appoint or serve as Mobilehome Rent Review Boards to review requests for mobilehome park rent increases.

Status: Failed passage, Senate Judiciary Committee.

**AB 1538 (Ferguson) - Mobilehomes Rent Control: Pass-Through of Fees and Charges**

Permits pass-through of local government fees and charges by landlords in rent-controlled mobilehome parks.

Status: Vetoed.

**AB 1581 (Costa) - Residential Rent Control**

Permits an owner of real property, excluding a mobilehome park, to exercise vacancy decontrol in rent control jurisdictions unless the rent controls apply solely to low- and moderate-income households.

Status: Died, Senate Judiciary Committee.

**AB 3007 (Johnson) - Residential Rent Control**

Prohibits a local agency from administering a rent control program unless the agency conducts studies which demonstrate that certain housing conditions exist.

Status: Died, Assembly Ways and Means Committee.

**AB 3350 (Costa) - Fair and Reasonable Return**

Requires a residential rent control jurisdiction which does not provide for vacancy decontrol to include specified expenses or costs in any calculation used to determine a fair rate of return.

Status: Failed passage, Senate Judiciary Committee.

**SB 1365 (Leslie) - Mobilehome Rent Control: Pass-through of Fees and Charges**

Permits a mobilehome park owner to pass on to a tenant the amount of any specified new or increased fee or assessment, notwithstanding any local rent control laws.

Status: Chapter 338, Statutes of 1992.

**SB 1840 (Petris) - Emergency Rent Control**

Requires counties to impose rent control within a disaster area for a period of 120 days following a disaster. Permits cities to exempt themselves from the provisions of this bill.

Status: Vetoed.

## COMMON INTEREST DEVELOPMENTS

The Davis-Stirling Act (Act) defines common interest developments (CID), including community apartment projects, condominium projects, planned developments, and stock cooperatives. In addition, the Act provides for association voting requirements, access to records, levy of assessments, conduct of meetings, and liability of officers and directors.

The Department of Real Estate (DRE) is the governmental entity responsible for approving, with limited exceptions, the public report required before a CID can be established. DRE estimates that there are over 20,000 CID associations. The majority of these associations are less than 10 years old.

The inexperience of many associations in managing their affairs has resulted in many complaints to the Committee regarding CIDs. As a means of studying this area, Chairman Hauser chaired a Select Committee on Common Interest Subdivisions in 1990. Much of the legislation considered by the Committee this Session is the result of the work of that Select Committee.

### Financial Affairs

Among the significant issues on which the Committee focused is the reserve accounts which an association keeps for maintenance of major components in the subdivision. Two bills, AB 623 (Bane) and AB 871 (Hauser), ultimately received the support of the major organizations with an interest in this issue, including the California Association of Realtors, the Executive Council of Homeowners, and the Community Associations Institute.

Assembly Bill 623 will, for the first time, require that a community association disclose the current status of its replacement reserve funding program at the end of the current fiscal year. The bill also requires a statement as to whether the board of directors of the association has determined, or anticipates, that the levy of one or more special assessments will be required to repair, replace, or restore any major component or to provide adequate reserves for any major component. Also new is the requirement that the estimated useful life of each major component be disclosed in addition to the remaining useful life. The bill requires the association to provide, by first-class mail, not less than 30- nor more than 60-days' advance mailed notice to members of any increase in regular or special assessments.

Assembly Bill 871 mandates that a study of the association's reserve account be performed at least every three years, be reviewed, and--if necessary--be adjusted annually. The study must include all major components with an estimated remaining life of less than 30 years. The bill further stipulates that reserve funds may not be expended "for any purpose other than the repair, restoration, replacement, or maintenance of major components or for litigation involving the repair, restoration, replacement, or maintenance of major components." Authority is granted in the bill for temporary transfers of funds to the general operating fund as long as these transfers are repaid within three years.



Descriptions of the major bills reviewed by the Committee in this area are as follows:

**AB 510 (Eaves) - Assessments**

Specifies that the holder of a senior lien is obligated for payment of unpaid regular assessments in a CID association if the association records a notice of delinquent assessment.

Status: Died, Assembly Housing Committee.

**AB 623 (Bane) - Reserve Accounts**

- o Requires disclosure of the amount of reserves needed and the actual cash reserves on hand for maintenance of major components.
- o Requires 30 to 60 days' advance mailed notice to members of any increase in regular or special assessments or fees.

Status: Chapter 412, Statutes of 1991.

**AB 790 (Hauser) - Earthquake Surcharge**

Clarifies the responsibilities of associations with respect to the California Residential Earthquake Recovery Fund and permits the payment of the earthquake surcharge without a vote of the membership except in certain specified circumstances.

Status: Chapter 1250, Statutes of 1992.

**AB 871 (Hauser) - Reserve Funds**

- o Permits association boards of CIDs to use funds from reserve accounts to meet short-term requirements, but requires transferred funds to be restored.
- o Requires boards, if necessary, to levy special assessments to restore the funds.
- o Requires boards to conduct periodic studies of the reserve account requirements and to review those studies.

Status: Chapter 355, Statutes of 1991.

**Rules and Regulations**

The work of the Select Committee on Common Interest Subdivisions resulted in the introduction of each of the bills considered by the Committee dealing with the governance of CIDs. All are authored by Chairman Hauser.

Assembly Bill 730 is intended to provide a statutory basis for a DRE regulation which authorizes boards of CIDs to levy fines on members to enforce association

rules. AB 839 imposes basic parliamentary procedures and other procedural safeguards in the conduct of CID meetings. AB 867 seeks to provide legislative direction for the resolution of the many CID disputes which currently cannot be resolved short of litigation. AB 1384 permits CID boards to eliminate provisions of the covenants, conditions, and restrictions (CC&Rs) which were intended for use during the construction phase of the development.

The following are descriptions of each of these bills.

**AB 730 (Hauser) - Monetary Penalties**

- o Authorizes a CID association to impose fines for violations of association rules.
- o Specifies that a member has the right to a hearing before the board of directors prior to the imposition of a fine.

Status: Vetoed.

**AB 839 (Hauser) - Association Meetings**

- o Requires an association membership meeting to be conducted in accordance with parliamentary procedures.
- o Requires the agenda for these meetings to specify items the board intends to present for action by the members, but allows any appropriate matter to be presented for action.
- o Specifies that a member may attend any regular meeting of the board except when the board adjourns to executive session to consider litigation or personnel matters.
- o Requires minutes or a summary of the minutes of any regular meeting to be available to members within 30 days of the meeting.

Status: Chapter 621, Statutes of 1991.

**AB 867 (Hauser) - Alternative Dispute Resolution**

Requires the board of directors of a CID association and a member who is party to a dispute, as specified, to offer to have the dispute settled by a nonbinding alternative dispute resolution process.

Status: Vetoed.

**AB 1384 (Hauser) - CC&Rs**

Provides a procedure for removing developer covenants, conditions, and restrictions from the CC&Rs.

Status: Chapter 124, Statutes of 1992.

**AB 3554 (Farr) - Solar Energy: Approval**

Provides that whenever approval is required for the installation or use of a solar energy system, the application for approval shall be processed and approved by the appropriate approving entity in the same manner as applications for approval of architectural modifications to the property, and shall not be willfully avoided or delayed.

Status: Chapter 1222, Statutes of 1992.

**Other Measures**

**AB 1840 (Frazee) - Real Estate: Common Areas**

- o Specifies that the common area of a planned development may include mutual or reciprocal easement rights appurtenant to the separate interests.
- o Amends the filing fee and notice of intention requirements for subdivided lands applications.

Status: Chapter 263, Statutes of 1991.

**AB 2693 (Wright) - Liability of Officers and Directors**

Clarifies the limited immunity of CID association volunteer officer and directors.

Status: Chapter 866, Statutes of 1992.

**AB 3116 (Bates) - Definition of CID**

Remedies contradictory provisions in the law regarding limited equity housing cooperatives.

Status: Chapter 250, Statutes of 1992.

**SB 1750 (Mello) - Monetary Penalties**

Requires boards of directors of CID associations to provide notice to all members of the monetary penalties which may be assessed for violation of the government documents.

Status: Chapter 1332, Statutes of 1992.

## HOMELESS PROGRAMS

Some people are only one paycheck away from being homeless.

This aphorism certainly proved true during the past two years when California lost 750,000 jobs. It is estimated that these jobs will not be recovered until 1996.

The number of homeless persons in California is difficult to estimate, but may exceed 200,000. The Shelter Group, a non-profit housing organization in Los Angeles, estimates that nearly 60,000 persons are homeless in Los Angeles County nightly and up to 12,800 of that number are members of homeless families.

As further evidence of this tragedy, perhaps as many as 25,000 school-age children are homeless. Many of the homeless are employed full time, but earn low wages and are unable to obtain affordable housing in their community.

Significant factors contributing to the increase in homelessness include:

- o Poverty and employment-related problems.
- o A substantial reduction in federal funds for housing.
- o The conversion of federally subsidized housing to that which may be rented at market rates.
- o Lack of support services for the deinstitutionalized mentally ill.
- o A shortage of housing for low-income households.
- o Alcohol and drug addiction.

The Department Housing and Community Development administers the Emergency Shelter Program (ESP), which provides grants to local service providers who offer temporary emergency shelter to the homeless. Grants may be used for the acquisition and renovation or expansion of existing facilities, general maintenance costs, and limited administrative expenses.

For the 1992-93 fiscal year, the Governor's budget proposed a General Fund appropriation of \$2 million for shelter operating expenses under the ESP. Legislative augmentations for this program have not been successful.

Another source of state funds for ESP is provided through the Roberti Housing and Homeless Act: Proposition 84, which was approved by the voters in June 1988, and Proposition 107, approved in June 1990. Proposition 84 allocates \$25 million and Proposition 107 allocates \$10 million in bond proceeds to ESP for so-called "hard costs," i.e., development and rehabilitation of shelters. No bond proceeds may be used for operating costs. All of these funds have been committed.

### Federal Stewart B. McKinney Homeless Assistance Act

The federal Stewart B. McKinney Homeless Assistance Act of 1987 (McKinney Act) provides grants to states and local agencies for various programs for homeless persons, including the provision of "essential services" which includes drug and employment counseling and homeless prevention.

The McKinney Act requires that as a condition of eligibility, applicants must provide a match equal in value to the funds provided by the McKinney Act. This match must be supplied through nonfederal sources.

The McKinney Act permits the following activities for homeless prevention:

1. Short-term subsidies to help defray rent and utility arrears for individuals and families faced with evictions or termination of utility services.
2. Security deposits for first month's rent to enable homeless families to move into permanent housing.
3. Mediation services for landlord/tenant disputes and legal representation to indigent tenants in eviction proceedings.
4. Efforts to prevent a home from foreclosure.

In general, the McKinney Act also provides that no more than 20 percent of a McKinney Act grant received by a state or local government may be used for essential services, including homeless prevention.

### Homeless Handicapped Program

This program is funded by the federal Department of Housing and Urban Development (HUD) under the McKinney Act. The program contracts with approximately 30 non-profit housing providers who acquire and rehabilitate single-family homes for use by the handicapped homeless. Currently, the program serves between 250-300 people. HUD pays for a percentage of the ongoing costs for up to five years, and the residents (most of whom receive Social Security) contribute 30 percent of their incomes toward household needs and maintenance costs. Over the last five years, the program has received \$9.7 million in federal funds; there was no previous state funding. Proposed 1992-93 funding for this program is \$80,000.

The Committee considered few bills relating to homelessness, primarily because of the state's inability to increase existing homeless funding or provide new moneys.

The following bill is notable because it was both supported and opposed by groups which are homeless assistance advocates.

**AB 2071 (Archie-Hudson) - Housing: Shelter Evictions**

Provides for an eviction procedure for persons occupying transitional housing.

Status: Died, Assembly Inactive File.



## HOUSING DISCRIMINATION

The Legislature addressed discrimination in housing this legislative session with reference to the California Fair Employment and Housing Act (Fair Housing Act), the Unruh Civil Rights Act (Unruh Act), and the federal Fair Housing Amendments Act of 1988 (FHAA).

Under existing law, the Fair Housing Act prohibits the owner of any housing accommodation from discriminating against any person in the sale or rental of housing accommodations because of the race, color, religion, sex, marital status, national origin, or ancestry of a person or when the owner's dominant purpose is retaliation against a person who has opposed unlawful discriminatory practices under the Fair Housing Act.

Under existing law, the Unruh Act prohibits discrimination based on age in the sale or rental of housing by a business establishment, but permits--as an exception to this prohibition--the establishment and preservation of exclusive housing for senior citizens where the accommodations are designed to meet the physical and social needs of senior citizens, and defines--for these purposes--a senior citizen housing development.

The FHAA prohibits discriminatory housing practices based on handicap and familial status. The federal Department of Housing and Urban Development (HUD) has adopted regulations which recognize, as an exception to the prohibition against discrimination, the special needs and status of senior citizens. These regulations permit "seniors only" developments under specified conditions.

