

1989

1989 Housing Update

Assembly Committee on Housing and Community Development

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Assembly Committee on Housing and Community Development

DAN HAUSER, Chairman

1989 HOUSING UPDATE

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HOUSING FINANCE

The ability of Californians to own their homes is diminishing rapidly. Since 1980, California has witnessed the first sustained decline in home ownership rates since the Great Depression. Today, barely more than one-half of all Californians own their homes.

A further disturbing trend is evidenced by the decreasing number of California households who can afford to buy median-priced homes. In 1988, 26 percent of California households could afford to buy such homes. By the close of 1989, only 16 percent of Californian households can afford to buy median-priced homes.

The primary reason for the decline in housing affordability is that housing prices have increased much faster than personal incomes. From 1980 to 1988, housing prices increased at a rate more than double the rate of increase in income.

First-Time Homebuyers. Housing affordability is a particular problem for first-time homebuyers. They are usually at the lower end of their income earning capacities and typically lack the resources to make down payments. Three measures heard by the committee addressed this issue (AB 1254, AB 1269, and AB 1288, Hauser).

Conversion of Federally Assisted Housing. Compounding the problem of the shortage of affordable housing is the potential loss of up to 120,000 units which receive federal assistance and will be converted to market value when federal loans are repaid. The committee heard AB 1557, SB 1028, SB 1282, and SB 1526, all relating to federal conversions.

Bond Financing. Prior to 1980, the federal government took the lead in financing local, affordable housing projects. In the last eight years, however, federal housing funds have declined precipitously, from about \$30 billion to about \$11 billion annually. To make up a small portion of this shortfall, the Legislature enacted, and the people approved, Propositions 77 and 84 in 1988. Proposition 77 provides for a \$150 million general bond issue, \$80 million for seismic safety and \$70 million for general rehabilitation loans. (At the time this report was being prepared, the Department of Housing and Community Development (HCD) indicated that it would expend \$70 million in bond proceeds from Proposition 77 on the rehabilitation and reconstruction of housing damaged as a result of the October 17, 1989 earthquake.) Proposition 84 provides for a \$300 million bond issue, including \$200 million for financing new construction of rental units. The committee heard several measures relating to the implementation of these propositions.

Appendix A of this report contains a brief description of the state's major housing programs administered by HCD, including funding levels.

The following are brief descriptions of significant legislation heard by the Committee relating to housing finance. The bills are divided into three categories according to the agency or government which is responsible for the administration of the proposed programs: local government, HCD, and the California Housing Finance Agency (CHFA).

Local Government

AB 324 (Hughes): Relocation Assistance

Revises the California Relocation Act to conform, generally, to the newly revised federal relocation law. Among other items, the bill increases the following relocation benefits:

- o A maximum of \$10,000 to cover the actual costs of relocating a business, nonprofit organization, or farm operation.
- o A maximum of \$20,000 for the total payment for business and farm displacement in lieu of the above.
- o A maximum \$5,250 for additional payments to cover any rent differentials.

Status: Chapter 828, Statutes of 1989.

AB 584 (Hauser): Real Property - Disclosures

Requires the transferor (seller) of real property consisting of one to four dwelling units, with specified exemptions, to disclose in writing on a prescribed form certain information about the property and dwelling unit(s) regarding substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on, or affecting, the subject property.

Status: Chapter 171, Statutes of 1989.

AB 1254 (Hauser): Housing Assistance - Shared Appreciation

Provides that a local agency may require as a condition for providing assistance for the development, acquisition, or substantial rehabilitation of rental housing, a share of the increase in value of the housing when the housing is sold or transferred. In the case of providing assistance for owner-occupied housing, the local agency is required to gain a share in the appreciation of the housing. Funds received through this program must be deposited in a separate housing trust fund to assist lower income households. Funds used for owner-occupied housing must be used to assist first-time homebuyers.

Status: Vetoed.

AB 1269 (Hauser): Housing Assistance - Shared Appreciation

The provisions of this bill were amended into AB 1254 (see description of AB 1254 above).

Status: Senate Housing and Urban Affairs Committee, not set.

AB 1288 (Hauser): Housing - First-Time Homebuyers

Gives direction to local agencies when they establish a first-time homebuyers program and encourages them to take a more comprehensive approach when providing financial assistance. Authorizes local lenders to assist first-time homebuyers by offering loans with various terms, including:

- o A down payment of at least five percent.
- o Postponement of all, or a portion, of a monthly payment due to hardship.

Status: Vetoed.

AB 1483 (Hauser): Low-Rent Housing

Specifies the minimal factors which properly identify low-rent housing projects in a referendum conducted pursuant to Article 34 of the California Constitution.

Status: Vetoed.

AB 1557 (Campbell): Housing - Relocation Assistance

Requires the owner of a government-assisted housing development to provide substantially the same relocation assistance as is required to be provided by a public entity to a person who is displaced due to the owner's choice to terminate or no longer participate in specified federal rent subsidy programs.

Status: Senate Housing and Urban Affairs Committee, not set.

AB 1903 (Costa): Low-Rent Housing

Requires specified information to be submitted to the voters for their approval of a low-rent housing project pursuant to Article 34 of the California Constitution and authorizes specified projects to be completed notwithstanding the decision in Davis v. City of Berkeley (47 Cal.3d 512).

Status: Senate Housing and Urban Affairs Committee, not set.

AB 1998 (Lempert): Counties and Cities - Qualified Mortgage Bonds

Restates existing law regarding the authority of a local government to assign to an eligible issuer all or part of its qualified mortgage bond allocation for conversion to mortgage credit certificates.

Status: Chapter 1069, Statutes of 1989.

AB 2085 (M. Waters): Housing

Prohibits a housing authority after January 1, 1990, from selling, leasing, or otherwise disposing of real property which is occupied by a

housing project, as defined, unless the governing body of the authority, after a public hearing, makes four specified findings, including:

- o The property will remain affordable to low-income persons for the longest feasible time, but in no case for less than 40 years.
- o The property will be owned by one or more specified entities including a nonprofit corporation, stock cooperative cooperation, limited equity stock cooperative, or other entity formed by the tenants for the purpose of purchasing the property.

Status: Vetoed.

SB 1045 (L. Greene): Low-Rent Housing

The purpose of this bill is twofold:

- o To specify the conditions whereby no supplemental election or other additional action is required for a project as a result of the Davis v. City of Berkeley decision (so called "Pipeline" projects).
- o To redefine "low-rent housing project" for the purpose of determining which projects should be excluded from a referendum conducted pursuant to Article 34.

Status: Vetoed.

SB 1282 (Seymour): Housing Elements

Requires the housing element to include federal conversion housing preservation concerns and requires localities to include expenditure of their redevelopment moneys as part of their five-year plans.

Status: Chapter 1451, Statutes of 1989.

Department of Housing and Community Development

AB 727 (Jones): Housing Funds - Reappropriation

Reappropriates \$500,000 in unspent funds from the Farm Labor Housing Rehabilitation Loan Account to the Rural Community Facilities Technical Assistance Program (\$300,000) and the Rural Development Assistance Program (\$200,000). The Farm Labor Housing Rehabilitation Loan Program was repealed on January 1, 1989.

Status: Senate Appropriations Suspense File.

AB 1080 (Costa): Housing - Security Assistance

Expands the definition of a "predevelopment loan" to include the provision of collateral set-aside letters or other security assurances to local government or institutions providing letters of credit or bonds on behalf

of nonprofit corporations which are developing low-income housing, as specified. Permits predevelopment loans to be made for the purposes of options or deposits to buy or preserve existing government-assisted rental housing for the purpose of preserving the affordability of the units. Additionally, the bill establishes a procedure for the approval of those loans.

Status: Vetoed.

AB 1206 (Hauser): Housing - Residential Hotels

Revises the definition of a residential hotel to include efficiency units.

Status: Chapter 184, Statutes of 1989.

AB 1274 (Hauser): Housing Programs

Defines "bonds" to specifically authorize the issuance of both federally taxable and tax-exempt bonds for allocation to all of the programs included in Propositions 77 and 84.

Status: Chapter 1193, Statutes of 1989.

AB 1296 (Filante): Housing Rehabilitation - California Earthquake and Housing Rehabilitation Act of 1988

Clarifies and adds statutory authority requested by HCD so it can adopt regulations for the purpose of implementing Propositions 77 and 84.

Status: Chapter 1103, Statutes of 1989.

AB 2236 (Costa): Housing Programs

Requires a priority to be given by HCD to certain applications for projects located in a city or county which has adopted and is implementing a housing element, as specified, and for projects located in a city or county which is administering its regulatory policies in a manner which, taken as a whole, encourages and facilitates the production and availability of housing for lower income households.

Status: Senate Housing and Urban Affairs Committee, two-year bill.

AB 2436 (Ferguson): Housing Programs Mortgage Bonds

Allows for-profit developers to apply for loans and grants under certain programs administered by HCD and allows the department to provide assistance for administrative costs to public and private nonprofit loan and grant recipients.

Status: Assembly Ways & Means Committee, died pursuant to Joint Rule 62(a).

SB 75 (L. Greene): Housing Assistance

Makes several technical or clarifying changes needed for programs receiving bond funds under Propositions 77 and 84.

Status: Chapter 34, Statutes of 1989.

SB 1093 (Presley): Housing for Prison Employees

Requires the Public Employees' Retirement System and the State Teachers' Retirement System to join with HCD, and other agencies to determine what can be done to help produce affordable housing in communities with prisons and requires a report to the Legislature on their efforts.

Status: Chapter 1338, Statutes of 1989.

California Housing Finance Agency

AB 810 (Costa): Residential Structures

This measure has two features:

- o Authorizes the CHFA to finance the same infrastructure and nonhousing improvements in one- to four-unit housing developments that are currently allowed in multifamily developments.
- o Defines "eligible costs", to be financed by bonds issued for seismic improvement loans, to include plaster, paint, and finishes necessary to restore a building to its original condition, and the cost to mitigate potentially hazardous buildings.

Status: Chapter 756, Statutes of 1989.

AB 1259 (Hauser): Housing Programs - Reverse Annuity Mortgages

Defines a reverse annuity mortgage (RAM) as a loan providing periodic payments of the proceeds thereof to the borrower based on accumulated equity in the security property, as defined, and requires CHFA to study the feasibility of insuring RAMs, and to submit a report by January 1, 1990.

Status: Conference Committee.

AB 1497 (Hauser): Housing Finance

Requires all interest generated in the Supplementary Bond Security Account in the California Housing Finance Fund to be retained in the Account (instead of reverting to the General Fund) to provide financing and construction of affordable housing.

Status: Senate Rules for assignment.

SB 1283 (Seymour): Mortgage Credit Certificates

Authorizes CHFA to establish a mortgage credit certificate program and makes several findings and declarations regarding housing, mortgage revenue bonds (MRB), mortgage credit certificates (MCC), and declares that the Legislature of the State of California urges the Congress of the United States to enact S355 and HR1200 to ensure that the states can continue to provide housing assistance using the MRB and MCC programs.

Status: Chapter 957, Statutes of 1989.

LAND USE PLANNING

Over the last several years, the Legislature has been stalled over a number of land use issues, including housing elements and adequate zoning for residential purposes. It has been difficult to balance the need for affordable housing and the desire to preserve a community's quality of life.

This past session, substantial progress has been made toward developing a more meaningful housing element (SB 1282) and prioritizing limited state funds to those communities which are making the best efforts toward meeting all of the needs of their communities (AB 1274 and SB 966).

Over the next 20 years, California's population will increase by over 30 percent, or approximately 8.3 million people. This increase in population is already placing tremendous pressures on the transportation, water, and school systems of most areas of the state.

While development, land use, and growth control issues may be decided locally, their impact is felt throughout the region and state. Since 1971, there have been over 300 growth control measures on local ballots and 60 percent of them have passed.

Coupling this rise in growth control measures is a rapidly declining rate of home affordability. In June of 1989, less than 16 percent of Californians could afford median-priced homes.

It is not only the growth control communities which inhibit families' opportunities to own their homes. Many localities have turned to developer fees to supplement the community's general fund. In 1988, the California Building Industry released a study stating that the price of the average home in California included almost \$20,000 in locally assessed developer fees. Recently, Stanislaus County, the fastest growing community in the central valley, discussed charging developer fees as a result of increased costs for law enforcement, the need for new jails, and the decrease in air quality caused by a majority of the new home purchasers commuting to the Bay Area.

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

AB 1274 (Hauser): Priority for State Housing Money

Establishes a mechanism for rewarding localities which adopt regulatory policies which facilitate rather than impede the production of housing by prioritizing state bond-funded, lower income housing moneys to localities which have made substantial progress toward implementing their housing elements.

Status: Chapter 1193, Statutes of 1989.

AB 1290 (Hauser): Judicial Review of the Housing Element

Under existing law, the court is required in an action brought to review the conformity of any housing element with statutory requirements concerning the

housing element of the general plan to determine whether there is substantial compliance of the housing element with statutory requirements. However, the court is limited to making a determination on the procedural conformity of the housing element rather than a substantive determination.

