

Analysis of Protection-Related Bills

Attachment B

Bill Number	Funding	Production	Protection	Flexibility	Jobs/ Housing Balance
AB 36 (Bloom) <i>Relaxes Costa-Hawkins</i>		Potential reduced production or availability of units due to reduced growth in future rent	Allows rent control to be imposed on single family homes and multifamily buildings 10 years or older, with the exception of buildings owned by landlords who own just two or fewer units in same jurisdiction as unit where rent control could apply.	Applicable statewide	
AB 1481 (Bonta) <i>Just Cause</i>		Potential reduced production or availability of units due to landlord concerns	<ul style="list-style-type: none"> • Specifies “at fault” and “no fault” allowable causes for termination of tenancy. • Requires notice with opportunity to “cure the violation” unless illegal conduct with risk to other tenants. • Relocation assistance required in “no fault” cases. • Limitations on “owner move-in” as “no fault” just cause. 	Applicable statewide	
AB 1482 (Chiu) <i>Rent Cap</i>		Potential reduced production or availability of units due to reduced growth in future rent	Caps growth of a rental rate for a rental term of __% to reflect increases in the rental market and the percent change in cost of living. Reduce double digit annual rent increases.	Applicable statewide; retroactive to March 15, 2019.	

Analysis of Protection-Related Bills (cont'd)

Bill Number	Funding	Production	Protection	Flexibility	Jobs/ Housing Balance
AB 1697 (Grayson) <i>Just Cause</i>		Potential reduced production or availability of units due to landlord concerns	Same as AB 1481 except only begins after 12 months of tenancy and no limitations on owner move-in as a just cause		
SB 18 (Skinner) <i>Access to Counsel/ Emergency Rent Assistance</i>	Unspecified one-time state funding to provide grants to local agencies	Potential reduced availability of units due to landlord concerns	Emergency rent assistance and access to legal aid would help some tenants stay in their homes who would otherwise face eviction		

Analysis of Protection-Related Bills (cont'd)

Bill Number	Reward Best Practices	Financial Impact	Trans & Infrastructure Impacts	Resilience	Parallel Policy Mandates
AB 36 (Bloom) <i>Relaxes Costa-Hawkins</i>		Increase in disposable income and potential associated increase in local sales taxes			Potential negative effect on RHNA if negatively effects production
AB 1481 (Bonta) <i>Just Cause</i>		With reduced evictions, potential reduced costs associated with homelessness			
AB 1482 (Chiu) <i>Rent Cap</i>		Same as AB 36			Same as AB 36
AB 1697 (Grayson) <i>Just Cause</i>		Same as AB 36			

Bill Number	Reward Best Practices	Financial Impact	Trans & Infrastructure Impacts	Resilience	Parallel Policy Mandates
SB 18 (Skinner)	Cities with existing legal aid or rent assistance programs would likely have a competitive advantage	<p>Same as AB 36</p> <p>Cost to provide information to HCD related to any local policies related to landlord/tenant relationship</p>			