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Report on Housing Related Legislation for the 1987-88 Regular Session of the Legislature

Senate Committee on Housing and Urban Affairs

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CALIFORNIA LEGISLATURE
SENATE COMMITTEE ON HOUSING
AND URBAN AFFAIRS
SENATOR LEROY F. GREENE, CHAIRMAN

Report on
**HOUSING RELATED LEGISLATION
FOR THE
1987-88 REGULAR SESSION
OF THE LEGISLATURE**

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SENATE COMMITTEE ON HOUSING AND URBAN AFFAIRS
REPORT ON HOUSING RELATED LEGISLATION
FOR THE 1987-88 REGULAR SESSION OF THE LEGISLATION
OCTOBER 21, 1987

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SENATE COMMITTEE ON HOUSING AND URBAN AFFAIRS
1987 LEGISLATIVE SUMMARY

I. HOUSING FINANCE

SB 114 Private Activity Bonds: Designates the California Debt Limit
L. GREENE Allocation Committee as the allocating agency for the
 approximately \$1.5 billion annual private activity bond ceiling
 for California.

Chapter 943, Statutes of 1987

SB 499 Single Family Housing Bonds: Revises the definition of "home" to
L. GREENE include 2-, 3-, or 4-family dwelling units, for the purposes of
 home financing programs using the proceeds of revenue bonds.

Chapter 497, Statutes of 1987

SB 1118 Appraisals: Requires lenders who charge for a residential property
L. GREENE appraisal to provide a copy of the appraisal to the loan applicant

Two year bill -- Assembly Finance and Insurance

SB 1120 Advertising Mortgage Interest Rate: Requires lenders who advertise
L. GREENE mortgage loan interest rates to indicate whether the rate is
 available for a specified period of time or that it is only
 available for loans closed that day.

Two year bill -- Assembly Inactive File

SB 1124 Mortgage Interest Rate Lock-Ins: Requires lenders to provide an
L. GREENE estimate of the average amount of time to complete a loan and
 secure a written acknowledgement from the applicant when the
 interest rate is not guaranteed.

Two year bill -- Assembly Inactive File

SB 1297 Housing Preservation: Creates the California Housing Partnership,
PETRIS a public/private nonprofit corporation, to raise private capital
 to finance the acquisition and rehabilitation of low income rental
 housing about to convert to market rate. Appropriates \$500,000
 from the Homeownership Assistance Program as a loan to the
 corporation for start-up costs.

Chapter 1355, Statutes of 1987

SB 1556 Redlining: Requires the Business, Transportation and Housing Agency
PETRIS to adopt reporting requirements similar to the Federal Home
 Mortgage Disclosure Act of 1975 for residential mortgage lenders,
 with certain exceptions, who are not covered by federal law. Also

requires the Agency to annually report to the Legislature on certain provisions contained in the Holden Act.

Chapter 1492, Statutes of 1987

AB 731
LANCASTER

Redlining: Revises the definition of "fair market value" as defined in the Holden Act to conform with recent appraisal policies issued by the Federal Home Loan Bank Board.

Chapter 54, Statutes of 1987

AB 1735
ISENBERG

Redevelopment: Establishes minimum time periods for newly constructed and substantially rehabilitated housing assisted by the Low and Moderate Income Housing Fund to remain affordable; tightens finding a local agency must make to avoid setting aside 20% of the tax increments in the Housing Fund and requires redevelopment agencies to make up any shortfall in the fund in subsequent years; and adds reporting requirements for HCD and local redevelopment agencies.

Chapter 1111, Statutes of 1987

AB 2475
HAUSER

Single Family Housing Revenue Bonds: Reinstates the income limits for borrowers applicable prior to January 1, 1987, in homeownership programs funded by "refunded" bonds issued prior to January 1, 1987.

Chapter 366, Statutes of 1987

AB 2477
HAUSER

Housing Revenue Bonds: Revises miscellaneous provisions of law relating to mortgage revenue bonds, including modifications in local reporting requirements, expansion of the definition of "bonds", and other technical and conforming changes.

Chapter 618, Statutes of 1987

AB 2487
HAUSER

Petroleum Violation Escrow Account (PVEA): Allocates \$80,365,000 from the Petroleum Violation Escrow Account, of which \$20 million is for energy conservation housing rehabilitation to assist the homeless, farmworkers, elderly and handicapped persons, and low and very low income homeowners and renters.