This bill specifies that in any action brought to review the conformity of a housing element with statutory requirements, the court shall exercise its independent judgment, as specified with respect to whether there has been substantial compliance with statutory requirements concerning quantified housing objectives and planning for affordable housing to persons and families of low and moderate incomes.

Status: Failed passage on Assembly Floor.

AB 1863 (Hauser): Density Bonuses or Housing Incentives of Equivalent Value

Requires a 25-percent density bonus to developers who agree to set aside 20 percent of the units in a development for lower income housing for 30 years. Localities are additionally required to provide further incentives, including a reduction in site development standards or approval of mixed use development, unless they make a finding that the further incentive is not necessary; in which case, the affordability requirement is reduced to 10 percent.

As a result of this measure, localities will no longer be providing density bonuses for moderate-income housing.

Status: Chapter 842, Statutes of 1989.

SB 966 (Bergeson): Priority for Sewer and Water Bonds

Creates a priority for sewer and water bond moneys to localities which have made the greatest progress toward providing their regional shares of affordable housing. The Governor's veto message expressed concern about the means for implementing the priority; however, implementation of AB 1274, which establishes an implementation procedure, may allow reintroduction of this measure next session.

Status: Vetoed.

SB 1028 (Petris): Housing

Requires a notice to be sent to tenants and the city or county one year (rather than six months) prior to the anticipated date of termination or prepayment of a federally assisted housing development and requires the notice sent to the city or county to include the owner's plans for the project, timetables for actions, the reason the owner seeks to terminate or prepay, and any contacts the owner has made or is making with other governmental agencies or other interested parties in connection with the notice.

Status: Vetoed.

SB 1282 (Seymour): Housing Elements

Requires the housing element to include federal conversion housing preservation concerns and requires localities to include expenditure of their redevelopment moneys as part of their five-year plans.

Status: Chapter 1451, Statutes of 1989.

SB 1526 (Mello): Housing - Assisted Housing Development

Requires an owner, at least one year prior to the anticipated termination of participation in a federally assisted housing development, to give notice of a bona fide intention to sell, lease, or otherwise dispose of a development to all qualified entities who have directly contacted the owner or whose identity has been provided to the owner by HCD and grants these entities 180 days to make a bona fide offer to purchase the development. Additionally, the bill:

- o Permits the owner or qualified entity, in the event that the parties do not agree to the sales price, to request that the fair market value of the property, as a development, be determined by two independent appraisers, as specified.
- o Specifies that the provisions of the bill may be enforced either at law or in equity by any qualified entity or any other person adversely affected by an owner's failure to comply with the provisions of the bill.

Status: Vetoed.

COMMUNITY REDEVELOPMENT

When tax increment financing was approved in 1952 and implemented by the Legislature through the enactment of Community Redevelopment Law, a redevelopment agency was not required to plan for residential units, make deposits into a separate Low and Moderate Income Housing Fund (LMI Fund), or replace residential units destroyed by redevelopment activities.

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

In response to the destruction of thousands of lower income housing units, the Legislature, in 1976, required all new project areas to set aside 20 percent of its tax increment allocation for the development of affordable housing and to replace within four years any low- or moderate-income units removed due to a redevelopment project. In order to not hamper the timely and orderly completion of existing redevelopment plans, the Legislature authorized the pre-1977 project areas to defer the housing set-aside until 1996.

Affordable housing advocates, led by the Western Center on Law and Poverty, have attempted to bring the nondepositing redevelopment agency under the same rules as post-1977 project areas. In 1985, merged project areas and expanded project areas were required to make deposits into a LMI Fund. Beginning in January of 1988, any agency which does not deposit 20 percent of its tax increment allocation into a LMI Fund must carry the amount of the deficit as an indebtedness to the agency and develop a plan to repay the LMI Fund.

The Department of Housing and Community Development estimates that over \$47 million was deposited in LMI Funds throughout the state--total LMI Fund revenues equaled over \$155 million--in the 1987-1988 fiscal period. Although the revenues for this period are more than twice that reported than in the previous year, compliance by agencies deferring the housing set-aside was less than half of the 123 project areas believed to be included in the 1988 indebtedness requirement. A little over \$13 million was reported as a deficit.

Affordable housing advocates sponsored AB 2080 (M. Waters) which requires a redevelopment agency to develop low- and moderate-income housing in the same proportion as the community's regional allocation of affordable housing. Additionally, 75 percent of all replacement housing must be affordable to the same income group which was initially displaced.

These more stringent laws regarding the housing set-aside, and the long-term impact on local governments of Proposition 13, have placed the redevelopment agency as one of the primary developers of low- and moderate-income housing.

During the 1987-88 fiscal year, redevelopment agencies assisted 1,808 housing units; approximately 285 of these units were affordable for very low-income people and 47 percent were affordable for low-income people. This is a 63 percent decrease in the number of units assisted for Fiscal Year

1986-87; however, overall housing provided, including rehabilitation and new construction, shows an increase of over 2,700 units.

Although the past several Legislative sessions have produced remarkable gains and extensive revisions in how a redevelopment agency undertakes its housing responsibilities, there have been increased pressures by the affected taxing agencies to substantially limit new redevelopment project areas (AB 498) and restrict tax increment allocations (AB 2374).

Advocates for small businesses and private property rights have also begun to appear in Sacramento seeking reforms in the economic development activities of the redevelopment agency, particularly in the areas of private development agreements and eminent domain authority.

The following is a brief description of the Committee's most significant legislation.

AB 89 (O'Connell): Redevelopment - Taxes

Proposition 87 (approved in the November 8, 1988 General Election), which amended Section 16 of Article XVI of the California Constitution, revised the method by which property taxes are allocated in redevelopment districts. Proposition 87 specified that when a local taxing agency levies an ad valorem tax increase to repay bonded indebtedness, the revenue attributable to the levy is payable to that agency, as specified.

Health & Safety Code Section 33670 authorizes a redevelopment agency to use the entire tax increment generated within a redevelopment district; this section has been rendered inconsistent with the amended constitutional provision. This bill amends Health and Safety Code Section 33670 to make it consistent with the constitutional provision.

Status: Chapter 250, Statutes of 1989.

AB 160 (Mountjoy): Redevelopment - Eminent Domain Authority

Requires a study by the Little Hoover Commission of the use of eminent domain by redevelopment agencies.

Status: Senate Rules for assignment.

AB 419 (Eaves): Redevelopment - Authority to Respond to Military Base Closures

Authorizes the creation of a joint powers agency which has the same powers as a redevelopment agency for the purpose of preserving the military facilities and installations of Norton and George Air Force Bases as airports and other aviation related purposes.

Status: Chapter 545, Statutes of 1989.

AB 447 (Bradley): LMI Fund Moneys - Outside Jurisdiction

Community Redevelopment Law prohibits the transfer of tax-increment revenues outside the project area from which the revenues were generated, except under specified circumstances; however, any such allowable transfer of moneys must be retained within the territorial jurisdiction of a redevelopment agency.

This measure expressly authorizes a board of supervisors to contract with a city for the provision of housing financed by redevelopment moneys, except as limited by other provisions of law.

Status: Assembly Housing & Community Development Committee; died pursuant to Joint Rule 56.

AB 498 (Polanco): Redevelopment - Plan Approval

Deletes the requirement that the report accompanying the proposed redevelopment plan include an explanation of why the public improvements proposed by the plan cannot be accomplished through private means; and instead, requires that the accompanying report to the proposed redevelopment plan include an explanation of why the elimination of blight cannot reasonably be accomplished by private enterprise acting alone or by the legislative body's use of financing alternatives other than redevelopment.

Additionally, the bill requires a redevelopment agency to prepare and submit a written response to the Fiscal Review Committee's (FRC) report, within a specified time period, including reasons for not adopting the FRC's recommendations regarding the financial burden and detriment which the proposed redevelopment plan will cause. The bill becomes operative July 1, 1990.

Status: Chapter 363, Statutes of 1989.

AB 843 (Elder): Redevelopment - Gang-Related Violent Crimes

Authorizes a redevelopment agency to take specified actions and expend funds, within a project area or a contiguous area, for programs and activities which reduce the reported incidents of gang-related violent crimes and drug, narcotics, and other controlled substance trafficking.

Traditionally, redevelopment agencies have expended moneys for the costs associated with the assembly of land for more effective and efficient development and the financing of new construction and rehabilitation of commercial, industrial and residential buildings. This measure was a departure from the "bricks and mortar" programs generally associated with redevelopment agencies in that AB 843 authorizes expenditures for programs that result in the social and economic redevelopment of a blight area and not the physical redevelopment.

Status: Vetoed.

AB 1221 (Hauser): Redevelopment - Credits Against the LMI Fund

In 1972, the Governor signed a measure which provided that every building used for the purpose of unlawfully selling, serving, storing, or manufacturing a controlled substance is a nuisance and, therefore, shall be enjoined, abated, and prevented. This so-called "narcotic nuisance abatement program" allowed local prosecutors to obtain court orders against owners of property where drug dealing is occurring.

AB 1221 authorizes, until January 1, 1995, a redevelopment agency to use tax increment funds to support a drug nuisance abatement unit for the purpose of removing "crack houses" from residential areas.

Legislation from last session, AB 4567 (Ferguson), Chapter 1564, Statutes of 1988, created a credit against future LMI Fund deposits in the following fiscal year when an agency expended moneys to purchase multifamily units which had the potential of converting to market rates.

AB 1221 would have created two new credits against future deposits into an agency's LMI Fund for:

- a. Transferring property for residential development which was not originally purchased with LMI Fund moneys.
- b. Offering below-market interest rates on loans for the rehabilitation of substandard, lower income units with three or more bedrooms.

Status: Vetoed.

AB 1259 (Hauser): Redevelopment - Clean Up

Makes technical, nonsubstantive changes to various provisions of Community Redevelopment Law relating to expenditures of LMI Fund moneys, project area committee formation, and procedures for determining whether an excess surplus exists within the agency's LMI Fund.

Status: Conference Committee.

AB 2080 (M. Waters): Redevelopment - LMI Fund Activities

Makes a number of substantial changes in Community Redevelopment Law relating to the use of the agency's LMI Fund, including:

- a. Requiring that any interest earned by the LMI Fund and any repayments or other income to the agency from loans, advances, or grants of any kind, accrue to and be deposited into the LMI Fund; and specifies this is declaratory of existing law.
- b. Requiring an agency, with certain exceptions, to develop or otherwise provide housing which is affordable to persons and families of low, very low, and moderate incomes in the same proportion as the locality's share of the regional housing need for each income group, as specified. These proportions are to be calculated in five-year cycles consistent with the community's housing element.

- c. Requiring a local government's five-year housing production schedule for implementing its housing element to include, if the community has one or more redevelopment project areas, a description of the LMI Funds available to assist in the development of housing to meet the needs of low- and moderate-income households.
- d. Revising the existing replacement provisions to require a redevelopment agency to replace 75 percent of the dwelling units destroyed after September 1, 1989 with units affordable to households from the same income level as those displaced.

Status: Chapter 1140, Statutes of 1989.

**AB 2229 (Polanco): Hazardous Substances and Waste Discharge Cleanup -
Redevelopment Agencies**

Authorizes the Department of Health Services to enter into a cooperative agreement, including liability protection, with a redevelopment agency to monitor or carry out a removal or remedial action for a hazardous substance release site, as specified.

The measure provides limited immunity to a redevelopment agency taking remedial or removal action and any member of the governing body of, or an officer or employee of, the agency, for damages for injuries to persons or property resulting from:

- o The acquisition of property.
- o The presence of the hazardous substance release.
- o Any action taken to remedy or remove the hazardous substance, as specified.

Status: Assembly Environmental Safety & Toxics Committee, died pursuant to Joint Rule 56.

AB 2374 (Cortese): Redevelopment - Statement of Indebtedness

Revises the procedures for allocation and payment of taxes to a redevelopment agency, including substantially augmenting the contents of the Statement of Indebtedness (SOI) and authorizing the assessment of specified delinquent penalties when an agency is late in submitting its SOI.

Status: Died on Assembly Inactive File.

SB 1235 (L. Greene): Redevelopment - Preservation of Affordable Housing

Specifies that "increasing, improving, and preserving the supply of low- and moderate-income housing" includes the preservation of rental housing assisted by federal, state, or local funds on the condition that the units remain affordable for a specified period of time beyond the date the subsidies and use restrictions could be terminated.

Status: Chapter 881, Statutes of 1989.

SB 1354 (Alquist): Redevelopment - Subordination of Long-Term Affordability

Authorizes a redevelopment agency to subordinate to a lien or encumbrance of a lender, or bondholder, any long-term affordability covenants or restrictions, under the following conditions:

- a. Subordination is necessary because the agency will additionally be using state or federal funding programs which prohibit the seniority of the long-term affordability requirement, as specified.
- b. Subordination is necessary in order to effectuate a bond issuance or loan in the most economically feasible manner. In the case of rental units, the agency must additionally obtain written commitments to protect the agency's investment in the case of default, as specified.
- c. Subordination is to a lender or a bond issuance providing financing, refinancing, or other assistance for rental rehabilitation.

