

ASSEMBLY BILL

No. 1008

Introduced by Assembly Member Lowenthal

February 23, 2001

An act to add Chapter 6.9 (commencing with Section 50677) to Part 2 of Division 31 of, and to repeal Article 3 (commencing with Section 50677.7) of Chapter 6.9 of Part 2 of Division 31 of, the Health and Safety Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 1008, as introduced, Lowenthal. Housing grants: tenants with disabilities.

Existing law authorizes the Department of Housing and Community Development to obtain financial subsidies or assistance from, and enter into any contracts with, any agency of the United States for the purpose of providing leased housing for persons requiring supportive services, including persons who are disabled. Existing law also authorizes the department to disperse these funds to, and enter into contracts with, local agencies, nonprofit corporations, and owners and developers of housing in order to subsidize housing for persons requiring supportive services.

This bill would create the Rental Housing Accessibility Grant Pilot Program pursuant to which the department, upon appropriation by the Legislature, would make funds available as grants to cities, counties, and cities and counties through December 31, 2003, to develop programs to provide grants to tenants with disabilities including mobility impairments, in order to make necessary modifications to rental housing that will make the housing accessible to persons with disabilities. The bill would also provide the following: (1) that the

maximum grant to a single recipient may not exceed \$750,000, (2) that the grant may not supplant existing state, federal, and local funds allocated for this purpose, and (3) that the department may use up to 5% of grant funds for administrative costs.

The bill would also create the Rental Housing Accessibility Grant Pilot Program for low-income tenants with disabilities to which the department would award grants on a competitive basis, as specified, to communities that develop a program to provide grants to low-income tenants with disabilities for modifications to rental housing necessary to make that housing accessible to persons with disabilities for programs that operate until December 31, 2004. The bill would require that the department award grants for at least 3 pilot programs, as specified, and would require the grantees to report to the department on the effectiveness of the program by June 30, 2005. The department would also be required to report to the Legislature by December 31, 2005, on the findings of the pilot program administrators. These provisions would be repealed as of January 1, 2006.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Chapter 6.9 (commencing with Section 50677)
2 is added to Part 2 of Division 31 of the Health and Safety Code,
3 to read:

4
5 CHAPTER 6.9. PILOT RENTAL HOUSING ACCESSIBILITY GRANT
6 PROGRAMS

7
8 Article 1. General Provisions

9
10 50677. The Legislature finds and declares all of the
11 following:

12 (a) There is a severe shortage of affordable rental housing in
13 California for all segments of the population and especially for
14 lower income persons and persons with disabilities.

15 (b) Most affordable rental housing is in older buildings
16 constructed prior to 1990 that are not accessible to many persons
17 with disabilities, especially those with mobility impairments and



1 many older rental units are in buildings that lack an accessible
2 entrance.

3 (c) It has been estimated that at least 20 percent of the
4 population have some kind of disability and that over 17 percent
5 of the population with disabilities have musculoskeletal
6 impairments. These percentages are expected to increase as the
7 population ages. Many of these persons use mobility devices and
8 are in need of housing that is accessible to persons with mobility
9 impairments.

10 (d) Tenants with disabilities are disproportionately of low
11 income and often lack sufficient funds to make reasonable
12 modifications that are necessary to afford them full access to their
13 dwelling unit and the common use areas of their building.

14 (e) Existing federal, state, and local programs that are available
15 for making modifications to rental housing in order to make that
16 housing accessible to persons with disabilities have not resulted in
17 a sufficient increase in the supply of accessible, affordable rental
18 housing. Many of the existing programs are restricted to loans to
19 property owners and are not available to tenants.

20 (f) The availability of financial assistance in the form of grants
21 for tenants with disabilities is necessary in order to pay for
22 reasonable modifications to their rental housing, and make it
23 accessible to persons with disabilities, and to ensure an adequate
24 supply of accessible, affordable rental housing for all segments of
25 the population.

26 50677.1. In implementing the programs governed by this
27 chapter, the department has all the general powers granted to it by
28 this division.

29

30 Article 2. Rental Housing Accessibility Grant Pilot Program

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32 50677.4. (a) The grant program established pursuant to this
33 article shall be known as the Rental Housing Accessibility Grant
34 Pilot Program. The department shall administer the grant program
35 established by this article.

36 (b) The department, upon appropriation by the Legislature for
37 this purpose, shall make funds available to cities, counties, and
38 cities and counties to operate a pilot program that provides grants
39 to tenants with disabilities to make modifications to rental housing



1 in order to make that housing accessible to persons with
2 disabilities.

3 (c) Grants awarded pursuant to this article may be made to
4 grantees on or before December 31, 2003.

5 (d) The maximum grant to a single recipient shall not exceed
6 seven hundred fifty thousand dollars (\$750,000). The department
7 may establish minimum grant levels.

8 (e) Funds made available for purposes of this article may be
9 used to supplement, but not supplant, existing state, federal, and
10 local funds allocated for grants to tenants for accessibility
11 modifications for rental housing.

12 (f) The department may use up to 5 percent of the funds
13 appropriated by the Legislature for administering the program
14 established by this article.

15

16 Article 3. Rental Housing Accessibility Grant Pilot Program
17 for Low-Income Tenants

18

19 50677.7. (a) It is the intent of the Legislature in the enactment
20 of this article to do all of the following:

21 (1) Further the integration of persons with disabilities into the
22 community by increasing the supply of accessible, affordable
23 rental housing.

24 (2) Create a pilot program in which the department awards
25 grants to communities that develop a program to provide grants to
26 low-income tenants with disabilities to pay for modifications to
27 rental housing necessary to make that housing accessible to
28 persons with disabilities.

29 (3) Award grants for at least one pilot program in southern
30 California, one pilot program in northern California, and one pilot
31 program in a central California rural community.

32 (b) The department shall award the grants under this article on
33 a competitive basis with criteria to be established and specified in
34 a "Notice of Funding Availability." The criteria shall be weighted
35 based on all of the following:

36 (1) Communities with a high percentage of older, affordable
37 rental housing stock and large numbers of low-income tenants.

38 (2) Communities that propose to integrate the pilot program
39 into an existing program or programs that provide for loans or



1 grants for accessibility modifications and is funded by the local
2 government with existing local, state, or federal funds.

3 (3) Communities that propose to coordinate the pilot program
4 with organizations of persons with disabilities including, but not
5 limited to, independent living centers and the activities of local fair
6 housing enforcement agencies.

7 (4) Communities that propose to restrict grants to low-income
8 tenants with disabilities and that propose to give priority for grants
9 to modifications that benefit more than one person, such as the
10 installation of a ramp that will provide an accessible entrance to a
11 multiunit building.

12 (c) The department shall award pilot program grants for
13 programs that operate until December 31, 2004.

14 (d) The administrator, or his or her designee, of each grantee's
15 pilot program shall evaluate the pilot program and report the
16 findings and other criteria requested by the department indicating
17 the effectiveness of the pilot program and make recommendations
18 for changes to state and local law to the department by June 30,
19 2005.

20 (e) The department shall review the pilot programs and report
21 to the Legislature by December 31, 2005, on the findings of the
22 pilot program administrators.

23 50677.8. This article shall remain in effect only until January
24 1, 2006, and as of that date is repealed, unless a later enacted
25 statute, that is enacted before January 1, 2006, deletes or extends
26 that date.

