

SEIU California State Council Sponsored 2018 Housing Bills

AB 2219 (Ting) would require landlords to accept payments made on behalf of tenants from third parties, including agencies, organizations, caregivers, and family members, provided the third party acknowledges that the payment does not create a new tenancy. Co-sponsored by Western Center and the California Rural Legal Assistance Foundation.

AB 2343 (Chiu) would make a number of changes to the eviction process, including extending the time period for tenants to respond to alleged lease violations, such as nonpayment of rent, extending the time to respond to an eviction action in court, allowing low-income tenants to seek a waiver of court witness fees, and other procedural changes. The bill also would create a presumption of retaliation for tenant organizing in an eviction proceeding. Co-sponsored by Western Center and the California Rural Legal Assistance Foundation.

AB 686 (Santiago) would create an obligation under California law to affirmatively further fair housing. Co-sponsored by Western Center, Public Advocates, and the National Housing Law Project.

AB 1771 (Bloom) would make changes the process by which a council of governments (COG) distributes the regional housing need (RHNA) to jurisdictions within a region. Current law requires localities to adequately plan to accommodate the number of housing units at each income level that the COG allocates to them. This bill would require that a COG's RHNA allocation methodology further existing statutory goals, including, among other things, promoting socioeconomic equity and addressing jobs-housing imbalances, and would provide additional checks and balances to ensure that the RHNA allocation does not further patterns of exclusion. Co-sponsored by Western Center and the California Rural Legal Assistance Foundation.

AB 2056 (E. Garcia) would make changes to the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP) to help ensure that MPRROP funding can be used to help preserve mobilehome

parks, including allowing MPRROP funds to be used for rehabilitation of a park that wasn't acquired with MPRROP funding and allowing for long-term deferrals of MPRROP loans to help ensure the feasibility of park preservation. Co-sponsored by the California Rural Legal Assistance Foundation and the California Coalition for Rural Housing.

AB 2797 (Bloom) would address a recent court decision that undermines the application of Density Bonus Law and the Mello Act within the Coastal Zone. The decision made it harder to use these tools in coastal jurisdictions to encourage the development of affordable housing. Co-sponsored by Western Center and the California Rural Legal Assistance Foundation.

SB 1333 (Wieckowski) would address a recent court decision that creates an end-run around Housing Element Law for charter cities and allows them to evade affordable housing obligations. Fifteen of the largest cities in California are charter cities and over half the state's population lives in a charter city. Co-sponsored by Western Center and the California Rural Legal Assistance Foundation.

AB 2364 (Bloom) would close a loophole in the state's Ellis Act that allows landlords to evict all of their tenants while still remaining in the rental business. The Ellis Act was written with the intention of giving landlords the ability to evict their tenants in order to withdraw from the rental market. Advocates from around the state are seeing instances of landlords evicting all tenants in a property and then returning those units in a piecemeal fashion to rental market, skirting the original purpose of the law. AB 2364 will close that loophole.

AB 2925 (Bonta) A spot bill, which would look to address just-cause evictions. Language is still pending, as they work with cities and other groups to appropriately capture the need.