Additionally, the bill authorizes a redevelopment agency which has merged, as specified, to use any of its LMI funds for the same purposes as nonmerged agencies. However, in that event, the agency must require a 30-year term of affordability rather than the 10 and 15 years required of nonmerged agencies, as specified.

Status: Chapter 997, Statutes of 1989.

BUILDING STANDARDS

The Department of Housing and Community Development (HCD) administers the building standards and regulations under the State Housing Law. In addition to specifying how residential structures are to be constructed or rehabilitated, the State Housing Law defines and lists detrimental housing conditions which may endanger the life, limb, health, property, safety, or welfare of the public or the occupants of a building. If any of these conditions are found to exist, the enforcement agency is required to declare the building substandard and to commence proceedings to abate the violation by repair, rehabilitation, vacation, or demolition of the building.

This year, the Committee considered a measure (AB 1197) which provides a locality with statutory protection from a collateral action for damages as a result of a decision by the locality to abate a substandard condition. The bill was prompted by a court decision, Leppo v. City of Petaluma, which has been misinterpreted by certain lower courts to allow litigants to bring suit for damages notwithstanding that the municipalities properly observed all procedural due process requirements.

Other bills which came before the Committee dealt with the adverse health effects of indoor concentrations of carbon monoxide (AB 756), permissible flow rates for lavatory plumbing fixtures (AB 2355 and SB 1520), and the use by enforcement agencies of the model code and administrative regulations for review and inspections of essential services buildings (SB 122).

The Committee also heard bills which revise the definition of a residential hotel to include efficiency units (AB 1206), make technical changes in building standards and related matters (AB 1895), and address substandard conditions of school buildings.

The following are brief descriptions of the legislation reviewed by the Committee which dealt with building standards:

AB 756 (Killea): Carbon Monoxide Detectors

Requires the State Air Resources Board, in consultation with the State Department of Health Services, to conduct a study of the adverse health effects caused by indoor concentrations of carbon monoxide in residential dwellings including a discussion of carbon monoxide detectors as a potential device to alert persons of excessive or unhealthy exposure to carbon monoxide poisoning and to report its findings to the Legislature and the Governor.

Also contains legislative findings and declarations concerning indoor air quality and the effect of pollutants, including, in particular, carbon monoxide.

Status: Senate Appropriations Suspense File.

AB 1197 (Hauser): Buildings - Abatement of Unsafe or Substandard Conditions

Authorizes an enforcement agency, when a determination has been made in a specified administrative proceeding that an unsafe or substandard condition exists in a building or upon the lot on which it is situated, to abate the condition through specified procedures, and identifies the building owner's exclusive remedy to be a challenge of this determination in a mandamus proceeding.

Additionally, permits the court to exercise its independent judgment of the evidence at the mandamus proceeding to determine whether the findings are supported by the weight of the evidence.

Status: Chapter 376, Statutes of 1989.

AB 1206 (Hauser): Housing - Residential Hotels

Revises the definition of a residential hotel to include efficiency units.

Status: Chapter 184, Statutes of 1989.

AB 1895 (Bradley): Building Standards

Provides that certain regulations concerning the treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous waste are not building standards.

Additionally:

- o Removes the latest edition of the Uniform Housing Code of the International Conference of Building Officials from the definition in the model code.
- o Exempts regulations adopted by HCD from specified review procedures.
- o Adjusts the effective date of new building standards, as specified.
- o Makes technical changes to the standards which apply to all occupancies in the state and requires localities to obtain and maintain a current copy of these standards and related state regulations.

Status: Chapter 952, Statutes of 1989.

AB 2088 (M. Waters): Building Inspections

Requires the State Architect to adopt guidelines applicable to substandard conditions of school buildings which take into consideration the unique design, use, safety needs, and construction of school buildings.

Additionally, authorizes localities to inspect school buildings and forward the results to the State Architect.

Status: Chapter 953, Statutes of 1989.

AB 2355 (Filante): Building Standards - Water Conservation

Requires, with certain exceptions, all new buildings constructed after January 1, 1992 to use water closets and associated flushometer valves which use no more than 1.6 gallons per flush, to meet performance standards established by the American National Standards Institute (ANSI), and to use urinals and associated flushometer valves which use no more than one gallon per flush and meet ANSI standards.

Status: Chapter 1029, Statutes of 1989.

SB 122 (L. Greene): Essential Services

Requires local enforcement agencies to use specified editions of the model code and administrative regulations for their reviews and inspections of essential services buildings.

Also, requires the State Architect to use all parts of the State Building Standards Code for its review and inspections of essential services buildings.

Status: Held at Assembly Desk.

SB 1520 (Presley): Buildings - Water Conservation

Requires all new buildings constructed after January 1, 1992 to use water closets and associated flushometer valves, if any, which use no more than 1.6 gallons per flush and urinals, and associated flushometer valves, if any, which use no more than one gallon per flush.

Additionally, requires the State Energy Resources Conservation and Development Commission (Commission) to establish maximum flow rates for plumbing fixtures after January 1, 1992, as specified, except that these flow rates are to be inoperative if the Commission determines that these requirements cannot be implemented due to consumer concerns.

Also, prohibits the sale or offer for sale of plumbing fittings manufactured after January 1, 1992 unless the date of the manufacture is displayed in an accessible place with an adhesive label on the plumbing fitting.

Status: Assembly Committee on Revenue and Taxation, not set.

RENT CONTROL

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

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

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

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

Of the three measures described below, AB 1294 was introduced for the purpose of providing a sounding board on the issue of rent control at an interim hearing held on November 30, 1989. SB 912 was introduced to address issues relating to the administration of rent control in Berkeley, a severe rent control city.

AB 1294 (Hauser): Rent Control - Residential Real Property

Prohibits local residential rent control unless the ordinance or charter which establishes the limit on rents addresses and includes provisions in response to the following issues:

- o Whether an exemption from the limit is appropriate for new construction.
- o Whether the limit should cease to apply if a unit becomes vacant and whether the new rental amount should constitute the new limit.
- o If there is vacancy decontrol, whether tenants' rights should be enhanced.

- o If there is vacancy decontrol, whether incentives should be offered to developers to stimulate rehabilitation or construction of low-rental housing.

Status: Assembly Ways and Means, died pursuant to Joint Rule 56.

AB 2021 (Ferguson): Rent Control - Limitation on State Housing Assistance

Provides that no form of assistance under the Rental Housing Construction Program is to be made available to, or for, existing or proposed housing within a local jurisdiction which has in effect a provision of local law regulating the maximum rent which may be charged for a rental unit.

Exempts any limitation on rents pursuant to statute or valid contract.

Provides that the prohibition against these forms of assistance is not applicable if the Department of Housing and Community Development determines, based upon substantial evidence in light of the whole record, both of the following with respect to the rent controls in effect in the local jurisdiction:

- o The controls have not had a negative impact on the production of housing for lower income households in the local jurisdiction.
- o The controls have not negatively impacted the ability of lower income households to obtain access to housing in the local jurisdiction.

Status: Failed passage, Assembly Housing & Community Development Committee.

SB 912 (Petris): Rent Control - Rent Adjustments

Requires that all annual rent adjustments, in certain rent control cities, which may have been denied an owner during the period of the owner's noncompliance with registration requirements must be restored prospectively once the owner is in compliance if the owner was exempt from registration requirements under a previous version of the ordinance or charter, or can show by a preponderance of the evidence, a good faith attempt to comply with the registration requirements.

Provides that restored annual rent adjustments which are in excess of 20 percent over the rent previously paid by a tenant may be phased in by the local agency in equal installments over three years if the tenant demonstrates undue financial hardship due to the restoration of the full annual rent adjustments.

Status: Chapter 987, Statutes of 1989.

COMMON INTEREST DEVELOPMENTS

The Davis-Stirling Common Interest Development Act defines common interests developments, including community apartment projects, condominium projects, planned developments, and stock cooperatives.

In addition, the Act provides for:

- o Association voting requirements.
- o Assessment of liens, late charges, and attorney fees.
- o Standing to sue.
- o Judicial remedies for associations unable to function due to voting requirements imposed by initial documents.

The Department of Real Estate (DRE) is the governmental entity responsible for approving, with limited exceptions, the public report required before a common interest development can be established. DRE estimates that there are over 16,000 common interest development associations. A majority of these associations are less than 10 years old.

In October 1987, DRE published an independent study of associations. The study revealed that homeowners are surprised by the amount of time that is required to manage the development and are often uncomfortable with collective decision making.

The inexperience of many associations in managing their affairs has resulted in many complaints to the Committee regarding common interest developments. As a means of studying this area, in 1989, the Speaker of the Assembly appointed Assemblyman Dan Hauser Chairman of the newly created Select Committee on Common Interest Subdivisions.

The four measures described below made relatively minor changes in the Act. The more substantive measures have been held until the Select Committee has an opportunity to review these measure during the next legislative year.

AB 1876 (Hauser): Common Interest Developments - Management Agreements

Requires every agreement for the management of a common interest development to be in writing and authorizes the board of directors of the association to terminate the agreement without cause with at least 30-days', but no more than 90-days', notice. Defines the term "management agent, and requires the management agent, upon termination of an agreement, to immediately deliver all books, papers, records, documents, funds, passbooks, checks, and other property of the association which are in the possession or control of the agent to the person or entity specified.

Status: Vetoed.

AB 1878 (Hauser): Common Interest Developments - Community Association

Specifies that the management association of a common interest development may be referred to as a "community association."

Status: Chapter 571, Statutes of 1989.

SB 573 (Bergeson): Common Interest Developments - Managing Agents

Requires a prospective managing agent of a common interest development to provide a written statement to the board of directors of the association as soon as practicable, but not more than 90 days, prior to entering into a management agreement. The statement must contain specified information, including the names and addresses of the owners or general partners of the managing agent and whether or not any relevant licenses or professional certifications are held.

Status: Chapter 709, Statutes of 1989.

SB 777 (Stirling): Common Interest Developments - Definition

Redefines "common interest development" to mean a community apartment project, condominium project, planned development, or stock cooperative, and redefines "planned development" to describe the common ownership of common areas with more clarity.

Status: Chapter 1150, Statutes of 1989.

HOMELESS PROGRAMS

The number of homeless persons in California is estimated to be about 200,000, more than triple the number of four years ago. Among the homeless are a growing number of families and single parents with children. As further evidence of this tragedy, perhaps as many as 25,000 school-age children are homeless. Many of the homeless are fully employed, but earn low wages and are unable to obtain affordable housing in their community.

Significant factors contributing to the increase in homelessness include:

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

As the number of homeless increases, their demographic characteristics become more diverse and the range of services they require is enlarged. According to shelter providers, the homeless not only require emergency shelter, but food, medical services, and job training and placement services.

The Department Housing and Community Development (HCD) administers the Emergency Shelter Program (ESP), which provides grants to local service providers who offer temporary emergency shelter to the homeless. Grants may be used for the acquisition and renovation or expansion of existing facilities, general maintenance costs, and limited administrative expenses. For the current fiscal year, 1989-90, the Governor's Budget proposed a General Fund appropriation of \$720,000 for ESP, down from \$6.5 million which was proposed two years previously. A legislative augmentation of \$3 million for this program was vetoed by the Governor.

Another source of funds for ESP is provided through the Roberti Housing and Homeless Act, Proposition 84, which was approved by the voters in June 1988. Proposition 84 allocates \$25 million on bond proceeds to ESP only for so-called "hard costs," i.e., development of shelters. No bond proceeds may be used for operating costs.

The following are brief descriptions of significant measures heard by the Committee relating to the homeless.

AB 597 (Hauser): Homeless Services Directory

Requires HCD to serve as a clearinghouse to provide information about the availability of services for the homeless and expand upon existing resources to compile a county-by-county, comprehensive directory of services for the homeless, including programs providing economic assistance, emergency and transitional shelter, food, medical help, counseling, and job services.

Status: Vetoed.

AB 1391 (Burton): Homeless Assistance Programs - Local Assistance

Creates the Homeless Assistance Guarantee Program for the purpose of providing local governments a letter of credit or a loan to meet the matching requirements of the federal Stewart B. McKinney Homeless Assistance Act of 1987 (McKinney Act) which provides grants to states and local agencies for various programs for homeless persons.

Status: Vetoed.

AB 2434 (Kelley): Emergency Shelter Program

Permits any recipient of funds pursuant to the Emergency Shelter Program (ESP) to provide temporary housing for up to 18 months to homeless families or individuals who are currently participating in a program to obtain permanent shelter or income.

Status: Senate Housing Committee, not set.

SB 480 (L. Greene): Emergency Shelter Program

Specifies that the term "emergency shelter," for the purpose of awarding funds under the ESP, includes shelters that provide temporary housing for up to 180 days to homeless families or individuals who are concurrently participating in a program to obtain permanent shelter, including those family members or individuals who are employed. Requires that not less than 20 percent of the moneys in the Emergency Housing and Assistance Fund be allocated to nonurban counties, as defined, and permits funds allocated to nonurban counties for the ESP to be used to pay the cost of leasing and renting individual shelters.

