

1988

# 1987-88 Housing Update

Assembly Committee on Housing and Community Development

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Assembly Committee on Housing and Community Development

DAN HAUSER, Chairman

# 1987-88 HOUSING UPDATE

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NOTE: Not all measures are described within the text of this report. For a complete listing of Committee bills refer to Appendix B on page 42.

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## HOUSING FINANCE

The American dream of owning one's home is rapidly becoming the great American myth. Homeownership has declined during the 1980's to less than two-thirds of the national population; and in California, we are almost evenly divided between renters and homeowners.

The California Association of Realtors recently reported that only 24 percent of Californians can afford to buy a median-priced home. Land and home prices are 50 percent higher than the rest of the nation, and rents in California are approximately 28 percent higher.

The California Statewide Housing Plan, prepared by the Department of Housing and Community Development (HCD), estimates that 230,000 residential units are needed annually between 1985 and 1990 to provide an adequate housing supply for the future. Additionally, HCD estimates that over one million existing housing units are substandard and require rehabilitation.

Prior to the current administration, the federal government had taken the lead in financing local, affordable housing projects. However, in the last five years, federal housing funds have been reduced 77 percent, from \$30 billion to \$11 billion annually; and the federal programs available have changed from subsidizing new construction to rent voucher programs for existing housing.

Compounding the already significant shortage in affordable housing is a potential loss of 117,000 units in California due to the conversion of federally subsidized units to market value when the federal loans are repaid. The Committee heard several measures to notify both local governments and residents (SB 1473, Petris) and provide alternative financing methods for these units (SB 1297, Petris).

The following are brief descriptions of the significant measures heard by the Committee relating to housing finance:

### Existing Programs

An Appendix of this report contains a brief description of the five major housing programs administered by HCD including existing funding levels and next year's allocations. In June, the people of California approved Proposition 77, a \$150 million general bond issue for seismic safety (\$80 million) and general rehabilitation loans (\$70 million) for low- and moderate-income persons and families. In November, California voters approved Proposition 84, a \$300 million general obligation bond for financing new construction.

### **AB 2476 (Hauser): Statewide Housing Plan**

Required HCD to include in its revisions of the Statewide Housing Plan, an analysis of significant issues encountered in the implementation of the current plan.

**Status:** Vetoed by the Governor on May 11, 1988.

**AB 3243 (Campbell): State Surplus Land**

Authorizes the Department of Transportation to sell improved real property under the same terms as unimproved real property if the property is sold for the purpose of providing housing for low- and moderate-income persons. The property is required to remain affordable for the longest feasible time, but not less than 15 years, as specified.

Additionally, the measure authorizes the Director of General Services to sell approximately five acres of real property to the City of Vacaville for the exclusive purpose of providing an animal care shelter.

**Status:** Chapter 1612, Statutes of 1988.

**AB 3482 (Filante): Senior Citizen Shared Housing Program (SCSHP)**

Expands the SCSHP by allowing funds to be used for reasonable and necessary costs to establish and implement the operation of shared-group residences, including but not limited to, first- and last-months' rent, damage, cleaning, security, and utility deposits, insurance, and related administrative expenses.

**Status:** Chapter 1566, Statutes of 1988.

**SB 1692 (Roberti): Proposition 84 - Housing Bond Act of 1988**

Allocates \$450 million in general obligation bond proceeds (\$300 million on the November 1988 ballot; \$150 million on the 1990 ballot) to provide funding for the following existing programs and establishes two new housing programs:

- ° The Rental Housing Construction Fund: \$200 million for new housing in 1988 and \$100 million in 1990.
- ° The Housing Rehabilitation Loan Fund: \$25 million to acquire and/or rehabilitate residential hotels in 1988 and \$15 million in 1990.
- ° The Emergency Housing and Assistance Fund: \$25 million for emergency shelters in 1988 and \$10 million in 1990.
- ° The Family Housing Demonstration Fund: \$15 million in 1988 for a new program to assist low-income families in obtaining housing, child care, and other services.
- ° The Migrant Farm Labor Centers: \$10 million in 1988 to develop housing for migrant farm workers.

Additionally, the measure allocates to the California Housing Finance Agency (CHFA) \$25 million in 1988 and \$25 million in 1990 for a new program, the Home Purchase Assistance Program, to assist first-time home buyers.

**Status:** Chapter 30, Statutes of 1988.

**SB 2154 (Petrís): Housing Trust Fund**

Extends the sunset for revenues to the Housing Trust Fund (HTF) from the Tideland Oil Revenue Account for the 1989-90 fiscal year and adds additional funding sources to the list of allowable deposits into the Housing Trust Fund, including any fees, repayments, or reimbursements received by HCD on account of loans or grants. The measure also extends the sunset on the HTF.

**Status:** Chapter 1570, Statutes of 1988.

**SB 2860 (Royce): Surplus Land**

Expands the notification requirements on the availability of State surplus land to include written notice to housing sponsors who requested such notice.

**Status:** Chapter 475, Statutes of 1988.

**New Programs**

**AB 3706 (Hauser): Residential Utility Bills**

Required specified utility companies to include in their monthly bills the amount of money charged during the same period of the previous year.

**Status:** Failed passage on the Assembly Floor; nonconcurrence in Senate amendments.

**AB 3715 (Hauser): Utility Rates for Residential Hotels**

Required public and private utility companies to charge baseline residential utility rates to qualifying residential hotels.

**Status:** Failed passage on the Assembly Floor; nonconcurrence in Senate amendments.

**AB 4625 (La Follette): Notice of Conversion to Market Rates**

Requires the owner of specified CHFA-assisted housing to give at least six months' notice to tenants and local governments prior to the end of the period the owner is obligated to maintain rents at affordable levels.

**Status:** Chapter 1563, Statutes of 1988.

**SB 113 (L.Greene): Federal Low-Income Tax Credit**

Existing federal tax law, the Tax Reform Act of 1986, establishes a low-income tax credit for the construction or rehabilitation of rental housing. The credit allowed is nine percent of the cost of construction or

four percent if other federal subsidies are used. This measure renames the Mortgage Bond Allocation Committee as the Mortgage Bond and Tax Credit Allocation Committee and authorizes it to allocate the federal tax credits.

**Status:** Chapter 658, Statutes of 1987.

**SB 1297 (Petrus): California Housing Partnership**

Establishes the nonprofit California Housing Partnership Corporation to raise equity capital for nonprofit housing development corporations to acquire, construct, or rehabilitate housing primarily for low-income and very low-income households.

**Status:** Chapter 1355, Statutes of 1987.

**SB 1473 (Petrus): Notification on Conversion of Federally Assisted Units**

Requires owners of specified federally assisted housing developments to give six-months' notice to tenants and local governments prior to the anticipated dates of termination of their participation in the federal program. The notice is to contain the anticipated date of termination, the anticipated rent increase, and the number of affected units.

**Status:** Chapter 1383, Statutes of 1987.

**SB 1556 (Petrus): Loan Information**

Requires the Secretary of the Business, Transportation and Housing Agency to adopt regulations applicable to all persons in the business of originating residential mortgage loans who are not depository institutions as defined by the Federal Home Mortgage Disclosure Act. Additionally, the measure requires the Agency to report annually to the Legislature on the activities of the appropriate regulatory agencies in complying with current law and the provisions of this bill, including actions taken regarding violations.

**Status:** Chapter 1492, Statutes of 1987.

**Bonds**

The Federal Tax Reform Act (Act) of 1986 imposed major restrictions on the issuances of all housing bonds. Under the Act, a majority of the single-family and multifamily housing bonds are now considered private activity bonds and are subject to a unified volume cap. Housing projects must now compete with a number of other nongovernmental bond projects for portions of the state allocation.

The Act supersedes state law by establishing a bonded indebtedness cap of \$75 per capita, or approximately \$2 billion, in 1987. This year, the cap was lowered to \$50 per capita or \$1.33 billion.

In 1985, housing received approximately 21 percent of the \$33 million in bond proceeds in the state. In 1986, only 2 percent of the \$24 billion in bond proceeds went toward housing.

The Act requires that either: (a) 20 percent of the total units in an assisted project be reserved for households with incomes lower than 50 percent of the county median income, or (b) 40 percent of the total units are reserved for households with incomes under 60 percent of the county median income.

**AB 2475 (Hauser): Single-Family Mortgage Revenue Bonds**

Revises the income criteria for eligible participants in home ownership programs funded by refunded bonds issued prior to January 1, 1987. In January 1987, an eligible first-time home buyer's maximum median income was reduced from 150 percent to 120 percent of the median household income for the given area. This measure allows pre-1987 mortgage revenue bond money to be used under the old eligibility requirements.

**Status:** Chapter 366, Statutes of 1987.

**AB 2477 (Hauser): Reporting Requirements for California Debt Advisory Commission**

Requires the California Debt Advisory Commission to include in its annual summary a list of public agencies which issued mortgage revenue bonds without complying with the designated certification process.

**Status:** Chapter 618, Statutes of 1987.

**AB 3285 (Moore): Targeting Requirements for Tax Exempt Bonds**

Existing law requires local governments and public agencies to report annually on the use of bond proceeds used to finance low-income housing. CHFA is required to annually submit a report on the use of its bond proceeds to the Legislature.

This measure revises the reporting requirements to include an analysis identifying the number of rental units assisted by income category and by the number of bedrooms.

**Status:** Chapter 1611, Statutes of 1988.

**SB 114 (L. Greene): California Debt Limit Allocation Committee**

Codifies the Governor's proclamation designating the California Debt Limit Allocation Committee (CDLAC) as the entity for allocating the state's private activity bond ceiling and requires the CDLAC to determine and announce the state ceiling for each calendar year. Additionally, the measure allocates the entire ceiling to CDLAC to allocate at its discretion to state and local agencies rather than an equal 50/50 split.

**Status:** Chapter 943, Statutes of 1987.

**SB 499 (L. Greene): Definition of "Home"**

Expands the definition of a "home" for the purposes of using revenue bond proceeds to include not only single-family structures, but also any dwelling structure consisting of two, three, or four units, in which one unit is occupied by the owner.

**Status:** Chapter 497, Statutes of 1987.

**SB 1693 (Roberti): Proposition 84 - Housing Bond Act of 1988**

Authorizes \$450 million in general obligation bonds to be placed before the voters in the general elections of November 1988 (\$300 million) and November 1990 (\$150 million).

**Status:** Chapter 48, Statutes of 1988.

**SB 2117 (L. Greene): Local Revenue Bonds**

Authorizes cities, counties, redevelopment agencies, and housing authorities to issue revenue bonds to make specified loans to nonprofit corporations with a 501(c)(3) federal tax-exempt status for the purpose of acquiring multifamily rental housing which does not require substantial rehabilitation.

**Status:** Chapter 1610, Statutes of 1988.

**SB 2271 (L. Greene): CHFA and Revenue Bond Authority**

This measure authorizes CHFA to do the following:

- ° Borrow from the Housing Finance Fund or other appropriate state fund to increase the insuring fund reserves for loan or bond insurance within the Housing Insurance Fund.
- ° Issue bonds taxable under personal income tax provisions of federal law, regardless of whether the bonds are taxable or tax exempt under state law.

