

AMENDED IN SENATE MARCH 13, 2008

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

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

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

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

6 (B) In a format that is readable by computers equipped with
7 aural-reading technology.

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

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

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

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

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

25 (2) All of the following regarding the applicant:

26 (A) Mailing address, contact telephone number, and any e-mail
27 address.

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

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

30 (D) Detailed income information, including, but not limited to,
31 all of the following that apply:

32 (i) Current employment income and information, and
33 employment history for the past five years.

34 (ii) The amounts of and information on any pension or retirement
35 benefits.

36 (iii) The amounts of and information on any child, spousal, or
37 family support income.

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

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

4 (G) The information required on California Apartment
5 Association form 3.0-R, revised 1/08, "Application for Rent."

6 (g) In designing the form, the department shall consider the
7 format that the Tax Credit Allocation Committee uses on the
8 following forms:

9 (1) Tenant Income Certification (February 2004).

10 (2) Tenant Income Certification Questionnaire.

11 (3) Employment Verification (September 2000).

12 (4) Student Verification (September 2000).

13 (5) Certification of Zero Income (September 2000).

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

15 (7) Child and Spousal Support (May 2007).

16 (8) Marital Separation Status Affidavit (May 2007).

17 (9) Student Financial Aid Verification (July 2006).

18 (h) The department shall post the application form and the
19 format developed under subparagraph (A) of paragraph (1) of
20 subdivision (d) on its Internet Web site.

21 (i) The department, the Tax Credit Allocation Committee, the
22 Debt Limit Allocation Committee, and the California Housing
23 Finance Agency shall do both of the following:

24 (1) Notify the rental housing providers specified in subdivision
25 (b) of the requirements of this section after publishing the
26 application, and each time the department publishes a revised
27 application.

28 (2) Notify rental housing providers who receive the funds, tax
29 credits, or bond authority specified in subdivision (b) of the
30 requirements of this section when they receive the funds, tax
31 credits, or bond authority.

32 (j) The department shall release a request for proposal for the
33 development of the accessible formats required under subdivision
34 (d), *including, but not limited to, any tests with focus groups*. The
35 department shall not accept any bid that is for more than five
36 thousand dollars (\$5,000). Any requirement under this section
37 relating to the accessible formats shall not apply if the department
38 does not accept a bid under this subdivision for the development
39 of the formats.

1 ~~(k) This section does not authorize the department to adopt new~~
2 ~~regulations.~~

3 *(k) The department's adoption of the universal rental housing*
4 *application and compliance with the other requirements of this*
5 *section shall not be subject to Chapter 3.5 (commencing with*
6 *Section 11340) of Part 1 of Division 3 of Title 2 of the Government*
7 *Code.*

O