Status: Chapter 1346, Statutes of 1989.

SB 995 (Torres): Emergency Shelter Program

Deletes the requirement that no more than 50 percent of the moneys in the Emergency Housing and Assistance Fund be expended for operating expenses and provides that HCD may award grants exclusively for operating expenses for shelter and service programs for the homeless. Moneys need not be expended in combination with the purchase, lease, renovation, repair, or equipping of buildings.

Status: Chapter 1329, Statutes of 1989.

HOUSING DISCRIMINATION

The Legislature addressed discrimination in housing this year with reference to the California Fair Employment and Housing Act (the Fair Housing Act), the Unruh Civil Rights Act (the Unruh Act), and the federal Fair Housing Amendment Act of 1988 (HR 1158).

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

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

HR 1158 prohibits discriminatory housing practices based on handicapped and familial status. Pursuant to HR 1158, the federal Department of Housing and Urban Development has adopted regulations which recognize, as an exception to the prohibition against discrimination, the special needs and status of senior citizens. These regulations permit "seniors only" developments under specified conditions.

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

With this background, the following are descriptions of the four measures relating to discrimination in housing which were heard by the Committee:

AB 191 (Floyd): Housing Discrimination

Amends the Fair Housing Act provisions regarding prohibited retaliatory actions against any person in the sale or rental of housing accommodations by deleting the word "dominant" from the purpose of the discriminatory action.

Deletes language from existing law which specifies that nothing in the Fair Housing Act is intended to cause or permit the delay of an unlawful detainer action.

Status: Assembly Housing Committee, died pursuant to Joint Rule 56.

AB 1429 (Frazee): Housing - Senior Citizen Restrictions

Exempts until January 1, 2000 any housing development which was constructed before February 8, 1982 from the Unruh Act's prohibition against age discrimination if the development meets specified factors and conditions, including the ability to demonstrate by credible and objective evidence that to require specially designed accommodations to meet the physical and social needs of senior citizens would result in depriving senior citizens in the relevant geographic area of needed and desired housing.

Contains legislative findings and declarations concerning relevant federal law (HR 1158) and the California Supreme Court decision in Wolfson which express the intent of the Legislature to permit a narrow, time-limited exception to the requirements established in HR 1158 and Wolfson with respect to senior housing.

Status: Chapter 501, Statutes of 1989.

AB 1653 (Frazee): Rental Housing - Occupancy

Prohibits business establishments from discriminating in the sale or rental of housing on the basis of familial status.

Additionally, permits the establishment of reasonable, nondiscriminatory occupancy standards for any residential accommodation other than a mobilehome, and states the intent of the Legislature that standards be imposed without displacing any existing residents.

Status: Assembly Housing Committee, died pursuant to Joint Rule 56.

AB 2208 (Campbell): Housing Discrimination - Immigration

Under the Fair Housing Act, prohibits the owner of any housing accommodation from discriminating against any person because that person is a non-citizen.

Status: Vetoed.

SB 1686 (Hart): Housing - Senior Citizen Restrictions

Under the Unruh Act, requires a person hired to provide live-in, long-term, or terminal health care to a person at least 62 years old or 55 years or older in a senior citizen housing development to be permitted occupancy of the dwelling unit in which the elderly person resides while the person is actually providing care to the elderly person.

Status: Chapter 190, Statutes of 1989.

FARMWORKER HOUSING

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

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

California operates the following programs relating to farmworker housing; however, state, local, and private efforts in this area are clearly inadequate.

The Department of Housing and Community Development (HCD) administers the Employee Housing Act, which licenses private and employer-provided farmworker housing, and the Office of Migrant Services, which oversees 26 migrant farmworker centers.

HCD also administers the Farmworker Housing Grant Program which provides up to 50 percent in matching grants to local governments, nonprofit organizations, and cooperative housing corporations for the development costs of new and rehabilitated housing for agricultural employees. The Governor's Budget for 1989-90 proposed no General Fund support for this program. A legislative augmentation of \$3 million for the program was vetoed by the Governor.

The statutory authority for the Farm Labor Housing Rehabilitation Loan Program was repealed on January 1, 1988. Carryover funds from this program, approximately \$500,000, were not appropriated to other farmworker-related programs (see AB 727, below).

The principle source of funds for farmworker housing derives from Proposition 84, which allocates \$10 million for the development of migrant farm labor centers. However, none of these funds have been expended.

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

AB 617 (Frazee): Farmworker Housing in San Diego County

Establishes the San Diego County Farmworker Housing Account (Housing Account) and the Director's San Diego County Farmworker Housing Discretionary Account (Director's Account). Requires HCD to award funds from the Housing Account to project sponsors for farmworker housing in San Diego County in a manner similar to the award of funds under the existing Migrant Workers Housing Program. Allows the director to make loans or grants from the Director's Account for innovative farmworker housing projects in San Diego County. Reappropriates \$500,000 from the Budget Act of 1989, as follows: (a) \$400,000 to the Housing Account, and (b) \$100,000 to the Director's Account.

Status: Chapter 1351, Statutes of 1989.

AB 727 (Jones): Farmworker Housing Funds - Reappropriation

Reappropriates \$500,000 in unspent funds from the Farm Labor Housing Rehabilitation Loan Account to the Rural Community Facilities Technical Assistance Program (\$300,000) and the Rural Development Assistance Program (\$200,000). The Farm Labor Housing Rehabilitation Loan Program was repealed on January 1, 1989.

Status: Senate Appropriations Suspense File.

AB 2120 (Bradley and Hauser): Farmworker Housing - Tax Credits

Allows a tax credit for the donation of farmworker housing to a local public agency or nonprofit corporation. The credit is equal to 50 percent of the appraised value of the housing and associated land, plus 50 percent of the costs paid for appraisal or subdivision or parcel split, if necessary.

Status: Vetoed.

SB 480 (L. Greene): Farmworker Housing - Bond Funds

Makes a technical change in the Migrant Workers Housing Program to allow the transfer of \$10 million in Proposition 84 bond proceeds to the program.

Status: Chapter 1346, Statutes of 1989.

HOUSING: NATURAL DISASTER AND EMERGENCY PREPAREDNESS

On October 17, 1989, the central coastal region of California experienced a severe earthquake registering 7.1 on the Richter scale. Over one hundred thousand buildings were damaged--105,000 homes, 360 apartment buildings, and 1,354 businesses. The earthquake resulted in over 12,053 persons being displaced from their homes; many of the renters will never be able to return. Total damages are estimated at over \$6 billion.

Engineers reviewing the damage have concluded that damage occurred in areas: (a) where there were known vulnerabilities [unreinforced masonry (URM) buildings], (b) where there were poor soil conditions in relation to the types of structures (landfill in the Marina District), and (c) which were close to the epicenter of the earthquake.

Although no one can control when and where the next major earthquake will occur, better seismic safety preparedness and sensitivity by local governments in making land use planning decisions could make substantial progress toward protecting life and property during the next major earthquake.

Soil conditions, particularly landfill technologies, have played a major role in earthquake damage in the 1986 Mexico City earthquake, the 1988 Los Angeles - Whittier Narrows earthquake, and California's most recent earthquake, the Loma Prieta earthquake.

Severe damage in the Marina district in San Francisco was caused by locally amplified shaking and liquefaction of the sands and debris used to fill the former lagoon for the 1915 Panama-Pacific International Exposition. During the 1906 San Francisco earthquake, violent shaking was recorded on the banks of the lagoon. Additionally, the potential for liquefaction in the Marina district was indicated on maps adopted by the City in 1974.

Historically, seismologists state that a significant earthquake along the Loma Prieta Gap often results in an earthquake along the Hayward fault within the following three years. Therefore, it appears California may shortly have an opportunity to review efforts toward natural disaster preparedness.

First Extraordinary Session of 1989 Legislation

Less than two weeks after the Loma Prieta earthquake, the Governor called the First Extraordinary Session of 1989 to convene on November 2. Two days later, the Legislature and the Governor approved \$1.064 billion in state funding for earthquake relief, \$75 million of which was allocated to housing and emergency shelter programs.

For the first time, the Legislature required minimal seismic retrofitting as a condition of state assistance. Additionally, emergency housing assistance became a permanent program within the Campbell-Torres-Cortese Disaster Response Program. When the next natural

disaster hits, the state has the authority to immediately transfer funds to the emergency accounts and provide assistance to the disaster area.

The following is a schedule of the programs authorized and the funding approved for the Loma Prieta earthquake. These provisions were contained in AB 41x (Farr), AB 44x (Hauser), SB 3x (Marks), and SB 4x (L. Greene). Technical clean up for these permanent programs was amended into AB 1663 (Hauser).

SPECIAL SESSION FUNDING

Allocation of Appropriations (In Millions)

<u>Program</u>	<u>Funded</u>
1. Owner-Occupied Rehabilitation	\$32.0
2. Rental Property Rehabilitation	32.0
3. Emergency Shelter	05.0
4. Rural Predevelopment Loan	01.0
5. Urban Predevelopment Loan	01.0
6. Security Deposit Fund	00.5
7. Office of Migrant Services	01.0
8. Department of Commerce, Rural Economic Development	01.0
9. Farmworker (Rehabilitation and Repair, Acquisition in Conjunction with Rehabilitation and Repair)	<u>01.5</u>
TOTAL	\$75.0

Unreinforced Masonry Buildings

In 1986, the Seismic Safety Commission (SSC) prepared a Five Year Plan to prepare California by the turn of the century for a major earthquake. A key component of the Plan is the California Mitigation Program which requires local governments in Seismic Zone 4 to inventory all unreinforced masonry buildings in their jurisdictions and develop appropriate mitigation measures by January 1, 1990 (Chapter 250, Statutes of 1986).

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

For many private building owners, earthquake rehabilitation is a significant financial burden due to a lack of participation by private financial institutions. The following are three legislative proposals designed to augment the \$70 million available under Proposition 77 for retrofitting lower income rental property.

AB 1279 (Hauser) - Last Resort Retrofitting

Creates a procedure for appointment of a receiver for the purpose of retrofitting URM structures; permits the receiver to secure a lien on the property to ensure repayment of costs incurred in retrofitting.

Status: Senate Rules for assignment.

AB 1497 (Hauser) - Commercial Property - Construction Loan Insurance

Expands the residential loan loss guarantee program, provided by SB 424 (Alquist - Chapter 1203, Statutes of 1989) to include commercial property.

Status: Senate Rules for assignment.

SB 424 (Alquist): Seismic Safety - Construction Loan Insurance

Authorizes the California Housing Finance Agency to create a construction loan loss guarantee program to induce private lenders to make mortgage loans for seismic rehabilitation improvements for buildings which have been identified under the locality's Building Earthquake Safety Program.

The construction loan loss guarantees may be made only for buildings with five or more residential units and where any commercial use is limited to the basement and ground floor or where the commercial use is less than 15 percent of the total square footage of the building.

Status: Chapter 1203, Statutes of 1989.

Retrofitting Other Kinds of High Risk Structures

A major earthquake could cause California's economic vitality to be in danger reports the SSC in California at Risk. A major earthquake in the Los Angeles area is projected to leave 14,000 people dead and 50,000 people injured. Property losses may reach \$70 billion. A major event along the northern end of the San Andreas fault could kill 11,000 people, injure 44,000 people, and result in property losses of \$40 billion. The SSC proposes that prevention through retrofitting should be a major consideration in trying to avoid this loss.

AB 631 (Bradley): Mobilehome - Bracing Systems

Requires a building permit prior to the installation of an earthquake resistant bracing system. Additionally, the bill requires the enforcement agency to inspect the installation of the bracing system to ensure compliance with HCD regulations.

Status: Chapter 304, Statutes of 1989.

AB 1825 (Areias) - Foreclosure Assistance Program

Establishes the Natural Disaster Victim Foreclose Assistance Program, administered by HCD, to make loans to mortgagees of residential properties in order to avoid foreclosure.

Status: Senate Rules for assignment.

AB 1890 (Cortese): Earthquake Protection for Hot Water Heaters

Requires all new and replacement water heaters sold on or after July 1, 1991 to be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion.

Additionally, the bill requires all water heaters manufactured for sale on or after July 1, 1991 to include a statement in the installation instructions that "the water heater must be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion."

The measure includes a penalty provision for manufacturers who violate the Unfair Trade Practices Act (a penalty of \$100 to \$1,000).

Status: Chapter 951, Statutes of 1989.

SB 920 (Rogers): Seismic Safety Building Design

Requires the State Architect to undertake the following:

- o Identify, in conjunction with state agency owners and operators of buildings, activities carried out in state-owned buildings which are necessary for post-earthquake operation and to develop and adopt by January 1, 1992 regulations for the application of earthquake hazard mitigation technologies, as defined, to buildings and submit the regulations to the International Conference of Building Officials for consideration of adoption in future model codes by August 1, 1993.
- o Select three state-owned buildings, as specified, as demonstration projects for the use of earthquake hazard mitigation technologies. One demonstration project shall be a new building and two projects shall be existing buildings.
- o Recommend to the Legislature a long-term plan to study retrofitting of existing state buildings and to recommend incorporating new earthquake hazard mitigation technologies where appropriate.