Two year bill -- Senate Inactive File

II. STATE HOUSING PROGRAMS

SB 98 Mobilehome Park Assistance Program (MPAP): Extends sunset date
CRAVEN for the MPAP by one year to January 1, 1990 and authorizes
mobilehome park residents to incorporate as nonprofit homeowners'
associations.

Chapter 399, Statutes of 1987

SB 283 Petroleum Violation Escrow Account (PVEA): Allocates \$127 million
ROSENTHAL from the Petroleum Violation Escrow Account of which \$20 million
is for energy efficient housing rehabilitation to assist the
homeless, farmworkers, elderly and handicapped, and low income
renters and homeowners.

Two year bill - Assembly Inactive File

SB 285 Cal-Vet Loans: Increases the maximum amount to \$90,000 which the
RUSSELL Department of Veterans Affairs is permitted to loan to qualified
California Veterans to purchase a home or mobilehome sited on a
lot, and increases to \$70,000 the loan limit to purchase a
mobilhome to be sited in a mobilehome park.

Chapter 71, Statutes of 1987

SB 466 Department of Aging: Requires the Department of Aging to ensure
MELLO dissemination of all appropriate local state or federal housing
information which it receives, including copies of the Department
of Housing and Community Development's publications, to the
department's aging service network on a timely basis.

Chapter 1008, Statutes of 1987

SB 751 Farmworker Housing Grant Program: Extends for an additional 9
L. GREENE months the period during which certain Farmworker Housing Grant
Funds can be used to assist farmworkers who were victims of the
Northern California Flood Disaster in February 1986.

Chapter 143, Statutes of 1987

SB 956 Rental Housing Construction Program (RHCP): Allows the Department
SEYMOUR of Housing and Community Development to loan up to \$5 million from
the annuity account in RHCP to the Urban and Rural Predevelopment
Loan Funds. Makes other miscellaneous procedural and policy
changes to RHCP.

Two year bill -- Assembly Housing and Community Development

SB 1069
BEVERLY

California Housing Finance Agency (CHFA)/Rental Housing Construction Program (RHCP): Makes technical and substantive policy changes to CHFA, including consolidation of the goals of the agency, repeal of the Homeownership Interest Reduction Assistance Program, and granting unlimited authority to CHFA in operating its bond and loan insurance program. Also allows HCD to loan up to \$5 million from the annuity account in RHCP to the Urban and Rural Predevelopment Loan Funds (see also SB 956).

Chapter 1034, Statutes of 1987

SB 1229
BEVERLY

California Housing Finance Agency: Consolidates the major reporting requirements of CHFA, eliminates the sunset on the multifamily rental housing program and for the issuance of taxable securities, expands the use of taxable securities to include multifamily rental housing, and credits the interest on the Supplemental Bond Security Account, previously transferred to the General Fund, against principal and allows CHFA to repay the remaining balance from interest repayments.

Chapter 904, Statutes of 1987

SB 1243
VUICH

Farmworker Housing Grant Program (FHGP)/Emergency Shelter Program (ESP): Authorizes HCD under certain circumstances to disburse grant funds directly to the agricultural employees who are participating in the FHGP. Also makes certain procedural and policy changes to ESP including imposing time limits for the grant award process and requiring a fair geographical distribution of the grants (see also SB 1364 and AB 1795).

Chapter 1460, Statutes of 1987

SB 1268
PETRIS

Housing Subvention Program: Establishes a \$100 million Housing and Economic Development Subvention Program within HCD to subvent monies to cities and counties for rental housing construction, housing rehabilitation and emergency shelters for the homeless.

Two year bill - Assembly Inactive File

SB 1364
ROSENTHAL

Rental Deposit Guarantee Program/Emergency Shelter Program (ESP): Establishes a Transitional Housing Rental Deposit Guarantee Demonstration Program within HCD and appropriates \$200,000 to provide grants to nonprofit and public agency operators of emergency shelter to guarantee payment of rental security deposits by homeless persons. Also makes certain procedural and policy changes to ESP including imposing time limits for the grant award process, requiring a fair geographical distribution of grants and

increasing the allowable grants for operating costs from 30% to 50% (see also SB 1243 and AB 1795).

Chapter 1400, Statutes of 1987

SB 1505
MARKS

Homeless: Appropriates \$25 million from the General Fund to HCD to provide permanent housing, emergency shelter and transitional social services for homeless children and their families.

