



CalRHA: SB 567 is not a solution to homelessness

Senator Maria Elena Durazo (D - Los Angeles) held a press conference earlier this month to announce that she will be amending Senate Bill 567 to restrict rental housing evictions and annual rent increases as a way to address homelessness. The text of the bill is not yet available as of press time.

CalRHA President Earle

ments, property owner and President of the California Rental Housing Association (CalRHA) Earle Vaughan said. "It's unfortunate that SB 567 is on the wrong track at the very get-go.

"We're all trying to solve the homeless problem, but the root causes of tent cities are not evictions and rent adjustments. In fact, California has

is bad for renters. Property owners have less resources to invest in upgrades and maintenance.

There's less incentive for institutional investors to build badly needed housing, thus restricting supply and availability which pushes prices upwards on the limited, remaining supply of available units on the market. And jurisdictions that have implemented price controls under a rent stabilization policy soon find that it does very little to help minorities and disadvantaged groups it was intended to help.

Vaughan went on to say, "A better solution to housing affordability would be to provide subsidies or vouchers to renters who qualify based on need to offset the renter's housing costs, along the lines of what is being contemplated in San Diego and in the Governor's budget.

"CalRHA looks forward to working with Senator Durazo to help house our homeless."



"...the root causes of tent cities are not evictions and rent adjustments."

Earle Vaughan, CalRHA president

Vaughan immediately issued a media response to educate policymakers and the public about SB 567's shortcomings, and to push for solutions that include subsidies to rental housing providers.

FOR IMMEDIATE RELEASE

March 10: CalRHA Responds to SB 567 Announcement: SB 567 Is Not a Solution to Homelessness

Responding to today's announcement by Senator Maria-Elena Durazo that SB 567 will be amended to impose sweeping prohibitions on evictions and rent adjust-

the lowest eviction rate, yet the highest homeless population in the country."

Princeton University's Eviction Lab, which tracks eviction filings for all 50 states, reports that California has the lowest eviction rate among the 10 most populous states with 2.2 filings per 100 rental households, followed by Illinois at 2.9 filings. Michigan tops evictions with a rate of 16.6 filings per 100 households.

Further studies, including those from the Manhattan Institute, show that restricting periodic rent adjustments

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20	11:30 am	Chico Luncheon; Legal Update/ Proposed Legislation and What it Could Mean for the Industry (Adam Pearce)
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Wed., April 26 – Individual Legislator Meetings @ 8:30 am – 4:30 pm
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The statements and opinions herein are those of the contributors and not necessarily those of the North Valley Property Owners Association or its members.

President's Message

By Tanya Morgan

STUDENT HOUSING CRISIS CONTINUES THROUGHOUT CALIFORNIA

In the shadow of Chico State's announcement to close Whitney Hall for 2022-23 school year, I began doing some research how the lack of student housing is affecting other CSU communities.

According to Chico State, 20% of current students are experiencing housing insecurities including lack of financial support to afford rent, housing instability leaving some homeless. Although the enrollment numbers have decreased since the pandemic leaving many college area properties with vacancies, the increase in inflation is causing a steady increase in rental rates.

An article recently published in the LA Times online (<https://www.latimes.com/california/story/2023-03-14/fixing-californias-student-housing-crisis-faces-roadblocks>) sheds a light on the struggles of the CSU system and how it is also fighting to provide an adequate supply of quality housing to the student they serve.

In 2022, the State made an ambitious attempt to fund a program to support the construction of additional of student housing. This program distributed \$1.4 billion for universities and \$17 million to community colleges for on-campus housing construction projects. UC projects would increase beds by 3,400, CSUs by 3,300 beds and an increase of nearly 3,000 at California community colleges. However, the steep rise in building costs, nearly 14% since 2021, construction efforts have been delayed.

To make it more complicated, Gov Newsom is now proposing reduction in funding and thereby reducing the number of beds that would be added. A recent Assembly budget memo stated, "Given the student housing crisis, the ability for campuses to construct housing quickly when compared to other local housing projects, and the likelihood that delays will increase costs and lessen the number of beds projects can deliver, the Legislature should discuss whether this is an appropriate program to delay." Several Legislators have commented on the decision to delay and the lack of student housing. All believe that it is a good and necessary investment, except for building projects at Community Colleges.

Assemblyman Kevin McCarty (D-Sacramento), a supporter of the building projects, said "In all honesty, a lot of the community college projects, they're not ready for prime time," McCarty said. "If you look at staging of the money, we should focus on the projects that are most shovel ready. Now, those seem to be most of the UC and CSU projects."

Lizette Navarette, interim deputy chancellor of California Community Colleges, disagreed "We see the community college projects just as viable and demonstrating equal, if not more, need from the student perspective," she said.

Unfortunately, Chico State was not listed as a major beneficiary of funds for a major building project. While most university are experiencing low enrollment, layoffs and budget deficits, I personally don't see any new construction starting anytime at our campus in the near future.



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Executive Corner

By Jennifer Morris



April is Fair Housing Month. It is probably the most critical area of support that NVPOA offers to our members and to the community. Unfortunately, I am sure some of our community members have learned the hard way.

