

Home Ownership Housing Committee

C.A.R. Sponsored Legislation

1. (Holden) Deed Restricted units: Homeowner protection, owner occupied to rental (owner occupied first)
2. SB2- Funds for Home Ownership Housing Programs. This one has been postponed.

AB394 (Hoover) Housing Resources Augmentation Program- As introduced. AB 394 reduces the expenditure of moneys in the Building Homes and Jobs Trust Fund for affordable owner-occupied workforce housing from 20% to 10%

Updates and Reports

Housing Policy

1. Budget Surplus in 2022 will be a Budget Deficit in 2023
2. SB 4 Planning and Zoning :By Right
3. SB 20 Joint Powers Agreements: Regional Housing Trusts
4. SB 83 Public Utilities: Post-Entitlement Phase Permit Applications: New Construction
5. AB 11 Affordable California Commission

Manufactured Housing

AB22 (Gipson) Mobile homes/ motor homes gaining value on leased land

There was a discussion on this topic and there wasn't much information on this available but it brought up the subject of bringing value to motor vehicles that were being used as homes.

Common Interest Development- CID Master Policies in High Fire Areas

Farmers insurance has been pulling out on these types of policies. HOAs are absorbing a higher cost. Some policies have went from \$50,000 a year to \$300,000 per year. 10% to 20% of these have been in non fire areas and non claim areas.

Upcoming Legislation

1. ADU Separate Conveyance (AKA LOT SPLIT) with approval
2. Elimination of Sunset Date Prohibiting Owner Occupancy Requirements by Local Governments
3. SB9 (Statutes 2021) Clean-up bill
4. SB 225 Community Anti-Displacement and Preservation Program

New topic brought by a member. Easier Condo conversions needed. Apartment to condo.

Business Technology Forum

This forum went over a few tools available on the C.A.R. website. The Purchase Power Tool which is almost like a mortgage calculator but has the added degree of affordability in each area you choose.

This was found under the Industry 360 tab/ Interactive dashboards/ Purchase power calculator

The other items were local market reports that were sharable as a PDF/ Facebook post/ or Instagram Post.

Global Real Estate Forum

This forum was about working with foreign investors. Most of the time was spent on explaining why all Regions should have their own Global Real Estate Committee. They talked about a weeklong class to get certified and talked about their frequent trips to Thailand and their upcoming trip to Costa Rica.