The bill also requires the Seismic Safety Commission, in cooperation with the State Architect, to develop a state policy on acceptable levels of earthquake risk for new and existing state-owned buildings and to submit its policy to the Legislature for consideration by January 1, 1991.

The Regents of the University of California are exempt from the provisions of the bill, and the bill specifies special property tax assessment procedures where an existing building has been identified by a local government as being hazardous to life in the event of an earthquake.

Finally, the bill requires the Coordinating Council of the Building Standards Commission, in consultation with the State Architect, to report to the Legislature by January 1, 1991, on recommendations for expediting and facilitating design review and plan approval of structures using earthquake mitigation technologies.

Status: Chapter 988, Statutes of 1989.

MOBILEHOMES

Mobilehomes have become an excellent source of affordable housing, especially for seniors and low- and moderate-income families. In recent years, legislation has reflected the current view of mobilehomes as conventional real estate instead of the movable, temporary housing of the past. This year, the Committee considered many bills which touched on the split character of mobilehome ownership, that of homeowner (of the mobilehome) and renter (of the space in the mobilehome park). This seemingly incompatible reality promises to continue to present itself in the form of many issues in the future.

This year, the Committee heard and considered legislation in each of the following areas: park rules and regulations, inspections of mobilehomes and mobilehome parks, resident park purchases, park conversions by owners, sale of mobilehomes, and information/assistance. In response to a need for further exploration of possible legislative solutions, the Committee held an interim hearing in Santa Rosa on park conversions by owners.

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

Park Rules and Regulations

The Mobilehome Residency Law covers many areas of mobilehome living on which the Legislature has established rules or, in some instances, guidelines by which park owners and park residents should operate. These statutes, as contained in the Civil Code, are generally self-enforcing with oversight provided in some instances by the Department of Housing and Community Development (HCD) or the local enforcement agency.

This year, the Legislature considered a number of measures of potential significance for park owners and residents. Among these were bills dealing with security deposits, rent control, the sale of heating fuel by park management (AB 1165), the rights of residents to engage in public assembly and unfettered communication with one another (SB 175), the rights of park management to remove and store mobilehomes following a successful unlawful detainer action, the right of management to set occupancy limits within a mobilehome park, and the effect of a change in park policy regarding pets.

AB 212 (O'Connell): Pet Policy

Provides that a change in the pet policy in a mobilehome park cannot affect existing pets which have conformed to the previous park rules; that any rule which prohibits residents from keeping pets in a park does not apply to guide dogs, signal dogs, or service dogs; and that residents do not have the right to replace pets which die or no longer live with them after a change in the pet policy.

Status: Chapter 42, Statutes of 1989.

AB 918 (Chacon): Occupancy Limitation by Management

Authorizes management to set reasonable occupancy limits for mobilehomes and prohibits these limitations from being less than two persons per bedroom.

Status: Assembly Housing Committee, died pursuant to Joint Rule 56.

AB 919 (Chacon): Removal and Storage

Permits management to remove and store a mobilehome after an unlawful detainer or foreclosure upon the failure of the legal owner or junior lienholder to satisfy all obligations due to management within 15 days of receiving notice and provides for a lien for management for its storage costs; establishes procedures administered by HCD which permit the holder of a lien for storage costs to foreclose on the mobilehome.

Also, requires that, following foreclosure, the legal owner or junior lienholder must satisfy all outstanding liabilities due to park management within 15 days of foreclosure or remove the mobilehome from the park within this 15-day period.

Status: Assembly Housing Committee, died pursuant to Joint Rule 56.

AB 1165 (N. Waters): Liquid Propane Butane Sales

Limits what park management may charge residents for liquid propane butane fuel to no more than 110 percent of the actual price of the fuel if management does not permit residents to purchase the fuel from any other source; finds and declares that management is entitled to sell this fuel at a price which reflects a reasonable profit.

Also, requires management to post the actual price of the fuel in a visible location.

Status: Vetoed.

AB 1343 (Pringle): Security Deposits

Extends limitations on pre-1988 security deposits (not to exceed two-months' rent to be refunded if charges are paid on time for 12 consecutive months) which continue to be held by management when tenancies are renewed after January 1, 1989.

Status: Assembly Housing Committee, died pursuant to Joint Rule 56.

AB 2402 (Chacon): Security Deposits

Permits park management to demand security deposits if tenants fail to pay rent on time twice in one year.

Also, requires tenants to meet security deposit demands within 60 days.

Additionally, exempts these new security deposits from existing refund provisions which require management to refund security deposits within 30 days following the end of any consecutive 12-month period during which tenants have paid all charges.

Status: Assembly Housing Committee, died pursuant to Joint Rule 56.

SB 175 (Craven): Residents' Rights

Prohibits park management from denying residents the right to circulate petitions, meet, or otherwise assemble peacefully at reasonable hours in a reasonable manner for any lawful purpose, or to invite public officials, candidates for public office, or representatives of mobilehome owner organizations to meet with residents, or to canvass and petition residents for noncommercial purposes relating to mobilehome living, election to public office, or electoral processes at reasonable hours and in a reasonable manner.

Also, permits any resident who is denied these rights to bring a court action to enjoin enforcement of any management rule or regulation which deprives the resident of these rights.

Status: Chapter 198, Statutes of 1989.

SB 1241 (Leonard): Rent Control

Exempts newly constructed mobilehome spaces which are held out for rent after January 1, 1990 from rent control.

Status: Chapter 412, Statutes of 1989.

Inspections of Mobilehomes and Mobilehome Parks

There are various types of inspections which relate to mobilehomes which were addressed by the Legislature this year. Several bills dealt with the inspections of mobilehomes in mobilehome parks, including the initial inspection after the mobilehome is installed (AB 1913) and inspections of older mobilehomes following the death of the mobilehome owner (AB 272). Another measure amended the definition of a mobilehome park to allow inspections within parks which may not have previously been subject to inspections (SB 1111).

Mobilehomes are also subject to inspection after they are manufactured, and one measure addressed the existing third-party inspection program for this purpose (SB 440). Finally, an omnibus bill on behalf of HCD, while not directly touching on inspections, makes adjustments to requirements for licensing and related HCD functions.

AB 272 (Lewis): Rights of Heirs or Joint Tenants

Prohibits an heir or surviving joint tenant from selling a mobilehome in a park if the mobilehome was manufactured before September 15, 1971 and is

less than 20-feet wide unless HCD conducts an inspection and issues a notice of compliance with specified health and safety standards and regulations.

Additionally, requires the removal of these older mobilehomes from the park absent a successful inspection.

Status: Assembly Housing Committee, died pursuant to Joint Rule 56.

AB 1913 (N. Waters): Installations

Provides that after an initial successful inspection by an enforcement agency following the installation of a mobilehome, no party to the transaction or subsequent purchaser can be required to move or relocate the mobilehome on the lot because of an error by the inspector in the initial inspection.

Also, provides that none of these individuals can be held liable for payment of any fines or penalties or have any liability for any civil action resulting from the installation.

Additionally, includes an agent or dealer or the mobilehome park management, operator, or owner in the protections provided by the bill.

Status: Senate Housing Committee, not set.

AB 2435 (Ferguson): HCD Omnibus Bill

Adjusts licensing requirements for dealers and distributors by requiring their places of business to be located within California.

Adjusts procedures for service of process on manufacturers, dealers, and salespersons in specified administrative proceedings.

Also, adds conversion to the specified circumstances permitting the filing of a claim with the Mobilehome Recovery Fund.

Also, revises approval procedure for administrative regulations by removing the requirement for review and approval by the Building Standards Commission.

Status: Chapter 1144, Statutes of 1989.

SB 440 (Craven): Third-Party Inspectors

Repeals the sunset dates for the HCD program of third-party inspections of mobilehome manufacturers and makes the rotation requirement for third-party inspectors discretionary on the part of HCD.

Status: Chapter 1278, Statutes of 1989.

SB 1111 (Craven): Mobilehome Parks - Definition

Amends the definition of "mobilehome park" by adding resident-owned parks, including subdivisions, cooperatives, or condominiums.

Also, expresses the intent of the Legislature that these types of parks be treated in the same manner as all other mobilehome parks and that enforcement agencies deal with homeowners associations in these parks whenever it is appropriate.

Status: Chapter 721, Statutes of 1989.

Resident Park Purchases

The Legislature considered several measures this year which effect efforts by tenants to purchase the parks in which they live. This approach by tenants is becoming an increasingly popular method of controlling the cost of mobilehome living.

One of this year's bills (AB 416) exempts qualifying tenant organizations from the subdivision map requirements of the Subdivision Map Act when a park is being converted to condominium ownership by the tenants. Another bill (AB 929) exempts nonprofit corporations formed to purchase a park and convert it to condominium interests from the requirement of a public report prepared by the Real Estate Commissioner and makes tenant funds which are held in escrow available to the corporation to pay costs reasonably associated with the conversion of the park.

Two bills (AB 621 and AB 742) which were introduced this year proposed to give 'the tenants' organizations in mobilehome parks the right of first refusal whenever park owners seek to sell their mobilehome parks.

AB 416 (Woodruff): Subdivision Maps

Waives subdivision map requirements for tenants living in a mobilehome park who seek to purchase the park to convert it to condominium ownership when at least two-thirds of the owners of mobilehomes who are tenants in the park intend to participate in the purchase of the park.

Additionally, creates exceptions from the waiver if specified conditions exist, including health and safety concerns necessitating significant design or improvement requirements; prohibits the local agency from imposing design or improvement requirements when a map is required, unless necessary to mitigate an existing health or safety condition; and prohibits the local agency from requiring any other dedications, improvements, or "in-lieu" fees.

Status: Chapter 831, Statutes of 1989.

AB 621 (Clute): Sale of Mobilehome Park - Right of First Refusal

Provides that a homeowners' association, when incorporated as specified and representing the tenants in a mobilehome park, has the right to match any offer and meet any counter offer for the purchase of the park.

Also, establishes procedural requirements which implement this right of first refusal which the park owner must follow in attempting to sell the park.

Additionally, provides that the right of first refusal does not apply to specified conditions, including any conveyance of an interest in the park incidental to the financing of the park and any exchange of the park for other real property.

Status: Assembly Housing Committee, died pursuant to Joint Rule 56.

AB 742 (Pringle): Sale of Mobilehome Park - Right of First Refusal

Requires that before a mobilehome park owner accepts an offer from a party to purchase a park, the owner must provide a resident organization, formed as specified, with notice of the offer and must instead sell the park to the resident organization if the organization makes an equivalent offer.

Status: Assembly Housing Committee, died pursuant to Joint Rule 56.

AB 929 (Epple): Purchase by Nonprofit Corporations

Revises conditions exempting the purchase of a mobilehome park by a nonprofit corporation from the requirement of a public report prepared by the Real Estate Commissioner to permit funds of tenants for purchase of the park, which are deposited in escrow, to be available to the corporation to pay any and all costs reasonably associated with the processing and conversion of the park into condominium interests.

Also exempts these funds, as well as any other funds subsequently received from tenants for specified purposes, from prescribed requirements relating to the sale or lease of lots in subdivisions.

Status: Chapter 810, Statutes of 1989.

Park Conversions by Owners

As mobilehomes become more and more attractive as an alternate source of affordable housing and, in many instances, a meaningful alternative for first-time homeowners, the Legislature has become more concerned with decisions by park owners to convert their parks to other uses. The displacement of residents and the loss of these spaces has caused the introduction of several measures which address these concerns.

One bill which the Legislature considered this year (AB 486) requires the legislative body to consider if a proposed park conversion is consistent with the locality's housing element of the general plan. Another bill (SB 399)

provides localities with guidelines which these localities can use in determining how to mitigate the expenses incurred by residents of a park who are displaced when the park is converted to another use. A third bill (AB 1178) extends the requirements which are currently imposed on mobilehome park owners who seek to convert their parks to other uses to recreational vehicle park owners who seek a conversion of their park to other uses.

AB 486 (Clute): Housing Elements - Consistency

Requires the legislative body or its delegated advisory agency to consider if a proposed mobilehome park conversion is consistent with the housing element of its general plan.

Additionally, permits the park owner to request, as a matter of right, a hearing before the delegated advisory agency of the legislative body on the sufficiency of the required impact report on the proposed conversion.

Status: Vetoed.

AB 1178 (Costa): Conversions of Recreational Vehicle Parks

Extends specified requirements which exist for mobilehome park owners who seek to convert parks to another use (including notice to residents, preparation of an impact report, the right to a hearing before the legislative body or its delegated advisory agency, possible mitigation by the mobilehome park owner of any adverse impact on displaced residents) to recreational vehicle park owners who have tenants who have continuously resided in the park for nine or more months.

Status: Assembly Housing Committee, died pursuant to Joint Rule 56.

