

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: 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 ~~October~~ *November* 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 ~~October~~ *November* 1, 2009, a
 4 rental housing provider as specified in subdivision (b) shall use
 5 and make available to prospective tenants, not-for-profit housing
 6 assistance organizations, public agencies, and others upon request,
 7 a universal rental housing application, to be developed by the
 8 department under subdivision (c). Nothing in this section prevents
 9 a rental housing provider from requesting other reasonable
 10 information not contained in this application from prospective
 11 tenants.
 12 (2) The rental housing provider shall require a rental agent or
 13 property manager to do both of the following:
 14 (A) Make the application available to any person who requests
 15 it, ~~including, if requested, the plain English, large-print,~~
 16 ~~color-illustrated accessible format developed under subdivision~~
 17 ~~it, including, if requested, the accessible formats developed under~~
 18 ~~subdivision (d).~~
 19 (B) Post, in a prominent place on the leasing agent’s or property
 20 manager’s Internet Web site, if any, a link to the page on the
 21 department’s Internet Web site containing the application and the
 22 ~~plain English, large-print, color-illustrated accessible format.~~
 23 ~~accessible formats.~~
 24 (b) Subdivision (a) applies to a rental housing provider that has
 25 received any of the following and whose rental housing units are
 26 still subject to the rent restrictions pursuant thereto:
 27 (1) A loan or grant from the department or the California
 28 Housing Finance Agency.
 29 (2) State or federal tax credits allocated by the Tax Credit
 30 Allocation Committee.
 31 (3) Tax-exempt bond authority allocated by the Debt Limit
 32 Allocation Committee.

1 (c) By no later than ~~July~~ *August* 1, 2009, and each time new
2 requirements or other changed circumstances require it, the
3 department shall develop and adopt a universal rental housing
4 application in coordination with the Tax Credit Allocation
5 Committee, the Debt Limit Allocation Committee, and the
6 California Housing Finance Agency.

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

9 (A) In plain English, with a large font ~~and colored illustrations~~.
10 ~~The department shall test this format with a focus group of persons~~
11 ~~with diverse disabilities.~~

12 ~~(B) In a format that is readable by computers equipped with~~
13 ~~aural-reading technology.~~

14 *(B) In plain English, with a large font and colored illustrations.*

15 (2) Upon the request of the department, the State Council on
16 Developmental Disabilities shall advise and assist the department
17 in developing the accessible formats of the application required
18 under this subdivision.

19 (3) The application shall include this statement: “This
20 ~~application is available upon request in a plain English, large-print,~~
21 ~~illustrated format. It is also available in a format that is readable~~
22 ~~by computers equipped with aural-reading technology at (insert~~
23 *application is available, upon request, in plain English with large*
24 *print, and in plain English with large print and colored*
25 *illustrations. It also is available in an accessible, downloadable*
26 *text file at (insert the URL for the page on the department’s Internet*
27 *Web site where this format is posted).”*

28 (e) The department shall make the application available for
29 public review and comment ~~30~~ 45 days prior to adopting the
30 application.

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

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

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

36 (A) Mailing address, contact telephone number, and any e-mail
37 address.

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

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

- 1 (D) Detailed income information, including, but not limited to,
 2 all of the following that apply:
 3 (i) Current employment income and information, and
 4 employment history for the past five years.
 5 (ii) The amounts of and information on any pension or retirement
 6 benefits.
 7 (iii) The amounts of and information on any child, spousal, or
 8 family support income.
 9 (E) Information on current assets and on any asset that was
 10 disposed for less than fair market value within the past five years.
 11 (F) The information required under the guidelines in the United
 12 States Department of Housing and Urban Development Handbook
 13 (HUD 4350.3, Rev. 1, Change 2).
 14 (G) The information required on California Apartment
 15 Association form 3.0-R, revised 1/08, "Application for Rent."
 16 (H) *The information required on the California Association of*
 17 *Realtors form, "Application to Rent/Screening Fee" (C.A.R. Form*
 18 *LRA), except that the application shall include only the information*
 19 *required of the applicant, and shall not include the screening fee.*
 20 (I) *The Southern California Cities Apartment Association form,*
 21 *"Application to Rent."*
 22 (g) In designing the form, the department shall consider the
 23 format that the Tax Credit Allocation Committee uses on the
 24 following forms:
 25 (1) Tenant Income Certification (February 2004).
 26 (2) Tenant Income Certification Questionnaire.
 27 (3) Employment Verification (September 2000).
 28 (4) Student Verification (September 2000).
 29 (5) Certification of Zero Income (September 2000).
 30 (6) Under \$5,000 Asset Certification (September 2000).
 31 (7) Child and Spousal Support (May 2007).
 32 (8) Marital Separation Status Affidavit (May 2007).
 33 (9) Student Financial Aid Verification (July 2006).
 34 (h) The department shall post the application form and the
 35 ~~format developed under subparagraph (A) of paragraph (1) of~~
 36 *accessible formats developed under paragraph (1) of subdivision*
 37 *(d) on its Internet Web site.*
 38 (i) 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 publishing the
3 application, and each time the department publishes a revised
4 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 (j) The department shall release a request for proposal for the
10 development of the accessible formats required under subdivision
11 (d), including, but not limited to, ~~any tests with focus groups at~~
12 *least one test with a focus group of persons with diverse*
13 *disabilities*. The department shall not accept any bid that is for
14 more than five thousand dollars (\$5,000). Any requirement under
15 this section relating to the accessible formats shall not apply if the
16 department does not accept a bid under this subdivision for the
17 development of the formats.

18 (k) The department's adoption of the universal rental housing
19 application and compliance with the other requirements of this
20 section shall not be subject to Chapter 3.5 (commencing with
21 Section 11340) of Part 1 of Division 3 of Title 2 of the Government
22 Code. *Nothing in this section shall authorize the department to*
23 *adopt or amend any regulation.*