**Status:** Chapter 829, Statutes of 1988.

**Private Transfers of Property**

According to the California Association of Realtors (CAR), 506,979 homes were resold in 1987, a 4.6-percent increase over 1986. Nationally, there was 0.4-percent decline in the sale of existing homes.

CAR additionally reported that the median price of an existing home in 1987 was \$139,420, an increase of almost 6 percent over the previous year. By June of 1988, the median resale price of an existing home had risen to \$167,428, an almost 20-percent increase over the median resale price in 1987.

This year, only 24 percent of Californians earned enough to make payments on a median-priced home, not including the probability of acquiring a down payment. Clearly, as home prices continue to rise throughout the remainder of 1988, the affordability gap will increase for both resale of existing home and new homes.

**AB 3773 (Hauser): Broker Liability for New Home Sales**

Exempts real estate brokers from making a prescribed inspection and filing of a disclosure statement if the transfer of property involved is of subdivided land in which the sale is required to be proceeded by a public report.

**Status:** Chapter 274, Statutes of 1988.

**AB 3969 (Hauser): Asbestos Contractors**

Prohibits a contractor or asbestos consultant, as defined, who inspects property for the purpose of making a report to a potential lender on the presence of asbestos from requiring as a condition of performing the inspection that the consultant also perform any subsequent corrective work. The measure also requires the disclosure of all financial interests the consultant has with the business doing the corrective work.

**Status:** Chapter 1491, Statutes of 1988.

**AB 4274 (Bane): Structural Pest Control**

Revises, effective, July 1, 1989, the information required in pest control reports on single-family residential structures of one to four units. If requested, the report will contain a Section I, reporting on a location which is currently infested or infected, and Section II, reporting on any location of those areas where conditions exists that are likely to lead to infestation or infection.

**Status:** Chapter 1184, Statutes of 1988.

## LAND USE PLANNING

In July of 1982, California began a comprehensive allocation program for distributing the statewide need for low- and moderate-income housing units. The five components of the HCD program are as follows:

- ° HCD establishes the existing and projected statewide need for affordable housing by income group.
- ° HCD, in consultation with the regional council of governments (COG), divides the statewide need into regional shares.
- ° The COG distributes the regional need to the county(s) and cities within the region.
- ° The local government adopts a local housing element which includes its regional share.
- ° The local government submits its housing element to HCD for review to help ensure conformity and consistency with the statewide housing need for low- and moderate-income housing.

Every five years, HCD revises its allocations and the process begins again. Ideally, this program offers a reasonable approach for localities to ensure that their general plans are consistent with the existing and projected needs of their communities. However, placing low-income housing within established middle-class neighborhoods has always been politically difficult and many jurisdictions continue to have inadequate zoning or restrictive ordinances which inhibit the production of affordable housing.

In this post-Proposition 13 era, local governments have begun to use land use controls to help curb residential growth and delay expensive construction of new roads, sewers, and schools. In 1986 and 1987, 77 communities passed some form of a growth control ordinance.

Also, local governments encourage commercial and industrial developments because they provide greater property tax revenues, as well as produce revenues through sales and use taxes, and hotel assessment taxes on tourism or bed taxes. Nonetheless, under California law, local governments are required to zone sufficient vacant land for residential use with appropriate standards for their communities' fair shares of low- and moderate-income housing units.

This past session, the Committee made recommendations on several measures which would have strengthened California's housing law relating to the provision of affordable housing and the local governments' responsibilities in providing the opportunities for such development, including rewarding jurisdictions which have housing elements in substantial compliance by giving priority in allocations from specified bond proceeds (SB 2072), and creating a housing policy review board to make findings regarding local governments' general plan housing elements.



The following are brief descriptions of the significant measures heard by the Committee relating to land use planning:

**AB 2486 (Hauser): Two Car Garage Ordinances**

Requires cities and counties to offer waivers of their two-car garage ordinances if developers provide written notices to use Farmer Home Administration financing. Local governments may however, require off-street parking to provide sufficient parking places for these units.

**Status:** Chapter 97, Statutes of 1988.

**AB 4099 (Hauser): Evidentiary Presumption: Building Restrictions**

Existing law establishes a rebuttable presumption that an ordinance enacted by a local government to limit the number of residential building permits issued, or the number of buildable lots, has an impact on the regional supply of housing. In any challenge on the validity of such an ordinance, the burden of proof is placed on the local government to prove that the ordinance is necessary for the protection of the public health, safety, or welfare of its population.

This measure applies the same rebuttable presumption governing ordinances that change the standards of residential development on vacant land, as specified.

**Status:** Chapter 541, Statutes of 1988.

**SB 956 (Seymour): Housing Policy Review Board**

Created the Advisory Committee on Low-Income Housing Policies, comprised of the Director of HCD, the Director of State Planning and Research, and the Executive Director of CHFA, to hold public hearings and make determinations regarding local governments' housing elements.

**Status:** Died, JR 56.

**SB 2072 (Bergeson): Housing Elements**

Required HCD to adopt new regulations, on or before January 1, 1990, governing the procedures to be followed in preparation of housing elements. Under the new regulations, cities and counties would be required to submit copies of all draft elements or amendments to elements, 90 days and 45 days respectively, to HCD prior to adoption. Provisions of this measure would give priority to jurisdictions which have elements which are in compliance with the new HCD regulations for the following programs:

- ° ROBERTI-Z'BERG-HARRIS URBAN OPEN SPACE AND RECREATION PROGRAM ACT
- ° COMMUNITY PARKLANDS ACT OF 1986
- ° CALIFORNIA SAFE DRINKING WATER BOND LAW OF 1986
- ° CLEAN WATER BOND LAW OF 1984

**Status:** Failed, JR 62a.

**SB 2258 (C. Green): Disclosure of Freeways on Subdivision Maps**

Requires the owner, subdivider, or agent offering subdivided land for sale or lease to first provide the prospective purchaser with a scale map of the area surrounding the subdivision. The map shall include a two-mile radius of the subdivision and shall indicate the location of freeways as shown on the general plan of the jurisdiction. This measure applies only in jurisdictions which adopt ordinances including the provisions of this measure.

**Status:** Chapter 1293, Statutes of 1988.

**SB 2741 (Kopp): Manufactured Homes**

Prohibits a city or county from subjecting the placement of a manufactured home on a lot zoned for single-family dwellings to any administrative, planning, or other development process or requirement which is not identical to the process or requirements imposed on a conventional stick-built home on the same lot.

**Status:** Chapter 1572, Statutes of 1988.

**SB 2795 (Ellis): Extending Building Permits**

Required an automatic nine-month extension, as specified, of residential building permits which have not expired or have not been suspended or revoked when a city or county adopts a system to limit the number of residential building permits it will issue.

**Status:** Died, Senate Inactive File.

**SB 2827 (L. Greene): Zoning for Manufactured Housing**

Requires a city, county, city and county, or charter city to allow the installation of a manufactured home on a permanent foundation on lots zoned for single-family dwellings.

**Status:** Chapter 1571, Statutes of 1988.

**SB 2895 (Roberti): Growth Control Study**

Requires the Little Hoover Commission to have a prescribed study prepared which analyzes and develops recommendations concerning the effects of growth control measures on the availability and affordability of housing. The report shall be submitted to the Legislature and the Governor no later than December 31, 1989.

**Status:** Chapter 1423, Statutes of 1988

## REDEVELOPMENT

Since the passage of Proposition 13 in 1978, local governments have had limited funding sources for community development. Many cities and counties have had a tendency to reduce residential zoning in favor of the larger tax base generated by commercial and industrial developments. Redevelopment agencies, because of their abilities to issue bonds against future tax increments without approval of the electorate, are starting to become the dominant source of financing for public facilities and other infrastructure improvements. Additionally, insufficient residential zoning has increased the per-unit cost of housing due to the higher cost of land.

Under current state and federal administrations, housing moneys have been drastically reduced over the last eight years. The federal government, at one time the largest producer of affordable housing, has cut housing moneys by 77 percent and has shifted funding from programs for new construction to programs which subsidize existing units.

Through all of these changes, redevelopment agencies have remained one of the few sources of financing for profit and nonprofit developers of low- and moderate-income housing. Legislation in this last session has placed a greater responsibility on agencies to finance their local jurisdictions' "fair share" of affordable housing (AB 1735, AB 4238, AB 4566, and AB 4567).

Over the last ten years, redevelopment plans have contained more community objectives, including economic development and transportation planning. This increased dependence on tax-increment bond financing has caused agencies to become more creative in their approaches to meeting these new challenges. This past session, the Committee heard several measures which would have expanded redevelopment agencies' authority outside individual project areas (AB 2178 and AB 2181), and outside the territorial jurisdictions of the redevelopment agencies (SB 1719).

Additionally, the statewide Association of Redevelopment Agencies sought authorization to finance infrastructure improvements for commercial and industrial developments on nonblighted vacant land (AB 4281). Although the measure failed, the question remains as to where the money will come from to pay for the development and redevelopment of California's growing communities.

The following are brief descriptions of the significant measures heard by the Committee relating to redevelopment:

### **AB 466 (Polanco): Multifamily Rental Housing Outside Project Area**

Extends the sunset date on authorization for redevelopment agencies which operate within jurisdictions with populations over 600,000 to provide financing for residential construction of multifamily rental units outside project areas.

**Status:** Chapter 324, Statutes of 1987.

**AB 1735 (Isenberg): Replacement Housing**

Makes changes in several sections of redevelopment law regarding the redevelopment agency's responsibility to provide low-income and moderate-income housing, including tightening the reporting requirements to HCD and increasing an agency's replacement housing obligations for low- and moderate-income housing units removed through redevelopment.

**Status:** Chapter 1111, Statutes of 1987.

**AB 2178 (Polanco): Revenue Bond Financing Outside Project Area**

Authorized all redevelopment agencies to provide financing for construction and rehabilitation of residential structures, including certain mixed-use residential/commercial structures, outside the project area.

**Status:** Died, JR 56.

**AB 2179 (Polanco): Disposal of Small Residential Developments**

Existing law prohibits the sale or lease of property purchased with tax increment monies until the local legislative body has held a public hearing and determined that the sale of the property is to the benefit of the redevelopment project area. This measure would allow the legislative body to authorize the agency to hold the public hearing instead if the housing project consists of four units or less.

**Status:** Chapter 935, Statutes of 1987.

**AB 2181 (Polanco): Eminent Domain Outside the Project Area**

Specifically authorized redevelopment agencies to acquire property outside a project area through the use of eminent domain for the purpose of providing affordable housing to persons and families of low and moderate-income.

**Status:** Died, JR 56.

**AB 2182 (Polanco): Early Retirement of Redevelopment Bonds**

Authorizes a redevelopment agency to repurchase its bonds for cancellation at a price exceeding the principal amount of the bonds, any accrued interest, and the redemption premium if the legislative body determines the repurchase is to the financial advantage of the agency.

