



## C.A.R. Business Meetings Report | 2022 Fall Meetings Report

**Reporting Member:** Jess Burns

**Meeting Title:** Home Ownership Housing Committee

**Meeting Date & Time:** Tuesday, 10/11/22 1:00pm

**CAR Page/Meeting Agenda Link:** <https://www.car.org/meetings/carmeetings/current/Home-Ownership-Housing-Committee>

### 1. Overview of Action Items:

- DOWN PAYMENT ASSISTANCE: ALLOCATION OF SB 2 (ATKINS, STATUTES OF 2017) FUNDS FOR HOMEOWNERSHIP HOUSING PROGRAMS
  - Motion: Modify the existing small jurisdiction grant program intended for the construction of affordable housing, available to families making no more than 80% AMI, to a more effective larger competitive grant program reserved for small jurisdictions?
  - **Motion passed 28:1**
- INCLUSIONARY ZONING: OWNER OCCUPANT PREFERENCE
  - Motion: C.A.R. should sponsor legislation to require density bonus or inclusionary zoned units, constructed with an affordability covenant or restriction that is intended for owner occupancy, to consider qualified buyers who will owner-occupy the unit before considering investor purchase offers for those parcels
  - **Motion passed 32:2**
- PROP 26: AUTHORIZES NEW TYPES OF GAMBLING. INITIATIVE CONSTITUTIONAL AND STATUTORY AMENDMENT
  - Motion: C.A.R. should adopt the position of “Not Real Estate Related”
  - **Motion passed 30:2**
- PROPOSITION 27: ALLOWS ONLINE AND MOBILE SPORTS WAGERING. INITIATIVE CONSTITUTIONAL AMENDMENT AND STATUTE
  - Motion: C.A.R. should adopt the position of “Not Real Estate Related”
  - **Motion passed 31:1**

### 2. Presentation

- There were 28 bills
  - 4 were signed into law
  - CAR stopped 6 really bad ones from making it to the governor’s desk
  - 2 bills that we opposed were signed into law
  - 6 bills we successfully amended before being signed into law
  - **\*\*\*SUMMARY: We won 18 bills on this agenda (lost 2)\*\*\***

### 3. Reports Summary/C.A.R. Sponsored Legislation (2021-2022)

- AB 2170 (Grayson) Codification of GSE “First Look” Program (Status: Governor’s Desk)
- AB 2166 (Mayes) Increased Federal Funding for Ownership Housing (Status: Died in the Assembly Housing and Community Development Committee)
- 2022 Request for Homeownership Funds in the State Budget - AB 178 (Ting) and SB 197 (Status: Signed into law by the Governor)
- SB 6 (Caballero) Conversion of Commercial Property into Housing (Status: Governor’s Desk)
- SCA 2 (Allen & Wiener) Public Housing Projects (Status: Governor’s Desk)

### 4. Housing Policy

- AB 500 (Ward) California Coastal Resources
  - Position: Oppose Unless Amended
  - Status: Died on the Senate Floor Inactive File
- AB 916 (Salas) Ministerial Approval: Bedroom Additions
  - Position: Watch
  - Status: Governor’s Desk
- AB 1695 (Santiago) Affordable housing loan and grant programs: Adaptive Reuse
  - Position: Oppose
  - Status: Governor’s Desk
- AB 1837 (Bonta) Residential Real Property Trustee Sale: End Run Around “Just Cause” Statute
  - Position: Watch
  - Status: Governor’s Desk
- AB 1967 (Daly) Single Family Neighborhoods and Transitional Wrap Around Service Housing
  - Position: Support
  - Status: Died in the Assembly Housing and Community Development Committee
- AB 2013 (Quirk-Silva) California Statewide Housing Plan
  - Position: Support
  - Status: Died in the Assembly Housing and Community Development Committee
- AB 2011 (Wicks) Affordable Housing and High Road Jobs Act of 2022
  - Position: Support
  - Status: Governor’s Desk
- AB 2053 (Lee) Social Housing Act
  - Position: Oppose
  - Status: Failed passage of the Senate Governance and Finance Committee
- AB 2063 (Berman) Density Bonuses: Affordable Housing Impact Fees
  - Position: Support
  - Status: Died in the Assembly Appropriations Committee
- AB 2186 (Grayson) Housing Cost Incentive Reduction Program
  - Position: Monitor
  - Status: Died on the Senate Appropriation Committee Suspense File
- AB 2221 (Quirk-Silva) Accessory Dwelling Units
  - Position: Not Favor
  - Status: Governor’s Desk
- AB 2430 (Grayson) Tiny Homes
  - Position: Support
  - Status: Died in the Assembly Housing and Community Development Committee
- AB 2536 (Grayson) Development fees: connection fees and capacity charges
  - Position: Support
  - Status: Signed into law July 19, 2022 (Chapter 128, Statutes of 2022)
- AB 2592 (McCarty) Adaptive Reuse: State Buildings & Surplus Land
  - Position: Monitor
  - Status: Governor’s Desk

- AB 2619 (Patterson) Elderly Residential Care Facilities: Capacity in Residential Neighborhoods
  - Position: Oppose
  - Status: Died in the Assembly Human Services Committee
- ACA 14 (Wicks) Housing Bond
  - Position: Oppose Unless Amended
  - Status: Died in the Assembly Appropriations Committee
- SB 679 (Kamlager) Los Angeles County Affordable Housing Solutions Agency
  - Position: Oppose
  - Status: Governor's Desk
- SB 897 (Wieckowski) Accessory/Jr. Accessory Dwelling Units
  - Position: Not Favor
  - Status: Governor's Desk
- SB 1105 (Hueso) San Diego Regional Equitable and Environmentally Friendly Affordable Housing Finance Agency
  - Position: Oppose Unless Amended
  - Status: Died in the Assembly Appropriations Committee
- SB 1457 (Hertzberg) Homeownership Housing Bond
  - Position: Support if Amended
  - Status: Died in the Assembly Housing and Community Development Committee

#### 5. Housing Policies - Federal Issues

- H.R. 5376 (Yarmuth) – Inflation Reduction Act
  - Position: Monitor
  - Status: H.R. 5376 was signed into law on August 16
- H.R. 5915 (Aguilar) FHA Fairness Act
  - Position: Support
  - Status: House Committee on Financial Services

#### 6. Common Interest Development

- AB 1410 (Rodriguez) CID: Protected Use
  - Position: Watch
  - Status: Governor's Desk
- AB 2386 (Bloom) Tenancy in Common: Local Conversion Regulations
  - Position: Oppose
  - Status: Died on the Assembly Floor Inactive File

#### 7. Common Interest Development – Federal Issues

- New - Enterprise Condominium Documentation Requirements
  - Position: Amend
  - Status: Final