

# 2023 Spring Legislative Update

PRESENTED TO THE BERKELEY RENT STABILIZATION BOARD

APRIL 20, 2023

BRIAN AUGUSTA, PUBLIC INTEREST ADVOCATES

LEGISLATIVE ADVOCATE FOR THE BOARD

# Overview

- ▶ Overview of 2023 Legislative Session
- ▶ Discussion of Key Bills of Interest to the Board
- ▶ Wrap-up
- ▶ Questions and Answers

# 2023 Legislative Session

- ▶ New Legislature: 25% Turnover
- ▶ Budget Picture Looks Bleak
- ▶ Record Number of Bills
- ▶ Housing & Homelessness Remain Top Issues



# Key Bills This Session

# Key Bills This Session – SB 466 (Wahab)

## Amends Costa-Hawkins Rental Housing Act

- Exemption for New Construction
- Exemption for Single-Family Homes and Condos

## Status of Legislation

## What it Means for Berkeley

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# Key Bills This Session – AB 567 (Durazo)

## Amends Tenant Protection Act, AB 1482

- Lowers Rent Cap
- Expands Coverage to Renters in Single-Family Homes
- Applies Protections to Renters Immediately
- Closes Loopholes in “No Fault” Evictions
- Expands Enforcement and Remedies

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# Key Bills This Session – SB 460 (Wahab)

## Establishes the Fair Chance Act

- Limits landlords in using criminal history to deny access to housing
- Provides procedural protections for renters denied housing based on criminal history
- Prohibits discriminatory advertising
- Provides legal remedies for enforcement

## Status of Legislation

## What it Means for Berkeley

# Key Bills This Session – AB 846 (Bonta)

## Establishes Limits on Rent Increases in Tax Credit Properties

- Background on Low-Income Housing Tax Credit Program
- Limits on rent increases

## Status of Legislation

## What it Means for Berkeley

# Key Bills This Session – Streamlining Proposals

Background on “Streamlining” of Housing Development Approvals

Key Proposals This Year

- SB 4 (Wiener) – Affordable Housing on Church Land
- SB 423 (Wiener) – Extension of SB 35
- AB 1532 (Haney) – Streamlined Approval of Office Conversions

# Conclusion & Discussion