**Status:** Chapter 365, Statutes of 1987.

**AB 3358 (Roos): Child Care Facilities**

Authorized the use of Low and Moderate Income Housing Fund moneys for child care facilities, upon a specified finding by the legislative body that no additional funding is required for housing within the jurisdiction of the agency.

Additionally, the measure required every redevelopment plan adopted or amended on or after January 1, 1989, to make adequate provisions for child care facilities, unless the plan contains a finding that low- and moderate-income persons will not live or work within the project area.

**Status:** Vetoed.

**AB 4138 (Polanco): Project Area Committee Formation**

Requires the legislative body to adopt a prescribed procedure for the formation of a project area committee (PAC), including sending written notices to residential and business tenants and holding a minimum of one informational meeting prior to the selection of the PAC.

**Status:** Chapter 1401, Statutes of 1988.

**AB 4235 (Isenberg): Reporting Requirements**

Among other items, this measure:

- ° Revises various reporting requirements for the agency's annual report including subcategories for the elderly and for families of low and moderate incomes.
- ° Specifies persons or entities initiating a specified action against an agency shall notify HCD within 10 days of filing.
- ° Authorizes an agency which has incurred a specified debt against its Fund to amend its total agency's debt limit to reflect this debt by a streamlined amendment process, including action by the legislative body.

**Status:** Chapter 1604, Statutes of 1988.

**AB 4281 (Cortese): Redevelopment of Nonblighted Vacant Land**

Creates a new type of redevelopment project area, called a development district, and authorizes the use of tax-increment bonds to finance public improvements and facilities within these districts. A development district is defined as an area which does not meet the requirements of a redevelopment project area and which cannot be developed privately.

**Status:** Sent to Interim Study.

**AB 4566 (Polanco & Ferguson) - Timely Expenditures From The Low and Moderate Income Housing Fund**

Requires the expenditure of all excess surplus in an agency's Low and Moderate Income Housing Fund within five years. If at the end of the designated five-year period any of the surplus is left in the fund, these moneys shall be transferred to a county or local housing authority for expenditure within the territorial jurisdiction of the agency. Excess surplus is defined as the greater of: (a) \$500,000 or (b) the aggregate of five years of deposits.

**Status:** Chapter 1565, Statutes of 1988.

**AB 4567 (Ferguson & Polanco): Lawful Expenditures from the Low and Moderate Income Housing Fund**

Restricts the use of Fund moneys to on-site and off-site improvements which directly and specifically improves or increases the community's supply of low- or moderate-income housing.

Additionally, the measure authorizes the use of Low and Moderate Income Housing Fund money for insurance premiums that may be required during the construction or rehabilitation of residential property and specifies that an agency may credit to its Low and Moderate Income Housing Fund an amount equal to the loss of revenue due to the below-market sale of specified residential property.

**Status:** Chapter 1564, Statutes of 1988.

**SB 444 (Bergeson): Definition of a Project Area**

Makes technical and nonsubstantive changes in the definition of a project area. The purpose of this bill is to clarify that blight caused by poor planning and inappropriate subdivisions may be corrected through redevelopment.

**Status:** Chapter 403, Statutes of 1987.

**SB 481 (Russell): Pasadena Redevelopment**

Validates an agreement between the Redevelopment Commission of Pasadena and the City of Pasadena dated July 7, 1986, including any amendments adopted before July 13, 1987, for the purpose of funding certain portions of specified pension funds.

**Status:** Chapter 1010, Statutes of 1987.

**SB 851 (McCorquodale): Financial Responsibility of Agencies to Fire Departments**

Authorizes fire protection districts to request additional moneys from redevelopment agencies to help alleviate any financial burdens to the

districts brought on by the implementation of the redevelopment plans. This measure applies to redevelopment plans adopted prior to January 1, 1977.

**Status:** Chapter 622, Statutes of 1987.

**SB 1719 (Presley): Transfer of Low and Moderate Income Fund Moneys to Counties**

Under existing law, a redevelopment agency is required to expend all redevelopment tax-increment moneys within the territorial jurisdiction of the agency.

This measure would have authorized the Redevelopment Agency of the City of Indian Wells to finance the construction of new housing in the County of Riverside with property tax increment moneys in the agency's Low and Moderate Income Housing Fund.

**Status:** Vetoed.

**SB 2520 (Mello): Artist Living/Work Space**

Specifically authorized a redevelopment agency to provide specified financial and technical assistance to eligible applicants regarding the acquisition and rehabilitation of living and work spaces for qualified artists.

Additionally, the measure recommended that cities and counties adopt alternative building regulations for the conversion of underutilized commercial and industrial buildings to joint living and work space for qualified artists.

**Status:** Vetoed.

**SB 2740 (Kopp): Adoption of a Redevelopment Plan**

This measure makes the following revisions regarding the adoption of a redevelopment plan:

- ° Extends the sunset date on the definition of financial detriment to January 1, 1991.
- ° Requires a redevelopment agency to provide copies of all written information it has concerning ongoing and planned development in the proposed redevelopment project area to members of the fiscal review committee. Documents which contain trade secrets or the financial condition of contractors are exempted from this requirement.
- ° Requires the legislative body to make a prescribed written response to written objections of an affected property owner or affected taxing agency.

- ° Requires a legislative body to hold a subsequent public hearing prior to the adoption of the redevelopment plan if written objections have been presented to the legislative body.

**Status:** Chapter 1510, Statutes of 1988.



## **BUILDING STANDARDS**

HCD's Division of Codes and Standards administers--and in some cases enforces--the building standards and regulations under the State Housing Law (SHL). In most cases, the codes and regulations within the State Housing Code are substantially consistent with:

- ° The Uniform Building Code and the Uniform Housing Code, except for the definition of "substandard buildings", as adopted by the International Conferences of Building Officials.
- ° The Uniform Plumbing Code and the Uniform Mechanical Code of the International Association of Plumbing and Mechanical Officials.
- ° The National Electrical Code of the National Fire Protection Association.

Prior to codification, all building standards adopted by HCD must be submitted to, and approved by, the State Buildings Standards Commission. This past August, HCD prepared and presented the Commission with new regulations for handicapped accessibility. Copies of the new regulations may be obtained from HCD.

State Housing Law goes beyond specifying regulations on how residential structures are to be constructed or rehabilitated. The State Housing Code also defines and lists detrimental housing conditions which may endanger the life, limb, health, property, safety, or welfare of the public or occupant of a building. If any of these conditions are found to exist, the enforcement agency is required to declare the building substandard and commence proceedings to abate the violation by repair, rehabilitation, vacation, or demolition of the building.

The Committee heard the following significant measures relating to the State Housing Code and building standards in general:

### **AB 1348 (Floyd): Asbestos in Structures**

Added friable asbestos to the list of detrimental housing conditions that could lead to a finding and declaration that a building is substandard and that the condition must be abated.

**Status:** Failed, JR 62a.

### **AB 3130 (Harris): Substandard Buildings: Abatement of Nuisances**

Established a procedure and judicial remedy to enable a local enforcement agency to have a substandard building repaired. This measure would

authorize the local enforcement agency or another party, as specified, to be the receiver and have the required repairs made and a lien made against the property until payment.

**Status:** Died on the Senate Floor.

**SB 586 (Ellis): Standards for New "Living Unit"**

Current regulations for residential hotels or Single Room Occupancy (SRO) units require each occupant to have a minimum floor space of 70-square feet; however, SRO's are specifically prohibited from having even partial kitchen facilities. This measure would allow a legislative body to adopt local building codes that allow for partial kitchen and bath facilities within the SRO units if the unit has a minimum floor space of 150-square feet.

**Status:** Chapter 208, Statutes of 1987.

**SB 2016 (C. Green): Residential Housing Foundations**

Residents of La Palma, Lakewood, and Cypress have experienced substantial deterioration of their homes' concrete slab foundations leading, in a majority of cases, to removal of the damaged slabs and piece-by-piece replacement of the foundations. Costs for the replacement of the concrete slab foundations range from \$19,000 if done by the homeowners to \$70,000 if done by professionals.

This measure requires the Division of Mines and Geology of the Department of Conservation to contract with a state, public, or private university or college, to conduct a prescribed study on the causes of deterioration of residential housing foundations in the areas of La Palma, Lakewood, and Cypress. Three hundred and fifty thousand dollars is appropriated from the Special Account for Capital Outlay to the Division of Mines and Geology to carry out the purposes of this measure.

**Status:** Chapter 1438, Statutes of 1988.

**SB 2799 (Davis): Enforcement of State Housing Law**

This measure permits the enforcement agency to issue an order, or notice, to repair a building that is being maintained in violation of the SHL, State Building Standards Code, or any regulations, if the violations are so extensive as to jeopardize the life, limb, health, and safety of the residents and public.

If the owner fails to correct the conditions, the enforcement agency may seek specified remedies from the court, including the imposition of specified penalties and prohibiting the owner from participating in specified state tax reductions and credits.

**Status:** Chapter 1567, Statutes of 1988.

## **RENT CONTROL**

Under existing law, in the absence of a state or local law to the contrary, rental rates for real property are established by contractual agreements. Currently, 80 communities have enacted some form of rent control--64 of these ordinances relate only to mobilehomes.

Those opposed to rent control argue that rent controls deter construction of new rental property, discourage investments, force landlords to allow their properties to deteriorate, subsidize moderate-income people, and interfere with the free market.

Those in favor of local control over rent control ordinances argue that each community is unique; local governments know best what is needed and works in their neighborhoods; rent control protects people on fixed incomes and low-income persons from being displaced due to rising rents based on speculation, low vacancy rates, or the desire for more profits.

This past session, the Committee addressed the issue of both commercial and residential rent control. The policy question in this dispute continues to revolve around the need and desire for economic growth and development, and the quality of life in the urban village. Bills relating to residential rent control remained with the Committee.

### **SB 692 (Keene): Prohibition of Commercial Rent Control**

Prohibits any public entity from enacting any measure constituting rent control on commercial property. Additionally, the bill prohibits the enforcement of any commercial rent control measure enacted on, before, or after January 1, 1988.

**Status:** Chapter 824, Statutes of 1987.

## COMMON INTEREST DEVELOPMENTS

The Davis-Stirling Common Interest Development Act of 1985 defines common interest developments (CID's), including community apartment projects, condominium projects, planned developments, and stock cooperatives.

### The Act:

- Made changes in the definitions of various common interest developments;
- Revised association voting requirements;
- Provided for assessment liens, late charges, and attorney fees;
- Provided standing to sue; and
- Made a judicial remedy for associations unable to function due to voting requirements imposed in the initial documents.

The Department of Real Estate (DRE), the government entity responsible for approving--with limited exceptions--the public report required before a common interest subdivision can be developed, estimates there are between 13,000 and 16,000 common interest associations. A majority of these associations are less than 10 years old.