One further facet of existing law to which one of this session's measures relates is the 1982 California Supreme Court decision in the case of Marina Point, Ltd. v. Wolfson (Wolfson). In Wolfson, the Court held that state law prohibited a business establishment from discriminating in the sale or rental of housing based on age. The Court determined that a landlord of an apartment complex and the owner's association in a planned development are business establishments subject to the Unruh Act. The Court did, however, carve an exception for housing facilities "reserved for older citizens."

The FHAA specifies that if HUD receives a complaint alleging discrimination in housing, HUD must refer the complaint to a state or local agency for action if the agency has jurisdiction and is certified by HUD as having protections, procedures, and remedies "substantially equivalent" to HUD in fair housing enforcement.

Three bills were introduced which purport to make California fair housing law substantially equivalent to the FHAA:

1. AB 531 (Polanco) is modeled after the FHAA and also incorporates into statute fair housing case law. This bill is sponsored by a broad coalition of fair housing advocates, including groups associated with the physically and mentally disabled and the National Center for Youth Law. This bill was vetoed by the Governor.



2. AB 1795 (Frazee) amends the Unruh Act and the Fair Housing Act. This bill is sponsored by the Department of Fair Employment and Housing. This bill was dropped by the author.
3. SB 1234 (Calderon) amends the Fair Housing Act. The bill is sponsored by the California Association of Realtors and is supported by the California Apartment Association. This bill was signed by the Governor (Chapter 182, Statutes of 1992).

These bills raise the following significant issues:

1. To Conform or Not Conform: California must have achieved substantial equivalence by September 13, 1992 in order to receive federal funding for enforcement of California's equivalent of the FHAA. Fair housing advocates argue that if California law does not provide the same rights and remedies as the FHAA, the state should not seek substantial equivalence.
2. Proof of Discrimination: It is generally held that under the Fair Housing Act and the FHAA the burden on a complainant to establish discrimination in housing is met if the complainant demonstrates that the practice has a discriminatory effect. A complainant is not required to show that a discriminatory practice is intentional. AB 531 expressly provides that a complainant only show discriminatory effect. The other bills are silent on this issue.
3. Land Use: Congress clearly intended that discriminatory land use practices be covered by the FHAA. AB 531 makes it unlawful to discriminate through land use practices. Supporters of the other measures argue that this provision is not required to achieve substantial equivalence and these bills do not contain land use provisions. Regardless of the merits of this debate, several provisions of California law regarding congregate housing for the disabled may be impermissibly discriminatory.

The Committee has issued a report, "California Fair Housing Legislation: Background and Issues," which is available through the Committee office.

As of mid-January 1993, HUD has not certified that California fair housing law is substantially equivalent to the FHAA.

The following are descriptions of other measures relating to discrimination in housing which were heard by the Committee:

AB 125 (Frazee) - Housing: Senior Citizen Restrictions (Urgency)

Establishes the right of non-senior citizens to continue to reside in specified senior citizen housing.

Status: Chapter 59, Statutes of 1991.

**AB 2250 (Hannigan) - Senior Citizen Housing Developments: Minimum Size  
(Urgency)**

Eliminates the minimum number of dwelling units required in a senior housing development.

Status: Died, Assembly Housing Committee.

The following bill was not heard in Committee, but was substantially amended in the Senate and related to discrimination in housing.

**AB 1178 (Polanco) - Local Fair Housing**

Provides that nothing in the Fair Housing Act shall prohibit a city, city and county, county, or other political subdivision of this state from providing or maintaining greater protections to classes of persons protected under the Act covering housing discrimination and provides that the Act shall be construed to supplement other state and local fair housing laws covering housing discrimination.

Status: Vetoed.



## FARMWORKER HOUSING

Affordable, safe, and sanitary housing for the vast majority of California's farmworkers is virtually nonexistent.

The state has two programs which provide farmworker housing for both migrant and year-round workers, and licenses a number of private and employer-provided camps; yet the vast majority of farmworkers have no housing at all. In support of California's \$18 billion agriculture industry, most farmworkers work long hours for low pay and sleep in barns, cars, orchards, and ditches with little or no sanitation facilities.

According to a 1989 study by the Employment Development Department, 880,000 people claimed at least a portion of their incomes from farmworking. Estimates for undocumented workers vary widely; one estimate reports that 1.5 million farmworkers compete annually for 500,000 full-time jobs in California.

Housing opportunities, however, for this large group of farmworkers are scant in comparison to the demand. To address the enormous need, there are two state programs and a number of private camps offering a combined total of 8,752 units assisting 43,267 farmworkers and their families.

The state housing programs are:

1. **Office of Migrant Services (OMS):** This program, administered by HCD operates 27 migrant centers distributed among 15 counties, annually servicing an estimated 12,546 migrant farmworkers in 2,137 units. Thirty percent of the farmworkers come from California, 35 percent from Mexico, and the rest from Arizona, New Mexico, and Texas. The centers generally operate from April through November. Land is provided by the locality. The state owns the buildings and equipment and operates the program, usually by contracting with a local housing authority.
2. **Farmworker Housing Grant Program:** This HCD-administered program offers up to 50-percent matching grants for the construction and rehabilitation of owner-occupied and rental housing for low-income, year-round farmworkers. This program has assisted 3,461 units and an estimated 13,844 total farmworkers and their families since 1977.

In addition to the state-sponsored programs, private and employer-provided farmworker housing is licensed under the HCD-administered Employee Housing Act. There are a total of 1,126 licensed and 2,028 unlicensed camps serving 27,117 farmworkers and their families.

The housing problem for migrant farmworkers is particularly acute during peak growing and harvest seasons. Licensed employer-provided housing and state migrant centers have a maximum capacity of about 39,000 beds, while agricultural employment often exceeds 250,000. As a result, farmworkers are often forced to sleep in cars, dilapidated shelters, or in the open. Illegal camps continue to operate in many rural areas.

The following are brief descriptions of significant legislation heard by the Committee relating to farmworker housing:

**AB 481 (Costa) - Migrant Farmworker: Housing: Appropriation (Urgency)**

Ensures that freeze-damaged migrant housing is repaired.

Status: Chapter 69, Statutes of 1991.

**AB 707 (Jones) - Housing: Natural Disaster Emergency Shelter (Urgency)**

Permits HCD to award funds for mortgage and rental assistance under the Natural Disaster Emergency Shelter Program.

Status: Died, Senate Housing Committee.

**AB 895 (Hauser) - Housing: Agricultural Housing**

Permits OMS farmworker housing to be used as emergency shelters during the winter months.

Status: Chapter 632, Statutes of 1992.

**AB 923 (Polanco) - Employee Housing: Labor Camps**

Extends to all labor camps the applicability of provisions in the Employee Housing Act regarding eviction of tenants and retaliation against tenants.

Status: Chapter 786, Statutes of 1991.

**AB 955 (Frazee) - Housing: Farmworker Housing (Urgency)**

Makes technical changes in a San Diego farmworker housing program.

Status: Chapter 193, Statutes of 1991.

**AB 1816 (Polanco) - Employee Housing**

Increases the fees and penalties for violations of the Employee Housing Act.

Status: Chapter 790, Statutes of 1991.

**AB 2164 (Polanco) - Employee Housing: Labor Camps**

Increases the fees and penalties for violations of the Employee Housing Act.

Status: Chapter 795, Statutes of 1991.

**AB 2770 (Frazee) - San Diego Farmworker Housing**

Revises the requirements imposed on sponsors who are granted moneys to own and operate special farmworker housing projects in San Diego County.

Status: Chapter 604, Statutes of 1992.

AB 3526 (Polanco) - Employee Housing Act

Revises numerous provisions of the Employee Housing Act, make various changes aimed at encouraging the development of farmworker housing, and changes definitions and terminology. Creates new duties and responsibilities for enforcement agencies and employee housing operators, increases fines and penalties for violations of the Act, and allows for the awarding of attorney's fees and conditions when a property is placed in receivership.

Specifically, the bill:

- 1) Changes the term "labor camp" to "employee housing" throughout the bill; expands the definition of "employee housing" to include "in-kind payments;" and further expands the definition of "housing" to include manufactured homes, recreational vehicles, and travel trailers.
- 2) Authorizes HCD to waive or reduce fees during construction and substantial rehabilitation; and during the first three years of operation of employee housing, provides that the work being performed is not the result of a violation.
- 3) Specifies that local governments may grant preferential treatment for agricultural employee housing by waiving fees and setback requirements.
- 4) Exempts specified forms of "employee housing" from local zoning jurisdiction authority; and specifies that, for the purpose of the local jurisdiction exemption, any employee housing providing for six or fewer employees shall be deemed a single-family residential use, and that any accommodation providing housing for 12 or fewer employees shall be deemed an agricultural land use, notwithstanding any disclaimers to the contrary. Furthermore, employee housing, as defined, shall not be subject to any business taxes, local registration fees, use permit fees, or other fees which are not imposed on similar properties. This bill allows HCD to develop additional regulations to facilitate the development of additional employee housing pursuant to the specified definitions.
- 5) Authorizes any person who lives in a labor camp to file a report either orally or in writing to an enforcement agency, but requires the enforcement agency to deliver a summary or copy of the complaint, by mail or in person, to the owner or operator of the labor camp.
- 6) Stipulates that if a civil action is not filed by an enforcement agency within 34 days after the receipt of a complaint, or within 34 days after an administrative complaint has been denied and the alleged condition, as determined by the enforcement agency, continues to exist, the complainant may bring a civil action for injunctive or declaratory relief seeking statutory damages, actual damages, civil penalties, and other remedies.
- 7) Deletes the existing definition of "willful violation."

- 8) Stipulates that it is not necessary that a complainant allege or prove actual damages or actual injury of the threat thereof, so long as a violation is alleged and proven. This bill stipulates that it is not necessary for the complainant to file any undertaking or bond for the issuance of any interim or final injunction.
- 9) Requires that a public agency seek compensation to relocate residents and pay rent differentials from the owner or operator of the violating labor camp, as long as the public agency has exerted all reasonable efforts to cause repairs prior to vacating or demolishing the accommodation, as specified.
- 10) Authorizes a court to award attorney's fees to a private person or entity which prevails in a civil suit when the court finds that the violations involve retaliation or endanger the health and safety of the residents or the public, as specified.

Status: Chapter 1298, Statutes of 1992.

**SB 1095 (Vuich) - Migrant Worker Housing**

Expressly exempts migrant farm labor housing assisted by HCD from the application of school developer fees.

Status: Chapter 536, Statutes of 1991.

## NATURAL DISASTER ASSISTANCE AND PREPAREDNESS

The California Community Recovery Act (CCRA) has become one of the largest housing programs operated by HCD. CCRA, developed by the Assembly Committee on Housing and Community Development in response to the 1989 Loma Prieta earthquake, has dispersed over \$182.5 million in disaster assistance to provide for both the victims' immediate shelter needs and for the long-term structural rehabilitation of residences. The CCRA is made up of seven separate components, as follows:

- o Owner-Occupied Rehabilitation
- o Rental Housing Rehabilitation
- o Farmworker Housing Rehabilitation
- o Rental Security Deposits
- o Emergency Shelters
- o Rural Infrastructure Rehabilitation
- o Migrant Worker Centers

These seven permanent programs were modeled after existing HCD programs to provide for a more rapid start-up time by HCD and greater familiarity by the affected jurisdiction. It should be noted that not all of these programs are funded for every natural disaster. Choice of programs and funding levels are the prerogative of the Governor.

The largest disaster assistance program, California Disaster Assistance Program (CAL-DAP), has more than 55.5 limited-term personnel positions and has provided over \$150 million in three-percent, simple-interest loans for the rehabilitation of damaged residential properties. The program additionally provides financing for the seismic retrofit of these damaged properties to help ensure that owners will not be applying for CAL-DAP loans after the next earthquake.

In 1990, the permanent disaster assistance programs were used to assist victims of the Santa Barbara, Tehama, and Yosemite fires; the Butte snow storms; and the Upland earthquake. In 1991, the programs were used for the Sierra Madre earthquake and the Oakland fire. During 1992, the Governor approved CAL-DAP assistance for the Southern California floods, the Humboldt County earthquake, the Los Angeles Civil Unrest, the Landers/Big Bear earthquake, and the Calaveras County and Shasta County fires.

Cost containment has been a long standing issue with the CAL-DAP program. Almost from its inception, the Department of Finance and the Legislature have been critical of the program due to its high loan amounts. According to HCD, a substantial portion of loan moneys are spent rehabilitating substandard conditions which existed prior to the disaster. The average loan amount for the Loma Prieta earthquake was approximately \$50,000; however, in cases where structures were initially in poor condition, it was not unusual that the loan amounts were between \$75,000 to \$100,000.

By design, CAL-DAP is a "last-resort" finance program and is only available to applicants who have exhausted all other forms of assistance, including private lenders, insurance, and federal Small Business Administration loans. However, as a last-resort housing program, CAL-DAP is forced to finance the completion



of the rehabilitation project or leave the residence uninhabitable since the owner is required to demonstrate there is no other financing alternative in order to qualify for the CAL-DAP program. The Administration sponsored AB 3413 (Hauser) to help address the cost containment issue.

