

Project Roomkey Acquisition Trailer Bill Language

Section XXXXX is added to the Health and Safety Code, to read:

(a) It is the intent of the Legislature in enacting this section that moneys received from the Coronavirus Relief Fund established by the federal CARES Act (Pub. L. 116-136) are used expeditiously to stabilize the housing situation of homeless individuals who are especially vulnerable to the risks posed by COVID-19, and rapidly expand the public's inventory of housing for people experiencing homelessness to effectively respond to the COVID-19 pandemic.

(b) The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) shall not apply to any project that uses moneys received from the Coronavirus Relief Fund established by the federal CARES Act (Pub. L. 116-136) to convert units in a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel from nonresidential to residential by acquisition of the unit or the purchase of affordability covenants and restrictions for the unit, so long as all of the following requirements are satisfied:

- (1) None of the units are acquired by eminent domain.
- (2) The units are made available for people experiencing or at-risk of homelessness as defined in Section 578.3 of Title 24 of the Code of Federal Regulations.
- (3) The units are in decent, safe, and sanitary condition at the time of occupancy.
- (4) Long-term affordability covenants and restrictions require the units to be affordable to persons of low- or very low income for not less than 40 years.
- (5) The project complies with all applicable prevailing wage requirements.

(c) Division 13 of the Public Resources Code shall not apply to activities related to the conversion of the units described in paragraphs (a) and (b), including, but not limited to, the substantial rehabilitation of the units.

(d) Any project that satisfies all of the above requirements shall be deemed consistent and in conformity with any applicable plan, standard or requirement, and shall be allowed as a permitted use within the zone that the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals.

Section XXXXXX is added to the Health and Safety Code, to read:

- (a) Notwithstanding any other law, including Health and Safety Code section 50675.1(b), funds allocated in the 2020 Budget Act or bills related to the 2020 Budget Act, including, but not limited to, moneys received from the Coronavirus Relief Fund established by the federal CARES Act (Pub. L. 116-136), to provide housing for those experiencing homelessness in response to the COVID-19 pandemic, including, but not limited to, acquisition of motels, hotels, residential hotels, or hostels; acquisition and rehabilitation of motels, hotels, residential hotels, or hostels; master leasing of properties; conversion of units in a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel from nonresidential to residential by acquisition of the unit; or the purchase of affordability covenants and restrictions for the unit, shall be disbursed through the program specified in Health and Safety Code section 50675.1 to local governments, as grants, for the purposes described in this paragraph. Any conflict between the requirements of the foregoing program and this section shall be resolved in favor of this section, as may be set forth in the guidelines authorized by this section.
- (b) The State, or any departments thereof, The Department of Housing and Community Development and the Department of General Services, may adopt guidelines for the expenditure of the funds appropriated to said departments. Said guidelines shall not be subject to the requirements of Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.