

AMENDED IN ASSEMBLY APRIL 24, 2007

CALIFORNIA LEGISLATURE—2007—08 REGULAR SESSION

ASSEMBLY BILL

No. 725

**Introduced by Assembly Members Lieber and DeVore
(Coauthors: Assembly Members Beall, *Hancock*, and Hayashi)**

February 22, 2007

An act to add Section 50455.7 to the Health and Safety Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 725, as amended, Lieber. Housing: universal rental housing application.

Existing law requires the California State Housing Plan to include a housing strategy that coordinates housing assistance and activities of state and local agencies.

This bill would require, after December 31, 2008, specified rental housing providers to use and make available to prospective tenants, not-for-profit agencies, and others upon request, a universal rental housing application, to be developed by the Department of Housing and Community Development in coordination with specified governmental agencies, as provided. *This bill would require the department and specified governmental agencies to notify specified rental housing providers of the requirements of these provisions.*

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. Section 50455.7 is added to the Health and Safety
2 Code, to read:

3 50455.7. (a) After December 31, 2008, a rental housing
4 provider as specified in subdivision (b) shall use and make
5 available to prospective tenants, not-for-profit housing assistance
6 organizations, public agencies, and others upon request, a universal
7 rental housing application, to be developed by the department
8 pursuant to subdivision (c). A rental housing provider shall post
9 this application and any amended version on its Web site in a
10 conspicuous location and make it publicly available, upon request.
11 Nothing in this section prevents a rental housing provider from
12 requesting other reasonable information not contained in this
13 application from prospective tenants.

14 (b) Subdivision (a) applies to a rental housing provider that
15 ~~receives any of the following:~~ *has received any of the following*
16 *and whose rental housing units are still subject to the rent*
17 *restrictions pursuant thereto:*

18 (1) A loan or grant from the department or the California
19 Housing Finance Agency.

20 (2) State or federal tax credits allocated by the Tax Credit
21 Allocation Committee.

22 (3) Tax-exempt bond authority allocated by the Debt Limit
23 Allocation Committee.

24 (c) By no later than October 1, 2008, *and each time new*
25 *requirements or other changed circumstances require it*, the
26 department shall develop and adopt a universal rental housing
27 application in coordination with the Tax Credit Allocation
28 Committee, the Debt Limit Allocation Committee, and the
29 California Housing Finance Agency. The department shall strive
30 to develop an application that covers most or all information needs
31 of the majority of rental housing providers. The department shall
32 also develop accessible formats of this application, including, but
33 not limited to, braille and large print. During the development of
34 this application, the department shall consult with rental housing
35 providers, not-for-profit housing assistance and social service
36 organizations, public agencies, and others as deemed appropriate
37 by the department. The department shall make the application

1 available for public review and comment 30 days prior to adopting
2 the application.

3 *(d) The department, the Tax Credit Allocation Committee, the*
4 *Debt Limit Allocation Committee, and the California Housing*
5 *Finance Agency shall do both of the following:*

6 *(1) Notify the rental housing providers specified in subdivision*
7 *(b) of the requirements of this section after adopting the*
8 *application, and each time the department adopts a revised*
9 *application.*

10 *(2) Notify rental housing providers who receive the funds, tax*
11 *credits, or bond authority specified in subdivision (b) of the*
12 *requirements of this section when they receive the funds, tax*
13 *credits, or bond authority.*