Two year bill - Senate Appropriations

SB 1608
GARAMENDI

Homeless: Enacts the California Homeless Emergency Lease Program Act of 1987 and authorizes the Director of Transportation to lease certain pieces of state-owned land to nonprofit agencies for \$1 per month for emergency shelters or feeding programs in Santa Clara, Santa Barbara and San Joaquin Counties and the Cities of San Diego and Norwalk.

Chapter 1222, Statutes of 1987

SB 1692
ROBERTI

General Obligation Bonds for Housing: Allocates \$850 million in General Obligation Bonds to provide funding for emergency shelters, rental construction, housing rehabilitation, community housing, and homeownership.

Two year bill - Assembly Housing & Community Development

SB 1693
ROBERTI

General Obligation Bonds for Housing: Enacts the Housing Bond Act of 1988 requiring approval of the electorate to issue \$850 million in General Obligation Bonds to provide financing for the housing programs allocated bond proceeds in SB 1962 (Roberti).

Two year bill - Assembly Housing and Community Development

AB 1248
LEWIS

Mobilehome Park Assistance Program (MPAP): Makes technical changes to the MPAP to allow mobilehome residents to use collateral other than the mobilehome park space to secure a loan under the program.

Chapter 93, Statutes of 1987

AB 1795
COSTA

Emergency Shelter Program (ESP): Makes certain procedural and policy changes to ESP including imposing time limits for the grant award process, requiring fair geographical distribution of grant funds and increasing allowable grants for operating costs from 30% to 50% (see also SB 1243 and AB 1364).

Chapter 888, Statutes of 1987

AB 2070
HAUSER

Small Cities Community Development Block Grant (CDBG) Program: Among other things, requires HCD to set aside a minimum of 5% of that portion of the small cities CDBG set aside annually in the Budget Act for economic development, technical assistance & planning programs and requires a report to the Legislature regarding the use of the set aside.

Vetoed by the Governor

AB 2479
HAUSER

Homeless Directory: Required HCD to serve as a clearing house for, and prepare a directory by county of information on availability of resources from public agencies and nonprofit groups which aid homeless persons in obtaining necessary services.

Vetoed by the Governor

AB 2531
JONES

Residential Hotels: Modifies the Special User Housing Rehabilitation Program to allow functionally and economically obsolete motels to be converted to permanent rental housing for very low income households.

Chapter 1078, Statutes of 1987

III. LAND USE AND PLANNING

SB 442
BERGESON

Land Readjustment Associations: Authorizes formation of private land readjustment associations which would be empowered to effectuate the assembly, consolidation, redesign or resubdivision of land pursuant to a specific plan developed by the association and approved by the city or county. Also authorizes an association under certain circumstances to petition the local agency for formation of an assessment district under the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915.

Two year bill -- Assembly Ways and Means

SB 443
BERGESON

Disclosure: Requires specified written disclosure by seller or agent to be made on unimproved parcels of real property of 5,000 square feet or less.

Two year bill -- Senate Judiciary

SB 497
L. GREENE

General Plan Litigation: Clarifies that the legislative findings relating to the statute of limitation for legal challenges to local land use decisions apply to all development projects, rather than only housing projects.

Chapter 218, Statutes of 1987

SB 654
BERGESON **Subdivision Exclusion:** Repeals the Subdivision Land Exclusion Law which allows owners of two-thirds of the land in a subdivision to petition the Superior Court for alteration or vacation of all or a part of the subdivision.

Two year bill -- Assembly Inactive File

SB 750
L. GREENE **Subdivision Improvement Plan:** Establishes a 60 day time limit for local review of subdivision improvement plans and requires the local agency to contract with private entities or persons on a temporary basis, when necessary to meet the time limit.

Chapter 1085, Statutes of 1987

SB 1073
BERGESON **Subdivision Fees for Bridges and Thoroughfares:** Clarifies that neither local government reorganization or new city incorporation affect, repeal or supersede an ordinance adopted by Orange County requiring a fee imposed as a condition of final map approval or building permit issuance, to defray the cost of constructing bridges and major thoroughfares.

Chapter 1349, Statutes of 1987

SB 1074
BERGESON **Subdivision Fees for Bridges and Thoroughfares:** Revises the definition of construction with respect to any fee imposed by the County of Orange or its respective cities under the Subdivision Map Act for the purpose of defraying the costs of constructing bridges and mayor thoroughfares.

