



Cultivate ● Activate ● Legislate

NEWS & UPDATES

JUNE 2019

CalRHA PRESIDENT’S MESSAGE

With the pressing need to relieve the housing shortage, there has been multiple legislative proposals to address this growing crisis. Some proposals are bold and challenge the norms – such as SB 50 by Senator Wiener – while others continue to repackage failed decades-old policies that have not resulted in more accessible and affordable housing.

Two bad ideas that were presented in Sacramento are rent control and just cause eviction policy. While the just cause legislation did not advance, the rent control bill was voted by the State Assembly and advances to the State Senate.

Just cause eviction policies exist in 17 of the state’s 482 cities and has harmed law-abiding tenants, increased costs, and discouraged additional housing. In San Francisco alone there are about 30,000 empty rental unit properties. We can point to harmful policies like just cause eviction as part of the reason these units are not on the market. The current eviction process on average takes four to six months and costs \$35,000 or more in legal fees, not to mention the loss of rental income if the tenant is not paying rent.

As a result, law-abiding renters are left in the position of having to live with difficult neighbors, who may even create a hostile community. This is a violation of law-abiding renters’ rights and would have been made worse by a statewide Just Cause law.

Further, it would not help the residents in the 17 cities that have enacted a just cause eviction policy. We look forward to further conversations at the state and in our communities on how to create housing for everyone. Key elements of a solution should include:

- Permanent shelving of decades-old policies that do not work like just-cause and rent control.
- Creation of more incentives for California property owners to offer properties for rent.
- Embrace bold policies that encourages more housing around transit and where people work.
- Encourage new innovative housing concepts that addresses the growing middle income and workforce housing shortage.

We have the opportunity to end the housing shortage with better policies. We are encouraged with the Legislature’s actions to reject some of the failed policies that harm the housing supply. Now it’s time to support policies that seek to encourage it.

- Sid Lakireddy, CalRHA Board of Directors President

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Rent Control Legislation Update

CalRHA and rental housing providers had several victories. We defeated a bill seeking to create a public online portal of all rental housing in California in the Senate (AB 529), as well as a Just Cause Eviction Bill in the Assembly (AB 1481). We will continue to vigilantly monitor other rent control legislation threatening to aggravate the housing crisis and keep you informed on how you can get involved in our advocacy efforts.

AB 1481- Would have placed additional requirements and prohibitions on rental housing owners pursuing the eviction of a tenant, even when the tenant is a threat or nuisance to their neighbors. CalRHA met with most members of the Assembly and worked with a broad coalition of property owners to stop that bill.

SB 529- CalRHA met with most members of the Senate and was able to hold this tenant unionization bill on the Senate floor. The original version of the bill would have allowed tenants to organize rent strike and take control of common areas of rental property for organizing activities.

AB 36 - Costa-Hawkins is a state law that limits the rent control provisions that cities may pursue. CalRHA was a leader in the fight to defeat Proposition 10 that would have had a similar impact and we managed to stop this bill in the Legislature.

If you're interested in getting involved with advocacy events, letters, or social media posts, visit

StopRentControl.net/Volunteer

Upcoming Event

2019

APARTM- ENTALIZE

June 26-28, 2019
Denver, CO



With 10,000+ attendees, 550+ cutting-edge suppliers and 85+ breakout sessions and events, Apartmentalize is the ultimate career-boosting opportunity for rental housing pros! There will be plenty of time to network with your peers through the course of the week.

Register here now!

NAAHQ.org/apartmentalize/register

Ready to Take Action?

CalRHA is pushing to have a seat at the table to actively take part in conversations surrounding issues affecting the rental housing industry. We have advocates working with the Legislature, crucial community stakeholders, and the media to ensure the voice of rental home providers is always included.

Legislators also need to hear from you, California's rental housing providers. You represent the voice who is housing millions of Californians right now and you are an expert on what will work and not work to increase housing supply.