Additionally, in response to these extraordinary expenditures, in 1991-1992 the Legislature turned its attention to the prevention of damage in the event of an earthquake (AB 200, AB 1965, and AB 1968). Most significantly, AB 1968 (Areias) establishes a minimal retrofit standard for commercial and industrial buildings. Applications for disaster assistance from owners who do not meet these standards will be placed at "the end of the line" for state structural rehabilitation loans.

Mandating the retrofit of a potentially dangerous building in the event of a disaster is not a new issue before the Legislature. Over the last several years, numerous measures requiring retrofit at the point of sale have repeatedly failed passage. AB 1968 provides a unique compromise between the responsibility of the state to assist disaster victims and the responsibility of the owner to reduce known structural problems prior to the disaster.

Additionally, AB 1968 sends a clear message to lenders of seismically substandard buildings that they, too, share the risk when they finance these buildings.

The following are brief descriptions of significant legislation heard by the Committee relating to natural disaster assistance:

**AB 114 (Hauser) - Housing: Bond and Loan Insurance**

Expands the existing seismic safety loan loss guarantee program, administered by the California Housing Insurance Fund, to include the retrofit of commercial buildings. The bill additionally establishes a separate state mortgage insurance program.

Status: Died, Senate Appropriations Committee.

**AB 200 (Cortese) - Earthquake Protection**

Requires the owner of all pre-1960, single-family dwellings sold after July 1, 1991 to clearly identify on a prescribed document whether the seller has knowledge of deficiencies which may increase the structure's vulnerability to earthquakes.

Additionally, the bill sets specific retrofit standards for foundation anchor bolt and cripple wall bracing.

Status: Chapter 699, Statutes of 1991.

**AB 481 (Costa) - Migrant Farmworker Housing (Urgency)**

Ensures that freeze-damaged migrant housing is repaired.

Status: Chapter 69, Statutes of 1991.

AB 1965 (Areias) - Municipal Improvement Act of 1913

Expands the eligible activities authorized under the Municipal Improvement Act of 1913 to include bringing real property and buildings into compliance with seismic safety standards and regulations.

Status: Chapter 1197, Statutes of 1992.

AB 1968 (Areias) - Wall Anchorage

Requires, after July 1, 1992, that new owners of all precast concrete or reinforced masonry buildings with wood frame floors or roofs be seismically retrofitted within three years of purchase. Owners of those properties which fail to meet the specified retrofit requirements will not receive state moneys for disaster-related repairs until all other applicants have been paid.

Status: Chapter 859, Statutes of 1991.

AB 3413 (Hauser) - CAL-DAP Cost Containment Bill (Urgency)

Makes various changes to CAL-DAP relating to cost containment and program efficiency, including:

- a) Narrowing the scope of repairs covered by owner-occupied and rental components of CAL-DAP to include only the "work necessary to repair damaged dwellings and to correct serious, life-threatening violations of the state and local building codes" rather than to "bring a damaged dwelling into compliance with minimum rehabilitation standards."
- b) Authorizing HCD to set the terms and conditions under which loans on owner-occupied property may be made, including requiring periodic payments before the expiration of the term of the loan depending on the applicant's ability to pay.
- c) Authorizing HCD to provide predevelopment loans to applicants of owner-occupied and rental property. The predevelopment loan may not exceed \$5,000.
- d) Limiting acquisition loans on rental property to applicants who agree to maintain all units at rental rates affordable to lower income households.
- e) Authorizing HCD to consider the assets of the borrower when determining eligibility under the CAL-DAP.
- f) Clarifying that these amendments to this program only apply to loan applications for disaster assistance for natural disasters occurring after the effective date of this measure.

Status: Chapter 966, Statutes of 1992.



## MOBILEHOMES/MANUFACTURED HOUSING

### Overview

Mobilehomes parks are a popular source of affordable housing, especially for seniors and low- and moderate-income families. Statewide, there are 5801 parks, with 458,091 spaces, housing an estimated 800,000 people.

The mobilehome park industry is facing many changes: fewer parks are being built, park owners and residents are locked in a struggle of accusations and counter-accusations and lawsuits and counter-lawsuits, residents are buying their parks through the conversion process and becoming park owners, and land-lease manufactured home communities are being built offering affordability without some of the problems of the park owner-resident relationship.

In mobilehome parks, the problems are numerous. Park owners insist that high land costs, developer fees, government regulation, rent control (or the threat of it), and the existence of more profitable land-use alternatives make the prospects of owning a mobilehome park unattractive to investors. Mobilehome residents have a very different view; they say they are exploited, tricked, and intimidated by unscrupulous park owners who enact extortionate rent increases, fail to maintain parks, and generally harass residents with park rule changes which impact their quality of life.

The age and location of many parks create other problems. Older mobilehome parks suffer from significant infrastructure deterioration: sewers, utilities, roads, and common areas need to be upgraded and replaced. Other parks are no longer valuable to their owners as mobilehome parks. As cities expand, the areas surrounding parks develop for industrial or commercial use. Park owners are tempted to sell their land to developers for higher profits, thereby displacing long-time residents. In either case, the financial impetus for mobilehome park owners to close their older parks and convert them to other uses is great. In addition, the increased costs to park owners, together with the normal market forces of supply and demand, stimulate increases in rent which often result in a financial "squeeze" for low- and moderate-income residents who are often struggling with fixed incomes.

This session, the Committee considered legislation in each of the following areas: park rules and regulations, rent control (see Page 23 for information regarding mobilehome rent control), leases, evictions, adult/senior-only parks, relocation upon park closure or conversion, park conversions to resident ownership, health and safety, lawsuits, utility problems, consumer problems, and recreational vehicle parks. Agreement and compromise among the parties resulted in a number of bills being passed by the Legislature and signed into law; however, a number of narrowly focused bills with polarized opposition either died in the Legislature or were vetoed.

This summary contains brief descriptions of significant legislation heard by the Committee together with introductory comments.

## Park Conversions To Resident Ownership

Residents are becoming park owners. Residents are taking control of their lives and getting a handle on future rent increases by buying their parks and controlling them through various forms of ownership, such as nonprofit corporations, cooperatives, subdivisions, and condominiums. Park residents, however, are usually unable to buy their parks without some kind of government assistance. Park purchase financing is usually obtained through a combination of private loans, local bond issues, or low interest loans from the Mobilehome Park Resident Ownership Program (MPROP) operated by HCD.

Park ownership provides residents with some certainty over their future. Housing costs are stabilized, and park rules can be tailored to suit the resident's needs.

The conversion process, however, is not without its problems. The Committee has received phone calls from residents of converted parks who have complained about how their newly created resident boards are deciding issues. In addition, questions have developed regarding the methods, qualifications, fees, and disclosure policies of the limited pool (less than 20) of park conversion consultants who help residents through the financial and legal maze of the conversion process.

Since 1985, 40 parks have converted to resident ownership with the assistance of HCD's MPROP, and others have converted with the help of various cities and counties. The Committee considered several measures this session which affect efforts by park tenants to purchase the parks in which they live.

AB 1863 (Hauser) limited to health and safety concerns the conditions under which a locality may require the preparation of a full subdivision map for resident park conversions. In addition, the bill reduced the amount of rent control which can be required by HCD in its administration of the MPROP to lighten the financial burden for the purchasing residents. Another bill, AB 1193 (Epple) sought to reduce the amount of local interference in the conversion process by prohibiting enforcement of any local ordinance which expressly prohibited conversions.

Two Senate bills, SB 501 (Craven) and SB 604 (Presley), sought to generate more money for the conversion process. SB 501 authorized the sale of up to \$40 million in revenue bonds by HCD to supply additional money for the MPROP. MPROP currently receives an estimated \$2.5 million per year from a \$5 per section surcharge on residents' registration fees. SB 604, by adjusting MPROP's collateral requirements, increased the maximum amount which may be loaned under the program.

As in past years, the issue of a residents' right-of-first refusal on park purchases was considered by the Committee in two bills: AB 387 (Clute) and AB 2918 (Clute). Both bills required a park owner who receives a purchase offer from a third-party to provide an opportunity (for up to 30 days) to a resident organization to make an offer to purchase the park. AB 1315 (Hauser) proposed a hybrid right-of-first refusal by limiting the right to only those localities which do not have a rent control ordinance in effect.

AB 3179 (Hauser) helped to make the mobilehome conversion process easier and more affordable by clearing the way for conversion loans to be eligible for "Fannie Mae" financing.

The following is a list of bills considered by the Committee relating to conversions:

**AB 387 (Clute) - Mobilehome Parks: Offers to Buy**

- o Requires a park owner who receives a purchase offer from a third-party to provide written notice to a duly organized resident organization advising the organization of the terms of the offer.
- o Prohibits the park owner from accepting the offer for 30 days, during which time a resident organization in the park may make an offer to purchase the parks (right-of-first opportunity).
- o Specifies that this right-of-first opportunity only applies with respect to a resident organization which made a bona fide written offer to purchase the park within one year prior to the third-party offer.

Status: Vetoed.

**AB 1193 (Epple) - Mobilehome Parks**

- o Prohibits localities from enacting ordinances which bar conversions of mobilehome parks to tenant-owned condominium interests.
- o Requires parks purchased by resident organizations to subdivide the interests of the members into individual condominium interests within two years of purchase, unless a majority of the residents elect to refrain from doing so.

Status: Vetoed.

**AB 1315 (Hauser) - Mobilehome Parks: Sale**

- o Establishes a mandatory right-of-first refusal for residents to purchase a mobilehome park in jurisdictions which do not have rent control.
- o Establishes a permissible right-of-first refusal in jurisdictions which have rent control ordinances which include vacancy decontrol.

Status: Died, Assembly Housing Committee.

**AB 1863 (Hauser) - Mobilehome Parks: Resident Purchases**

- o Reorganizes the provisions of the Map Act which establish the exemption conditions and eligibility for mobilehome park conversions.
- o Amends the Map Act filing requirements for the conversion of a mobilehome park by a resident organization by reducing the time limit for a locality to approve or deny an application for a waiver from 60 to 50 days.

- o Specifies that the waiver availability for resident organizations is available for all forms of resident ownership, not just resident-owned condominium interests.
- o Amends displacement requirements for the Mobilehome Park Purchase Fund (MPPF) by distinguishing between the rent which may be charged to non-purchasing tenants who have low-income status and non-purchasing tenants who do not have low-income status.

Status: Chapter 745, Statutes of 1991.

**AB 2918 (Clute) - Mobilehomes: Right-of-First Refusal**

- o Provided a 30-day, right-of-first refusal notice to park management prior to listing his/her mobilehome for sale with a real estate broker, or upon receiving a purchase offer.
- o Expanded the park owner's 30-day notice requirement to stipulate that if the initial offer to the park owner is modified during the 30-day period, the park owner shall notify the resident organization of any changes in the terms of the offer. Changes to the initial offer, however, do not extend the 30-day period.

Status: Vetoed.

**AB 3179 (Hauser) - Mobilehomes: Foundations/Conversions to Real Property**

- o Establishes a specified procedure whereby a registered owner of a manufactured home or mobilehome sited in a mobilehome park converted, or proposed to be converted, to a resident-owned subdivision, cooperative, condominium, or non-profit corporation may apply for voluntary conversion of the home into a fixture of real property without the installation of a HCD-approved "permanent" foundation system.

Status: Chapter 1053, Statutes of 1992.

**SB 501 (Craven) - Mobilehomes: Revenue Bonds/Loans**

- o Authorizes HCD to issue up to \$40 million in tax-exempt revenue bonds to provide additional funding for HCD's MPROP.
- o Establishes the Mobilehome Park Resident Purchase Fund to provide loans to resident tenants in mobilehome parks who form a nonprofit corporation, stock cooperative corporation, or other entity for the purpose of converting the mobilehome park to a subdivision, cooperative, condominium, or other entity.
- o Specifies that loans may be made for a term of up to 30 years pursuant to a repayment and installment schedule established by HCD, in an amount and at a rate of interest which HCD determines is necessary to repay the bonds.

- o Specifies that HCD shall administer the Fund pursuant to procedures required for the MPROP.

Status: Vetoed.

**SB 604 (Presley) - Mobilehomes: Mobilehome Park Resident Ownership Program (Urgency)**

Revises the maximum amount which may be loaned under the MPROP by prohibiting the sum of all loans superior to the MPROP loan together with the MPROP loan from exceeding the value of the collateral securing the MPROP loan.

Status: Chapter 581, Statutes of 1991.

Mobilehome Park Rent Control

Rent control for mobilehome parks is the most divisive issue between park owners and residents. Throughout the state, 1,038 parks and 105,617 (25 percent) spaces are under rent control of one form or another. Rent control ordinances can be classified in two basic varieties: vacancy control and vacancy decontrol. Under "vacancy control" when a resident moves out, the space rent is frozen at that level and not allowed to be increased on a new resident. Under "vacancy decontrol," rents are frozen until a resident moves out; the park owner can then raise the rent on a new resident to market levels.

