SENATE COMMITTEE ON HOUSING Senator Scott Wiener, Chair 2021 - 2022 Regular

Bill No:	SB 1252	Hearing Date:	4/27/2022
Author:	Committee on Housing		
Version:	4/6/2022		
Urgency:	No	Fiscal:	Yes
Consultant:	Andrew Dawson		

SUBJECT: Housing

DIGEST: This bill makes non-controversial changes to sections of law relating to housing.

ANALYSIS:

According to the Legislative Analyst's Office, the cost of producing a bill in 2001-2002 was \$17,890. By combining multiple matters into one bill, the Legislature can make minor changes to law in the most cost-effective manner.

Proposals included in this housing omnibus bill must abide by the Senate Housing Committee policy on omnibus bills. The proposals must be non-controversial and non-policy changes to various committee-related statutes. The proponent of an item submits proposed language and provides background materials to the Committee for the item to be described to legislative staff and stakeholders. Committee staff provides a summary of the items and the proposed statutory changes to all majority and minority consultants in both the Senate and Assembly, as well as all known or presumed interested parties. If an item encounters any opposition and the proponent cannot work out a solution with the opposition, the item is omitted from, or amended out of, the bill. Proposals in the bill must reflect a consensus and be without opposition from legislative members, agencies, and other stakeholders.

This bill makes non-controversial and non-policy changes to sections of law relating to housing. Specifically, this bill includes the following provisions, with the proponent of each provision noted in brackets:

1) Fix Requirements related to low/moderate income housing:

The 2021 Housing Omnibus bill amendment (AB 1584, Chapter 360, Statutes of 2021) included a proposal that sought to return families displaced by

redevelopment back to San Francisco. The proposal, however, could be inadvertently interpreted to require that units rented to descendants must include descendants that do not qualify for the development. The proposed clarification would require any descendant applying for a unit to meet the eligibility requirements of the funding source. In order to avoid an inadvertent conflict with existing law governing the same subject matter, existing Health & Safety Code (HSC) section 33411.3 also should be amended with the same language. [Public Interest Law Project]

2) Changing outdated reference of "limited housing cooperative":

The HSC 50076.5 definition of "limited equity housing cooperative" has two outdated references that need to be corrected. [HCD Services] (Section 3)

3) Housing Crisis Act of 2019 cleanup: correction of the definition of affordable housing projects:

The Housing Crisis Act of 2019 granted affordable housing projects an additional year to commence construction before a preliminary application's vesting expires, but failed to use the common definition of affordable housing project that specifies 55 year affordability covenants for rental housing and 45 year covenants for owner-occupied housing. The proposed bill inserts the correct definition: at least 55 years for rental housing and 45 years for owner-occupied housing. [Senator Skinner]

COMMENTS:

1) *Purpose of the bill.* The purpose of omnibus bills is to include technical and non-controversial changes to various committee-related statutes into one bill. This allows the legislature to make multiple, minor changes to statutes in one bill in a cost-effective manner. If there is no consensus on a particular item, it cannot be included. There is no known opposition to any item in this bill.

RELATED LEGISLATION:

SB 1030 (Senate Committee on Housing, Chapter 165, Statues of 2020) – made non-controversial changes to sections of law relating to housing.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

POSITIONS: (Communicated to the committee before noon on Thursday, April 21, 2022.)

SUPPORT:

None received.

OPPOSITION:

Catalysts for Local Control Hills2000 - Friends of The Hills Mission Street Neighbors Santa Monica Residents Cross-City 4 Individuals

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