

AMENDED IN ASSEMBLY JANUARY 24, 2008

AMENDED IN ASSEMBLY APRIL 24, 2007

CALIFORNIA LEGISLATURE—2007–08 REGULAR SESSION

**ASSEMBLY BILL**

**No. 725**

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

February 22, 2007

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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, on and after July 1, 2009, would require~~ 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~~ *The* 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~~ *On and after July 1,*  
4 *2009*, a rental housing provider as specified in subdivision (b) shall  
5 use and make available to prospective tenants, not-for-profit  
6 housing assistance organizations, public agencies, and others upon  
7 request, a universal rental housing application, to be developed by  
8 the department pursuant to subdivision (c). A rental housing  
9 provider shall post this application and any amended version on  
10 its Web site in a conspicuous location and make it publicly  
11 available, upon request. Nothing in this section prevents a rental  
12 housing provider from requesting other reasonable information  
13 not contained in this application from prospective tenants.

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

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

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

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

23 (c) ~~By no later than October 1, 2008~~ *April 1, 2009*, and each  
24 time new requirements or other changed circumstances require it,  
25 the department shall develop and adopt a universal rental housing  
26 application in coordination with the Tax Credit Allocation  
27 Committee, the Debt Limit Allocation Committee, and the  
28 ~~California Housing Finance Agency. The department shall strive~~  
29 ~~to develop an application that covers most or all information needs~~  
30 ~~of the majority of rental housing providers. The department shall~~  
31 ~~also develop accessible formats of this application, including, but~~  
32 ~~not limited to, braille and large print. During the development of~~  
33 ~~this application, the department shall consult with rental housing~~  
34 ~~providers, not-for-profit housing assistance and social service~~  
35 ~~organizations, public agencies, and others as deemed appropriate~~  
36 ~~by the department. The department shall make the application~~  
37 *California Housing Finance Agency. The department shall make*

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

3 *(d) The information requested on the application form shall*  
4 *include, but need not be limited to, all of the following:*

5 *(1) The name, age, and student status of each person who will*  
6 *live in the household.*

7 *(2) All of the following regarding the applicant:*

8 *(A) Mailing address, contact telephone number, and any e-mail*  
9 *address.*

10 *(B) The applicant's physical address, if any.*

11 *(C) Not less than two years of housing history.*

12 *(D) Detailed income information, including, but not limited to,*  
13 *all of the following that apply:*

14 *(i) Current employment income and information, and*  
15 *employment history for the past five years.*

16 *(ii) The amounts of and information on any pension or*  
17 *retirement benefits.*

18 *(iii) The amounts of and information on any child, spousal, or*  
19 *family support income.*

20 *(E) Information on current assets and on any asset that was*  
21 *disposed for less than fair market value within the past five years.*

22 *(F) The information required under the guidelines in the United*  
23 *States Department of Housing and Urban Development Handbook*  
24 *(HUD 4350.3, Rev. 1, Change 2).*

25 *(e) In designing the form, the department shall consider the*  
26 *format that the Tax Credit Allocation Committee uses on the*  
27 *following forms:*

28 *(1) Tenant Income Certification (February 2004).*

29 *(2) Tenant Income Certification Questionnaire.*

30 *(3) Employment Verification (September 2000).*

31 *(4) Student Verification (September 2000).*

32 *(5) Certification of Zero Income (September 2000).*

33 *(6) Under \$5,000 Asset Certification (September 2000).*

34 *(7) Child and Spousal Support (May 2007).*

35 *(8) Marital Separation Status Affidavit (May 2007).*

36 *(9) Student Financial Aid Verification (July 2006).*

37 ~~(10)~~

38 *(f) The department, the Tax Credit Allocation Committee, the*  
39 *Debt Limit Allocation Committee, and the California Housing*  
40 *Finance Agency shall do both of the following:*

- 1 (1) Notify the rental housing providers specified in subdivision
- 2 (b) of the requirements of this section after ~~adopting~~ *publishing*
- 3 the application, and each time the department ~~adopts~~ *publishes* a
- 4 revised application.
- 5 (2) Notify rental housing providers who receive the funds, tax
- 6 credits, or bond authority specified in subdivision (b) of the
- 7 requirements of this section when they receive the funds, tax
- 8 credits, or bond authority.
- 9 (g) *This section does not authorize the department to adopt new*
- 10 *regulations.*