Although the 1991-92 session contained an ample share of bills introduced on behalf of residents or park owners to either promote or limit rent control, the highlight of the session did not occur in the Legislature; it occurred in Washington, D.C. with a decision by the Supreme Court in Yee vs. Escondido. On April 1, 1992, the Supreme Court handed down a 9-0 decision in a landmark vacancy control case in favor of residents. In Yee, the Court declared that a vacancy control ordinance when tested against the Fifth Amendment "just compensation" clause was not a physical taking of a park owner's property; however, the Court left open the question of "regulatory taking." Mobilehome resident groups celebrated the decision. Park owners are gearing up to test the "regulatory taking" question.

Another front in the rent control battle is the issue of long-term leases. The Mobilehome Residency Law (MRL) has long granted an exemption from rent control measures to long-term leases. The rationale for this exemption is that the parties have negotiated their own rental rates for extended periods and that, dealing at arms length, they are the best judges of what constitutes fair increases in rent during the periods covered by the leases.

In 1990, the Legislature passed SB 2009 [(Craven) Chapter 1046, Statutes of 1990] to permit park management to require a prospective tenant in a mobilehome park to accept a long-term lease as a condition of tenancy. The impact of this measure quickly became apparent to park residents who found the value of their mobilehomes decreasing considerably as prospective tenants were unable to benefit from local rent controls. As a result, Senator Craven introduced an urgency measure, SB 132, to repeal SB 2009. The issue of long-term leases was



also the subject of SB 360 (L. Greene), although the bill was amended significantly from its original version which repealed the long-term lease exemption.

Perhaps the most dramatic bill on the issue of rent control is AB 935 (Umberg). This bill has the effect of establishing state-wide rent control in mobilehome parks. AB 935 was the subject of an interim hearing scheduled by the Committee in October 1991. The bill died in the Senate Judiciary Committee for the lack of a few votes.

Three other bills, AB 629, AB 1538, and AB 2592 (Ferguson), were sponsored by park owners. AB 629 provides an exemption from rent control for any park space which is occupied by a mobilehome which is not the principal residence of the owner. The author's goal in this bill is to limit the benefits of rent control to those who need it--the theory being that if a mobilehome is used as a "second" or "resort" home, the owner is financially free of the need for rent control. AB 1538 permits park management to pass certain local government rent control related fees and costs through to only those tenants who benefit from rent control and not those with long-term leases. AB 2592 provided for rent increases after the sale of a mobilehome park which is subject to rent control.

The Committee reviewed several bills this session which dealt with rent control in mobilehome parks. These bills reflect the continuing struggle between park residents, who seek affordability in their chosen form of residence, and park owners, who want to receive a return on their investments consistent with what "the market will bear." The following is a brief descriptions of 1991-92 rent control bills:

**AB 629 (Ferguson) - Mobilehome Parks: Rent Control**

Exempts a mobilehome space from rent control if the mobilehome occupying the space is not the principal residence of the owner and the owner has not rented the mobilehome to another party.

Status: Died, Assembly Floor.

**AB 935 (Umberg) - Mobilehome Parks: Rent Control**

- o Establishes requirements for county rent review boards for mobilehome rent increases.
- o Establishes comprehensive procedures and standards for review and approval of rent increases sought by mobilehome park owners.

Status: Died, Senate Judiciary Committee.

**AB 1538 (Ferguson) - Mobilehome Parks: Pass-Throughs in Rent Controlled Parks**

Permits the management of a mobilehome park which is subject to a local rent control ordinance to modify local government charges to park residents. Park management may reduce the charges to tenants by the amount of any rent

control administration fee imposed on the park by the local government to the extent that the fee is imposed on every space in the park irrespective of any existing circumstances, such as long-term leases.

Status: Vetoed.

**AB 2592 (Ferguson) - Rent Control/Rent Increases Upon Sale of Park**

Provides for rent increases after the sale of a mobilehome park which is subject to rent control.

Status: Died, Assembly Housing.

**SB 132 (Craven) - Mobilehome Parks: Rental Agreements and Rent Control (Urgency)**

- o Repeals the SB 2009 (Chapter 1046, Statutes of 1990), which permits park management to require a prospective tenant in a mobilehome park to accept a long-term lease as a condition of tenancy.
- o Reinstates prior law as it existed on December 31, 1990, which provides that long-term leases are exempt from local rent control ordinances.

Status: Chapter 24, Statutes of 1991.

**SB 360 (L. Greene) - Mobilehome Parks: Rental Agreements**

- o Requires the management of a mobilehome park to provide written notice of a homeowner's rights with respect to a rental agreement which is exempt from local rent control, including the right to sign a month-to-month tenancy with the same rental charges as would have been available in the long-term rental agreement.
- o Specifies that the failure of management to provide this notice shall make the rental agreement void at the homeowner's option.

Status: Chapter 170, Statutes of 1991.

**SB 1454 (Craven) - Mobilehomes/Rental Agreements**

Prohibits mobilehome rental agreements entered into after January 1, 1992 which are exempt from local rent control from containing an automatic extension or renewal.

Status: Chapter 289, Statutes of 1992.

**Park Conversions by Owners**

Because mobilehomes continue to be an attractive source of affordable housing and in many instances a meaningful alternative for first-time homebuyers, the Legislature continues to be concerned with decisions by park owners to convert their parks to other uses. AB 1803 (Cortese), the sole bill on this issue this

session, is basically a reintroduction of last session's SB 399 (Craven). SB 399 was the subject of an interim hearing by the Committee, passed by the Legislature in the second year of session, and vetoed by the Governor. AB 1803 again sought to provide local governments with legislative guidance and direction on the issue of "reasonable costs of relocation."

**AB 1803 (Cortese) - Mobilehome Park Conversions: Relocation Costs**

- o Defines relocation costs which a locality may determine are payable to mobilehome park residents when a park owner applies to convert the park to another use.
- o Specifies the cost factors which a locality may use to calculate the relocation costs when a displaced park resident can be relocated to another park within 50 miles of the closing park.
- o Permits a locality which determines that a mobilehome cannot be relocated due to its age or condition to use the value of the mobilehome as the measure of the reasonable cost of relocation.
- o Specifies that nothing in the bill shall be construed to prevent a locality from adopting reasonable standards and procedures for use in determining costs of relocation.

Status: Vetoed.

Inspections of Mobilehomes and Mobilehome Parks

In 1990, the Legislature passed AB 925 [(O'Connell) Chapter 1175, Statutes of 1990) to require HCD or the local enforcement agency to inspect all mobilehome parks and the mobilehomes in those parks on a rotating five-year basis. This session, Assemblyman O'Connell introduced three bills to clarify and amend some of the provisions from that measure.

**AB 423 (O'Connell) - Mobilehome Parks: Citation Procedure**

- o Amends mobilehome park inspection procedures and citation requirements by requiring enforcement agencies to issue notices of violations to owners of mobilehomes and mobilehome parks while permitting the agencies to refrain from issuing notices of violations if the condition does not pose a danger to life, limb, health, or safety.
- o Permits the agency to issue a notice of violation to the owner of a recreational vehicle or factory-built housing which occupies a lot within a park.

Status: Chapter 1072, Statutes of 1991.

**AB 2352 (O'Connell) - Park Inspections/Return of Local Authority**

- o Requires local enforcement agencies which return mobilehome park inspection authority to HCD to return any unused money collected for the purpose of the Mobilehome Park Inspection Program.

Status: Chapter 345, Statutes of 1992.

**AB 2468 (O'Connell) - Mobilehome Parks/Lot Lines**

Requires mobilehome park management to provide a copy of the existing lot lines to the installer of a mobilehome.

Status: Chapter 320, Statutes of 1992.

**Park Rules and Regulations**

The MRL, by establishing rules and/or procedures for use in mobilehome parks, defines the relationship between park owners and residents in many areas of mobilehome living. The Committee considered a number of MRL bills this session. SB 413 (Thompson) was a reintroduction of a vetoed measure from last session specifying the permissible charges by park management for propane butane fuel.

**AB 577 (Allen) - Mobilehome Residency Law: Disclosures**

Amends the disclosure provision of the MRL to require management of a mobilehome park to disclose the park owner's mailing address and telephone number upon request by a homeowner.

Status: Chapter 62, Statutes of 1991.

**AB 932 (Hunter) - Mobilehomes: Removal Upon Sale**

- o Deletes park management's authority to require removal of a mobilehome which is less than 10-feet wide from a park in the event of a sale of the mobilehome during the term of the rental agreement.
- o Requires an inspection by the appropriate enforcement agency prior to removing an older mobilehome from a park.
- o Authorizes the removal of a mobilehome which does not meet the specific definition of a "mobilehome" under the Mobilehome Residency Law from a mobilehome park upon the sale to a third party.

Status: Chapter 576, Statutes of 1991.

**AB 2344 (Clute) - Park Rules/Resident Majority Vote**

Establishes that any changes to existing mobilehome park rules except for those mandated by federal, state, and local government shall not take

effect until approved by a majority of park residents, with each mobilehome space receiving one vote.

Status: Died, Senate Housing Committee.

**AB 3453 (Elder) - Mobilehomes/Fair Housing Amendments Act**

Conforms the Mobilehome Residency Law to meet the requirements of the Federal Fair Housing Amendments Act of 1988. In addition, the bill makes a technical change to a trial court pilot project relating to the reduction of unlawful detainer defense actions.

Status: Chapter 666, Statutes of 1992.

**SB 413 (Thompson) - Mobilehomes: Liquid Propane Butane Sales**

- o Prohibits mobilehome park management from charging residents more than 110 percent of the actual price for liquid propane butane if management does not permit the purchase of liquid propane butane from any other source.
- o Requires management to post the actual price of the liquid propane butane.

Status: Vetoed.

Miscellany

A number of bills were heard by the Committee on a broad range of issues important to mobilehome park residents, park owners, and manufacturers.

**AB 628 (Filante) - Floating Homes**

Revises specified provisions of the Floating Home Residency Law to bring them into conformity with the MRL.

Status: Chapter 942, Statutes of 1991.

**AB 1537 (Ferguson) - Manufactured Homes and Mobilehomes**

Creates the Manufactured Housing Act and authorizes HCD to adopt regulations pertaining to this Act.

Status: Chapter 938, Statutes of 1992.

**AB 2382 (Andal) - Liens/Final Money Judgment**

Provides that nonpayment of a final money judgment against an owner of a mobilehome shall constitute a lien in favor of the judgment creditor.

Status: Died, Senate Appropriations.

**AB 3020 (Hunter) - Mobilehome Parks Act/Local Changes**

Authorizes a local enforcement agency to propose changes to existing regulations adopted pursuant to the Mobilehome Parks Act after making a finding that the result of the proposed change is equivalent to existing state regulations.

Status: Died, Assembly Housing.

**AB 3538 (Conroy) - Mobilehome Dealers/Licensing**

Authorizes dealers and salespersons of manufactured homes and mobilehomes to negotiate listing agreements on used manufactured homes and mobilehomes, and negotiate and execute purchase offers on new and used manufactured homes and mobilehomes away from their established places of business.

Status: Chapter 608, Statutes of 1992.

**AB 3644 (Cortese) - Park Owners/Continuing Education**

Requires HCD to establish a voluntary program for the continuing education of mobilehome park owners.

Status: Died, Assembly Housing.

**SB 530 (Davis) - Lawsuits/Failure to Maintain**

Requires a written notice of alleged failure to maintain a mobilehome park to be signed by each homeowner making the allegation, and deletes the provision that notice by one homeowner of a specific allegation is deemed to be notice by all homeowners.

Status: Died, Assembly Housing.

**SB 1314 (Craven) - Mobilehome Parks/Live-in Health Care**

Makes a technical change in the law to allow senior mobilehome park tenants to have live-in health care providers reside in their mobilehomes.

Status: Chapter 337, Statutes of 1992.

**SB 1389 (Ayala) - Utility Service/Advance Notice of Shutdowns**

Requires the ownership or management of a mobilehome park, subdivision, cooperative, or condominium to provide advance notice of interruption of service from utility systems under the control of the ownership or management.

Status: Chapter 317, Statutes of 1992.

**SB 1655 (Craven) - Mobilehomes/Definitions**

Adds specified recreational vehicles to the existing definition of "mobilehome" in the MRL to provide long-term residents with the protections of just-cause eviction procedures.

**Status:** Chapter 958, Statutes of 1992.

**SB 1658 (Killea) - Utility Fees/Separate Billing**

Requires a mobilehome park manager who commences to bill a park resident separately for utility fees to reduce the park resident's base rent according to a specified formula at the commencement of the separate billing.

**Status:** Chapter 160, Statutes of 1992.

**SB 1716 (Craven) - Mobilehome Sales/Payments Submitted to Escrow**

Requires that all checks, money orders, or other similar payments toward the purchase of a manufactured home or mobilehome be paid directly to the escrow agent.