Chapter 1175, Statutes of 1987

SB 1119
L. GREENE **Subdivision Maps:** Provides specificity and clarification regarding the source of additional information that a city or county may require to be filed or recorded with a final or parcel map.

Two year bill - Assembly Ways & Means

SB 1440
DOOLITTLE **Public Reports:** Reduces the time periods for the Department of Real Estate to complete its review and issue public reports under the Subdivided Lands Act.

Chapter 1042, Statutes of 1987

AB 279
FRAZEE **Common Interest Subdivisions:** Limits the increase in regular owner association assessments to 20%, notwithstanding more restrictive limitations contained in the governing documents, without the approval of owners constituting a quorum and narrows the scope of the definition of emergency situations for which an assessment increase is unlimited. Also prohibits an association from

imposing assessments in connection with a transfer of title except for the association's reasonable costs to change its records.

Chapter 596, Statutes of 1987

AB 450
COSTA

Subdivision Dedication/Permit Streamlining Act: Extends the sunset date relating to statutory procedures under the Subdivision Map Act for judicial review of dedication requirements from January 1, 1988 to January 1, 1996. Also clarifies the Permit Streamlining Act that any revision in information and time limit requirements for a development project apply prospectively only.

Chapter 803, Statutes of 1987

AB 1180
EAVES

Common Interest Subdivisions: Entitles owners of a condominium or cooperative to reasonable access to exclusive use common areas to maintain internal and external telephone wiring designed to serve a single dwelling unit (see also AB 1544).

Chapter 357, Statutes of 1987

AB 1208
CORTESE

Subdivisions: Substitutes the words "state" or "statement" for "certify" or "certificate" where the Subdivision Map Act requires certifications by land surveyors and engineers for a parcel or final subdivision map.

Chapter 982, Statutes of 1987

AB 1544
McCLINTOCK

Common Interest Subdivisions: Defines the responsibility of the association and the owner dealing with termites and other wood destroying pests in common interest developments. Also entitles owners of a condominium or cooperative to reasonable access to exclusive use common areas to maintain internal and external telephone wiring designed to serve a single dwelling unit (see also AB 1180).

Chapter 1151, Statutes of 1987

AB 2032
CLUTE

Housing Element: Appropriates \$235,000 from the General Fund to reimburse costs incurred by councils of governments in determining the localities' share of regional housing needs for purposes of the housing element update.

Two year bill - Senate Appropriations

IV. MANUFACTURED HOUSING

SB 94 Mobilehome Residency Law: Gives mobilehome park residents the
CRAVEN right to meet with public officials and candidates for public
 office in mobilehome park clubhouses.

Chapter 33, Statutes of 1987

SB 298 Property Taxation: Extends the operational date to January 1, 1994
CRAVEN of the provision excluding the transfer of a mobilehome park to a
 nonprofit corporation or stock cooperative from property tax
 reassessment.

Chapter 1344, Statutes of 1987

SB 519 School Facilities Fee: Limits the imposition of a developer fee
CRAVEN upon mobilehomes to the initial location or occupancy within a
 school district of the mobilehome, on sites where construction of
 the foundation began after September 1, 1986 and exempts mobile-
 home accessory structures, additions, conversions and replacement
 from the developer fee.

Chapter 1346, Statutes of 1987

SB 1032 Mobilehome Park Fees/Inspection: Increases fees for mobilehome
CRAVEN park annual operating permits for the purpose of funding general
 maintenance inspections and requires such inspections to be
 conducted by HCD or the local enforcement agency at least once
 every two years.

Two year bill - Assembly Ways and Means

SCR 27 Mobilehome Financing: Requests mortgage lending institutions to
CRAVEN provide equal treatment to owners of manufactured homes and
 conventional homes in the conditions, duration, and types of, and
 interest rates charged on, mortgage loans.

Chapter 60, Statutes of 1987

AB 254 Mobilehome Residency Law: Requires the Mobilehome Residency Law
STIRLING to be incorporated by reference into mobilehome park rental
 agreements and park management annually to provide homeowners
 with a new copy of that law if it has been significantly changed
 the prior year.

Chapter 126, Statutes of 1987

AB 556 Mobilehome Sales: Provides that upon sale or transfer of a
LEWIS mobilehome in a park, if the purchaser does not execute a rental
 agreement and refuses to vacate the site within 5 days after the

demand is made, the occupant would be considered unlawful and subject to applicable summary eviction proceedings.

