

California Health and Safety Code ([Refs & Annos](#))

Division 24. Community Development and Housing ([Refs & Annos](#))

Part 1. Community Redevelopment Law ([Refs & Annos](#))

▢ [Chapter 4](#). Redevelopment Procedures and Activities ([Refs & Annos](#))

▢ [Article 9](#). Relocation of Persons Displaced by Projects ([Refs & Annos](#))

→→ **§ 33418. Monitoring by agency; database of housing units**

(a) An agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to any provisions of this part. As part of this monitoring, an agency shall require owners or managers of the housing to submit an annual report to the agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the agency.

(b) The data specified in subdivision (a) shall be obtained by the agency from owners and managers of the housing specified therein and current data shall be included in any reports required by law to be submitted to the Department of Housing and Community Development or the Controller. The information on income and family size that is required to be reported by the owner or manager shall be supplied by the tenant and shall be the only information on income or family size that the owner or manager shall be required to submit on his or her annual report to the agency.

(c)(1) The agency shall compile and maintain a database of existing, new and substantially rehabilitated, housing units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund, or otherwise counted towards the requirements of [subdivision \(a\)](#) or [\(b\) of Section 33413](#). The database shall be made available to the public on the Internet and updated on an annual basis and shall include the date the database was last updated. The database shall require all of the following information for each owner-occupied unit or rental unit, or for each group of units, if more than one unit is subject to the same covenant:

(A) The street address and assessor's parcel number of the property.

(B) The size of each unit, measured by the number of bedrooms.

(C) The year in which the construction or substantial rehabilitation of the unit was completed.

(D) The date of recordation and document number of the affordability covenants or restrictions required under [subdivision \(f\) of Section 33334.3](#).

(E) The date on which the covenants or restrictions expire.

(F) For owner-occupied units that have changed ownership during the reporting year, as described in subdivision (a), the date and document number of the new affordability covenants or other documents recorded to assure that the

affordability restriction is enforceable and continues to run with the land.

(G) Whether occupancy in the unit or units is restricted to any special population, including senior citizens.

(2) Notwithstanding subparagraphs (A) and (D) of paragraph (1), the database shall omit any property used to confidentially house victims of domestic violence.

(3) Upon establishment of a database under this section, the agency shall provide reasonable notice to the community regarding the existence of the database.

(d) The agency shall adequately fund its monitoring activities as needed to insure compliance of applicable laws and agreements in relation to affordable units. For purposes of defraying the cost of complying with the requirements of this section and the changes in reporting requirements of [Section 33080.4](#) enacted by the act enacting this section, an agency may establish and impose fees upon owners of properties monitored pursuant to this section.

CREDIT(S)

(Added by [Stats.1988, c. 1604, § 6](#). Amended by [Stats.2007, c. 690 \(A.B.987\), § 3](#); [Stats.2010, c. 610 \(A.B.2762\), § 3.5.](#))

HISTORICAL AND STATUTORY NOTES

1999 Main Volume

Former § 33418, added by Stats.1971, c. 1757, § 7, repealed by Stats.1977, c. 666, § 1, related to confidentiality of applications and records.

CROSS REFERENCES

Dissolution of redevelopment agencies and designation of successor agencies, housing functions previously performed by redevelopment agencies, transfer of rights, powers, assets, liabilities, duties, and obligations, see [Health and Safety Code § 34176](#).

LIBRARY REFERENCES