CalRHA needs you to take action. Stay up to date with rent control and eviction legislation, sign petitions to show legislators what we need, and learn more about the policy affecting your business.

Learn more, visit www.stoprentcontrol.net

CalRHA in the News

Mercury News: A California bill to expand eviction protections sputters on the Assembly floor

Curbed LA: Rent cap bill approved in California Assembly

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ATTENTION ALL CalRHA members!

We need your eviction horror stories. Please take a few minutes to write to us and tell us your story.

Email info@cal-rha.org. These stories are necessary to explain the reality that many of your tenants have to endure because of just cause evictions in your city. Or if you don't have just cause eviction in your city, still share your horror stories - they are important! (your name will not be used).

How to decrease resident turnover at scale

DID YOU KNOW






that property managers have the opportunity to stop half of all renters from moving out?



1 in 2 residents who move out do so for reasons that are beyond your control.

But what about residents who are on the fence about whether to stay or go? We asked 1200 renters what property managers can do to influence their decision to renew their leases for another year. Here's what they said.

10 Incentives That Convince Renters to Renew Their Leases

	Free utilities for a year	Allowing pets	
	A recurring deal on rent	Cosmetic updates	
	Not raising the rent	Cleaning services	
	Flexible lease term	Gift card or cash bonus	
	Unit remodel	New appliances	

 A vacancy results in an average loss of \$40 a day.



Some of the incentives on this list might require an initial investment—but keeping good residents in place for another year just might be worth every penny.

Half of all renters move out for reasons beyond your control—like a new job in a new city, or a new baby and the need for more space. But what about the other half, can you convince them to stay? Research can solve for that.

In a survey of 1,200 renters from across the country, we discovered what might affect their decision to renew.



CaIRHA Legislative Positions

TARGET BILLS

Senate Bill 248: CA Renter's Tax Credit Legislation

SB 248 by Senator Steven Glazier and Assemblywoman Lorena Gonzalez will increase the renters' tax credit which will provide immediate relief for individuals and families across the state. Currently, renters can qualify for a \$60 tax credit for single filers or \$120 for married filers. This bill will increase that total to \$220 for single filers without dependents and \$434 for married filers. Additionally, this bill will make the tax credit fully refundable, which will provide necessary aid to those who do not have a tax obligation.

Assembly Bill 1482: Rent Caps on Tenancy

AB 1482 by Assemblyman David Chiu will which would prevent owners or rental properties from increasing the rental rate greater than an unspecified percent over CPI.

Assembly Bill 1399: Rent Control: Withdrawal of Accommodations

AB 1399 by Assemblyman Richard Bloom will prohibit a payment of punitive damages from being construed as extinguishing a rental housing owner's obligation to off the accommodations pursuant to the Ellis Act and would specify that the last date of withdrawal for accommodations is the last date of an extended tenancy.

CaIRHA DEFEATED

Assembly Bill 724: Rental Property Data Registry

AB 724 by Assemblyman Tim Grayson will require The Department of Housing and Community Development to create a rental registry online portal by January 1, 2021, and require rental property owners to register within 90 days of that date.

Assembly Bill 1697: Tenancy Termination - Just Cause

AB 1697 by Assemblyman Tim Grayson will require a rental property owner to provide a written notice to a tenant who has occupied a property for over 12 months stating just cause of eviction prior to terminating a lease.

Assembly Bill 1481: Tenancy Termination: Just Cause

AB 1481 by Assemblyman Rob Bonta will place additional requirements and prohibitions on rental housing owners pursuing the eviction of a tenant.

Assembly Bill 36: Residential tenancies: Rent Control

AB 36 by Assemblyman Richard Bloom will modify the Costa-Hawkins Rental Housing Act and would allow local jurisdictions to apply rent control policies to units that are more than 10 years old.

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Let us know about your upcoming events!

We want to feature you on Facebook and Twitter. Please send us event photos and exciting announcements. Also help us grow our social media platforms by liking and following us.