

HOMEOWNERSHIP HOUSING COMMITTEE

STEVE MARVIN- REGIONAL REP.

ZOOM MEETING MAY 5TH

COMMON INTEREST DEVELOPMENT - HOUSING POLICY - MANUFACTURED HOUSING

29 Bills the committee was following

2020 CAR Sponsored Legislation:	(4 Bills)	All four will be heard next year
2019 2 Year Bills:	(8 Bills)	1 Failed by 1 Vote SB50 (Weiner) 7 others will not be heard.
Housing Policy:	(15 Bills)	3 on May 20 th 12 others not heard this yr
Manufactured Housing:	2 Bills	1 may 20 th 1 not in 2020

AB 2782 (Stone) Mobile Home Parks: Change of Use..... Seeks to prohibit local Government from approving a park's closure if it is conversion/closure would result in or contribute to a shortage of housing opportunities for low and moderate-income households with the local jurisdiction. CAR OPPOSES. HEARD MAY 20TH

RED ALERT: AB828 Unconstitutional Rent Reduction Bill:

C.A.R. **OPPOSES** AB 828 (Ting), a bill that, among other things, effectively forces a 25 percent reduction in rents. C.A.R. opposes the bill because it is unconstitutional and provides no financial protection for mom-and-pop property owners who still must pay their mortgages and have a legal obligation to repair and maintain their properties.

On top of these existing COVID-19 state and local tenant protections, AB 828 creates a court-ordered reduction of rent by 25% for 12 months for tenants who claim they cannot pay due to the COVID-19 crisis. There is no way for property owners to recoup this court-ordered lost rental amount, even though they are still legally obligated to continue paying their mortgage, taxes, and insurance and maintain and repair the property.

Important dates:

May 11-21st All the Committees will meet within these dates.

May 29th Last day for Bills to pass their house origin.

June 15: The state Budget must be passed by Midnight

Aug 31st: The last day for Bills to be approved by the Legislature

Sept 30th: The last day for the Governor to sign and veto Bills.