In October 1987, the DRE published an independent study on Common Interest Homeowners' Associations which strongly recommends supplemental education for homeowners who buy into common interest developments. The report states that homeowners are surprised by the time required in managing the development and are often initially uncomfortable with collective decision making. "The collective fate of owners of units in CID's brings many pitfalls that the inexperienced consumer is unlikely to even know enough to ask."

One measure, AB 2482 (Hauser), would have created a homeowners' manual for current and potential residents in common interest developments. However, DRE opposed AB 2482 and now plans to develop its own manual to be distributed in late 1989.

The following are brief descriptions of the significant legislation heard by the Committee relating to common interest developments:

### **AB 279 (Frazee): Annual Fee Increases**

Increases from 10 percent to 20 percent the maximum annual assessment allowed without homeowner approval. Additionally, the measure limited the exceptions to the maximum allowable assessment to extraordinary expenses mandated by court order, expenses required because of a threat to personal safety, and expenses necessary to repair or maintain the common interest development that could not have been foreseen by the board in preparing the annual budget.

**Status:** Chapter 596, Statutes of 1987.

**AB 1180 (Eaves): Internal & External Telephone Wiring**

Grants the owner of a separate interest of a condominium reasonable access to common areas for maintaining the owner's internal and external telephone wiring, with the consent of the condominium association. This access is necessary because the Federal Communication Commission's decision to deregulate inside telephone wiring requires telephone customers to provide their own inside wiring maintenance.

**Status:** Chapter 357, Statutes of 1987.

**AB 1544 (McClintock): Repair & Maintenance of Common Areas**

Specifies that in a planned development, as defined, each owner of a separate interest is responsible for the repair and maintenance of that separate interest in regard to wood destroying pests or organisms, unless a majority of the members of the association decide the association shall be responsible and shall recover the costs through a special assessment. Additionally, the association may require any occupant to temporarily vacate his/her premises for pest treatment with not less than 15-days' notice and no more than 30-days' notice.

**Status:** Chapter 1151, Statutes of 1987.

**AB 2482 (Hauser): Common Interest Subdivision Booklet**

Requires the DRE in conjunction with the Department of Consumer Affairs to develop a booklet to inform owners and potential owners of separate interests in common interest developments of the rights, duties, and powers of the associations managing the developments and their relationships to individual owners.

**Status:** Failed passage, Senate Appropriations Committee.

**AB 2484 (Hauser): Common Interest Subdivisions Zoned Commercial & Industrial**

Excludes from certain requirements under the Davis-Sterling Common Interest Development Act land specifically zoned as a commercial and industrial common interest development.

**Status:** Chapter 123, Statutes of 1988.

**AB 3081 (Hauser): Local Building Standards**

Requires local governments/agencies to regulate and control the design and improvement of common interest developments.

**Status:** Chapter 1388, Statutes of 1988.

**AB 3875 (Bates): Exemptions for Public Report**

Revises the criteria under which a limited equity housing cooperative may be exempted from preparing a public report including:

- ° Reducing the percentage and base amount for public assistance to 50 percent or \$100,000 for a low-income housing project to qualify.
- ° Increasing from 10 to 20 percent the allowable development costs to come from a limited-equity mobilehome cooperative.
- ° Authorizing the local government to execute the regulatory agreement as long as the agreement meets standards set by HCD.

**Status:** Chapter 430, Statutes of 1988.

**AB 4426 (Ferguson): Distribution of Annual Financial Reports**

Authorizes the board of directors to distribute a summary of the financial statement in lieu of the statement, along with a notice indicating where a complete document may be obtained.

Additionally, the measure provides that except for a declaration that expressly states that it cannot be amended, a declaration that fails to include provisions permitting the amendment at all times during its existence may be amended at any time by the approval of more than 50 percent of the owners.

**Status:** Chapter 1409, Statutes of 1988.

## HOMELESS PROGRAMS

In 1985, HCD estimated there were 50,000 to 75,000 homeless persons in California. Today, HCD conservatively estimates there are over 100,000 homeless persons, though actual numbers may be twice as high. Accurate estimates are difficult; however, the 1990 census will include a section on homeless persons.

Although specific reasons for the increase in homelessness vary, significant contributing factors include: a substantial reduction in federal funds for housing assistance, the demolition or conversion for other uses of single-room occupancy hotels (SRO's), the deinstitutionalization of the mentally ill, and a general shortage of affordable housing for low-income persons.

The most significant increase in homelessness has been in single-parent families with children. Emergency shelter operators have estimated there are 10,000 to 30,000 children living in the streets. These numbers do not include runaways. The long-term social and economic costs to California for dealing with individuals that have never had permanent places to live will probably be substantial. Several of the bills listed below are specifically targeted toward homeless families with children.

California spends \$13 million in direct housing assistance to the homeless, \$7 million of which are federal funds. Additionally, California spends \$11 million on social services, such as counseling and public aid referrals.

HCD administers the Emergency Shelter Program (ESP), which provides grant moneys to local service providers that offer temporary emergency shelter to the homeless. In Fiscal Year 1988-89, HCD has proposed to allocate \$2 million in assistance. Grants may be used for the acquisition, and renovation or expansion of existing facilities, general maintenance costs, and limited administrative expenses. New construction is not an eligible activity under this program.

The November 1988 ballot contained two propositions on housing and homelessness:

- ° Proposition 84 - the Roberti Housing Homeless Bond Act authorizes the issuance of \$300 million in general obligation bonds for new construction and rehabilitation of affordable housing for persons and families of low and very low incomes. Twenty-five million is specifically earmarked for the ESP program.

Status: This proposition passed with 65 percent of the vote.

- ° Proposition 95 - the Homeless and Nutritional Assistance Act establishes a new government entity, the California Corporation, which is authorized to issue revenue bonds and raise money through penalties on health and safety code violations, including enforcement of the building codes and food preparation.

Status: This proposition failed with 45.2 percent of the vote.

The following are brief descriptions of significant legislation heard by the Committee relating to programs for the homeless:

**AB 1785 (Hauser): Homeless Children's Trust Fund**

Established a pilot project consisting of five counties to provide housing coordinators, employment and family counseling, and a security deposit guarantee program for homeless families with children.

**Status:** Failed passage, Assembly Floor.

**AB 1795 (M. Waters): Procedures for Awarding Funds from HCD**

Revises the grant award process for funds distributed from the Emergency Housing Assistance Fund, including: (a) prohibitions on participation from specified "interested parties" in the grant review process; (b) a requirement that funds are distributed on a fair geographic basis; and, (c) consideration to be given to applications from areas which have not received awards.

Additionally, the measure increases the amount of allowable grants for shelter operating expenses from 30 percent to 50 percent of the total amount of funds awarded from the Emergency Housing Assistance Fund.

**Status:** Chapter 888, Statutes of 1987.

**AB 2210 (M. Waters): Using Public Facilities as Emergency Shelters**

Authorizes the governing body of a political subdivision to declare a "Housing State of Emergency." The measure provides for the suspension of any state or local regulation prescribing standards for housing, including health and safety, to the extent such compliance would delay, prevent, or hinder the provision of emergency shelter in public facilities for the duration of the declared housing emergency.

**Status:** Chapter 1116, Statutes of 1987.

**AB 2479 (Hauser): Homeless Services Directory**

Required HCD to act as the clearing housing and to prepare a directory by county of available resources from public agencies and nonprofit groups which aid homeless persons in obtaining food, shelter, and other assistance.

**Status:** Vetoed by the Governor on September 14, 1987.

**SB 1364 (Rosenthal): Security Deposit Program**

Requires HCD to establish the Transitional Housing Rental Deposit Guarantee Demonstration Program within the ESP to provide grants and technical assistance to local entities providing emergency shelter.

The measure specifies that \$200,000 be made available from the Emergency Housing Assistance Fund for the purpose of carrying out this program.

**Status:** Chapter 1400, Statutes of 1987.



## **FARMWORKER HOUSING**

Although agriculture continues to be a driving force in California's economy, affordable safe and sanitary housing for the almost 334,000 farmworkers remains for all practical purposes nonexistent.

The housing problems of migrant workers are particularly acute during the peak growing seasons. Traditional employer-provided housing and State migrant centers have a maximum capacity of only 39,000 beds. This lack of affordable housing stock in rural areas has caused over 69 percent of the farmworkers who can find housing to spend over 25 percent of their incomes on shelter.

Farmworkers are often forced to crowd into dilapidated shelters or sleep in cars, caves, or orchards. Although the following programs have made inroads into the shortages of farmworker housing, illegal labor camps continue to proliferate in many rural counties.

HCD administers the Employee Housing Act which licenses private and employer-provided farmworker housing and the Office of Migrant Services which oversees the 26 migrant farmworker centers.

Additionally, HCD administers the Farmworker Housing Grant Program which provides up to 50-percent matching grants to local government agencies, nonprofit corporations, and cooperative housing corporations for the development costs of new and rehabilitated housing for agricultural employees. In Fiscal Year, 1987-88, HCD encumbered \$2.895 million for the provision of 226 units. This year's budget will allow for up to \$2.5 million in grants.

According to HCD, statutory authorization for the Farm Labor Housing Rehabilitation Loan Program sunsets on December 31st. Fiscal Year 1987-88 was the first year that the program was in effect. Approximately \$1.5 million could have been allocated under the program; however, HCD received only one qualified application for \$20,000. Last fiscal year's surplus was reappropriated and is available until December 31, 1988.

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

### **AB 2174 (Polanco): Emergency Shelter Vouchers for Migrant Farmworkers**

Authorized the awarding of funds to qualifying enforcement agencies for the purpose of issuing emergency rent vouchers to migrant farmworkers who have been found to be illegally housed in caves, cars, orchards, or extremely dilapidated structures.

**Status:** Died, JR 56.

### **AB 2531 (Jones): Rural Motel Rehabilitation Programs**

Expands the use of moneys from the Special User Housing Rehabilitation Program (SUHRP) to include residential structures previously used as motels.

This bill specifies that these awards will be targeted toward rehabilitation projects in rural counties.

**Status:** Chapter 1078, Statutes of 1987.

**SB 1243 (Vuich): Direct Payment of Farmworker Housing Grants**

Authorizes HCD to make grants from the Farmworker Housing Grant Fund directly to the farmworker for the rehabilitation of his/her home with the approval of the local public entity or nonprofit corporation.

**Status:** Chapter 1460, Statutes of 1987.

**SB 751 (L. Greene): Farmworker Housing Grants**

Extends the deadline for making grants to counties which were declared disaster areas after the February 1986 floods in Northern California for the rehabilitation of housing for agricultural employees and their families.

**Status:** Chapter 143, Statutes of 1987.

## **HOUSING: NATURAL DISASTER ASSISTANCE AND PREPAREDNESS**

According to a July 1988 report sponsored by the United States Geological Survey, there is a 50 to 60 percent probability that California will experience a major earthquake measuring 7.0 or greater on the Richter Scale along the San Andreas Fault in the next 30 years.