Chapter 323, Statutes of 1987

AB 744
CHACON

Mobilehome Residency Law: Prohibits the legal owner, junior lienholder, or the registered owner, if other than the homeowner, from curing a default on the basis of nonpayment of rent, utility charges, or incidental service charges more than twice during a 12 month period.

Chapter 55, Statutes of 1987

AB 1114
BRADLEY

Mobilehome Residency Law: Provides that, if the approval of a purchaser of a mobilehome in the park is withheld for any reason other than the reasons specified in the Mobilehome Residency Law relating to transfer of mobilehomes, the management or owner of the park may be held liable for all resulting damages.

Chapter 830, Statutes of 1987

AB 1387
LEWIS

Enforcement of Mobilehome - Manufactured Housing Act: Authorizes HCD to seek injunctions and issue cease and desist orders as part of its enforcement duties under the Mobilehome - Manufactured Housing Act. Also authorizes HCD to develop regulations similar to the Uniform Building Code for commercial coaches and special purpose commercial coaches when used as modules for permanent buildings.

Chapter 707, Statutes of 1987

AB 2109
LEWIS

Factory-Built Housing/Manufactured Housing: Authorizes HCD to employ third party inspectors to enforce standards of the factory-built housing law; requires re-registration of mobilehomes or manufactured housing after the deletion or addition of registered or legal owners or junior lien holders and adds truck campers and floating homes to various provisions of the Mobilehome - Manufactured Housing Act.

Chapter 891, Statutes of 1987

AB 2480
HAUSER

Continuing Education: Reduces the number of continuing education hours required for licensed mobilehome dealers and salespersons and adds manufactured housing technical programs to the course instruction.

Chapter 1077, Statutes of 1987

AB 2481
HAUSER

Tax Clearance Certificates/CC&R's: Establishes a procedure for obtaining tax clearance certificates in a timely manner during a sales escrow for a mobilehome; exempts from sales escrow requirements mobilehome sold to the federal, state, or other political subdivisions; and provides that covenants, conditions and restrictions (CC&R's) shall not prohibit the sale, lease, rent or use of real property on the basis that the structure intended for occupancy is constructed in an off-site facility or factory, and subsequently is moved or transported in sections or modules to the site.

Chapter 1339, Statutes of 1987

AB 2483
HAUSER

Water Heaters: Declares that nothing in existing law prohibits the replacement of water heaters in mobilehomes with fuel gas burning water heaters not specifically listed for use in a manufactured home and imposes requirement for installation of these types of heaters.

Chapter 619, Statutes of 1987

V. BUILDING STANDARDS

SB 191
ELLIS

Fire and Panic Safety Standards: Requires the State Fire Marshal's building standards for transient, commercial and permanent residential occupancies to incorporate requirements for placement of distinctive devices, signs or other means to identify exits which can be felt or seen close to the floor.

Chapter 401, Statutes of 1987

SB 586
ELLIS

State Housing Law: Authorizes cities and counties to permit in their building codes, "efficiency units" for occupancy of 2 or fewer persons, which have a minimum 150 square feet of floor area and partial kitchen or bathroom facilities.

Chapter 208, Statutes of 1987

SB 671
VUICH

Building Standards: Deletes the sunset date and continues indefinitely the requirement that cities and counties obtain and maintain current in the building official's office the State Building Standards and certain other regulations pertaining to building.

Vetoed by Governor

SB 894
MARKS

Asbestos: Adds "friable asbestos" to the conditions under which local officials can declare a building substandard, requiring asbestos removal or vacancy of the building.

Two year bill - Senate Housing and Urban Affairs

SB 945
SEYMOUR

Architecture: Clarifies the building official's responsibility to verify that persons submitting plans and specifications are either licensed architects or otherwise appropriately licensed and gives discretion to local building officials to determine on an individual basis, if a licensed architect should prepare plans and specifications that deviate from conventional standards in minor ways.

Chapter 589, Statutes of 1987

SB 1106
MELLO

Fire Sprinkler Study: Requires State Fire Marshal and the State Contractors License Board to study and report on how the installation, inspection, testing, licensing, design and manufacturing of fire extinguishing and smoke detection systems can be improved.

Chapter 245, Statutes of 1987

SB 1378
DAVIS

Construction Observation Services: Clarifies the meaning of "construction observation services" relating to an architect's activities and conforms these provisions to the Professional Engineers Act.