**Status:** Chapter 686, Statutes of 1992.

## APPENDIX A

### STATE HOUSING PROGRAMS

#### Bond-Funded Programs

The most significant source of state financing for housing programs administered by HCD derives from Propositions 77, 84, and 107.

Proposition 77, the California Earthquake Safety and Housing Rehabilitation Bond Act of 1988, was approved by the voters in June 1988. Proposition 77 provides \$150 million for housing rehabilitation, including seismic rehabilitation, and is the primary source of financing for the California Housing Rehabilitation Program (CHRP).

Proposition 84, the Housing and Homeless Bond Act of 1988, was approved by the voters in November 1988. Proposition 84 provides for \$300 million for several housing programs, including \$200 million for the construction of rental housing. Proposition 84 is the primary source of funding for the Rental Housing Construction Program (RHCP). In addition, Proposition 84 provides \$25 million for the rehabilitation of single-room occupancy (SRO) hotels, which is administered through CHRP. Proposition 84 also provides funding for the following programs: Family Housing Demonstration, Home Purchase Assistance (administered by CHFA), Emergency Shelter, and Migrant Farmworker Housing.

Proposition 107, the Housing and Homeless Bond Act of 1990, was approved by the voters in June 1990. Proposition 107 provides \$150 million for rental housing construction, SRO rehabilitation, emergency shelter, and home purchase assistance.

The primary features of CHRP and RHCP are described below.

1. **The California Housing Rehabilitation Program** has two components: an owner component (CHRP-O) and a rental component (CHRP-R). The purpose of CHRP-O is to rehabilitate substandard homes owned and occupied by lower income households. The program provides three-percent, simple-interest loans on the unpaid loan balance. Loans generally carry a term of five years and can be extended for an additional five years.

The purpose of CHRP-R is to preserve and rehabilitate unreinforced masonry, multifamily units to increase their ability to withstand earthquakes. CHRP-R also provides for the rehabilitation and acquisition of substandard low-income rental housing. This program provides loans at three-percent simple interest. Loans are for a minimum of 20 years for rehabilitation only and 30 years or more for acquisition and rehabilitation.

2. **The Rental Housing Construction Program** provides 40-year loans with deferred payment of the principal. Loans carry an interest rate of three-percent per annum simple interest. The number of assisted units in each project must be at least 30 percent of the units. No less than two-thirds of the assisted units must be for very low-income households.



### Special Housing Needs

In addition to the two major bond-financed programs described previously, the CHRP and RHCP, HCD administers programs directed toward special housing needs. Two of the most significant special needs programs address the housing needs of the homeless and farmworkers are discussed in Section III, Homeless Assistance, and Section IV, Farmworker Housing.

Other special needs programs are described below. Funding levels are derived from the Governor's proposed 1992-93 budget.

1. **Self-Help Housing Construction Program:** Offers technical assistance grants to nonprofit corporations and local governments to cover the cost of administrative and support services they provide in operating local low- and moderate-income, self-help housing programs. Technical assistance may include training and supervision of self-helpers, loan packaging and counseling, and associated office costs. Ten-percent, simple interest loans are made to sponsor organizations to assist with project development and construction. Twenty percent of program moneys are targeted toward rural areas.

Funding 1990-91:	\$ 0.799 million
Funding 1991-92:	0.432 million
Funding 1992-93:	0.513 million

2. **Rural Predevelopment Loan Program (RPLP):** This program provides predevelopment capitol for starting low-income housing projects. Eligible costs include site control, engineering studies, architectural plans, legal services, permits, and bonding.

Funding 1990-91:	\$ 4.157 million
Funding 1991-92:	2.528 million
Funding 1992-93:	2.611 million

3. **Urban Predevelopment Loan Program:** This program offers the same services as the RPLP.

Funding 1990-91:	\$ 4.027 million
Funding 1991-92:	2.974 million
Funding 1992-93:	3.072 million

4. **California Indian Assistance Program (CIAP):** CIAP offers technical assistance to California Native Americans, helping them obtain funding from state and federal agencies for housing, community, and economic development. CIAP has received a \$114,000 grant from the U.S. Economic Development Administration for the last six years.

Funding 1990-91:	\$ 0.450 million
Funding 1991-92:	0.400 million
Funding 1992-93:	0.500 million

5. **Rural Development Assistance Program (RDAP):** RDAP stations development staff in under-served rural areas to train local government agencies to acquire and administer federal and state development funds.

This program is not displayed in the budget. The Department states that although there is no local assistance funding for this program, HCD is continuing to provide technical assistance under this program.

6. **Rural Community Facilities Technical Assistance Program (RTAP):** RTAP awards grants to local government agencies or nonprofit corporations to pay for the predevelopment activities to obtain federal or state grants to correct severe water and waste water problems.

This program is not displayed in the budget and is inactive.

7. **Senior Citizens Shared Housing Program:** Offered grants to local governments and nonprofit corporations to assist seniors to find others with whom they can share housing.

This program is not displayed in the budget and is inactive.



Revised: 12/4/92

Fiscal (f)/Nonfiscal (n)/Urgency (u)

Committee On Housing And Community Development  
1991-92 Committee Bills  
Legislative Information

Assemblyman Dan Hauser, Chairman  
Toni Symonds (TS) Daniel Carrigg (DC)  
Ed Telfeyan (ET) Steve Holloway (SH)

Bill#	Author	Subject	Con	Amend	Action
AB 114f	Hauser	Bond and Loan Insurance	TS	06/26 1991	Died, Sen. Appr.
AB 120f	Hauser	Qualified Mortgage Bonds	SH	05/09 1991	Died, Assm. Inactive File
AB 125un	Frazer	Senior Citizen Restrictions	SH		Chapter 59, Stat. of '91
AB 175f	Hauser	American Indians: Housing*	DC	03/02 1992	Vetoed
AB 200n	Cortese	Earthquake Protection	TS	09/11 1991	Chapter 699, Stat. of '91
AB 202f	O'Connell	Mobilehome Park Inspections	DC	01/31 1992	Died, Assm. Housing
AB 270uf	Hauser	Veterans' Benefits*	ET	08/20 1991	Chapter 616, Stat. of '91
AB 272f	Hansen	Building Standards: Hazardous Buildings	DC	03/31 1992	Vetoed
AB 315f	TFriedman	Redevelopment: LMI Housing Fund	TS	09/10 1991	Chapter 872, Stat. of '91
AB 345f	Hughes	PVEA: Energy-Related Housing Rehabilitation	SH	09/12 1991	Chapter 958, Stat. of '91
AB 357n	Elder	Redevelopment	TS	04/15 1991	Failed Passage, Assm. Floor
AB 384f	Chacon	Private Activity Bonds	SH	01/09 1992	Vetoed

Bill#	Author	Subject	Con	Amend	Action
AB 387n	Clute	Mobilehome Parks: Offers to Buy	DC	06/25 1991	Vetoed
AB 394fu	Tucker	Los Angeles Economic Recovery Act of 1992	TS	06/24 1992	Died, Conf. Committee
AB 423f	O'Connell	Mobilehome Parks: Citation Procedure	DC	08/20 1991	Chapter 1072, Stat. of '91
AB 424f	Costa	Housing: RPLF & UPLF	SH	06/10 1992	Died, Assm. Inactive File
AB 457f	Hauser	Loan and Bond Insurance	TS	05/29 1991	Died, Assm. Inactive File
AB 466n	Hauser	Shared Appreciation Loans	SH	01/31 1992	Died, Assm. Housing
AB 467f	Hauser	State Agencies: World Trade*	TS	07/16 1991	Vetoed
AB 481uf	Costa	Migrant Farmworker Housing	SH	05/06 1991	Chapter 69, Stat. of '91
AB 510n	Eaves	CIDs: Assessments	SH	05/06 1991	Died, Assm. Housing
AB 531f	Polanco	Discriminatory Practices	SH	08/17 1992	Vetoed
AB 577n	Allen	Mobilehome Residency Law: Disclosures	DC	04/11 1991	Chapter 62, Stat. of '91
AB 598f	Elder	Redevelopment: Cities of Long Beach/Signal Hill	TS	08/21 1992	Chapter 1253, Stat. of '92
AB 623n	Bane	CID: Financial Affairs	SH	07/10 1991	Chapter 412, Stat. of '91
AB 628f	Filante	Floating Homes	DC	09/11 1991	Chapter 942, Stat. of '91
AB 629n	Ferguson	Mobilehome Residency Act: Rent Control	SH	04/16 1991	Failed passage, Assm. Floor
AB 707f	Jones	Natural Disaster Emergency Shelter	SH	04/30 1991	Died, Sen. Housing
AB 730n	Hauser	Common Interest Developments	SH	05/20 1992	Vetoed
AB 732f	Hauser	Mobilehome Parks	ET		Died, Assm. Housing

Bill#	Author	Subject	Con	Amend	Action
AB 749n	Hauser	Subdivisions	SH	06/24 1991	Chapter 354, Stat. of '91
AB 767f	Hauser	Local Planning: General Plan*	TS	01/29 1992	Died, Senate Loc. Gov.
AB 776f	Costa	Real Estate: Mortgage Insurance	TS	01/31 1992	Died, Assm. Housing
AB 790un	Hauser	CID: Dedicated Common Areas	TS	08/24 1992	Chapter 1250, Stat. of 1992
AB 791n	Frizzelle	Mobilehome Owners: Rights	DC		Died, Assm. Housing
AB 814n	Hauser	Real Estate*	DC	06/17 1992	Chapter 134, Stat. of '92
AB 839n	Hauser	CID: Associations	SH	08/20 1991	Chapter 621, Stat. of '91
AB 867n	Hauser	CID: Dispute Resolution	SH	07/30 1992	Vetoed
AB 868n	Hauser	CID: Limited Equity Housing Cooperatives	ET		Died, Assm. Housing
AB 870n	Hauser	CID: Reserves	SH		Died, Assm. Housing
AB 871n	Hauser	CID: Reserve Funds	SH	07/10 1991	Chapter 355, Stat. of '91
AB 872n	Hauser	CID: Reserves	SH		Died, Assm. Housing
AB 893f	Polanco	Agricultural Workers	DC	04/17 1991	Died, Assm. Ways & Means
AB 895f	Hauser	Agricultural Housing	DC	04/18 1991	Chapter 632, Stat. of '92
AB 923f	Polanco	Employee Housing: Labor Camps	SH	06/25 1991	Chapter 786, Stat. of '91
AB 932f	Hunter	Mobilehomes: Removal Upon Sale	DC	06/25 1991	Chapter 576, Stat. of '91
AB 935f	Umberg	Mobilehome Parks: Rent Control	SH	06/08 1992	Failed passage, Sen. Judiciary
AB 945n	Ferguson	Mobilehome Parks: Acq. by Eminent Domain	DC	04/24 1991	Failed passage, Assm. Floor

Bill#	Author	Subject	Con	Amend	Action
AB 955 <u>uf</u>	Fraze	Farmworker Housing	SH	04/29 1991	Chapter 193, Stat. of '91
AB 975f	Eaves	Ornamental Fireplaces	TS	06/16 1991	Died, Sen. Inactive File
AB 1006n	Chacon	Mobilehome Parks: Security Deposits	DC		Died, Assm. Housing
AB 1050f	Roos	Swimming Pools: Barriers	TS		Died, Assm. Housing
AB 1156f	Hauser	CHFA: Qualified Mortgage Lenders	HS		Died, Assm. Housing
AB 1157f	Hauser	CHFA: Mortgage Credit Certificates	SH	04/17 1991	Died, Assm. Housing
AB 1178n	Polanco	Fair Employment & Housing	SH	08/28 1992	Vetoed
AB 1193n	Epple	Mobilehome Parks	DC	08/19 1991	Vetoed
AB 1251f	Hauser	Community Associations	ET		Died, Assm. Housing
AB 1259f	Chacon	Mobilehomes: Retail Sale	DC	08/18 1992	Chapter 857, Stat. of '92
AB 1278f	Bates	Family Housing Demonstration Program	TS	06/25 1991	Died, Sen. Housing
AB 1314n	Hauser	Common Interest Developments	ET		Died, Assm. Housing
AB 1315n	Hauser	Mobilehome Parks: Sale	DC		Died, Assm. Housing
AB 1328n	Farr	CIDs: Solar Energy Systems	SH		Died, Assm. Housing
AB 1384n	Hauser	Common Interest Developments	SH	06/01 1992	Chapter 124, Stat. of '92
AB 1436n	Floyd	Disclosure of Information on Transfer of Real Prop.	ET		Died, Assm. Housing
AB 1467n	Lempert	CIDs: Voting	SH		Died, Assm. Housing
AB 1468n	Lempert	CIDs: Inspection of Documents	SH		Died, Assm. Housing