SB 399 (Craven): Relocation Costs

Provides that the "reasonable costs of relocation" which may be imposed on a park owner who seeks to convert a park to another use may include the cost of relocating a displaced park resident's mobilehome, accessories, and possessions to a comparable mobilehome space within 50 miles or the cost of purchasing the mobilehome of a displaced mobilehome owner if the mobilehome cannot be relocated within 50 miles of its existing location.

Also permits the local legislative body to require the park owner to offer displaced park residents the right of first refusal to purchase, lease, or rent any mobilehome spaces or other dwelling units which may be constructed on the existing park property or the first right of refusal to purchase the existing park.

Status: Assembly Housing Committee, not set.

Sale of Mobilehomes

When a mobilehome is sold there are any number of related concerns and potential issues which arise. If the mobilehome is sold in a mobilehome park, the new owner is required to execute a new rental agreement. If a mobilehome owner dies, the owner's heirs may wish to sell the mobilehome, without regard to past due obligations to park management.

The existing definition of mobilehomes limits the type of unit which can be manufactured to single-family structures and duplexes. Currently, a mobilehome salesperson must be fully licensed by HCD before being permitted to engage in sales activities.

All of these issues were the subject of legislation this year. One bill (AB 641) requires a copy of a fully executed rental agreement to be included with other sales agreements when a mobilehome is to remain in the park after sale. Another bill (AB 1914) addresses the various issues which arise when heirs seek to sell a mobilehome after the death of the owner. A third bill (AB 1203) adds a new definition for mobilehomes and creates an unlicensed position for new salespersons.

AB 641 (Quackenbush): Sale or Transfer

Requires escrow, sale, or transfer agreements for mobilehomes which are to remain in the mobilehome parks in which they are located after they are sold to contain a copy of the fully executed rental agreement.

Status: Chapter 119, Statutes of 1989.

AB 1203 (Hauser): Definition and Sales

Amends the definition of "mobilehome" by adding a second definition which removes the limitation of not more than two dwelling units.

Specifies that these structures are to be used with a foundation system for use as either three or more dwelling units, dormitories, residential hotels, or efficiency units.

Additionally:

- o Requires that specified handicap accessibility and adaptability requirements are applicable to mobilehomes when used for specified purposes.
- o Allows new manufactured housing salespersons to operate with 90-day certificates instead of licenses.
- o Limits each dealer to no more than three salespersons operating under a 90-day certificate at each of the dealer's established places of business.

- o Prohibits these salespersons from executing any documents, contracts, or listing agreements or from accepting any cash or cash equivalent in regard to the sale or lease of a mobilehome.
- o Imposes full legal responsibility for all actions of these salespersons on the dealer.
- o Requires HCD to report to the Legislature certain information regarding the certificates issued during 1990.
- o Permits the use of the number on the federal label or the insignia of approval issued by HCD in lieu of the serial number for any mobilehome, manufactured home, or commercial coach which is advertised for sale.

Status: Chapter 875, Statutes of 1989.

AB 1914 (N. Waters): Transfers of Mobilehomes

Permits an heir, joint tenant, or personal representative of the estate of a mobilehome owner to replace the existing mobilehome or to repair the existing mobilehome to meet specified health and safety and park standards.

Additionally:

- o Requires the heir, joint tenant, or personal representative, prior to selling the mobilehome, to satisfy specified responsibilities and liabilities of the deceased homeowner pursuant to the rental agreement in effect at the time of the death of the homeowner which have arisen since the death of the homeowner.
- o Extends the homeowner's rights to sell a mobilehome to the heir, joint tenant, or personal representative of the estate of the deceased homeowner.
- o Establishes the right of management to require the removal of the mobilehome from the park if these responsibilities and liabilities are not satisfied.
- o Requires an heir, joint tenant, or personal representative who desires to establish a tenancy in the park to comply with specified provisions relating to a prospective purchaser of a mobilehome that remains in a park.

Status: Chapter 745, Statutes of 1989.

Information/Assistance

Last year, Congress enacted the Fair Housing Amendments Act, HR 1158, which directs the federal Department of Housing and Urban Development (HUD) to promulgate regulations prohibiting discrimination in all housing facilities on the basis of familial status or physical handicap. The HUD regulations were made applicable to mobilehome parks. They create exceptions for "seniors only"

parks which require that "significant facilities and services" be provided for seniors in these parks.

This year, the Legislature addressed the new federal requirements by passing a joint resolution on the subject. Separate bills were also introduced to ensure that HCD's Office of the Mobilehome Ombudsman is maintained.

AB 722 (Pringle): Mobilehomes: Mobilehome Ombudsman

Repeals the January 1, 1990 sunset date for HCD's Mobilehome Ombudsman Program.

Status: Chapter 320, Statutes of 1989.

SB 81 (Craven): Mobilehome Ombudsman

Repeals the January 1, 1990 sunset date for the Mobilehome Ombudsman Program and clarifies the areas of responsibility for this office to include providing information on issues concerning mobilehome park rent disputes, lease or rental agreements, or disputes arising from lease or rental agreements and to exclude arbitrating, mediating, negotiating, or providing legal advice on these issues.

Status: Chapter 189, Statutes of 1989.

SJR 1 (Craven): Federal Fair Housing Amendments Act of 1988.

Memorializes the President and Congress to support and enact urgency legislation to amend HR 1158 to clarify the intent of Congress regarding the effect of the requirements for senior facilities and services upon the affordability for the residents of senior mobilehome parks.

Also contains findings concerning the effect of HR 1158 on senior citizens who have used mobilehomes as a form of affordable housing which provides a lifestyle suited to their needs.

Status: Resolution Chapter 176, Statutes of 1989.

APPENDIX A

Prepared by the Assembly Housing and Community Development Committee

STATE HOUSING PROGRAMS

I. Bond-Funded Programs

The most significant source of financing for housing programs administered by the Department of Housing and Community Development (HCD) derives from two bond measures which were placed on the ballot in 1988.

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

Proposition 84, the Housing and Homeless Bond Act of 1988, was approved by the voters in November 1988. Proposition 88 provides \$300 million for several housing programs, including \$200 million for the construction of rental housing. Proposition 84 is the primary source of financing for the Rental Housing Construction Program. Proposition 84 also provides \$25 million for the rehabilitation of single-room occupancy (SRO) hotels, which is administered by the California Housing Rehabilitation Program.

The primary features of these two programs are described below.

California Housing Rehabilitation Program:

This program offers deferred loans through local public entities to low-income owners for the rehabilitation of one- to four-unit properties. The program also provides for the rehabilitation, including seismic rehabilitation, of rental housing. Funding allocations for this program are shown below:

<u>Program Element</u>	<u>Allocation (In Millions)</u>
Owner-Occupied (General Rehabilitation)	\$20.0
Rental Housing (Seismic Rehabilitation)	80.0
(General Rehabilitation)	50.0
SRO (General Rehabilitation)	25.0

HCD indicates that it intends to commit all Proposition 77 moneys for this program by the end of 1989-90. The applications for these funds are processed through a Notice of Funding Availability (NOFA).

Rental Housing Construction Program:

This program provides deferred payment loans and operating subsidies to sponsors to facilitate the development and long-term operation of affordable rental housing, including group homes. This program has extensive limitations on the type of units which may be constructed, including a 40-year affordability requirement.

This program may be augmented by \$100 million if the voters approve Proposition 107 on the June 1990 ballot.

HCD indicates that it intends to commit all but \$40 million of the Proposition 84 moneys for the program by the end of 1990-91. Applications for the program are processed through a RFP.

II. Special Housing Needs

In addition to the two bond-financed programs described above, HCD administers programs directed toward special housing needs. Several of these programs are described below. Included in each description is budget information which reflects expenditures from funds or accounts to support both state and local operations for the program as reflected in the Governor's proposed budget, 1990-91.

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 1988-89:	\$2.274 million
Funding 1989-90:	\$2.545 million
Funding 1990-91:	\$2.296 million (proposed)
Proposition 84 Bond Money:	None

Application Process: Over the Counter

UPLP

Funding 1988-89: \$4.424 million
Funding 1989-90: \$3.859 million
Funding 1990-91: \$3.387 million (proposed)
Proposition 84 Bond Money: None

Application Process: Over the Counter

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 local low- and moderate-income, self-help housing programs. 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 1988-89: \$2.850 million
Funding 1989-90: \$0.877 million
Funding 1990-91: \$0.432 million (proposed)
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.

Funding 1988-89: \$ 2.109 million
Funding 1989-90: \$ 1.157 million
Funding 1990-91: \$ 1.707 million (proposed)
Proposition 84 Bond Money: \$25.000 million

Application Process: RFP

Farmworker Housing Grant Program (FWHG):

Offers matching grants of up to 50 percent to local governmental agencies, nonprofit corporations, and cooperative housing corporations for the development costs of new or rehabilitated housing for agricultural employees.

Funding 1988-89: \$0.621 million
Funding 1989-90: \$0.956 million
Funding 1990-91: \$1.100 million (proposed)
Proposition 84 Bond Money: None

Application Process: Over the Counter

APPENDIX B

revised: 2/6/90

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

Committee On Housing And Community Development
1989 Committee Bills
Legislative Information

Assemblyman Dan Hauser, Chairman
Michael Krisman (MK) Toni Symonds (TS)
Ed Telfeyan (ET) Steve Holloway (SH)

Bill#	Author	Subject	Con	Amend	Action
AB 89f	O'Connell	Redevelopment: taxes	TS	05/09	Chapter 250, Statutes of '89
AB 160f	Mountjoy	Redev: eminent domain	TS	01/18	Sen Rules for assign
AB 191n	Floyd	Housing discrimination	TS		HCD, died per JR 62a
AB 212n	O'Connell	Mobilehome parks: pet policy	ET	05/02	Chapter 42, Statutes of '89
AB 272n	Lewis	Mobilehome rights: rights of heirs or joint tenants	ET	01/03	HCD, Died per JR 56
AB 324f	Hughes	Relocation assistance	TS	09/01	Chapter 828, Statutes of '89
AB 416n	Woodruff	Subdivision maps: mobilehome parks	ET	08/28	Chapter 831, Statutes of '89
AB 419n	Eaves	Redevelopment	TS	08/28	Chapter 545, Statutes of 89
AB 447n	Bradley	Redevelopment: outside	TS		HCD, died per JR 56
AB 486f	Clute	Housing elements: consistency	ET	08/22	Vetoed
AB 498f	Polanco	Redevelopment: financing alternatives	TS	07/12	Chapter 363 Statutes of '89
AB 584n	Hauser	Real property: disclosures	MK	06/28	Chapter 171, Statutes of '89

Bill#	Author	Subject	Con	Amend	Action
AB 586n	Friedman	Mobilehome park conver	ET		HCD, died per JR 56
AB 590f	Hauser	Public utilities: residential utility bills	MK	07/13	Vetoed
AB 597f	Hauser	Homeless Directory	SH		Vetoed
AB 611f	Hauser	Res Hotels: baseline utility rates	TS	05/23	Vetoed
AB 617fu	Frazee	Farmworker housing in San Diego County	SH	09/11	Chapter 1351, Statutes of '89
AB 621n	Clute	Mobilehome parks: sale	ET		HCD, died per JR 56
AB 631f	Bradley	Mobilehome bracing systems	TS	06/27	Chapter 304, Statutes of '89
AB 641n	Quacken.	Mobilehomes: sale or transfer	ET	04/12	Chapter 119, Statutes of '89
AB 722f	Pringle	Mobilehomes: mobilehome ombudsman	ET	07/17	Vetoed
AB 727f	Jones	Farm funds: reappropriation	SH	08/21	Sen Appro, Held under submission
AB 742n	Pringle	Mobilehomes	ET		HCD, died per JR 56
AB 756f	Killea	Carbon monoxide detectors	TS	08/25	Sen Appro, Held under submission
AB 810f	Costa	Res structures: CHFA	SH	08/21	Chapter 756, Statutes of '89
AB 843n	Elder	Redevelopment	TS	07/06	Vetoed
AB 918n	Chacon	Mobilehomes: occupancy	ET	05/01	HCD, died per JR 56
AB 919f	Chacon	Mobilehomes: removal and storage	ET		HCD, died per JR 56
AB 925f	O'Connell	Mobilehomes parks: citations	ET	05/15	Sen Hous, Not Set