If this large quake were centered in a metropolitan area, it could cause up to \$60 billion in damage and kill 3,000 to 23,000 people according to a 1987 congressional report.

In 1986, the Seismic Safety Commission (SSC) prepared a Five Year Plan to prepare California by the turn of the century for a major quake. A key component of the earthquake preparedness plan requires cities and counties in Seismic Zone 4 to inventory all unreinforced masonry buildings in their jurisdictions and develop appropriate mitigation measures by January 1, 1992 (Chapter 250, Statutes of 1986).

Unreinforced masonry buildings are a particular hazard in earthquakes. The exterior walls have a propensity to dislodge from the structure in sheets and fall flat into the street. SSC estimates that there are 40,000 to 60,000 unreinforced masonry buildings in California.

In the 1983 Coalinga earthquake (measuring 6.7 on the Richter Scale), firefighters were blocked from moving their equipment through the center of town due to extensive rubble from fallen unreinforced masonry walls in the streets.

In the 1987 Whittier-Narrows earthquake, (measuring 5.9 on the Richter Scale), the most heavily damaged structures were the older unreinforced masonry commercial buildings. Fortunately, the Cities of Los Angeles and Monterey Park had previously enacted hazardous building ordinances, and damage to their strengthened buildings were minimal compared to jurisdictions which had no such ordinance or earthquake hazard mitigation programs.

For many private building owners, earthquake rehabilitation is a significant financial burden particularly since the required work may not actually increase the value of the properties. Owners of low-income, multifamily residential structures have been particularly reticent to participate in the rehabilitation programs. Assembly Speaker Willie Brown introduced a \$150 million general obligation bond measure to help finance the strengthening of residential units occupied by persons and families of low and moderate income (AB 2032, W. Brown; Chapter 29, Statutes of 1988).

### **First Extraordinary Session 1987 Legislation**

On November 9th, the Governor called for the First Extraordinary Session of 1987 to approve a package of bills designed to provide supplemental assistance to the victims of the October 1 earthquake in Los Angeles and Orange Counties. Approximately 10,000 buildings in the region were damaged, resulting in \$460 million in damage to public and private property.

Approximately 21,918 people requested temporary housing assistance. Six bills were passed totaling \$91.3 million in disaster relief. Two of the six measures dealt with residential structures:

**AB 6X (Calderon): Single-Family Earthquake Rehabilitation Loan Program**

Authorizes HCD to administer a special \$7.5 million deferred loan payment program for the rehabilitation of owner-occupied, single-family dwellings damaged by the October earthquakes in Los Angeles and Orange Counties, as specified. In general, individual loans may not exceed \$20,000; however, HCD is authorized to waive this requirement.

Additionally, the measure required the Mortgage Bond and Tax Credit Allocation Committee to give preference in allocating the 1988 Federal multifamily, low-income tax credits to applicants rehabilitating structures damaged by the October earthquakes.

**Status:** Chapter 2, Statutes of Extraordinary Session 1987.

**SB 1X (C. Green): Multifamily Earthquake Rehabilitation Loan Program**

Authorizes HCD to administer a \$7.5 million deferred loan payment program for the purposes of disaster relief for rental tenants and the rehabilitation of rental housing stock that was damaged by the earthquakes of October 1987.

**Status:** Chapter 4, Statutes of Extraordinary Session 1987.

**Regular Session Legislation**

The following are brief descriptions of significant legislation heard by the Committee relating to earthquake preparedness and disaster relief:

**AB 2032 (W. Brown): Earthquake Seismic Safety and Housing Rehabilitation Bond Act**

Enacts the California Earthquake Seismic Safety and Housing Rehabilitation Bond Act of 1988 to authorize \$150 million in general obligation bonds to be placed on the June 1988 statewide primary election ballot, known as Proposition 77.

The measure specifies that \$80 million is to be used for a new program to rehabilitate unreinforced masonry building in Seismic Zone 4. Seventy million dollars are to be used to provide loans for rehabilitation under HCD's existing Deferred Payment Rehabilitation Loan Program.

Proposition 77 passed with 56.4 percent of the vote on the June ballot. HCD anticipates beginning allocations from the bonds in the Spring of 1989.

**Status:** Chapter 27, Statutes of 1988.

**AB 2712 (Cortese): Loans for Unreinforced Masonry Building Inventories**

In December of 1987, the SSC reported only 9 of the required 350 cities and 1 of the 31 counties had adopted mitigation programs. Some jurisdictions refused to implement the program because the state failed to include initial funding for the program.

This measure authorized HCD to make interest-free loans to local governments for the purpose of complying with existing law regarding the establishment of a specified earthquake hazard mitigation program.

**Status:** Died, JR 51b3.

**AB 3207 (Tanner): Revisions to Special Session Earthquake Assistance**

Retains \$500,000, from an initial allocation of \$10 million, with the Department of Social Services (DSS) until October 1, 1988 when it shall be transferred to the Housing Rehabilitation Loan Fund. DSS requested an additional three months to complete the supplemental individual and family grants to victims of the October 1987 earthquakes.

**Status:** Chapter 285, Statutes of 1988.

**SB 2198 (C. Green): Clean-Up Whittier-Narrows Earthquake**

Authorizes the use of money in the Housing Rehabilitation Loan Fund, transferred to the fund for earthquake rehabilitation related repairs, to be used for any of the eligible activities under the single-family and multifamily earthquake rehabilitation loan programs.

Additionally, the measure makes technical changes in the operation of the multifamily, deferred payment program by eliminating the second and third priorities and clarifying that the limitations contained in SB 1x regarding establishing affordable rent levels are restricted to the special earthquake rehabilitation program.

**Status:** Chapter 1291, Statutes of 1988.

## **MOBILEHOMES**

Manufactured housing and mobilehomes are one of the best sources of affordable housing, especially for seniors and low- and moderate-income families. HCD estimates there are 450,000 mobilehomes housing approximately 800,000 people in California. Seniors make up approximately 72 percent of the park residents in California.

Legislation over the last ten years has shifted from considering mobilehomes as movable, temporary housing to treating manufactured housing as conventional real estate. These revisions in the Mobilehome Residency Law have allowed the purchaser of manufactured housing to use conventional financing and federal mortgage insurance, as well as gain the tax advantages of owning one's own home.

Additionally, the following federal, state, and local programs provide assistance to mobilehome park residents and potential residents:

- ° The California Housing Finance Agency offers financing at below-market interest rates.
- ° The California Department of Veterans Affairs provides loans at below-market interest rates.
- ° Local governments and public housing authorities may issue bonds to finance manufactured housing developments.
- ° HCD provides loans to low-income residents to finance the purchases and conversions of mobilehome parks.

Significant issues relating to mobilehomes and manufactured housing before the Committee this session included security deposits and residential zoning (see page 8 for details on zoning). Existing law provides that a homeowner may only be charged a fee for rent, utilities, and services rendered. Current law is silent on the park owner's authority to require a security deposit. AB 296 was sponsored by the park owners' association, and SB 585 was sponsored by the park residents.

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

### **Mobilehome Security Deposits**

#### **AB 296 (McClintock): Mobilehome Security Deposits**

Allows a mobilehome park owner to demand a security deposit before initial occupancy; however, the deposit may not exceed an amount equal to two-months' rent.

**Status:** Chapter 59, Statutes of 1988.

**SB 585 (McCorquodale): Utility Deposits**

Authorized mobilehome park management to impose and collect a utility deposit of not more than \$75. Additionally, prohibits mobilehome park management from imposing or collecting security deposits, except for tenants who have trailers that do not require special licenses to be transported on public roads, in which case security deposits shall not be more than two-months' rent.

**Status:** Failed, JR 62a.

**The Mobilehome Residency Law**

**AB 254 (Stirling): Mobilehome Residency Law**

Requires a copy of the Mobilehome Residency Act to be attached to a rental agreement and referenced within the rental agreement. The measure additionally requires mobilehome park management to provide all homeowners within the park with additional copies of the Mobilehome Residency Act prior to February 1 of each year if significant changes have been made in the previous year.

**Status:** Chapter 126, Statutes of 1987.

**AB 1527 (Longshore): Mobilehome Ombudsman**

Requires mobilehome park management to post a HCD-prepared sign listing the name, address, and telephone number of the ombudsman in a conspicuous place in the park.

The measure requires the ombudsman to refer alleged violations of law or regulations within HCD's jurisdiction to the Division of Codes and Standards for investigation and resolution.

**Status:** Chapter 333, Statutes of 1988.

**AB 3720 (Hauser): Judgement of Abandonment**

Specifies notice requirements under the Mobilehome Residency Law unless otherwise provided and makes various changes in obtaining a judgement of abandonment regarding an abandoned mobilehome including requiring the petition to be served by registered mail.

**Status:** Chapter 301, Statutes of 1988.

**AB 3948 (Grisham): Installation Permits**

Authorizes HCD, as well as the local enforcement agency, to issue a permit for the installation of a mobilehome, manufactured home, or commercial coach on a foundation system.

Additionally, the measure makes legislative findings regarding the necessity for consistent and uniform statewide regulations for special occupancy parks and makes various technical conforming changes to the Mobilehome Park Act toward this end.

**Status:** Chapter 799, Statutes of 1988.

**SB 94 (Craven): Political Forums**

Existing law provides that tenants may use the park clubhouse or recreation facilities within a park to hold social and educational forums. This measure clarifies that meetings or forums with public officials and candidates for public office are included in the definition of meeting for social or educational purposes.

**Status:** Chapter 33, Statutes of 1987.

**Mobilehome Sales and Escrows**

**AB 1114 (Bradley): Mobilehome Sales within a Park**

Provides that park management may be held liable for all damages incurred by the seller if approval of a purchase is withheld for any reason other than those stated specifically in statute. The measure additionally adds the unauthorized showing or listing of a mobilehome for sale by management to the list of unlawful acts.

**Status:** Chapter 830, Statutes of 1987.

**AB 1874 (Ferguson): Mobilehome Registration**

Makes various revisions in procedures and requirements for reporting the sale to HCD, and adds leases with the option to buy, and units rented as transactions to be reported with fees paid. The measure additionally revises the registration fees and penalties for failure to register specified manufactured housing.

**Status:** Chapter 765, Statutes of 1987.



**AB 2109 (Lewis): Department of Housing Omnibus Bill**

Requires a dealer to deposit in escrow the current title, appropriately executed, to reflect the release of all ownership interests in the mobilehome or manufactured home being sold. Re-registration is required after the deletion or addition of a registered owner or junior lienholder.

Additionally, the measure:

- ° Provides procedures for repossession and sale of a mobilehome, manufactured home, floating home, or truck camper.
- ° Authorizes HCD to use third-party inspectors to perform inspections of factory-built housing.

**Status:** Chapter 891, Statutes of 1987.

**AB 2481 (Hauser): Tax Clearance Certificates & Escrow Accounts**

Restricts the management documents of a real estate development from excluding the use of structures partially or fully constructed in an off-site facility or factory. This provision applies to covenants, conditions, and restrictions (CC&R's) adopted on or after the effective date of this measure.