Bill#	Author	Subject	Con	Amend	Action
AB 1494f	Tanner	Com. Redevelopment Plans: Notices of Hearings	TS		Died, Assm. Housing
AB 1527f	Polanco	Farmworkers Emergency Housing Act of 1991	DC		Died, Assm. Housing
AB 1537f	Ferguson	Manufactured Homes and Mobilehomes	DC	08/14 1992	Chapter 938, Stat. of '92
AB 1538n	Ferguson	Mobilehomes: Rent Control	DC	06/25 1992	Vetoed
AB 1581n	Costa	Rents	SH	05/09 1991	Died, Sen. Judiciary
AB 1748n	Polanco	Automatic Garage Door Openers	TS	06/13 1991	Chapter 205, Stat. of '91
AB 1785f	Katz	HOME and HOPE Programs	TS	09/11 1991	Chapter 879, Stat. of '91
AB 1795f	Frazee	Housing: Discriminatory Practices	SH	04/18 1991	Died, Assm. Housing
AB 1802f	Eaves	Water Conservation: Plumbing Fittings	DC		Died, Assm. Housing
AB 1803n	Cortese	Mobilehome Parks	DC	03/12 1992	Vetoed
AB 1816f	Polanco	Employee Housing	SH	08/30 1991	Chapter 790, Stat. of '91
AB 1840n	Frazee	Real Estate	ET	04/16 1991	Chapter 263, Stat. of '91
AB 1863f	Hauser	Mobilehomes: Subdivision Map Act	DC	09/09 1991	Chapter 745, Stat. of '91
AB 1865f	Hauser	Redevelopment: Sales and Use Tax*	TS	01/23 1992	Died, Assm. Ways & Means
AB 1883f	Hauser/ Farr	Development Requirements: Inclusionary Zones	TS	01/08 1992	Died, Assm. Housing
AB 1924f	Hughes	Redevelopment Agencies	TS	07/22 1992	Chapter 636, Stat. of '92
AB 1928n	Hughes	Low-Rent Housing Proj.: Deferred Pay. Rehab. Loans	SH	06/15 1991	Chapter 208, Stat. of '91
AB 1929n	Hughes	Local Housing Elements	TS	08/27 1991	Chapter 730, Stat. of '91



Bill#	Author	Subject	Con	Amend	Action
AB 1963n	Areias	Seismic Safety: Unreinforced Masonry	TS	08/06 1992	Chapter 941, Stat. of '92
AB 1965n	Areias	Seismic Safety & Repair Work	TS	08/24 1992	Chapter 1197, Stat. of '92
AB 1968n	Areias	Seismic Safety: Wall Anchorage	TS	09/10 1991	Chapter 859, Stat. of '91
AB 2015f	Alpert	Housing: Access for Law Enforcement & Public Safety Personnel	ET		Died, Assm. Housing
AB 2069f	Areias	Low Income & Reverse Mortgage Loans	TS	07/27 1992	Died, Conf. Committee
AB 2071n	Archie- Hudson	Shelter Evictions	DC	04/24 1991	Died, Assm. Inactive File
AB 2131f	O'Connell	Fire Safety: Roofing Materials	DC	03/26 1992	Chapter 553, Stat. of '92
AB 2164f	Polanco	Employee Housing: Labor Camps	SH	08/22 1991	Chapter 795, Stat. of '91
AB 2204f	Cannella	Federal Housing Assistance	DC	05/05 1992	Chapter 292, Stat. of '92
AB 2250un	Hannigan	Senior Citizen Housing Developments	SH		Died, Assm. Housing
AB 2344n	Clute	Mobilehome Parks: Rules and Regulations	DC	06/04 1992	Failed passage, Sen. Housing
AB 2352f	O'Connell	Mobilehome Parks	DC	06/30 1992	Chapter 345, Stat. of '92
AB 2358n	Frazee	Seismic Safety: Fees: Building Standards	DC	06/30 1992	Chapter 346, Stat. of '92
AB 2382f	Andal	Mobilehomes: Final Money Judgment	SH	07/07 1992	Died, Sen. Appro.
AB 2407un	Hughes	Redevelopment: Refunding Revenue Bonds	SH	04/21 1992	Chapter 147, Stat. of '92
AB 2468f	O'Connell	Mobilehomes & Manufactured Homes: Installation	DC	06/30 1992	Chapter 320, Stat. of '92
AB 2479n	TFriedman	Redevelopment: Crime Prevention	TS	05/26 1992	Failed passage, Assm. Floor
AB 2553f	Lee	Disaster Relief: Housing Loans	TS		Died, Assm. Housing

Bill#	Author	Subject	Con	Amend	Action
AB 2592n	Ferguson	Mobilehome Parks: Rent Adjustments Following Sale	SH	04/01 1992	Failed passage, Assm. Housing
AB 2629n	Umberg	Manufactured Home Recovery Fund	DC	08/27 1992	Chapter 1206, Stat. of '92
AB 2637n	Hunter	Redevelopment: LMI Housing Fund	TS		Died, Assm. Housing
AB 2693n	Wright	Common Interest Developments	SH	08/25 1992	Chapter 866, Stat. of '92
AB 2707f	Hunter	Housing Elements	TS	07/13 1992	Chapter 1074, Stat. of '92
AB 2738f	Cannella	Castle Joint Powers Agency	TS	08/21 1992	Vetoed
AB 2748n	Polanco	Redevelopment: Second Mortgages	TS		Died, Assm. Housing
AB 2754n	Hunter	Mobilehomes: Disclosures	DC		Died, Assm. Housing
AB 2770uf	Fraze	San Diego Co. Farmworker Hous. Discretionary Acct.	SH	07/23 1992	Chapter 604, Stat. of '92
AB 2825n	Conroy	Mobilehome Parks: Rent	SH		Died, Assm. Housing
AB 2918n	Clute	Mobilehomes Parks: Offers to Buy	DC	07/07 1992	Vetoed
AB 2963n	Hauser	Building Standards: Building Permits	DC	07/30 1992	Chapter 623, Stat. of '92
AB 3003n	Cortese	Seismic Safety	TS	06/26 1992	Chapter 307, Stat. of '92
AB 3007f	Johnson	Rent Control	SH	04/21 1992	Died, Assm. Ways & Means
AB 3020f	Hunter	Mobilehomes: Modification of State Regulations by Local Governments	DC		Died, Assm. Housing
AB 3037f	Hauser	Historic Preservation: Property Recordation*	TS	08/25 1992	Chapter 1325, Stat. of '92
AB 3086f	Hauser	California Debt Advisory Commission	TS	04/21 1992	Died, Assm. BF&BI

Bill#	Author	Subject	Con	Amend	Action
AB 3116n	Bates	Limited Equity Housing Cooperatives	SH	04/20 1992	Chapter 250, Stat. of '92
AB 3142n	Horcher	Mobilehomes: Registration	DC		Died, Assm. Housing
AB 3179f	Hauser	Mobilehomes: Registration	DC	08/29 1992	Chapter 1053, Stat. of '92
AB 3199f	Ferguson	Bond Funds: Discrimina- tion in Rental Housing	SH		Died, Assm. Housing
AB 3201n	Ferguson	Escrows	DC		Died, Assm. Housing
AB 3206f	Hansen	Fire & Panic Safety: Building Standards: Enforcement	DC	07/01 1992	Chapter 661, Stat. of '92
AB 3208n	Epple	Redevelopment: Tax Increments	TS	08/23 1992	Chapter 1362 Stat. of '92
AB 3277f	Katz	HOME and HOPE Programs	TS		Chapter 607, Stat. of '92
AB 3325uf	Tucker	California Aerospace Job Retention Act of 1992	TS	08/19 1992	Chapter 1108, Stat. of '92
AB 3330f	Costa	Redevelopment: Low & Moderate Income Housing Fund	TS	07/10 1992	Vetoed
AB 3350n	Costa	Rent Control	SH	08/14 1992	Failed passage, Sen. Judiciary
AB 3367n	Umberg	Local Housing Programs	SH	06/16 1992	Chapter 172, Stat. of '92
AB 3398f	Klehs	Dept. of Housing: Sales of Residential Real Property	SH	08/18 1992	Chapter 1006, Stat. of '92
AB 3413f	Hauser	California Disaster Housing Repair Fund	TS	08/19 1992	Chapter 966, Stat. of '92
AB 3420f	Hauser	Buildings: Earthquake Protection	TS		Failed passage, Assm. Housing
AB 3453n	Elder	Mobilehome Parks Unlawful Detainer	SH	07/21 1992	Chapter 666, Stat. of '92
AB 3515f	Lancaster	Building Standards	DC	08/19 1992	Chapter 897, Stat. of '92

Bill#	Author	Subject	Con	Amend	Action
AB 3526f	Polanco	Employee Housing Protection Act of 1992	DC	08/06 1992	Chapter 1298, Stat. of '92
AB 3528f	Polanco	Redevelopment: Project Area Committees	TS	08/19 1992	Vetoed
AB 3532f	Polanco	Discrimination: Housing: Familial Status	SH		Died, Assm. Housing
AB 3533n	Hauser	Redevelopment Agencies: Excess Surplus Moneys	TS	04/01 1992	Chapter 187, Stat. of '92
AB 3538f	Conroy	Manufactured Homes/ Mobilehomes: Dealers & Salespersons	DC		Chapter 608, Stat. of '92
AB 3550n	BFriedman	Housing Discrimination	SH	04/29 1992	Died, Assm. Housing
AB 3554n	Farr	Deed Restrictions: Solar Energy	SH	08/28 1992	Chapter 1222, Stat. of '92
AB 3582n	Polanco	Discrimination: Housing	SH		Died, Assm. Housing
AB 3599n	Costa	Housing: Rural Areas	SH	04/21 1992	Chapter 496, Stat. of '92
AB 3644f	Cortese	Mobilehome Parks: Continuing Education of Operators	DC		Failed passage, Assm. Housing
AB 3687f	Hauser	Natural Disaster Assistance: State Agencies	TS	05/27 1992	Vetoed
AB 3700f	Brown	Redevelopment: Project Area Committees	TS	08/27 1992	Vetoed
ACA 19f	Friedman	Redevelopment: Crime Prevention	TS	01/16 1992	Died, Assm. Housing
ACR 18n	Hauser	Subdivision Maps: Dev. Moratoriums*	TS		Assm. L. Gov., Interim Study
SB 105un	Bergeson	Redevelopment: Financial Burden or Detriment	TS		Chapter 17, Stat. of '91
SB 132un	Craven	Mobilehome Parks: Rental Agreements/ Rent Control	DC	04/09 1991	Chapter 24, Stat. of '91
SB 162uf	LGreene	Project Approvals: Rehabilitation Loans	SH	05/29 1991	Chapter 100, Stat. of '91

Bill#	Author	Subject	Con	Amend	Action
SB 286f	Mello	Redev.: Cities of Santa Cruz & Watsonville	TS	03/11 1991	Chapter 78, Stat. of '91
SB 360n	LGreene	Mobilehome Parks: Rental Agreements	DC	05/23 1991	Chapter 170, Stat. of '91
SB 413n	Thompson	Mobilehomes: Liquid Propane Butane Sales	DC	04/03 1991	Vetoed
SB 415f	Craven	Mobilehomes: Licenses and Fees	DC	06/25 1991	Chapter 506, Stat. of '91
SB 442f	Bergeson	Redevelopment	TS	09/05 1991	Vetoed
SB 481f	CGreen	Building Standards: Foundations	TS	08/20 1991	Vetoed
SB 501f	Craven/ Presley	Mobilehomes: Loans	DC	08/14 1992	Vetoed
SB 530n	Davis	Mobilehome Parks	DC	07/10 1991	Failed passage, Assm. Housing
SB 551f	LGreene	Evictions: Transitional Housing Programs	SH	08/26 1991	Chapter 672, Stat. of '91
SB 593 <u>uf</u>	Kopp	Local Agency Costs	SH	10/08 1992	Chapter 1365, Stat. of '92
(Formerly a Roberti bill relating to the California Housing Bond Act of 1992)					
SB 604 <u>uf</u>	Presley	Mobilehome Park Resident Ownership Program	DC	05/21 1991	Chapter 581, Stat. of '91
SB 836 <u>un</u>	Torres	Redevelopment: Supplemental Subventions	TS	04/11 1991	Chapter 31, Stat. of '91
SB 911f	Petris	California Housing Partnership Corporation	SH	04/23 1991	Chapter 259, Stat. of '91
SB 912n	LGreene	Low-Rent Housing Projects	SH		Chapter 218, Stat. of '91
SB 913 <u>uf</u>	LGreene	Housing: Affordability Strategy	TS	07/11 1991	Chapter 1010, Stat. of '91
SB 992f	Royce	Sales and Use Taxes: Refund Offsets	SH	08/28 1992	Chapter 802, Stat. of '92
(Formerly a bill relating to Infrastructure Financing Districts)					
SB 1019f	LGreene	Housing Elements: Reports	TS	09/05 1991	Chapter 889, Stat. of '91

