

CARA's 2019 Priority Bills (Revised September 6, 2019)

AB 36	Bloom	2-year Bill, resuming in January, 2020.	Reform Costa-Hawkins	Modifies Costa-Hawkins law, allowing jurisdictions to apply rent control to (1) more recently-built apartments, and (2) single-family rentals and condominiums where the landlord has more than 10 units.
SB 329	Mitchell	Ready for vote by full Assembly	Housing non-discrimination based on income source	Prevents landlords from refusing to rent to tenants who would pay with Section 8 or other housing vouchers, if they would otherwise qualify.
AB 1482	Chiu	Passed Senate Appropriations. Referred to Senate Rules.	Rent increase caps; Just Cause protections	Limits rent increases for landlords with over ten properties to 10 percent, once per year, covering some housing currently exempted from rent control by Costa-Hawkins, such as single-family homes and units built after 1995 or when a community began rent control. With certain exceptions, prohibits landlords from terminating leases of tenants with over 11 months occupancy without just cause, and demands tenants be given notice for certain evictable causes and time to remedy.
SB 338	Hueso	Passed Assembly, Concurrence under way.	Elder Abuse Prevention	A CARA-sponsored bill. Strengthens law enforcement response to abuse of elders or adults with disabilities, with training and detailed policy manuals, based on a model San Diego County Elder and Dependent Adult Abuse Blueprint.
SB 512	Pan/Kalra	Assembly Appropriations Committee. No date set.	Long-Term Support Services	Lays the groundwork to establish subsidies to help middle-income seniors and people with disabilities, who do not qualify for Medi-CAL or IHSS, buy long-term support services, including home care. It establishes a Trust Fund, a Benefits Board, and an Advisory Committee for this program. A companion effort makes \$1 million Budget Request for a study of the benefits and cost of such a program.
AB 1434	Kalra	In Submission in Assembly Appropriations Committee. Budget request was not in Governor's May Revised budget.	Increasing SSI/SSP grants and COLA	Reinstates the SSI/SSP COLA in 2020, bring monthly payments to 100% 2019 poverty level. An incremental step toward full restoration of recession-era cuts to the SSI/SSP program, which awards monthly grants to seniors and other disabled adults who get no or minimal Social Security benefits.