

AMENDED IN SENATE MARCH 4, 2008  
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, 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. 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) (1) On and after July 1, 2009, 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 the department under*  
 12 *subdivision (c). Nothing in this section prevents a rental housing*  
 13 *provider from requesting other reasonable information not*  
 14 *contained in this application from prospective tenants.*  
 15 (2) *The rental housing provider shall require a rental agent or*  
 16 *property manager to do both of the following:*  
 17 (A) *Make the application available to any person who requests*  
 18 *it, including, if requested, the plain English, large-print,*  
 19 *color-illustrated accessible format developed under subdivision*  
 20 *(d).*  
 21 (B) *Post, in a prominent place on the leasing agent’s or property*  
 22 *manager’s Internet Web site, if any, a link to the page on the*  
 23 *department’s Internet Web site containing the application and the*  
 24 *plain English, large-print, color-illustrated accessible format.*  
 25 (b) Subdivision (a) applies to a rental housing provider that has  
 26 received any of the following and whose rental housing units are  
 27 still subject to the rent restrictions pursuant thereto:  
 28 (1) A loan or grant from the department or the California  
 29 Housing Finance Agency.  
 30 (2) State or federal tax credits allocated by the Tax Credit  
 31 Allocation Committee.  
 32 (3) Tax-exempt bond authority allocated by the Debt Limit  
 33 Allocation Committee.  
 34 (c) By no later than April 1, 2009, and each time new  
 35 requirements or other changed circumstances require it, the  
 36 department shall develop and adopt a universal rental housing  
 37 application in coordination with the Tax Credit Allocation

1 Committee, the Debt Limit Allocation Committee, and the  
2 California Housing Finance Agency. ~~The~~

3 (d) (1) *The department shall develop the application in the*  
4 *following accessible formats, in addition to the standard format:*

5 (A) *In plain English, with a large font and colored illustrations.*  
6 *The department shall test this format with a focus group of persons*  
7 *with diverse disabilities.*

8 (B) *In a format that is readable by computers equipped with*  
9 *aural-reading technology.*

10 (2) *Upon the request of the department, the State Council on*  
11 *Developmental Disabilities shall advise and assist the department*  
12 *in developing the accessible formats of the application required*  
13 *under this subdivision.*

14 (3) *The application shall include this statement: “This*  
15 *application is available upon request in a plain English,*  
16 *large-print, illustrated format. It is also available in a format that*  
17 *is readable by computers equipped with aural-reading technology*  
18 *at (insert the URL for the page on the department’s Internet Web*  
19 *site where this format is posted).”*

20 (e) *The department shall make the application available for*  
21 *public review and comment 30 days prior to adopting the*  
22 *application.*

23 ~~(f)~~

24 (f) *The information requested on the application form shall*  
25 *include, but need not be limited to, all of the following:*

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

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

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

31 (B) *The applicant’s physical address, if any.*

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

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

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

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

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

- 1 (E) Information on current assets and on any asset that was  
 2 disposed for less than fair market value within the past five years.
- 3 (F) The information required under the guidelines in the United  
 4 States Department of Housing and Urban Development Handbook  
 5 (HUD 4350.3, Rev. 1, Change 2).
- 6 (G) *The information required on California Apartment*  
 7 *Association form 3.0-R, revised 1/08, "Application for Rent."*
- 8 (e)
- 9 (g) In designing the form, the department shall consider the  
 10 format that the Tax Credit Allocation Committee uses on the  
 11 following forms:
- 12 (1) Tenant Income Certification (February 2004).
  - 13 (2) Tenant Income Certification Questionnaire.
  - 14 (3) Employment Verification (September 2000).
  - 15 (4) Student Verification (September 2000).
  - 16 (5) Certification of Zero Income (September 2000).
  - 17 (6) Under \$5,000 Asset Certification (September 2000).
  - 18 (7) Child and Spousal Support (May 2007).
  - 19 (8) Marital Separation Status Affidavit (May 2007).
  - 20 (9) Student Financial Aid Verification (July 2006).
- 21 (h) *The department shall post the application form and the*  
 22 *format developed under subparagraph (A) of paragraph (1) of*  
 23 *subdivision (d) on its Internet Web site.*
- 24 (f)
- 25 (i) The department, the Tax Credit Allocation Committee, the  
 26 Debt Limit Allocation Committee, and the California Housing  
 27 Finance Agency shall do both of the following:
- 28 (1) Notify the rental housing providers specified in subdivision  
 29 (b) of the requirements of this section after publishing the  
 30 application, and each time the department publishes a revised  
 31 application.
  - 32 (2) Notify rental housing providers who receive the funds, tax  
 33 credits, or bond authority specified in subdivision (b) of the  
 34 requirements of this section when they receive the funds, tax  
 35 credits, or bond authority.
- 36 (j) *The department shall release a request for proposal for the*  
 37 *development of the accessible formats required under subdivision*  
 38 *(d). The department shall not accept any bid that is for more than*  
 39 *five thousand dollars (\$5,000). Any requirement under this section*  
 40 *relating to the accessible formats shall not apply if the department*

- 1 *does not accept a bid under this subdivision for the development*
- 2 *of the formats.*
- 3 ~~(g)~~
- 4 (k) This section does not authorize the department to adopt new
- 5 regulations.

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