



Public Policy Update February 2022

Legislative Update

With the first month of the year under our belt, CalRHA has already had a few legislative victories. We were able to kill a few high priority two-year priority bills that needed to have passed their house of origin by January 31st.

- **AB 854 (Lee) - Ellis Act: Withdrawal of Accommodations - DEAD.** AB 854 would have prohibited property owners who have owned rental accommodations for less than five years from using Ellis Act to withdraw rental accommodations and would have prevented someone who used Ellis Act from being able to do so again for 10 years. Fortunately, CalRHA and the opposition coalition were able to hold this bill on the Assembly Floor. It didn't have the votes to pass so didn't come up for a vote on the final day.
- **AB 1241 (Jones-Sawyer) - Ban the Box for Rental Applications - DEAD.** Due to CalRHA and other opposition, the bill wasn't able to move out of committee in January. The author pulled it from its scheduled hearing.

On the proactive side, CalRHA's sponsored bill, **AB 916 (Salas), passed the Assembly unanimously.** We were able to negotiate language with the Chairs of the Housing and Local Government Committees in order to gain their support of the bill. AB 916 streamlines bedroom construction by eliminating public hearings. Additionally, AB 916 increases ADU height limits from 16 feet to 18 feet on parcels that are multistory and multifamily. We are grateful to SPUR, YIMBY, and others who joined CalRHA in support of the bill.

The deadline for new bills to be introduced is February 18, 2022, after which time we will have a better sense of most of the legislative fights we will be facing next year.



Rent Assistance Update

As of February 1st, the state has given out over \$1.9 billion in rent relief, out of the nearly \$7 billion requested. Clearly the program is underfunded and federal money will not be enough to cover the need. Therefore, CalRHA has been in conversations with Legislative Leadership and the Administration regarding the potential to use state money to help fund the program. For more information on the rental assistance program, please visit [Housing is Key](#).