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Legislative Counsel’s Digest

AP 7: AFFORDABLE HOUSING FOR THE ELDERLY: SHARED HOUSING.

EXISTING LAW, THE PLANNING AND ZONING LAW, REQUIRES A CITY OR COUNTY TO ADOPT A GENERAL PLAN FOR LAND USE DEVELOPMENT WITHIN ITS BOUNDARIES THAT INCLUDES, AMONG OTHER THINGS, A HOUSING ELEMENT. EXISTING LAW PROVIDES FOR VARIOUS REFORMS AND INCENTIVES INTENDED TO FACILITATE AND EXPEDITE THE CONSTRUCTION OF AFFORDABLE HOUSING.

THIS MEASURE WOULD MEMORIALIZE THE LEGISLATURE AND THE GOVERNOR TO ENACT LEGISLATION THAT WOULD, FOR THE PURPOSE OF MEETING HOUSING ELEMENT GOALS UNDER THE PLANNING AND ZONING LAW, CLASSIFY HOUSING UNITS PARTICIPATING IN A HOME-SHARING ARRANGEMENT IN WHICH AT LEAST ONE OF THE OCCUPANTS IS AN ELDERLY PERSON WHO QUALIFIES AS A PERSON OF LOW OR MODERATE INCOME, AS DEFINED, AS VERY LOW INCOME HOUSEHOLDS. THIS MEASURE ALSO WOULD MEMORIALIZE THE LEGISLATURE AND THE GOVERNOR TO ENACT LEGISLATION THAT WOULD INCENTIVIZE LOCAL AUTHORITIES TO MEET AFFORDABLE HOUSING GOALS AND THAT WOULD HOLD LOCAL AUTHORITIES ACCOUNTABLE WHEN THEY FAIL TO DO SO.

VOTE MAJORITY.

AP 7: RELATING TO AFFORDABLE HOUSING FOR THE ELDERLY: SHARED HOUSING

WHEREAS, ELDERLY CALIFORNIANS HAVE MADE SIGNIFICANT CONTRIBUTIONS TO THE DEVELOPMENT AND PROSPERITY OF THIS STATE; AND

WHEREAS, NO PERSONS, ESPECIALLY THE ELDERLY, SHOULD HAVE TO BE HOMELESS IN CALIFORNIA; AND

WHEREAS, HIGH PROPERTY COSTS PREVENT MANY ELDERLY CALIFORNIANS, PARTICULARLY THOSE WITH FIXED INCOMES, FROM SECURING AFFORDABLE HOUSING; AND

WHEREAS, ACCORDING TO THE NATIONAL COALITION FOR THE HOMELESS, OLDER ADULT AND ELDER HOMELESSNESS IS ON THE RISE; AND

WHEREAS, THERE IS INADEQUATE AFFORDABLE HOUSING FOR THE ELDERLY DUE, IN PART, TO AFFORDABLE HOUSING GOALS CONSISTENTLY GOING UNMET; AND

WHEREAS, HOME-SHARING IS A POTENTIAL SOLUTION FOR MEETING THE AFFORDABLE HOUSING NEEDS OF CALIFORNIA’S ELDERLY POPULATION; AND

WHEREAS, HOME-SHARING IS A SIMPLE AND EFFECTIVE ARRANGEMENT WHEREIN A HOMEOWNER OFFERS ACCOMMODATIONS TO A HOME SHARER IN EXCHANGE FOR AN AGREED LEVEL OF SUPPORT IN THE FORM OF MONETARY COMPENSATION, ASSISTANCE WITH HOUSEHOLD TASKS, OR BOTH; AND

WHEREAS, HOME-SHARING BENEFITS THE COMMUNITY BY MAKING EFFICIENT USE OF EXISTING HOUSING STOCK AND STRENGTHENING COMMUNITY TIES; AND

WHEREAS, CLASSIFYING HOUSEHOLDS THAT PARTICIPATE IN A HOME-SHARING ARRANGEMENT AS VERY LOW INCOME MAY INCENTIVIZE LOCAL AUTHORITIES TO PROMOTE THESE PROGRAMS AND HELP LOCAL AUTHORITIES MEET THEIR HOUSING GOALS MORE EASILY; AND

WHEREAS, LOCAL AUTHORITIES NEED TO BE HELD ACCOUNTABLE AND ENCOURAGED TO SERIOUSLY ADDRESS AFFORDABLE HOUSING FOR ELDERLY CALIFORNIANS; NOW, THEREFORE, BE IT

RESOLVED, BY THE SENIOR ASSEMBLY AND THE SENIOR SENATE, JOINTLY, THAT THE SENIOR LEGISLATURE OF THE STATE OF CALIFORNIA AT ITS 2017 REGULAR SESSION, A MAJORITY OF THE MEMBERS VOTING THEREFOR, HEREBY PROPOSES THAT, FOR THE PURPOSE OF MEETING HOUSING ELEMENT GOALS UNDER THE PLANNING AND ZONING LAW (TITLE 7 (COMMENCING WITH SECTION 65000) OF THE GOVERNMENT CODE), HOUSING UNITS PARTICIPATING IN A HOME-SHARING ARRANGEMENT IN WHICH AT LEAST ONE OF THE OCCUPANTS IS AN ELDERLY PERSON WHO QUALIFIES AS A PERSON OF LOW OR MODERATE INCOME, AS DEFINED IN SECTION 50093 OF THE HEALTH AND SAFETY CODE, SHALL QUALIFY AS VERY LOW INCOME HOUSEHOLDS; AND BE IT FURTHER

RESOLVED, THAT THE SENIOR LEGISLATURE OF THE STATE OF CALIFORNIA HEREBY PROPOSES THAT LEGISLATION BE ENACTED THAT WILL INCENTIVIZE LOCAL AUTHORITIES TO MEET AFFORDABLE HOUSING GOALS AND THAT WILL HOLD LOCAL AUTHORITIES ACCOUNTABLE WHEN THEY FAIL TO DO SO; AND BE IT FURTHER

RESOLVED, THAT THE SENIOR LEGISLATURE OF THE STATE OF CALIFORNIA RESPECTFULLY MEMORIALIZES THE LEGISLATURE AND THE GOVERNOR OF THE STATE OF CALIFORNIA TO ENACT APPROPRIATE LEGISLATION THAT WOULD ADDRESS THE CONCERNS SET FORTH IN THIS MEASURE; AND BE IT FURTHER

RESOLVED, THAT A COPY OF THIS MEASURE BE TRANSMITTED TO THE SPEAKER OF THE ASSEMBLY, THE PRESIDENT PRO TEMPORE OF THE SENATE, AND THE GOVERNOR OF THE STATE OF CALIFORNIA.