Chapter 959, Statutes of 1987

AB 794
LANCASTER

State Building Standards: Revises various provisions of the State Building Standards Law, including: excluding manufactured homes, commercial coaches and recreational vehicles from the definitions of "building" and "building standard"; deleting certain review of building standards by the Office of Administrative Law and revising the membership of the building standard advisory panels.

Chapter 1053, Statutes of 1987

AB 2210
M. WATERS

Emergency Shelter: Provides limited legal and liability immunity to state and local government which, at its option, wants to use available public facilities for emergency shelter for the homeless and provides the governing body discretion to suspend strict compliance with state or local regulatory statutes, regulations or ordinances prescribing standards of housing, health or safety.

Chapter 1116, Statutes of 1987

VI. LANDLORD/TENANT

SB 692 **Commercial Rent Control:** Prohibits public entities, including
KEENE cities and counties from enforcing rent control on commercial
 property. Specifies that the provisions do not effect the power
 of a public entity to regulate rents on residential property,
 including a dwelling unit, residential hotel or mobilehome park
 space.

Chapter 824, Statutes of 1987

SB 1167 **Pets:** Provides that public housing agencies cannot prohibit their
MARKS tenants who require supportive services from keeping two or less
 pets in the rental housing.

Chapter 1089, Statutes of 1987

SB 1473 **Housing Preservation:** Requires 6 months advance notification to
PETRIS tenants and local government of termination of subsidy for rental
 housing and permits public agencies to hold a public hearing on
 the effects of conversion on tenant displacement.

Chapter 1383, Statutes of 1987

SB 1646 **Residential Rent Control:** Precludes governmental rent controls
GARAMENDI from restricting rents on single family units, new units and
 accomodations furnished by employers to employees.

Two year bill -- Senate Judiciary

AB 1167 **Discrimination:** Requires landlords against whom a housing discrim-
BRADLEY ination complaint has been filed, to maintain and keep all
 relevant records until the case is closed; removes the authority
 of the Fair Employment and Housing Commission to file complaints
 citing alleged housing violations; and makes other various changes
 to the activities of the Department of Fair Employment and
 Housing.

Chapter 605, Statutes of 1987

VII. SOCIAL SERVICES

SB 752 **Homeless Employment Program:** Requires the Department of Employment
L. GREENE Development to develop a program to provide employment services,
 including job referral and job search training to the homeless in
 designated cities and counties with the highest population of
 homeless.

Two year bill - Assembly Ways and Means

AB 1435 **Homeless Pilot Program:** Requires HCD to establish a model project
VASCONCELLOS in Santa Clara County to coordinate the delivery of local services
to the homeless, focusing on intake data collection and
individualized case management. Appropriates \$240,000 from the
General Fund for this purpose, to be one-third matched by Santa
Clara County.

Vetoed by the Governor

AB 1733 **Aid to Families with Dependent Children (AFDC):** Establishes
ISENBERG temporary shelter and permanent housing assistance payments for
homeless families that are eligible for AFDC. Also clarifies
legislative intent with respect to child welfare services and
removes the legal basis for the court's decision in Hansen vs.
McMahon and Hansen vs. Department of Social Services by providing
that emergency shelter services are available only to children who
have been removed from their homes due to abuse or neglect.

Chapter 1353, Statutes of 1987

AB 2384 **Food Stamps:** Provide for an expedited food stamp issuance process
AGNOS with turn around in 3 days and require the local welfare depart-
ments to make information available about this process and other
source of emergency food assistance.

Chapter 1293, Statutes of 1987

AB 2494 **Termination of Utility Services:** Provides protections from ter-
FRIEDMAN mination of utility services to tenants who receive utility
service through a master meter and pay for the service through
payment of rent.

Two year bill - Assembly Inactive File

VIII. TAXATION

SB 47 **Renter's Credit Rebate:** Provides for the distribution of about
MELLO \$1.1 billion in excess 1986-87 state revenues, which by virtue of
Proposition 4 (Gann initiative) is being returned to the
taxpayers. The distribution is to be determined by the Franchise
Tax Board based on a formula relating to taxes paid in 1986.

Chapter 908, Statutes of 1987

SB 125 **State Housing Tax Credit:** Provides a conforming state tax credit
L. GREENE for low income rental housing equal to 30% over 4 years to be used

in conjunction with federal tax credit (see also SB 572 and AB 53).