Bill#	Author	Subject	Con	Amend	Action
AB 929f	Epple	Mobilehome parks: conversion to tenant- owned condo projects	ET	08/21	Chapter 810, Statutes of '89
AB 1080f	Costa	Housing: Security assistance	SH	07/10	Vetoed
AB 1082f	Burton	Low-income subsidy & services program	SH	04/12	HCD, died per JR 56
AB 1165n	NWaters	Mobilehomes: liquid propane butane sales	ET	06/14	Vetoed
AB 1178f	Costa	Mobilehomes	ET		HCD, died per JR 56
AB 1197n	Hauser	Buildings: abatement of unsafe/substandard cond	ET	06/21	Chapter 376, Statutes of '89
AB 1203f	Hauser	Mobilehomes: salespersons	ET	09/01	Chapter 875, Statutes of '89
AB 1206fu	Hauser	Residential Hotels: Definition	TS	06/22	Chapter 184, Statutes of '89
AB 1211f	Hauser	Mobilehomes: Definitions	ET	06/27	Sen Hous, Held w/o recommend
AB 1217f	Hauser	Local agencies: developer fees	TS		Local Gov, died per JR 56
AB 1221f	Hauser	Redevelopment: Credits	TS	09/07	Vetoed
AB 1235f	Hauser	Housing Authorities	SH	01/08	Sen Hous, not set
AB 1243f	Hauser	Savings & Loan tax credits	SH	05/17	W&M, died per JR 56
AB 1248f	Hauser	Cal-Vet forfeitures: Notice	ET	09/01	Chapter 563, Statutes of '89
AB 1254n	Hauser	Housing assistance: shared appreciation loans	SH	09/01	Vetoed
AB 1259f	Hauser	Housing programs: rev annuity mortgages	ET	08/25	Conf Comm
AB 1269n	Hauser	Housing assistance: shared appreciation	SH	06/05	Sen Hous, Held w/o recommend

Bill#	Author	Subject	Con	Amend	Action
AB 1274f	Hauser	Proposition 77 & 84 clean up	TS	09/13	Chapter 1193, Statutes of '89
AB 1277fu	Hauser	CHFA: bond authority	ET		Sen Rules for assign
AB 1279f	Hauser	First-Time Homebuyers	ET		Sen Rules for assign
AB 1288f	Hauser	Housing: first-time home buyers	SH	08/25	Vetoed
AB 1290f	Hauser	Housing Element	TS	06/15	Failed passage on Asm Floor
AB 1294f	Hauser	Rental control: residen	MK/ SH		W&M, died per JR 56
AB 1295fu	Filante	Prop. 84: Reg delays	TS	04/24	Died on Asm Inactive File
AB 1296fu	Filante	Proposition 77: HCD	TS	09/13	Chapter 1103, Statutes of '89
AB 1297f	Filante	California Housing Trust Fund	SH	05/04	Sen Appro, Held under submission
AB 1343n	Pringle	Mobilehomes: security deposits	ET		HCD, died per JR 56
AB 1391fu	Burton	Homeless assistance prog: local assistance	SH	08/21	Vetoed
AB 1429n	Fraze	Housing: senior citizen restrictions	ET	06/05	Chapter 501, Statutes of 89
AB 1483n	Hauser	Low-rent housing (Article 34) (Apt Owners)	SH	07/06	Vetoed
AB 1485n	Bentley	Mobilehome parks: sale to resident organ.	ET	01/03	HCD, died per JR 56
AB 1497f	Hauser	CHFA	TS	01/23	Sen Rules for assign
AB 1507f	Hauser	Cal-Vet: Leasing or letting or reverted prop	ET		Sen Vet Aff, not set
AB 1511n	Hauser	Low-Rent Housing (Article 34) (Realtors)	SH	01/03	Sen Hous, not set

Bill#	Author	Subject	Con	Amend	Action
AB 1552f	Calderon	Redevelopment: targeting	TS		HCD, died per JR 56
AB 1557f	Campbell	Housing: relocation assistance	TS	05/09	Sen Hous, Not Set
AB 1597n	Clute	Redevelopment agencies	TS		HCD, died per JR 56
AB 1628n	Hauser	Common Interest Develop.: meetings	MK		HCD, died per JR 56
AB 1632n	Hauser	Common Interest Develop: reserves	MK		HCD, died per JR 56
AB 1636n	Hauser	Common Interest Develop: injunction	MK		HCD, died per JR 56
AB 1646f	Polanco	Housing: abandoned homes	SH		HCD, died JR 56
AB 1653n	Frazee	Rental housing: occupancy	ET	05/10	HCD, died per JR 56
AB 1663fu	Hauser	Redevelopment: cleanup	TS	09/13	Conf Comm
AB 1672f	Bentley	Residential Rent control	ET		HCD, died per JR 56
AB 1772n	Roos	Redevelopment: child care	TS		HCD, died per JR 56
AB 1801f	Moore	Redevelopment	TS		HCD, died per JR 56
AB 1825f	Areias	Residential real prop: foreclosure assist	SH	01/29	Sen Rules for assign
AB 1851f	Hauser	Cal-Vet: lower-income veterans	ET	05/08	Sen Vet Aff, not set
AB 1856f	Hauser	Redevelopment plans: amendments	TS	04/12	HCD, died per JR 56
AB 1863f	Hauser	Density bonuses or hous. incentives of equivalent value	SH	08/25	Chapter 842, Statutes of '89
AB 1876n	Hauser	Common interest develop: management agreements	MK	08/29	Vetoed
AB 1878n	Hauser	Common interest develop: community association	MK		Chapter 571, Statutes of 89

Bill#	Author	Subject	Con	Amend	Action
AB 1880n	Hauser	Common interest develop: reserve fund require.	MK		HCD, died per JR 56
AB 1887n	Hauser	Common interest develop: reserve funds	MK		HCD, died per JR 56
AB 1890f	Cortese	Earthquake protection	TS	08/30	Chapter 951, Statutes of '89
AB 1895f	Bradley	Building standards	ET	08/25	Chapter 952, Statutes of '89
AB 1898n	Hauser	Common interest develop: member discipline	MK		HCD, died per JR 56
AB 1903fu	Costa	Low-rent housing	TS	05/08	Sen Hous, not set
AB 1913n	NWaters	Mobilehomes: installation	ET	07/17	Sen Hous, not set
AB 1914n	NWaters	Mobilehomes: transfers of mobilehomes	ET	08/30	Chapter 745, Statutes of '89
AB 1917n	Allen	Housing	SH		HCD, died per JR 56
AB 1932n	Allen	Substandard Housing: tenants' remedies	SH		HCD, died per JR 56
AB 1998n	Lempert	Counties & Cities: qualified mortgage bonds	TS	09/08	Chapter 1069, Statutes of '89
AB 2021f	Ferguson	State Housing Assist: rent control	ET	04/26	HCD, died per JR 62a
AB 2080f	MWaters	Redevelopment	TS	09/11	Chapter 1140, Statutes of '89
AB 2085n	MWaters	Housing: redevelopment	TS	08/28	Vetoed
AB 2088f	MWaters	Buildings Inspections	TS	08/30	Chapter 953, Statutes of '89
AB 2120f	Bradley/ Hauser	Farmworker Tax Credit	TS/ SH	09/08	Vetoed
AB 2208f	Campbell	Housing discrimination: Immigration status	ET	04/27	Vetoed
AB 2229f	Polanco	Hazardous substances & waste discharge clean up: red. agencies	TS	06/28	Asm Env Saf & Toxics, died per JR 56

Bill#	Author	Subject	Con	Amend	Action
AB 2236f	Costa	Housing programs	TS	08/22	Sen Hous, not set
AB 2355f	Filante	Building standards	SH	09/06	Chapter 1029, Statutes of '89
AB 2374f	Cortese	Redevelopment: tax increment proceeds	TS	05/11	Died on Asm Inactive File
AB 2402n	Chacon	Mobilehomes: security deposits	ET	05/01	HCD, died per JR 56
AB 2434f	Kelley	Emergency Housing	MK	08/21	Sen Hous, not set
AB 2435fu	Ferguson	Housing	ET	08/25	Chapter 1144, Statutes of '89
AB 2436f	Ferguson	Housing programs	SH	05/17	W&M, died per JR 62a
AB 2437f	Ferguson	Local planning: housing	TS		HCD, died per JR 56
AB 2438n	Ferguson	Common interest develop.: financial affairs	TS	08/21	Sen Hous, not set
ACR 46	Hauser	Joint Committee on Housing Preservation	MK		Asm Rules
ACR 99	Hauser	Housing Task Force	TS		Asm Rules
SB 75fu	LGreene	Housing assistance	TS	05/25	Chapter 34, Statutes of '89
SB 81f	Craven	Mobilehome Ombudsman	ET	05/31	Chapter 189, Statutes of '89
SB 122f	LGreene	Essential services buildings	SH	05/23	Held at Asm Desk
SB 175n	Craven	Mobilehomes	ET	02/28	Chapter 198, Statutes of '89
SB 399n	Craven	Mobilehome Parks	ET	04/06	HCD, not set
SB 424f	Alquist	Seismic safety: loan insurance	TS	09/11	Chapter 1203, Statutes of '89
SB 440n	Craven	Mobilehomes	ET	08/30	Chapter 1278, Statutes of '89

Bill#	Author	Subject	Con	Amend	Action
SB 480 <u>fu</u>	LGreene	Emergency Housing	SH	09/14	Chapter 1346, Statute of '89
SB 573n	Bergeson	Common Interest Develop.: managing agents	SH	08/24	Chapter 709, Statutes of '89
SB 777n	Stirling	Common Interest Subdivisions	SH	07/18	Chapter 1150, Statutes of '89
SB 912f	Petris	Rent Control	SH	09/11	Chapter 987, Statutes of '89
SB 920f	Rogers	Seismic Safety Building Design	SH	09/07	Chapter 988, Statutes of '89
SB 966f	Bergeson	Local planning: housing	TS	09/12	Vetoed
SB 995f	Torres	Housing: emergency shelters: homeless services	SH	09/11	Chapter 1329, Statutes of '89
SB 998f	Presley	Allocation of taxes: redevelopment	TS	06/26	HCD, not set
SB 1028f	Petris	Housing	SH	08/21	Vetoed
SB 1045n	LGreene Roberti	Low-rent housing	SH	09/11	Vetoed
SB 1046f	LGreene Roberti	Low-rent housing	SH	06/30	HCD, not set
SB 1093 <u>fu</u>	Presley	Housing for prison employees	SH	09/13	Chapter 1338, Statutes of '89
SB 1111f	Craven	Mobilehomes	ET	07/17	Chapter 721, Statutes of '89
SB 1235f	LGreene	Redevelopment	TS	08/29	Chapter 881, Statutes of '89
SB 1241n	Leonard	Mobilehome Residency Law: rent control	ET	06/01	Chapter 412, Statutes of '89
SB 1282f	Seymour	Housing elements	ET	09/13	Chapter 1451, Statutes of '89
SB 1283 <u>fu</u>	Seymour	Mortgage credit certificates	SH	09/11	Chapter 957, Statutes of '89
SB 1287n	Seymour	Housing: redevelopment	TS	09/13	Chapter 1155, Statutes of '89

Bill#	Author	Subject	Con	Amend	Action
SB 1352f	Alquist	Housing: redevelopment	TS	04/27	HCD, not set
SB 1354n	Alquist	Redevelopment	TS	09/07	Chapter 997, Statutes of '89
SB 1520f	Presley	Buildings: water conservation	ET	01/16	Asm Rev & Tax, not set
SB 1526f	Mello	Housing: assisted housing development	ET	09/06	Vetoed
SB 1686n	Hart	Housing: senior citizen restriction	ET	05/23	Chapter 190, Statutes of '89
SJR 1	Craven	Federal Fair Housing Amend Act of 1988	ET	03/06	Res Chap 176, Statutes of '89

**1989 First Extraordinary Session Committee Bills
Legislative Information**

AB 6Xfu	Hauser	Natural Disaster Assistance			Asm 3rd Read
AB 29Xfu	Areias	Farmworker Housing Grants: disaster areas			Asm 3rd Read
AB 30Xfu	Areias	Homeless persons: rental security deposits			HCD, not set
AB 40Xfu	Farr	California Earthquake Emergency Grants & Loan Guarantees		11/04	Chapter 12, Statutes of '89 1st Ex Sess
AB 41Xfu	Farr	Natural Disaster Relief		11/04	Chapter 3, Statutes of '89 1st Ex Sess
AB 44Xfu	Hauser	Natural Disaster Relief		11/04	Chapter 5, Statutes of '89 1st Ex Sess
SB 3Xfu	Marks	Natural Disaster Relief		11/04	Chapter 4, Statutes of '89 1st Ex Sess
SB 4Xfu	LGreene	Natural Disaster Relief		11/04	Chapter 6, Statute of '89 1st Ex Sess

APPENDIX C

2/6/90

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

1989 BILLS HEARD BY TOPIC

HOUSING FINANCE:

