

AMENDED IN SENATE AUGUST 11, 2008
AMENDED IN SENATE AUGUST 5, 2008
AMENDED IN SENATE JULY 7, 2008
AMENDED IN SENATE JUNE 17, 2008
AMENDED IN SENATE APRIL 28, 2008
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: uniform 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 or before April 1, 2009, would require the Department of Housing and Community Development to convene a first meeting of a working group consisting of specified private associations to draft a uniform subsidized affordable housing application, and would require the department to take other specified actions upon the development of a uniform application.

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. It is the intent of the Legislature to create a
2 uniform affordable housing rental application, including two
3 formats accessible to people with disabilities, to benefit both of
4 the following:

5 (a) Low- and moderate-income housing applicants, by allowing
6 them to fill out and copy a single application that they can use to
7 apply for multiple affordable housing opportunities.

8 (b) Subsidized housing providers, by allowing them to collect
9 all the information that they typically request, including all the
10 information that state and federal funding agencies require them
11 to gather, on a single application.

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

14 50455.7. (a) (1) On or before April 1, 2009, the department
15 shall convene a first meeting of a working group to draft a uniform
16 subsidized affordable housing application. The department shall
17 invite organizations representing subsidized affordable housing
18 providers, including, but not limited to, the Affordable Housing
19 Management Association of Northern California; the Affordable
20 Housing Management Association-Pacific Southwest; the Aging
21 Services of California; the Apartment Association, Southern
22 California Cities; the California Apartment Association; the
23 California Association of Realtors; the California Housing
24 Consortium; Housing California; the Non-Profit Housing
25 Association of Northern California; and the Southern California
26 Association of Nonprofit Housing.

27 (2) The working group may organize itself as it chooses and
28 schedule future meetings.

1 (3) Nothing in this section shall require the department to
2 participate in the working group or to pay the travel or other
3 expenses of any person attending any meeting of the working
4 group.

5 (b) If the working group develops a draft uniform application,
6 the department shall do each of the following:

7 (1) Review the draft for compliance with department policy
8 and, if the draft does not comply, return it to the working group
9 to make the necessary changes.

10 (2) Provide the draft to the Department of Fair Employment
11 and Housing, which shall review the draft for compliance with the
12 fair housing statutes that it enforces, make any necessary changes
13 to the draft, and return the draft to the department.

14 (3) Add the following statement to the application:

15
16 “This uniform application is available in a downloadable text
17 file format and in formats accessible to people with disabilities at
18 [insert the URL of the page on the department’s Internet Web site
19 where the application is posted].”

20
21 (4) Provide the completed uniform application to the State
22 Council on Developmental Disabilities, which shall do all of the
23 following:

24 (A) Select a contractor, to be paid an amount not to exceed four
25 thousand dollars (\$4,000), to develop two accessible formats of
26 the uniform application as follows:

27 (i) One application in plain English, with a large font.

28 (ii) One application in plain English, with a large font and color
29 illustrations.

30 (B) Require the contractor to conduct at least one test with a
31 focus group of persons with diverse disabilities.

32 (C) Review and approve the accessible formats developed by
33 the contractor and provide them to the department.

34 (5) Post the application in a downloadable text file format,
35 including, but not limited to, in the formats accessible to people
36 with disabilities, on the department’s Internet Web site.

37 (6) Reconvene the working group in the future as necessary to
38 draft revisions in the uniform application to comply with changes
39 in law or in the requirements of federal or state funding agencies.

1 (c) After the department completes all the requirements of
 2 subdivision (b), the department, the California Tax Credit
 3 Allocation Committee, and the California Housing Finance Agency
 4 shall do each of the following:

5 (1) Inform current and future recipients of state affordable
 6 housing subsidies of the existence of the uniform application,
 7 including, but not limited to, all of the following:

8 (A) The accessible formats of the uniform application.
 9 (B) Where the application is located on the Internet Web site.
 10 (C) The goals of the uniform application, as declared in Section
 11 1 of the act that enacts this section.

12 (2) ~~Consider awarding~~ *Award* additional points to future funding
 13 applicants who agree to distribute and accept the uniform
 14 application.

15 (d) Nothing in this section shall require a housing provider to
 16 use the uniform application or shall prevent a housing provider
 17 from requesting additional information from rental applicants.

18 (e) Any requirement of this section relating to the accessible
 19 formats shall be inapplicable if the State Council on Developmental
 20 Disabilities does not produce the accessible formats because of
 21 the financial limitation of subparagraph (A) of paragraph (3) of
 22 subdivision (b).

23 (f) The department’s adoption of the uniform rental housing
 24 application and compliance with the other requirements of this
 25 section shall not be subject to Chapter 3.5 (commencing with
 26 Section 11340) of Part 1 of Division 3 of Title 2 of the Government
 27 Code. Nothing in this section shall authorize the department to
 28 adopt or amend any regulation.

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