Two year bill - Senate Revenue and Taxation

SB 572/AB 53 **Low Income Housing Tax Credit/Housing Preservation:** Provides, among other things, a conforming state tax credit for low income rental housing equal to 30% over 4 years to be used in conjunction with the federal tax credit. Also, provides for non recognition of 50% of capital gain when an owner of certain federally assisted low income rental housing sells the property to a nonprofit corporation that agrees to maintain the housing for future low income occupancy.
GARAMENDI
KLEHS

SB 572: Chapter 1139, Statutes of 1987

AB 53: Chapter 1138, Statutes of 1987

AB 888 **Renter's Credit:** Revises Renter's Credit for personal income tax by limiting credit to single persons with annual adjusted gross incomes less than \$40,000, or \$50,000 for surviving spouse, married couple filing joint return, single head of household, or married couple filing separate returns and shifts the revenue savings to provide additional credit for senior low-income renters.
ROOS

Two year bill - Senate Revenue and Taxation

AB 900 **Welfare Exemption:** Expands the property tax exemption (known as the "Welfare Exemption") to include property used exclusively for emergency or temporary shelter for the homeless which is owned and operated by a nonprofit organization that otherwise qualifies for the welfare exemption. Also adds multi-specialty clinics, as defined in the types of hospitals that qualify for the welfare exemption.
POLANCO

Chapter 1228, Statutes of 1987

AB 2144 **Welfare Exemption:** Expands the property tax exemption (known as the "Welfare Exemption") to include rental property used for housing low income persons which is owned and operated by a nonprofit corporation that otherwise qualifies for the welfare exemption, if any of the following criteria are met: 1) 20% or more of the occupants are low income; 2) the property is financed using certain federal, state or local bonds or loans and the rents are restricted; and 3) the owner is receiving federal low income housing tax credits from the Internal Revenue Service.
FILANTE

Chapter 1469, Statutes of 1987

IX. INFRASTRUCTURE

SB 20 **School Facilities:** Makes technical and policy changes in the
L. GREENE Education Code provisions of the 1986 school facilities package
designed to improve the functioning of the school facilities
program, such as clarifying that the 7% increase in square footage
allowances only applies to new construction and that the amount of
local match when a fee is grandfathered is limited to the lesser
of the \$1.50 per square foot maximum or the actual amount
collected.

Two year bill -- Conference Committee

SB 97 **School Facilities:** Makes technical and policy changes in the
BERGESON Government Code provisions of the 1986 school facilities package
such as specifying the evidence necessary to prove impact on the
district and requiring a five year school facilities plan in order
to levy a school fee.

Two year bill -- Conference Committee

SB 142 **Local Transportation Authorities:** Enacts the Local Transportation
DEDEH Authority and Improvement Act authorizing any county board of
supervisors to create a local transportation authority which would
be empowered to levy either a 1/2% or 1% retail sales and use tax
and issue limited obligation bonds to finance transportation
projects, if the authority adopts the ordinance by a 2/3 vote and
it is subsequently approved by a majority of the voters in the
county.

Chapter 786, Statutes of 1987

SB 479 **Community Facilities Districts:** Authorizes community facilities
MELLO districts to undertake improvements to existing facilities,
including the financing of the undergrounding of utility
facilities and cable television lines and the operation and
maintenance of museums and cultural facilities.

Chapter 1440, Statutes of 1987

SB 1295 **Bond Pooling:** Creates the California Local Government Infra-
BERGESON structure Finance Authority as a financial intermediary between
local governments and the credit market by pooling local bonds.

Two year bill -- Senate Local Government

AB 318 **Assessments on Public Property:** Authorizes public agencies that
CORTESE provide water, light, heat, communications, power, flood control,
drainage, garbage, sanitary service, or specified sewer service to

charge other public entities, including local agencies and school districts, specified nondiscriminatory user charges for costs of capital facilities. Provides limits on and a procedure for authorizing the continuance of or an increase in existing fees or the imposition of new fees. Essentially overturns the San Marcos Water District v. San Marcos Unified School District decision of the California Supreme Court.

Vetoed by the Governor

ACA 49
O'CONNELL

School Bonds: Permits a majority vote on school bonds and prohibits levy of developer fees for school purposes. Also requires beginning in 1989-90 fiscal year, the first \$50 million of tideland revenue received by the state each year be allocated for the funding of interim school facilities.

Two year bill -- Assembly Inactive File