



California  
Business  
Properties  
Association



American Planning Association  
California Chapter

*Making Great Communities Happen*



International Council of Shopping Centers



## Senate Floor Alert

August 18, 2016

**TO: Members of the Senate**

**Re: AB 718 (Chu), Vehicles Used For Human Habitation**

### Request for “NO” Vote

The undersigned organizations respectfully urge your opposition to AB 718, should an effort be made to attempt to remove this bill from the Inactive File during the final days of the 2016 Session. This measure was defeated on the Floor last year.

Our organizations appreciate the recent enactment of the No Place Like Home measure which will provide up to \$2 billion for housing for homeless individuals with associated services, and incentivize counties and cities to work collaboratively together to connect homeless individuals with housing and available services.

This measure prohibits local agencies from enforcing laws and ordinances, or otherwise subject to civil or criminal penalties, the act of people sleeping or resting in a lawfully parked motor vehicle. The policies of this bill remain flawed and offer no meaningful solution to addressing the difficult challenges of homelessness.

Local parking locations whether on public or private property – other than campgrounds – were never intended or designed for residential occupancy. This measure would promote a “new normal” of vehicle living as a viable option and publicly sanction such uses in state law.

People should be living in houses, not cars. The state has woefully underinvested in funds for affordable housing and emergency shelters, and recently eliminated local redevelopment agencies that previously generated \$1 billion per year for affordable housing. While legislators have proposed a permanent source for affordable housing, a \$3 billion housing bond, and the expenditure of \$1.3 billion for affordable housing – such measures have not moved forward. Rather than sanctioning automotive living in AB 718, the Legislature and Governor should provide more funds to build affordable units and supply emergency shelter.

Moreover, this bill is also not restricted to people who are homeless. The bill applies to anyone who is sleeping or “resting” in a vehicle. Such vagueness leaves this law subject to broader interpretation and abuse. For instance, police officers may find it more difficult to deal with suspicious vehicles where the occupants claim to be “resting” but may be in an area for other reasons. Retirees and vacationers with disposable income may begin to view local streets and roads as less costly options than public and private campgrounds. Others may decide to take advantage of California’s climate, beautiful coastline and quality of life and live in vehicles (as some do in boats) as a lifestyle choice.

It has been argued that locals could respond to this measure by enacting more stringent parking laws. They can, and likely will, but this raises larger questions about what hundreds of thousands more “no parking” signs, residential parking stickers, and parking meters will do other than making mobility more difficult and costly for all other community residents, businesses districts and state tourism.

While AB 718 may be well intended, it offers no real solutions to homelessness. Rather than approve this measure, it makes much more sense to build upon the success offered by the bi-partisan No Place Like Home measure and continue to work to identify additional resources for affordable housing and emergency shelters. For these reasons, we respectfully request your “No” vote on AB 718 should the measure come up under reconsideration.

If you have any questions about our position, please call Dan Carrigg at the League at (916) 658-8222; Lauren De Valencia y Sanchez for APA California at (916) 443-5301; Matthew Hargrove for International Council of Shopping Centers and California Business Properties Association at (916) 443-4676; Lauren Michaels for California Police Chiefs Association at (916) 481-8000; John Lovell for California Association of Code Enforcement Officers and California College and University Police Chiefs Association (916) 261-7188; and Joseph Surges, California Law Enforcement Association of Records Supervisors at (925) 671-3005.

Sincerely,



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