AB 324	Hughes	Relocation assistance.	Chap. 828, Stat. of 1989
AB 584	Hauser	Real property: disclosures.	Chap. 171, Stat. of 1989
AB 590	Hauser	Public utilities: residential utility bills.	Vetoed
AB 611	Hauser	Residential hotels: baseline utility rates.	Vetoed
AB 727	Jones	Housing funds: reappropriation.	Senate Appr., held under submission
AB 810	Costa	Residential structures.	Chap. 756, Stat. of 1989
AB 1080	Costa	Housing: security assistance.	Vetoed
AB 1235	Hauser	Housing authorities.	Senate Housing, not set
AB 1243	Hauser	Savings and loan tax credits.	W&M, died per JR 56
AB 1248	Hauser	Cal-Vet forfeitures: notice.	Chap. 563, Stat. of 1989
AB 1254	Hauser	Housing assistance: shared appreciation.	Vetoed
AB 1259	Hauser	Housing programs: reverse annuity mortgages.	Conference Committee
AB 1269	Hauser	Housing assistance: shared appreciation.	Senate Housing, held without recommendation
AB 1274	Hauser	Housing programs.	Chap. 1193, Stat. of 1989
AB 1277	Hauser	California Housing Finance Agency. (Urgency)	Senate Rules for assignment
AB 1288	Hauser	Housing: first-time homebuyers.	Vetoed
AB 1295	Filante	Housing programs. (Urgency)	Died on Asm. Inactive File
AB 1296	Filante	Housing rehabilitation: California Earthquake and Housing Rehabilitation Act of 1988. (Urgency)	Chap. 1103, Stat. of 1989
AB 1297	Filante	California Housing Trust Fund.	Senate Appr., held under submission
AB 1483	Hauser	Low-rent housing.	Vetoed
AB 1497	Hauser	Housing finance.	Senate Rules for assignment
AB 1507	Hauser	Cal-Vet: leasing or letting of reverted property	Sen. Vet. Aff., not set
AB 1511	Hauser	Housing.	Senate Housing, not set
AB 1557	Campbell	Housing: relocation assistance.	Senate Housing, not set
AB 1646	Polanco	Housing: abandoned homes.	HCD, died per JR 56
AB 1851	Hauser	Cal-Vet: lower income veterans.	Sen. Vet. Aff., not set

HOUSING FINANCE (continued):

AB 1903	Costa	Low-rent housing. (Urgency)	Senate Housing, not set
AB 1998	Lempert	Counties & Cities: qualified mortgage bonds.	Chap. 1069, Stat. of 1989
AB 2085	Maxine Waters	Housing.	Vetoed
AB 2236	Costa	Housing programs.	Senate Housing, not set
AB 2436	Ferguson	Housing programs mortgage bonds.	W&M, died per JR 62a
ACR 46	Hauser	Joint Committee on Housing Preservation.	Assembly Rules, not set
ACR 99	Hauser	Housing Task Force.	Assembly Rules, not set
SB 75	Leroy Greene	Housing assistance. (Urgency)	Chap. 34, Stat. of 1989
SB 1028	Petris	Housing.	Vetoed
SB 1045	Leroy Greene	Low-rent housing.	Vetoed
SB 1046	Leroy Greene	Low-rent housing.	HCD, not set
SB 1093	Presley	Housing for prison employees. (Urgency)	Chap. 1388, Stat. of 1989
SB 1283	Seymour	Mortgage credit certificates. (Urgency)	Chap. 957, Stat. of 1989
SB 1526	Mello	Housing: assisted housing development.	Vetoed

BUILDING STANDARDS:

AB 756	Killea	Carbon monoxide detectors.	Senate Appro., held under submission
AB 1197	Hauser	Buildings: abatement of unsafe or substandard conditions.	Chap. 376, Stat. of 1989
AB 1206	Hauser	Housing: residential hotels. (Urgency)	Chap. 184, Stat. of 1989
AB 1653	Frazee	Rental housing: occupancy.	HCD, died per JR 56
AB 1895	Bradley	Building standards.	Chap. 952, Stat. of 1989
AB 1932	Allen	Substandard housing: tenants' remedies.	HCD, died per JR 56
AB 2088	Maxine Waters	Building inspections.	Chap. 953, Stat. of 1989
AB 2355	Filante	Building standards: substandard conditions.	Chap. 1029, Stat. of 1989
SB 122	Leroy Greene	Essential services.	Held at Assembly Desk
SB 1520	Presley	Buildings: water conservation.	Asm. Rev. & Tax., not set

HOMELESS PROGRAMS:

AB 597	Hauser	Housing: homeless persons.	Vetoed
AB 1082	Burton	Low-income subsidy & services program.	HCD, died per JR 56
AB 1391	Burton	Homeless assistance programs: local assistance. (Urgency)	Vetoed
AB 2434	Kelley	Emergency housing.	Senate Housing, not set
SB 480	Leroy Greene	Emergency housing. (Urgency)	Chap. 1346, Stat. of 1989
SB 995	Torres	Housing: emergency shelter: homeless services.	Chap. 1329, Stat. of 1989

FARMWORKER HOUSING:

AB 617	Frazee	Farmworker housing in San Diego County. (Urgency)	Chap. 1351, Stat. of 1989
AB 2120	Hauser/Bradley	Farmworker Tax Credit.	Vetoed

MOBILEHOMES:

AB 212	O'Connell	Mobilehome parks: pet policy.	Chap. 42, Stat. of 1989
AB 272	Lewis	Mobilehomes.	HCD, died per JR 56
AB 416	Woodruff	Subdivision maps: mobilehome parks.	Chap. 831, Stat. of 1989
AB 486	Clute	Housing elements: consistency.	Vetoed
AB 586	Friedman	Mobilehome park conversion.	HCD, died per JR 56
AB 621	Clute	Mobilehome parks: sale.	HCD, Died per JR 56
AB 641	Quackenbush	Mobilehomes: sale or transfer.	Chap. 119, Stat. of 1989
AB 722	Pringle	Mobilehomes: Mobilehome Ombudsman.	Vetoed
AB 742	Pringle	Mobilehomes.	HCD, died per JR 56
AB 918	Chacon	Mobilehomes: occupancy.	HCD, died per JR 56
AB 919	Chacon	Mobilehomes: removal and storage.	HCD, died per JR 56
AB 925	O'Connell	Mobilehome parks: citations.	Senate Housing, not set
AB 929	Epple	Mobilehome parks: conversion to tenant-owned condominium projects.	Chap. 810, Stat. of 1989
AB 1165	Norman Waters	Mobilehomes: liquid propane butane sales.	Vetoed
AB 1178	Costa	Mobilehomes.	HCD, died per JR 56
AB 1203	Hauser	Mobilehomes, manufactured housing, and commercial coaches: salespersons.	Chap. 875, Stat. of 1989
AB 1211	Hauser	Mobilehomes.	Senate Housing, held without recommendation

MOBILEHOMES (continued):

AB 1343	Pringle	Mobilehomes: security deposits.	HCD, died per JR 56
AB 1485	Bentley	Mobilehome parks: sale to resident organizations.	HCD, died per JR 56
AB 1913	Norman Waters	Mobilehomes: installation.	Senate Housing, not set
AB 1914	Norman Waters	Mobilehomes: transfers of mobilehomes.	Chap. 745, Stat. of 1989
AB 2402	Chacon	Mobilehomes: security deposits.	HCD, died per JR 56
AB 2435	Ferguson	Housing. (Urgency)	Chap. 1144, Stat. of 1989
SB 81	Craven	Mobilehome ombudsman.	Chap. 189, Stat. of 1989
SB 175	Craven	Mobilehomes.	Chap. 198, Stat. of 1989
SB 399	Craven	Mobilehome parks.	HCD, not set
SB 440	Craven	Rental agreements.	Chap. 1278, Stat. of 1989
SB 1111	Craven	Mobilehomes.	Chap. 721, Stat. of 1989
SB 1241	Leonard	Mobilehome Residency Law: rent control.	Chap. 412, Stat. of 1989
SB 1287	Seymour	Housing: redevelopment.	Chap. 1155, Stat. of 1989
SJR 1	Craven	Federal Fair Housing Amendments Act of 1988.	Res. Chap. 176, Stat. of 1989

HOUSING DISCRIMINATION:

AB 191	Floyd	Housing discrimination.	HCD, Died per JR 62a
AB 1429	Frazee	Housing: senior citizen restrictions.	Chap. 501, Stat. of 1989
AB 2208	Campbell	Housing discrimination: immigration status.	Vetoed
SB 1686	Hart	Housing: senior citizen restrictions.	Chap. 190, Stat. of 1989

COMMON INTEREST DEVELOPMENTS:

AB 1628	Hauser	Common interest developments: meetings.	HCD, died per JR 56
AB 1632	Hauser	Common interest developments: reserves.	HCD, died per JR 56
AB 1636	Hauser	Common interest developments: injunctions.	HCD, died per JR 56
AB 1876	Hauser	Common interest developments: management agreements.	Vetoed
AB 1878	Hauser	Common interest developments: community association.	Chap. 571, Stat. of 1989
AB 1880	Hauser	Common interest developments: reserve fund requirements.	HCD, died per JR 56
AB 1887	Hauser	Common interest developments: reserve funds.	HCD, died per JR 56
AB 1898	Hauser	Common interest developments: member discipline.	HCD, died per JR 56
AB 2438	Ferguson	Common interest developments: financial affairs.	Senate Housing, not set

COMMON INTEREST DEVELOPMENTS (continued):

SB 573	Bergeson	Common interest developments: managing agents.	Chap. 709, Stat. of 1989
SB 777	Stirling	Common interest subdivisions.	Chap. 1150, Stat. of 1989

HOUSING, NATURAL DISASTER ASSISTANCE & PREPAREDNESS:

AB 631	Bradley	Housing: bracing systems.	Chap. 304, Stat. of 1989
AB 1279	Hauser	Housing: unreinforced masonry buildings.	Senate Rules for assignment
AB 1663	Hauser	Redevelopment. (Urgency)	Conference Committee
AB 1890	Cortese	Earthquake protection status.	Chap. 951, Stat. of 1989
AB 1825	Areias	Natural disasters: residential foreclosure assistance.	Senate Rules for assignment
SB 424	Alquist	Seismic safety: loan insurance.	Chap. 1203, Stat. of 1989
SB 920	Rogers	Seismic safety building design.	Chap. 988, Stat. of 1989

LAND USE PLANNING:

AB 1217	Hauser	Local agencies: developer fees.	Asm. Loc. Gov., died per JR 56
AB 1274	Hauser	Housing programs.	Chap. 1193, Stat. of 1989
AB 1290	Hauser	Land use: general plan: housing element.	Failed passage, Asm. Floor
AB 1863	Hauser	Density bonuses or housing incentives of equivalent value.	Chap. 842, Stat. of 1989
AB 2437	Ferguson	Local planning: housing.	HCD, died per JR 56
SB 966	Bergeson	Local planning: housing.	Vetoed
SB 1282	Seymour	Housing elements.	Chap. 1451, Stat. of 1989

REDEVELOPMENT:

AB 89	O'Connell	Redevelopment: taxes.	Chap. 250, Stat. of 1989
AB 160	Mountjoy	Redevelopment: taxes.	Senate Rules for assignment
AB 419	Hughes	Redevelopment.	Chap. 545, Stat. of 1989
AB 447	Bradley	Counties and cities.	HCD, died per JR 56
AB 498	Polanco	Redevelopment.	Chap. 363, Stat. of 1989
AB 843	Elder	Redevelopment	Vetoed

REDEVELOPMENT (continued):

AB 1221	Hauser	Redevelopment.	Vetoed
AB 1552	Calderon	Low-income housing: redevelopment agencies.	HCD, died per JR 56
AB 1597	Clute	Redevelopment agencies.	HCD, died per JR 56
AB 1663	Hauser	Redevelopment. (Urgency)	Conference Committee
AB 1772	Roos	Redevelopment: child care.	HCD, died per JR 56
AB 1801	Moore	Redevelopment.	HCD, died per JR 56
AB 1856	Hauser	Redevelopment plans: amendments.	HCD, died per JR 56
AB 1917	Allen	Housing.	HCD, died per JR 56
AB 2080	Maxine Waters	Redevelopment.	Chap. 1140, Stat. of 1989
AB 2229	Polanco	Hazardous substances and waste discharge cleanup: redemption agencies.	Asm. Env. Safe. & Tox., died per JR 56
AB 2374	Cortese	Redevelopment.	Died on Asm. Inactive File
SB 998	Presley	Allocation of taxes: redevelopment.	HCD, not set
SB 1235	Leroy Greene	Redevelopment.	Chap. 881, Stat. of 1989
SB 1354	Alquist	Redevelopment.	Chap. 997, Stat. of 1989
SB 1352	Alquist	Housing: redevelopment.	HCD, not set

RENT CONTROL:

AB 1294	Hauser	Rental control: residential real property.	W&M, died per JR 56
AB 1672	Bentley	Residential rent control.	HCD, died per JR 56
AB 2021	Ferguson	State housing assistance: rent control.	HCD, died per JR 62a
SB 912	Petris	Rent control.	Chap. 987, Stat. of 1989

1989 FIRST EXTRAORDINARY SESSION:

AB 6X	Hauser	Natural Disaster Assistance.	Asm 3rd Read
AB 29X	Areias	Farmworker Housing Grants: disaster areas.	Asm 3rd Read
AB 30X	Areias	Homeless persons: rental security deposits.	HCD, not set
AB 40X	Farr	California Earthquake Emergency Grants & Loan Guarantees.	Chap. 12, Stat. of 1989 1st Ex Session
AB 44X	Hauser	Natural Disaster Relief.	Chap. 5, Stat. of 1989 1st Ex Session

1989 FIRST EXTRAORDINARY SESSION (continued):

SB 3X Marks Natural Disaster Relief.

Chap. 4, Stat. of 1989
1st Ex Session

SB 4X Leroy Greene Natural Disaster Relief.

Chap. 6, Stat. of 1989
1st Ex Session