**Status:** Chapter 1339, Statutes of 1987.

**AB 3353 (Bader): Dealer Warranties**

Requires manufacturers and dealers to provide warranty service to correct all substantial defects within 90 days upon receiving the buyer's written notice; authorizes HCD to establish additional enforcement and disciplinary systems for certain violations; and deletes the requirement that, as a condition of licensure, a dealer must have a display area.

**Status:** Chapter 793, Statutes of 1988.

**AB 3506 (Bradley): Sale of Mobilehomes within Park**

Provides that the management of a mobilehome park may not prohibit a homeowner, or his agent, from selling or listing a used mobilehome nor require the homeowner to authorize the management to act as the agent in the sale as a condition of approval of the buyer for residency in the park.

**Status:** Chapter 1033, Statutes of 1988.

**AB 3776 (Hauser): Mobilehome Recovery Fund**

Makes the following revisions to the Mobilehome Recovery Fund:

- ° Adds manufactured homes to the homes covered by the Mobilehome Recovery Fund.

- ° Adds registered owners of mobilehomes and manufactured homes who sell their homes as eligible claimants.
- ° Adds the purchasers of mobilehomes or manufactured homes to the list of persons against whom judgements rendered will be paid by the fund.
- ° Removes the requirement that claimants have obtained judgements in any cases where bankruptcy proceedings have commenced.
- ° Removes the distinction between new and used manufactured homes and mobilehomes and sets the maximum amount for any claimant at \$40,000.

**Status:** Chapter 1285, Statutes of 1988.

**AB 3938 (Jones): Registration of Mobilehome**

Provides that the registration of a manufactured home, mobilehome, or commercial coach is due 20 days after entry into California and delinquent 40 days after entry.

**Status:** Chapter 383, Statutes of 1988.

**SB 638 (McCorquodale): Smoke Detectors**

Eliminates the requirements that all commercial coaches sold after January 1, 1986 have operable smoke detectors on the dates the titles are transferred.

**Status:** Chapter 52, Statutes of 1988.

**SB 1934 (Craven): Documentation of Personal Income**

Prohibits the management from requiring the prospective purchaser of a mobilehome remaining in the park to submit copies of personal income tax returns. However, management may require the prospective purchaser to document the amount and source of his/her monthly income or means of support.

**Status:** Chapter 522, Statutes of 1988.

**SB 2064 (Craven): Mobilehome Recovery Fund**

Makes various revisions in the Mobilehome Recovery Fund, including:

- ° Increasing the maximum claim amount for sales transactions from \$20,000 to \$40,000.
- ° Defining actual and direct loss to include court costs and reasonable attorney fees not to exceed 15 percent of the judgement or administrative determination.

- Requiring that a bankruptcy claim be filed with HCD within one year from the termination of the bankruptcy proceedings, or the effective date of HCD's determination, whichever is later.

Status: Chapter 1289, Statutes of 1988.

**SB 2230 (Craven): Mobilehome Sales within a Park**

Prohibits management from:

- Preventing the listing or sale of a manufactured home or mobilehome in the park by the homeowner or or his or her agent.
- Requiring the selling homeowner to authorize the management to act as a sales agent as a condition of management approval of the prospective homeowner's residency in the park.
- Charging the prospective homeowner, upon purchase of a mobilehome, a fee as a condition for approval.
- Charging a fee for an interview of a prospective homeowner.

Status: Chapter 498, Statutes of 1988.

**Mobilehome Park Conversions**

**AB 1248 (Lewis): Mobilehome Park Purchase**

Revises the collateral criteria used by HCD in qualifying low-income residents for loans from the Mobilehome Park Purchase Fund. Current law limits the amount of the individual loan to 90 percent of the resident's interest in the mobilehome space. This measure allows the resident to use other types of collateral in securing the loan.

Status: Chapter 93, Statutes of 1987.

**AB 2852 (Clute): Impact Reports**

Extends until January 1, 1994 the requirements regarding the preparation and distribution of an impact report when a mobilehome park is being converted to another use. The measure authorizes the city or county to impose fees to defray costs of implementing these requirements.

Status: Chapter 910, Statutes of 1988.

**AB 3085 (Cortese): Impact Reports by Local Governments**

Requires a local government agency to prepare and distribute the same impact report that is required of a private owner who is proposing to

convert a mobilehome park to another use if the closure, cessation, or change in use is the result of a decision by a local governmental entity or planning agency.

**Status:** Chapter 171, Statutes of 1988.

**AB 3480 (Filante): Mobilehome Park Demonstration Program**

Authorizes the use of moneys from Special User Housing Rehabilitation Programs for rehabilitation projects in mobilehome parks with lower income residents, including the cost of flood control improvements required by a local ordinance.

**Status:** Chapter 1174, Statutes of 1988.

**SB 98 (Craven): Mobilehome Park Purchase Fund Report**

This measure specifically provides that mobilehome park residents who form a homeowners association for the purpose of purchasing their park may file for nonprofit corporate status under California tax law. Additionally, the measure:

- ° Revises the beginning date for HCD's statutory required evaluation of the Mobilehome Park Purchase Fund to January 1, 1988 and requires a final report to be transmitted to the Legislature by January 1, 1989. These dates are six months earlier than the prior provision.
- ° Extends the sunset date for two years to January 1, 1990.

**Status:** Chapter 399, Statutes of 1987.

**SB 298 (Craven): New Nonprofit Mobilehome Parks**

Extends the sunset five years to January 1, 1994 on provisions that exclude from property tax reassessment the transfer of a mobilehome park to a nonprofit corporation or stock cooperative corporation.

**Status:** Chapter 1344, Statutes of 1987.

**SB 525 (Craven): Funds for Mobilehome Park Purchase Fund (MPPF)**

Appropriates \$1 million from the Mobilehome-Manufactured Home Revolving Fund to the MPPF to provide loans to park residents for the purchase of mobilehome parks.

**Status:** Chapter 328, Statutes of 1988.

**SB 2192 (Craven): Repeals Sunset on Mobilehome Park Purchase Fund**

Repeals the sunset on the MPPF, deletes the report HCD was required to prepare for the Legislature on the use of the Fund's proceeds by January 1, 1989, and re-enacts HCD's authority to impose and collect a \$5 fee on specified mobilehomes.

Additionally, this measure clarifies that beginning in 1989, once an owner of a mobilehome located on his/her private land has established eligibility for an exemption on the \$5 fee, the exemption is valid for subsequent years unless HCD receives information that the owner is no longer eligible.

**Status:** Chapter 734, Statutes of 1988.

**Mobilehome Construction Regulations**

**AB 1387 (Lewis): Construction Regulations in Special Commercial Coaches**

Authorizes HCD to adopt and enforce construction standards and regulations for commercial coaches, specifying model construction codes as the standards to be adopted, and if used for permanent buildings, applies these standards to special purpose commercial coaches.

**Status:** Chapter 707, Statutes of 1987.

**AB 2483 (Hauser): Mobilehome Hot Water Heaters**

Authorizes the regulated use of non-mobilehome hot water heaters. Additionally, the measure requires a warning label on the replacement water heater stating it is approved for either natural gas or liquified petroleum gas.

**Status:** Chapter 619, Statutes of 1987.

**AB 3671 (Clute): Third Party Inspections**

Authorizes HCD to delegate the analyzing of plans, designs, specification and engineering calculations supporting design concepts to third-party, nongovernmental entities. HCD had previously been authorized to use

third-party inspectors for in-plant inspections of manufactured homes for compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

**Status:** Chapter 1178, Statutes of 1988.

**SB 1032 (Craven): Mobilehome Park Inspections**

Created a supplementary funding source for mobilehome park inspections by revising the "per lot" fee charged by HCD for mobilehome park operating permits from \$2 to \$4 per lot. Additionally, the measure imposes a separate fee upon recreational parks of \$25 annually and an additional \$2 per lot or \$2 per camping party at full capacity.

**Status:** Failed, JR 51b3.

**Dealer Licensure**

**AB 2480 (Hauser): Continuing Education**

Retains the continuing education requirements for a license renewal for a mobilehome dealer and salesperson to 24 hours for the first renewal period, and decreases the second renewal period requirement to 12 hours and subsequent license renewals to 6 hours of continuing education.

**Status:** Chapter 1077, Statutes of 1987.

**AB 4363 (Costa): Dealer Licensure**

Revises the requirements which must be met for licensure as a mobilehome, manufactured home, and commercial coach dealer to include meeting specified preliminary education requirements for the salesperson's license, and holding a valid salesperson's license for at least two years within the last five years. The measure lists eight life/professional experience categories which may be substituted for the salesperson's license requirement.

**Status:** Chapter 1127, Statutes of 1988.

**SB 1918 (Petrís): Renewals**

Permits an expired occupational license to be reinstated under certain specified conditions, including requiring that the application is made within 60 days of expiration. The reinstatement fee is the amount of the renewal fee, plus an amount equal to 50 percent of the renewal fee.

**Status:** Chapter 373, Statutes of 1988.

## APPENDIX A

Prepared by the Assembly Housing and Community Development Committee

### STATE HOUSING PROGRAMS

#### Deferred Payment Rehabilitation Loan Program (DPRLP):

Offers three-percent loans to local public entities for low- and moderate-income owners and one-to-four unit properties. Loans are to be repaid within five years or upon sale or transfer of the property. Loans may be extended for additional five-year periods in certain hardship cases. However, elderly owner/occupants do not have the five-year repayment requirement.

Funding 1987-88:	\$5.841 million (Shared with SUHRP)
Funding 1988-89:	\$3.558 million (Shared with SUHRP)
Proposition 77 Bond Money:	\$150 million (Will be allocated over a three-year period; \$80 million for seismic rehabilitation, \$70 million for general rehabilitation.)

Application Process: Request For Proposal (RFP)

#### Special User Housing Rehabilitation Program (SUHRP):

Offers variable interest loans for terms up to 30 years to local public entities for the acquisition and/or rehabilitation of specified rental housing for very low-income elderly or handicapped persons, including group homes for the handicapped and residential hotels. Payment of principal is deferred for the full term with a maximum interest of three percent being paid annually into the Housing Rehabilitation Loan Fund. However, interest may be waived if it is necessary to preserve affordable rents.

Funding 1987-88:	\$5.841 million (Shared with DPRLP)
Funding 1988-89:	\$3.558 million (Shared with DPRLP)
Proposition 84 Bond Money:	\$25 million (Residential hotels)

Application Process: RFP

Note: The Department of Housing is in the process of merging the DPRLP and SUHRP. All bond proceeds shall be distributed through an over the counter application process beginning in the late spring.

#### Rural and Urban Predevelopment Loan Programs (RPLP and UPLP):

Offers a maximum loan of seven percent for three years to nonprofit corporations and local public entities to cover predevelopment expenses incurred in securing the long-term financing for the production or rehabilitation of housing affordable to low-income persons and families. Loan moneys may be used for the purchase of land or land options, payment of advance fees for architectural engineering, and legal services.