Bill#	Author	Subject	Con	Amend	Action
SB 1026n	Marks	Community Redevelopment	TS	09/10 1991	Chapter 1192, Stat. of '91
SB 1095f	Vuich	Migrant Worker Housing	SH	04/30 1991	Chapter 536, Stat. of '91
SB 1155f	Leonard	Community Redevelopment: Town of Yucca Valley (Formerly a Bergeson bill relating to Redevelopment Disasters)	TS	07/29 1992	Died, Assm. Housing
AB 1224f	Killea	Conservation: Water Closets	DC	07/10 1992	Chapter 1347, Stat. of '92
SB 1234f	Calderon	Fair Employment and Housing	SH	06/15 1992	Chapter 182, Stat. of '92
SB 1259uf	LGreene	California Housing Finance Agency: Bonds	SH		Chapter 921, Stat. of '91
SB 1314n	Craven	Mobilehome Parks: Seniors	SH		Chapter 337, Stat. of '92
SB 1321f	Watson	Fire Safety: Roof Coverings	DC	07/29 1992	Died, Assm. Ways & Means
SB 1330n	Roberti	Redevelopment: Law Enforcement Programs	TS	08/27 1992	Failed passage, Assm. Floor
SB 1365n	Leslie	Mobilehome Residency Law: Rent Control	DC	06/25 1992	Chapter 338, Stat. of '92
SB 1389n	Ayala	Mobilehome Parks, Condos, Cooperatives, & Subdiv.	DC	06/25 1992	Chapter 317, Stat. of '92
SB 1426uf	Rosenthal	Mobilehome Parks: Taxation (Formerly a Craven bill relating to Mobilehomes, Condos, Etc., Notice of Utility Shutdown)	SH	08/23 1992	Chapter 1080, Stat. of '92
SB 1454n	Craven	Mobilehome Parks: Rental Agreements	SH	05/05 1992	Chapter 289, Stat. of '92
SB 1537f	Petris	California Housing Partnership Corporation	SH	06/03 1992	Chapter 775, Stat. of '92
SB 1589n	Kopp	Housing Elements	TS	07/09 1992	Died, Assm. Loc. Gov.
SB 1653f	Thompson	State Surplus Land	SH	06/18 1992	Died, Assm. Ways & Means
SB 1654f	Thompson	Housing Rehabilitation Loan Fund	SH	08/25 1992	Chapter 1022, Stat. of '92

Bill#	Author	Subject	Con	Amend	Action
SB 1655un	Craven	Mobilehome Parks: Recreational Vehicles	DC	06/24 1992	Chapter 958, Stat. of '92
SB 1658n	Killea	Mobilehome Parks: Utility Service Fees	DC	05/07 1992	Chapter 160, Stat. of '92
SB 1660f	Petris	State Historical Building Code	DC	06/23 1992	Vetoed
SB 1711f	Bergeson	Redevelopment	TS	07/13 1992	Chapter 1356, Stat. of '92
SB 1716f	Craven	Mobilehomes: Permits	DC	06/23 1992	Chapter 686, Stat. of '92
SB 1718f	Hill	Local Planning: Housing Element	TS	08/23 1992	Chapter 1139, Stat. of '92
SB 1750n	Mello	CIDs: Member Discipline	SH	08/17 1992	Chapter 1332, Stat. of '92
SB 1783uf	Beverly	Military Housing: Joint Powers Agreement	TS	08/11 1992	Chapter 1028, Stat. of '92
SB 1807f	Bergeson	Housing Elements	TS	06/24 1992	Chapter 1030, Stat. of '92
SB 1840f	Petris	Disaster Relief	TS	08/25 1992	Vetoed
SB 1927f	LGreene	Refunding of Previously Issued Revenue Bonds	SH	08/09 1992	Chapter 735, Stat. of '92
SB 1928n	LGreene	Low-Rent Housing Projects	SH	06/11 1992	Chapter 596, Stat. of '92
SB 1956f	Senate Housing	Statewide Housing Plan	SH	07/13 1992	Vetoed
SB 2037f	Boatwright	Land Use: Regional Housing Needs	TS	08/11 1992	Vetoed
SB 2052uf	Thompson	Homes Investment Partnership Act		08/26 1992	Chapter 894, Stat. of '92
SCA 17f	Calderon	Low-Rent Housing Projects	SH	07/09 1992	Res. Ch. 109, Stat. of '92
SCR 21n	Mello	Housing for Elderly Persons: Study	SH	08/29 1991	Res. Ch. 103, Stat. of '91

Bill#	Author	Subject	Con	Amend	Action
<u>First Extraordinary Session Legislation</u>					
ABX1 31f	Hauser/ Keene	Income taxes: Bank & Corporation Taxes: Deductions: Casualty Loses: Earthquake*	TS	07/23 1992	Chapter 26x, Stat. of '92
ABX1 32 <u>uf</u>	Hauser/ Keene	Disaster Relief: Humboldt County Earth- quake*	SH	06/22 1992	Died, Assm. Ways & Means
ABX1 33 <u>uf</u>	Hauser/ Keene	Property Taxation: Disaster Relief*	TS	08/24 1992	Chapter 20x, Stat. of '92
ABX1 34 <u>uf</u>	Hauser/ Keene	Natural Disaster Assist- ance: Humboldt County Earthquake*	SH	08/17 1992	Vetoed
ABX1 35 <u>uf</u>	Hauser/ Keene	Transportation: Earthquake Response*	DC	08/18 1992	Chapter 22x, Stat. of '92
ABX1 65 <u>uf</u>	Hauser	Housing Assistance*	SH		Died, Assm. Ways & Means

\*Reflects non-Committee legislation staffed by Housing Committee Staff





12/4/92

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

1991-92 BILLS HEARD BY TOPIC

BUILDING STANDARDS

AB 272	Hansen	Building Standards: Potentially Hazardous Buildings	Vetoed
AB 975	Eaves	Ornamental Fireplaces	Died, Senate Inactive File
AB 1748	Polanco	Automatic Garage Door Openers	Chapter 205, Stat. of 1991
AB 1802	Eaves	Water Conservation: Plumbing Fittings	Died, Assembly Housing
AB 2131	O'Connell	Fire Safety: Roofing Materials	Chapter 553, Stat. of 1992
AB 2963	Hauser	Building Standards: Building Permits	Chapter 623, Stat. of 1992
AB 3206	Hansen	Fire & Panic Safety: Building Standards: Enforcement	Chapter 661, Stat. of 1992
AB 3515	Lancaster	Building Standards	Chapter 897, Stat. of 1992
SB 481	C. Green	Building Standards: Foundations (Urgency)	Vetoed
SB 1224	Killea	Conservation: Water Closets	Chapter 1347, Stat. of 1992
SB 1321	Watson	Fire Safety: Roof Coverings	Died, Assm. Ways & Means
SB 1660	Petris	State Historical Building Code	Vetoed

COMMON INTEREST DEVELOPMENTS

AB 510	Eaves	Common Interest Developments: Assessments	Died, Assembly Housing
AB 623	Bane	Common Interest Developments: Financial Affairs	Chapter 412, Stat. of 1991
AB 730	Hauser	Common Interest Developments	Vetoed
AB 749	Hauser	Subdivisions	Chapter 354, Stat. of 1991
AB 790	Hauser	Common Interest Developments: Dedicated Common Areas (Urgency)	Chapter 1250, Stat. of 1992
AB 839	Hauser	Common Interest Development Associations	Chapter 621, Stat. of 1991
AB 867	Hauser	Common Interest Developments: Enforcement of Covenants	Vetoed
AB 868	Hauser	Common Interest Developments: Limited Equity Housing Cooperatives	Died, Assembly Housing
AB 870	Hauser	Common Interest Developments: Reserve	Died, Assembly Housing
AB 871	Hauser	Common Interest Developments: Reserve Funds	Chapter 355, Stat. of 1991
AB 872	Hauser	Common Interest Developments: Reserves	Died, Assembly Housing
AB 1251	Hauser	Community Associations	Died, Assembly Housing

APPENDIX C

COMMON INTEREST DEVELOPMENTS (Continued)

AB 1314	Hauser	Common Interest Developments	Died, Assembly Housing
AB 1328	Farr	Common Interest Developments: Solar Energy Systems	Died, Assembly Housing
AB 1384	Hauser	Common Interest Developments	Chapter 124, Stat. of 1992
AB 1467	Lempert	Common Interest Associations: Voting	Died, Assembly Housing
AB 1468	Lempert	Common Interest Developments: Inspection of Documents	Died, Assembly Housing
AB 1840	Frazee	Real Estate	Chapter 263, Stat. of 1991
AB 2693	Wright	Common Interest Developments	Chapter 866, Stat. of 1992
AB 3116	Bates	Housing: Limited-Equity Housing Cooperatives	Chapter 250, Stat. of 1992
AB 3554	Farr	Deed Restrictions: Solar Energy	Chapter 1222, Stat. of 1992
SB 1750	Mello	Common Interest Developments: Member Discipline	Chapter 1332, Stat. of 1992

FARMWORKER

AB 481	Costa	Migrant Farmworker: Housing: Appropriation (Urgency)	Chapter 69, Stat. of 1991
AB 707	Jones	Housing: Natural Disaster Emergency Shelter	Died, Senate Housing
AB 893	Polanco	Housing: Agricultural Workers	Died, Assm. Ways & Means
AB 895	Hauser	Housing: Agricultural Housing	Chapter 632, Stat. of 1992
AB 923	Polanco	Employee Housing: Labor Camps	Chapter 786, Stat. of 1991
AB 955	Frazee	Housing: Farmworker Housing (Urgency)	Chapter 193, Stat. of 1991
AB 1527	Polanco	Farmworkers Emergency Housing Act of 1991	Died, Assembly Housing
AB 1816	Polanco	Employee Housing	Chapter 790, Stat. of 1991
AB 2164	Polanco	Employee Housing: Labor Camps	Chapter 795, Stat. of 1991
AB 2770	Frazee	Housing: Director's San Diego County Farmworker Housing Discretionary Account	Chapter 604, Stat. of 1992
AB 3526	Polanco	Employee Housing: Employee Housing Protection Act of 1992	Chapter 1298, Stat. of 1992
SB 1095	Vuich	Migrant Worker Housing	Chapter 536, Stat. of 1991

HOMELESS PROGRAMS

AB 2071	Archie-Hudson	Housing: Shelter Evictions	Died, Assm. Inactive File
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### HOUSING DISCRIMINATION

AB 125	Fraze	Housing: Senior Citizen Restrictions (Urgency)	Chapter 59, Stat. of 1991
AB 531	Polanco	Housing: Discriminatory Practices	Vetoed
AB 1178	Polanco	Fair Employment and Housing	Vetoed
AB 1795	Fraze	Housing: Discriminatory Practices	Died, Assembly Housing
AB 2250	Hannigan	Senior Citizen Housing Developments: Minimum Size (Urgency)	Died, Assembly Housing
AB 3199	Ferguson	Bond Funds: Discrimination in Rental Housing	Died, Assembly Housing
AB 3350	BFriedman	Housing Discrimination	Died, Assembly Housing
AB 3532	Polanco	Discrimination: Housing: Familial Status	Died, Assembly Housing
SB 1234	Calderon	Fair Employment and Housing	Chapter 182, Stat. of 1992

### HOUSING FINANCE

AB 114	Hauser	Housing: Bond and Loan Insurance	Died, Sen. Appropriations
AB 120	Hauser	Housing: Qualified Mortgage Bonds	Died, Assm. Inactive File
AB 345	Hughes	PVEA: Energy-Related Housing Rehabilitation	Chapter 958, Stat. of 1991
AB 384	Chacon	Private Activity Bonds: Housing	Vetoed
AB 424	Costa	Housing: Rural Predevelopment Loan Fund: Urban Predevelopment Loan Fund	Died, Assm. Inactive File
AB 457	Hauser	Housing: Loan and Bond Insurance	Died, Assm. Inactive File
AB 466	Hauser	Shared Appreciation Loans	Died, Assembly Housing
AB 776	Costa	Real Estate: Mortgage Insurance	Died, Assembly Housing
AB 1156	Hauser	Housing: California Housing Finance Agency: Qualified Mortgage Bonds	Died, Assembly Housing
AB 1157	Hauser	Housing: California Housing Finance Agency: Private Activity Bonds: Mortgage Credit Certificates	Died, Assembly Housing
AB 1278	Bates	Family Housing Demonstration Program: Flexible Housing Trust Fund	Died, Senate Housing
AB 1785	Katz	Housing: HOME and HOPE Programs	Chapter 879, Stat. of 1991
AB 2069	Areias	Low-Income and Reverse Mortgage Loans	Died, Conference Committee
AB 2204	Cannella	Rental Housing: Elderly and Lower Income Households: Extended Leases	Chapter 292, Stat. of 1992
AB 3201	Ferguson	Housing: Escrows	Died, Assembly Housing
AB 3367	Umberg	Housing: Local Housing Programs	Chapter 172, Stat. of 1992
AB 3599	Costa	Housing: Rural Areas	Chapter 496, Stat. of 1992

HOUSING FINANCE (Continued)