##### RPLP

Funding 1987-88:	\$2.090 million
Funding 1988-89:	\$2.000 million
Proposition 84 Bond Money:	None

Application Process: Over the Counter



#### UPLP

Funding 1987-88: \$3.194 million  
Funding 1988-89: \$1.417 million  
Proposition 84 Bond Money: None

Application Process: Over the Counter

Note: An additional \$5 million will be allocated this fiscal year. The Department of Housing and Community Development has not determined the exact split between the UPLP and the RPLP.

#### Rental Housing Construction Program (RHCP):

Offers zero-interest, deferred payment loans for a maximum term of 30 years to private, nonprofits or public agency sponsors to stimulate the production of affordable rental housing through direct financing of rental construction, the provisions of rent subsidies for specified rental construction, and the California Housing Finance Agency set-aside. This program has an extensive list of limitations on the type of units to be constructed.

Funding 1987-88: \$4.16 million (Annuity payments)  
Funding 1988-89: \$2.55 million (Annuity payments)  
Proposition 84 Bond Money: \$200 million

Application Process: RFP

#### Self-Help Housing Construction Program (SHHCP):

Offers technical assistance grants to nonprofit corporations and local governments to cover the cost of administrative and support services they provide in operating a local low- and moderate-income, self-help housing program. Technical assistance may include training and supervision of self-helpers, loan packaging and loan counseling, and associated office costs. Twenty percent of program moneys are targeted toward rural areas.

Funding 1987-88: \$2.511 million  
Funding 1988-89: \$2.430 million  
Proposition 84 Bond Money: None

Application Process: Over the Counter

#### Emergency Housing & Assistance Program (EHAP):

Makes grants to local governments and nonprofit agencies for the purchase, lease, renovation, repair or operation of emergency shelters for homeless persons. No more than 50 percent of the total fund may be allocated to cover operating expenses of grant recipients.

Funding 1987-88: \$4 million  
Funding 1988-89: \$2 million

Proposition 84 Bond Money: \$25 million

Application Process: RFP

## APPENDIX B

### COMPLETE LISTING OF 1987-88 LEGISLATION BY TOPIC

#### BUILDING STANDARDS

AB 505	Cortese	Residential security devices	Died, JR 56
AB 1348	Floyd	Substandard buildings	Dropped
AB 1852	Wyman	Building standards	Died, JR 56
AB 2295	Killea	Security Devices: res. construction; tax credits	Died, JR 56
AB 2694	Allen	Residential house foundations	Failed Passage, JR 62a
AB 3130	Harris	Substandard buildings: abatement of nuisances	Died on Senate Floor
AB 3499	Mountjoy	Moneys collected by local agencies from enforcement of building codes	Failed Passage, JR 62a
AB 4157	Killea	Carbon monoxide detectors	Failed Passage, JR 62a
AB 4340	Zeltner	Housing: concrete slab foundations	Dropped
SB 586	Ellis	State Housing Law: minimum floor area	Chapter 208, Statutes of 1987
SB 671	Vuich	Building Codes	Vetoed
SB 2016	C. Green	Residential housing foundation	Chapter 1438, Statutes of 1988
SB 2684	Marks	Housing: city property	Vetoed
SB 2799	Davis	State Housing Law: enforcement	Chapter 1567, Statutes of 1988

#### HOMELESS

AB 1785	Hauser	Aid to homeless families	Failed Passage on Assembly Floor
AB 1795	M. Waters	Homeless: administrative money	Chapter 888, Statutes of 1987
AB 2210	M. Waters	Emergency shelter: public facilities	Chapter 1116, Statutes of 1987
AB 2479	Hauser	Statewide homeless services booklet	Vetoed
AB 2515	M. Waters	Grants for homeless shelters	Dropped
AB 2747	M. Waters	Emergency shelter: public facilities	Chapter 748, Statutes of 1988
AB 3651	Friedman	Homeless persons	Failed Passage, JR 62a
AB 4117	Hayden	Homeless persons	Failed Passage, JR 62a
AB 4119	Hayden	Security deposit assistance	Dropped
AB 4486	Stirling	Homeless persons: San Diego model project	Vetoed
SB 753	L. Greene	Transitional Housing Programs	Chapter 77, Statutes of 1988
SB 1364	Rosenthal	Homeless persons: rental security deposits	Chapter 1400, Statutes of 1987
SB 1505	Marks	Housing for homeless families with children	Died on Assembly Floor

### HOUSING DISCRIMINATION

AB	411	Frazee	Personal rights: senior housing	Died, JR 56
AB	1167	Bradley	Discrimination: employment & housing	Chapter 605, Statutes of 1987
AB	2257	Ferguson	Housing	Died, JR 56
AB	2261	Ferguson	Housing: adults only	Died, JR 56
AB	2587	Wright	Age limits	Died, JR 56
AB	2703	Floyd	Housing discrimination	Failed Passage, JR 62a
AB	2939	Quackenbush	Senior Citizen housing: dwelling units	Dropped
AB	3989	Frazee	Personal rights: senior housing	Failed passage, JR 62a
SB	1167	Marks	Pets	Chapter 1089, Statutes of 1987

### HOUSING, DISASTER ASSISTANCE AND PREPAREDNESS

AB	X6	Calderon	Single-family earthquake rehabilitation loans	Chapter 1, Statutes of 1987 Ex. Session
AB	2032	W. Brown	Earthquake Rehabilitation Bond Act	Chapter 27, Statutes of 1988
AB	2712	Cortese	Building earthquake safety: loans	Dropped
AB	2792	W. Brown	Earthquakes	Language in AB 2032
AB	3207	Tanner	Disaster relief: individual and family grant assistance	Chapter 285, Statutes of 1988
AB	4249	Allen	Natural Disaster Assistance	Dropped
AB	4307	Peace	Disaster relief: Imperial County earthquake	Dropped
AB	4520	Cortese	Earthquake residential preparedness	Dropped
AB	4688	Felando	Disaster relief: Redondo Beach storms	Died on Assembly Floor
SB	X1	C. Green	Multifamily earthquake rehabilitation loans	Chapter 4, Statutes of 1987 Ex. Session
SB	2198	C. Green	Disaster relief: Whittier-Narrows earthquake	Chapter 1291, Statutes of 1988

### HOUSING FINANCE

#### Existing HCD Programs

AB	323	Moore	State housing funds and specific plans	Died, JR 56
AB	2476	Hauser	California Statewide Housing Plan	Vetoed
AB	2478	Hauser	Development Block Grants	Died, JR 56
AB	2531	Jones	Housing: residential hotel rehabilitation	Chapter 1087, Statutes of 1987
AB	3107	Moore	Dept. of Housing and Community Development: financing activities	Dropped
AB	3243	Campbell	Highways: surplus property	Chapter 1612, Statutes of 1988

AB	3394	Chandler	Small cities community development block grants	Dropped
AB	3482	Filante	Senior Citizens' Shared Housing Program	Chapter 1566, Statutes of 1988
AB	3727	Hauser	Century Freeway Housing Program	Dropped
AB	3821	Bader	Relocation Assistance	Failed Passage, JR 62a
AB	4624	Grisham	Housing programs	Died on Assembly Floor
SB	1692	Roberti	Housing	Chapter 30, Statutes of 1988
SB	2154	Petris	CA Housing Trust Fund	Chapter 1570, Statutes of 1988
SB	2800	Rogers	Housing	Died on Assembly Floor
SB	2826	L. Greene	Housing programs: administrative costs	Died on Senate Floor
SB	2860	Royce	Surplus land	Chapter 475, Statutes of 1988

#### New Programs

AB	2555	Harris	Housing & Economic Development	Died, JR 56
AB	3706	Hauser	Residential utility bills	Died on Assembly Floor
AB	3715	Hauser	Residential hotel programs:	Died on Assembly Floor
AB	4625	La Follette	Rental housing	Chapter 1563, Statutes of 1988
SB	113	L. Greene	Low income housing tax credits	Chapter 658, Statutes of 1987
SB	1268	Petris	Housing & Economic Development Subvention Program	Died on Assembly Floor
SB	1297	Petris	California housing partnership	Chapter 1355, Statutes of 1987
SB	1473	Petris	Landlord and tenant: termination of government assistance	Chapter 1383, Statutes of 1987
SB	1527	Roberti	Family Housing Demonstration Program	Dropped
SB	1556	Petris	Housing	Chapter 1492, Statutes of 1987
SB	2007	Petris	Housing inventory	Died on Assembly Floor
SB	2117	L. Greene	Loans to nonprofit organizations for housing: local revenue bonds	Chapter 1610, Statutes of 1988
SB	2602	Garamendi	Housing project development assistance	Died on Assembly Floor

#### Bonds

AB	1524	Mountjoy	Lower, middle, and moderate income housing	Failed Passage, JR 62a
AB	2475	Hauser	Housing Finance	Chapter 366, Statutes of 1987
AB	2477	Hauser	Housing revenue bonds: reporting	Chapter 618, Statutes of 1987
AB	2485	Hauser	Lower income households: multifamily rental housing	Failed Passage, JR 56

AB	3285	Moore	Bonds for rental housing: reports on compliance with targeting requirements	Chapter 1611, Statutes of 1988
AB	4562	Polanco	Finance Bonds	Dropped
SB	114	L. Greene	California Debt Limit Allocation Committee	Chapter 943, Statutes of 1987
SB	499	L. Greene	Housing: revenue bonds	Chapter 1377, Statutes of 1987
SB	1069	Beverly	California Housing Finance Agency	Chapter 1034, Statutes of 1987
SB	1229	Beverly	California Housing Finance Agency	Chapter 904, Statutes of 1987
SB	1693	Roberti	Housing Bond Act of 1988	Chapter 48, Statutes of 1988
SB	2117	L. Greene	Local revenue bonds	Chapter 1610, Statutes of 1988
SB	2271	L. Greene	CA Housing Finance Agency: Fiscal matters	Chapter 829, Statutes of 1988

Property Inspections

AB	3059	Areias	Structural Pest Control	Dropped
AB	3773	Hauser	Real property: subdivision lands	Chapter 274, Statutes of 1988
AB	3969	Hauser	Property Inspections	Chapter 1491, Statutes of 1988
AB	4274	Bane	Structural pest control	Chapter 1184, Statutes of 1988
SB	2610	Montoya	Structural pest control reports	Dropped

HOUSING, LAND USE PLANNING

AB	658	Lewis	Subdivisions: conditions for approval	Chapter 193, Statutes of 1987
AB	2486	Hauser	Local requirements for housing	Chapter 97, Statutes of 1988
AB	2586	Wright	Housing: density bonus - land use planning	Died, JR 56
AB	3572	Costa	Housing: security assistance programs: land use regulation	Chapter 1308, Statutes of 1988
AB	3603	N. Waters	Planning: local share of regional housing needs	Dropped
AB	4099	Hauser	Evidentiary presumptions: building restrictions	Chapter 541, Statutes of 1988
AB	4278	Bronzan	Density and related bonuses	Failed Passage, JR 62a
AB	4367	Hauser	Housing	Died on Assembly Floor
AB	4465	Duplissea	Groundwater pollution:	Reref. Assem. Local Gov.
AB	4483	Roybal-Allard	Density & related bonuses--land use planning	Dropped
SB	956	Seymour	Housing programs	Dropped
SB	2072	Bergeson	Counties and cities: general plan housing element	Failed Passage, JR 62a

SB	2258	C. Green	Real estate	Chapter 1293, Statutes of 1988
SB	2741	Kopp	Manufactured homes: planning and dev. regulations	Chapter 1572, Statutes of 1988
SB	2795	Ellis	Building permits	Died on Senate Floor
SB	2827	L. Greene	Zoning for manufactured homes	Chapter 1571, Statutes of 1988
SB	2895	Roberti	Housing: growth control measures	Chapter 1423, Statutes of 1988

#### HOUSING, MIGRANT FARMWORKERS

AB	2174	Polanco	Migrant farmworkers	Died, JR 56
AB	2531	Jones	Housing: residential hotel rehabilitation	Chapter 1078, Statutes of 1987
AB	3865	Frazee	Farmworker housing in San Diego County	Dropped
AB	4113	Bradley	Employee housing: labor camps: community housing	Chapter 292, Statutes of 1988
AB	4241	Bradley	Farm Labor Housing Rehabilitation Loan Program	Dropped
SB	751	L. Greene	Farmworker housing grants: disaster areas	Chapter 143, Statutes of 1987
SB	1243	Vuich	Farmworker housing grants	Chapter 1460, Statutes of 1987

#### MOBILEHOMES

##### Mobilehome Security Deposits

AB	296	McClintock	Mobilehomes	Chapter 59, Statutes of 1988
SB	585	McCorquodale	Mobilehome parks: fees and utility deposits	Failed Passage, JR 62a

##### Mobilehome Residency Law

AB	30	Ferguson	Mobilehome Residency Law	Died, JR 56
AB	254	Stirling	Mobilehomes	Chapter 126, Statutes of 1987
AB	1339	Ferguson	Mobilehome residency law: notice of offer to sell park	Died, JR 56
AB	1434	Clute	Mobilehomes	Died, JR 56
AB	1527	Longshore	Mobilehomes: ombudsman	Chapter 333, Statutes of 1988
AB	3502	Bradley	Mobilehomes	Dropped
AB	3561	Clute	Mobilehomes	Failed Passage, JR 62a
AB	3720	Hauser	Mobilehomes	Chapter 301, Statutes of 1988
AB	3948	Grisham	Mobilehomes	Chapter 799, Statutes of 1988
AB	4677	Bronzan	Mobilehome parks: enforcement of laws	Died on Assembly Floor

SB	94	Craven	Mobilehomes: tenant meetings	Chapter 33, Statutes of 1987
SB	1886	Craven	Mobilehome Residency Law: rental agreements	Failed Passage, JR 62a

Mobilehome Sales and Escrows

AB	314	Lancaster	Mobilehomes	Died, JR 56
AB	1114	Bradley	Mobilehomes sellers	Chapter 830, Statutes of 1987
AB	1448	Stirling	Mobilehomes	Died, JR 56
AB	1874	Ferguson	Mobilehomes	Chapter 765, Statutes of 1987
AB	2109	Lewis	Dept. of Housing & Community Development sales	Chapter 891, Statutes of 1987
AB	2481	Hauser	Housing: manufactured housing and mobilehome	Chapter 1339, Statutes of 1987
AB	3353	Bader	Manufactured structures	Chapter 793, Statutes of 1988
AB	3506	Bradley	Mobilehome sales	Chapter 1033, Statutes of 1988
AB	3776	Hauser	Mobilehome Recovery Fund	Chapter 1285, Statutes of 1988
AB	3938	Jones	Manufactured structures	Chapter 383, Statutes of 1988
AB	3996	Frazee	Manufactured Homes	Dropped
SB	638	McCorquodale	Housing: manufactured homes: mobilehomes	Chapter 52, Statutes of 1988
SB	1934	Craven	Mobilehome Residency Law	Chapter 522, Statutes of 1988
SB	2064	Craven	Mobilehome recovery fund	Chapter 1289, Statutes of 1988
SB	2230	Craven	Mobilehomes	Chapter 498, Statutes of 1988

Mobilehome Park Conversions

AB	1248	Lewis	Mobilehome Park Purchase Fund	Chapter 93, Statutes of 1987
AB	2155	Clute	Mobilehomes licenses	Died, JR 56
AB	2852	Clute	Mobilehome park conversions	Chapter 910, Statutes of 1988
AB	3085	Cortese	Mobilehome parks: closure	Chapter 171, Statutes of 1988
AB	3480	Filante	Deferred payment rehabilitation loans: mobilehome park demonstration project	Chapter 1174, Statutes of 1988
AB	3559	Clute	Mobilehomes	Failed Passage, JR 62a
AB	3769	O'Connell	Mobilehome park conversion	Failed Passage, JR 62a
AB	4069	Clute	Mobilehome parks: tenant purchases	Chapter 327, Statutes of 1988
SB	98	Craven	Mobilehome park purchase fund	Chapter 399, Statutes of 1987
SB	298	Craven	Mobilehome sales	Chapter 1344, Statutes of 1987
SB	525	Craven	Mobilehome park purchases: loans	Chapter 328, Statutes of 1988
SB	2192	Craven	Mobilehome park purchases	Chapter 734, Statutes of 1988

SCR 27 Craven Manufactured homes: financing Chapter 60, Statutes of 1987

Mobilehome Construction Regulations

AB 994	Zeltner	Mobilehomes and manufactured housing: standards	Failed Passage, JR 62a
AB 1387	Longshore	Mobilehomes: ombudsman	Chapter 707, Statutes of 1987
AB 2483	Hauser	Housing: manufactured homes: mobilehomes	Chapter 619, Statutes of 1987
AB 3671	Clute	Manufactured structures	Chapter 1178, Statutes of 1988
AB 4580	Moore	Mobilehomes: seismic bracing	Dropped
AJR 71	Leslie	Mobilehome parks: proposed federal site-elevation requirements	Res. Chapter 117, Statutes of 1988
SB 1032	Craven	Mobilehome parks: fees	Dropped

Mobilehome Dealer Licensure

AB 2480	Hauser	Mobilehomes: manufactured housing: licenses	Chapter 1077, Statutes of 1987
AB 3311	Clute	Mobilehome licenses	Dropped
AB 4363	Costa	Mobilehome dealers' licenses: education and experience requirements	Chapter 1127, Statutes of 1988
SB 1918	Petris	Mobilehomes	Chapter 373, Statutes of 1988

REDEVELOPMENT

AB 466	Polanco	Redevelopment: low and moderate income housing obligations	Chapter 324, Statutes of 1987
AB 916	Grisham	Redevelopment: project area committees	Failed Passage, JR 56
AB 1314	Polanco	Redevelopment plans: public hearings	Died, JR 56
AB 1315	Polanco	Redevelopment: Monterey Hills	Chapter 1599, Statutes of 1988
AB 1374	Cortese	Redevelopment statement of indebtedness	Dropped
AB 1735	Isenberg	Redevelopment: replacement housing	Chapter 111, Statutes of 1987
AB 2177	Polanco	Redevelopment: use of tax increment for housing	Died, JR 56
AB 2178	Polanco	Redevelopment agencies: revenue bond financing	Died, JR 56
AB 2179	Polanco	Redevelopment: disposal of property acquired with tax increment	Chapter 985, Statutes of 1987
AB 2180	Polanco	Redevelopment: housing	Died, JR 56
AB 2181	Polanco	Redevelopment agencies: property acquisition	Died, JR 56
AB 2182	Polanco	Redevelopment agencies: bond repurchases	Chapter 365, Statutes of 1987



AB	3328	Hannigan	Redevelopment: financial deterrent	Dropped
AB	3358	Roos	Redevelopment: child care facilities	Vetoed
AB	3569	Polanco	Redevelopment in lieu payments to taxing agencies: bonds	Vetoed
AB	3711	Polanco	Redevelopment agencies: housing obligations	Dropped
AB	4138	Polanco	Redevelopment: notice requirements	Chapter 1401, Statutes of 1988
AB	4139	Polanco	Redevelopment	Dropped
AB	4146	Polanco	Redevelopment: state loans	Rereferred F&I
AB	4235	Isenberg	Housing: cities, counties, and redevelopment agencies	Chapter 1604, Statutes of 1988
AB	4281	Cortese	Alternative redevelopment: development districts	Sen L.G., Interim Study
AB	4566	Ferguson	Redevelopment agencies: housing obligations	Chapter 1565, Statutes of 1988
AB	4567	Ferguson	Redevelopment: allocations for housing	Chapter 1564, Statutes of 1988
AB	4687	Moore	Redevelopment: sale of commercial property	Died on Assembly Floor
SB	444	Bergeson	Redevelopment project area	Chapter 403, Statutes of 1987
SB	481	Russell	Redevelopment: Pasadena	Chapter 1010, 1087
SB	851	McCorquodale	Redevelopment: tax-sharing agreements	Chapter 622, Statutes of 1987
SB	1017	Dolittle	Redevelopment projects: Folsom	Chapter 802, Statutes of 1987
SB	1719	Presley	Indian Wells Redevelopment Agency: housing development outside city	Vetoed
SB	2520	Mello	Artists' joint living and work space	Vetoed
SB	2706	Alquist	Redevelopment: Loss of small businesses	Died on Senate Floor
SB	2740	Kopp	Redevelopment: tax-increment financing	Chapter 1510, Statutes of 1988

#### RENT CONTROL

AB	1020	Costa	Nonresidential rent control	Dropped
AB	1270	Agnos	Residential rent control	Died, JR 56
AB	2082	Hayden	Residential rent control	Dropped
AB	2260	Ferguson	Rent Control	Failed Passage, JR 62a
AB	4429	Ferguson	State Housing assistance: rent control	Failed Passage, JR 62a
AB	4574	Costa	Commercial rent controls	Dropped
SB	692	Keene	Nonresidential rent control	Chapter 824, Statutes of 1987

#### COMMON INTEREST SUBDIVISIONS

AB	279	Frazee	Common interest subdivisions	Chapter 596, Statutes of 1987
AB	1180	Eaves	Common interest subdivisions	Chapter 357, Statutes of 1987

AB 1544	McClintock	Common interest subdivisions	Chapter 1151, Statutes of 1987
AB 2482	Hauser	Common interest developments: informational booklet	Dropped
AB 2484	Hauser	Common interest developments: exclusion of developments zoned industrial or commercial	Chapter 123, Statutes of 1988
AB 3081	Hauser	Common interest developments	Chapter 1388, Statutes of 1988
AB 3875	Bates	Limited equity housing cooperatives: subdivision public reports	Chapter 430, Statutes of 1988
AB 4426	Ferguson	Common interest developments	Chapter 1409, Statutes of 1988