SB 162	L. Greene	Housing: Project Approvals: Rehabilitation Loans (Urgency)	Chapter 100, Stat. of 1991
SB 911	Petris	Housing: California Housing Partnership Corporation	Chapter 259, Stat. of 1991
SB 912	L. Greene	Housing: Low-Rent Housing Projects	Chapter 218, Stat. of 1991
SB 913	L. Greene	Housing: Affordability Strategy (Urgency)	Chapter 1010, Stat. of 1991
SB 1259	L. Greene	California Housing Finance Agency: Bonds (Urgency)	Chapter 921, Stat. of 1991
SB 1537	L. Greene	Housing: California Housing Partnership Corporation	Chapter 775, Stat. of 1992
SB 1653	Thompson	State Surplus Land	Died, Assm. Ways & Means
SB 1654	Thompson	Housing Rehabilitation Loan Fund: Relocation Assistance: Homeownership Assistance Fund	Chapter 1022, Stat. of 1992
SB 1783	Beverly	Military Housing: Joint Powers Agreement (Urgency)	Chapter 1028, Stat. of 1992
SB 1927	L. Greene	Housing: Refunding of Previously Issued Revenue Bonds	Chapter 735, Stat. of 1992
SB 1928	L. Greene	Housing: Low-Rent Housing Projects	Chapter 596, Stat. of 1992
SB 1956	Thompson	Statewide Housing Plan	Vetoed
SB 2052	Thompson	Home Investment Partnership Act: State Administration (Urgency)	Chapter 894, Stat. of 1992

HOUSING, GENERAL

AB 1050	Roos	Swimming Pools: Barriers	Died, Assembly Housing
AB 1436	Floyd	Real Property: Disclosure of Information on Transfer	Died, Assembly Housing
AB 2015	Alpert	Housing: Access for Law Enforcement & Public Safety Personnel	Died, Assembly Housing
AB 3398	Klehs	Department of Housing: Sales of Residential Real Property	Chapter 1006, Stat. of 1992
SB 551	L. Greene	Evictions: Transitional Housing Programs	Chapter 672, Stat. of 1991
SCR 21	Mello	Housing for Elderly Persons: Study	Resolution Chapter 103, Statutes of 1991

HOUSING, NATURAL DISASTER ASSISTANCE AND PREPAREDNESS

AB 200	Cortese	Earthquake Protection	Chapter 699, Stat. of 1991
AB 394	Tucker	Los Angeles Economic Recovery Act of 1992 (Urgency)	Died, Conference Committee
AB 481	Costa	Migrant Farmworker: Housing: Appropriation (Urgency)	Chapter 69, Stat. of 1991
AB 598	Elder	Redevelopment: City of Long Beach and City of Signal Hill	Chapter 1253, Stat. of 1992

HOUSING, NATURAL DISASTER ASSISTANCE AND PREPAREDNESS (Continued)

AB 707	Jones	Housing: Natural Disaster Emergency Shelter	Died, Senate Housing
AB 1963	Areias	Seismic Safety: Potentially Hazardous Buildings	Chapter 941, Stat. of 1992
AB 1965	Areias	Buildings: Seismic Safety: Earthquake Safety and Public Buildings Rehabilitation Bond Act of 1992	Chapter 1197, Stat. of 1992
AB 1968	Areias	Seismic Safety: Wall Anchorage	Chapter 859, Stat. of 1991
AB 2358	Frazee	Seismic Safety: Fees: Building Standards	Chapter 346, Stat. of 1992
AB 2553	Lee	Disaster Relief: Housing Loans	Died, Assembly Housing
AB 3003	Cortese	Seismic Safety	Chapter 307, Stat. of 1992
AB 3413	Hauser	Housing: California Disaster Housing Repair Loan Fund	Chapter 966, Stat. of 1992
AB 3420	Hauser	Buildings: Earthquake Protection	Failed passage, Assembly Housing
AB 3687	Hauser	Natural Disaster Assistance: State Agencies	Vetoed

LAND USE PLANNING

AB 945	Ferguson	Mobilehome Parks: Acquisition by Eminent Domain	Failed passage, Assm. Flr.
AB 1883	Hauser	Development Requirements: Inclusionary Zones	Died, Assembly Housing
AB 1928	Hughes	Housing: Low-Rent Housing Projects: Deferred Payment Rehabilitation Loans	Chapter 208, Stat. of 1991
AB 1929	Hughes	Housing: Local Housing Elements	Chapter 730, Stat. of 1991
AB 2707	Hunter	Housing Elements	Chapter 1074, Stat. of 1992
SB 1019	L. Greene	Housing Elements: Reports	Chapter 889, Stat. of 1991
SB 1589	Kopp	Housing Elements	Died, Assembly Local Gov.
SB 1718	Hill	Housing: Local Planning: Housing Element	Chapter 1139, Stat. of 1992
SB 1807	Bergeson	Housing Elements	Chapter 1030, Stat. of 1992
SB 2037	Boatwright	Land Use: Regional Housing Needs	Vetoed
SCA 17	Calderon	Low-Rent Housing Projects	Resolution Chapter 109, Statutes of 1992

MOBILEHOMES

AB 202	O'Connell	Park Inspections	Died, Assembly Housing
AB 387	Clute	Mobilehome Parks: Offers to Buy	Vetoed
AB 423	O'Connell	Mobilehome Parks: Citation Procedure	Chapter 1072, Stat. of 1991
AB 577	Allen	Mobilehome Residency Law: Disclosures	Chapter 62, Stat. of 1991

MOBILEHOMES (Continued)

AB 628	Filante	Floating Homes	Chapter 942, Stat. of 1991
AB 629	Ferguson	Mobilehome Residency Law: Rent Control	Failed passage, Assm. Flr.
AB 732	Hauser	Mobilehome Parks	Died, Assembly Housing
AB 791	Frizzelle	Mobilehome Owners: Rights	Died, Assembly Housing
AB 932	Hunter	Mobilehomes: Removal Upon Sale	Chapter 576, Stat. of 1991
AB 935	Umberg	Mobilehome Parks: Rent Control	Failed passage, Sen. Jud.
AB 1006	Chacon	Mobilehome Parks: Security Deposits	Died, Assembly Housing
AB 1193	Epple	Mobilehome Parks	Vetoed
AB 1259	Chacon	Mobilehomes: Retail Sale	Chapter 857, Stat. of 1992
AB 1315	Hauser	Mobilehome Parks: Sale	Died, Assembly Housing
AB 1537	Ferguson	Manufactured Homes and Mobilehomes	Chapter 938, Stat. of 1992
AB 1538	Ferguson	Mobilehomes: Rent Control	Vetoed
AB 1803	Cortese	Mobilehome Parks	Vetoed
AB 1863	Hauser	Mobilehomes: Subdivision Map Act	Chapter 745, Stat. of 1991
AB 2344	Clute	Mobilehome Parks: Rules and Regulations	Failed Passage, Sen. Hous.
AB 2352	O'Connell	Mobilehome Parks	Chapter 345, Stat. of 1992
AB 2382	Andal	Mobilehomes: Final Money Judgment	Died, Sen. Appropriations
AB 2468	O'Connell	Mobilehomes and Manufactured Homes: Installation	Chapter 320, Stat. of 1992
AB 2592	Ferguson	Mobilehome Parks: Rent Adjustments Following Sale	Failed passage, Assembly Housing
AB 2754	Hunter	Mobilehomes: Disclosures	Died, Assembly Housing
AB 2918	Clute	Mobilehomes: Mobilehome Parks: Offers to Buy	Vetoed
AB 3020	Hunter	Mobilehomes: Modification of State Regulations by Local Governments	Died, Assembly Housing
AB 3154	Horcher	Mobilehomes: Registration	Died, Assembly Housing
AB 3179	Hauser	Mobilehomes: Registration	Chapter 1053, Stat. of 1992
AB 3453	Elder	Tenancy: Mobilehome Parks: Unlawful Detainer	Chapter 666, Stat. of 1992
AB 3538	Conroy	Manufactured Homes and Mobilehomes: Dealers and Salespersons	Chapter 608, Stat. of 1992
AB 3644	Cortese	Mobilehome Parks: Continuing Education of Operators	Failed passage, Assembly Housing
SB 132	Craven	Mobilehome Parks: Rental Agreements and Rent Control (Urgency)	Chapter 24, Stat. of 1991
SB 360	L. Greene	Mobilehome Parks: Rental Agreements	Chapter 170, Stat. of 1991
SB 413	Thompson	Mobilehomes: Liquid Propane Butane Sales	Vetoed
SB 415	Craven	Mobilehomes: Licenses and Fees	Chapter 506, Stat. of 1991
SB 501	Craven	Mobilehomes: Loans	Vetoed

MOBILEHOMES (Continued)

SB 530	Davis	Mobilehome Parks	Failed passage, Assembly Housing Chapter 581, Stat. of 1991
SB 604	Presley	Mobilehomes: Mobilehome Park Resident Ownership Program (Urgency)	Chapter 337, Stat. of 1992
SB 1314	Craven	Mobilehome Parks: Seniors	Chapter 317, Stat. of 1992
SB 1389	Ayala	Mobilehome Parks, Subdivisions, Cooperatives, and Condominiums	Chapter 289, Stat. of 1992
SB 1454	Craven	Mobilehome Parks: Rental Agreements	Chapter 958, Stat. of 1992
SB 1655	Craven	Mobilehome Parks: Recreational Vehicles (Urgency)	Chapter 160, Stat. of 1992
SB 1658	Killea	Mobilehome Parks: Utility Service Fees	Chapter 686, Stat. of 1992
SB 1716	Craven	Mobilehome Parks: Permits	

REDEVELOPMENT

AB 315	TFriedman	Redevelopment: Low and Moderate Income Housing Fund	Chapter 872, Stat. of 1991
AB 357	Elder	Redevelopment	Failed Passage, Assm. Flr.
AB 1494	Tanner	Community Redevelopment: Redevelopment Plans: Notices of Hearings	Died, Assembly Housing
AB 1924	Hughes	Redevelopment	Chapter 636, Stat. of 1992
AB 2407	Hughes	Redevelopment: Refunding Revenue Bonds (Urgency)	Chapter 147, Stat. of 1992
AB 2479	TFriedman	Redevelopment: Crime Prevention	Failed Passage, Assm. Flr.
AB 2629	Umberg	Mobilehomes: Manufactured Home Recovery Fund	Chapter 1206, Stat. of 1992
AB 2637	Hunter	Redevelopment: Low & Moderate Income Housing Fund	Died, Assembly Housing
AB 2738	Cannella	Castle Joint Powers Redevelopment Agency	Vetoed
AB 2748	Polanco	Redevelopment: Second Mortgages	Died, Assembly Housing
AB 3086	Hauser	Redevelopment: California Debt Advisory Commission	Died, Assm. Banking, Finance & Bonded Indebt.
AB 3208	Epple	Redevelopment: Tax Increments	Chapter 1362, Stat. of 1992
AB 3277	Katz	Housing: HOME and HOPE Programs	Chapter 607, Stat. of 1992
AB 3325	Tucker	Redevelopment: California Aerospace Job Retention Act of 1992 (Urgency)	Chapter 1108, Stat. of 1992
AB 3330	Costa	Housing	Vetoed
AB 3528	Polanco	Redevelopment: Project Area Committees: First-Time Homebuyers	Vetoed
AB 3533	Hauser	Redevelopment Agencies: Excess Surplus Money	Chapter 187, Stat. of 1992
AB 3700	Brown	Redevelopment: Project Area Committees	Vetoed
ACA 19	Elder	Redevelopment: Crime Prevention	Died, Assembly Housing



REDEVELOPMENT (Continued)

SB 105	Bergeson	Redevelopment Projects: Financial Burden or Detriment (Urgency)	Chapter 17, Stat. of 1991
SB 286	Mello	Redevelopment: Cities of Santa Cruz and Watsonville	Chapter 78, Stat. of 1991
SB 442	Bergeson	Redevelopment	Vetoed
SB 836	Torres	Redevelopment: Supplemental Subventions (Urgency)	Chapter 31, Stat. of 1991
SB 1026	Marks	Community Redevelopment	Chapter 1192, Stat. of 1991
SB 1330	Roberti	Redevelopment: Law Enforcement Programs	Failed passage, Assm. Flr.
SB 1711	Bergeson	Redevelopment	Chapter 1356, Stat. of 1992

RENT CONTROL

AB 629	Ferguson	Mobilehome Residency Law: Rent Control	Failed passage, Assm. Flr.
AB 935	Umberg	Mobilehome Parks: Rent Control	Failed passage, Sen. Jud.
AB 1538	Ferguson	Mobilehomes: Rent Control	Vetoed
AB 1581	Costa	Rents	Died, Senate Judiciary
AB 2825	Conroy	Mobilehome Parks: Rent	Died, Assembly Housing
AB 3007	Johnson	Rent Control	Died, Assm. Ways & Means
AB 3350	Costa	Rent Control	Failed passage, Sen. Jud.
SB 1365	Leslie	Mobilehome Residency Law: Rent Control	Chapter 338, Stat. of 1992
SB 1840	Petris	Disaster Relief	Vetoed

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**NOTES**