We work very hard to make sure that your property owner rights are protected at the state, federal, and local levels. I believe our members genuinely want to be good housing providers and are in the business of providing housing that is safe, comfortable, and affordable making it a great service to the community.

Like every industry we have good housing providers and we have some that we wish weren't in the industry because they create those bad names for us and are the reason laws are formed when we firmly believe we are very capable of providing housing that is a win-win for residents as well as the housing provider business.

On the reverse side, you also have the great residents that you wish you had at all your properties that are respectful of you, the property, take care of it, and pay their rent on time. We all have our stories of the good and the bad. Take a look at some of the most common areas we have the potential to violate while providing housing.

Housing Quiz

1. If I rent out a single room in my home that is my primary residence, can I be more restrictive in who I select to rent the room too? Answer: Yes within reason and you can't rent multiple rooms out under these same terms.

2. The applicants have children and the home has an upstairs balcony, do I have to rent to them? Answer: Yes, if they meet your rental qualifications. Just because they have a child, if they view the home and it meets their criteria and wish to apply you must not steer them away from the property or you will be violating fair housing laws.

3. Is it ok if I set a limit on the total number of occupants for my rental property? Answer: Yes as long as your limit is fair and reasonable and you stay consistent with the max occupancy limits. I would also have this qualification in writing so that all groups of applicants know what the qualifications are to live in the home. Sometimes there is confusion in this area if it is a family, or college students but this has fair housing violations when viewing the applicants this way. It should simply be a max amount as it shouldn't matter to you what the relationship to the other occupants is other than is at least one person legally able to be responsible for the rent and property and that they meet your qualifications. HUD has a recommendation of 2 people per bedroom plus one for the living room but everyone's properties are different and that may be too many or you can accommodate more depending on your property. The main thing is to be consistent, have policy in writing, and be as fair and reasonable as possible.

4. Can I deny an applicant that has a companion animal because I don't allow pets at the property? The answer: No you will not be able to deny them without consulting with your real estate attorney. A companion animal is not a pet but considered a medical device and if they applicants meet your qualifications, you will be taking a risk denying them or the animal. Please consult an attorney if you have more questions on this topic.

5. Touring a property with prospective applicants, when you are asked what type of people live here, what should be my answer? Answer: Anyone that meets our qualifications. This is a hard one because you likely know what they are asking but any other answer could lead you down a very dangerous road.

As you can see these are just a few of the areas we see come up. It is very important for you, any of your staff, or vendors to stay up to date on Fair Housing changes. Please reach out to our office if you need something clarified and if asked a question and it feels tricky simply say, I will have to discuss that question with my business partner and get back to you.

I hope this helps you navigate these tricky waters and please remember you are doing a great service to our community by being a housing provider.

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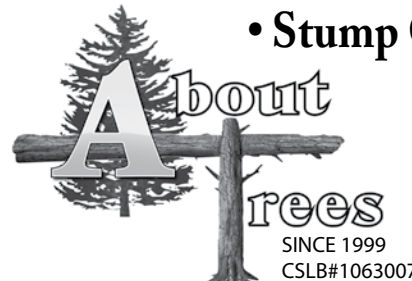
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Legislative update: Industry efforts from CalRHA

Legislation

Just weeks after the legislative bill introduction deadline, major bills threatening rental housing providers are on the move.

SB 466 (Wahab), which would repeal major provisions of the Costa-Hawkins Rental Act and expand rent control, has been scheduled for a hearing on March 28 in the Senate Judiciary Committee. This measure requires a simple-majority vote of Committee members to progress to the Senate Floor. CalRHA's lobbying and member mobilization teams will be asking for your help to engage lawmakers, so please stay tuned.

ACA 10 (Haney) proposes to amend the State Constitution to stipulate a "right to housing" for every Californian, and requires implementation by state and local governments using "all appropriate means". This measure requires a two-thirds vote of the Legislature to move forward and to be placed on the ballot for voter approval.

With the eviction moratorium coming to an end in certain local jurisdictions, there's been a media attempt to exaggerate the population at risk of evictions, possibly to delay eviction moratorium sunset dates. CalRHA President Earle Vaughan issued the following press statement to head off such efforts:

Media release: CalRHA Responds to Census Survey on Renters Concerns over Evictions. California Continues to Lead the Country in Lowest Eviction Rates

The U.S. Census Bureau's Pulse Household Survey for February 2023 asked renters the likelihood that they would be evicted in the next two months for non-payment of rent.

The results showed that 17 percent of Californians surveyed believed eviction was "Very likely" similar to the U.S. average of 16 percent, while only 19 percent of Californians believed eviction was "Somewhat likely" compared to the U.S. average of 24 percent.

"This survey supports what we've known all along," said Earle Vaughan, property owner and president of the California Rental Housing Association (CalRHA). "We are not in the eviction business. Evictions are a last resort."

California consistently has, by far, the lowest eviction rates of the 10 most populous states, according to wide-

ly-cited Princeton University's Eviction Lab.

Vaughan went on to say, "rental housing providers were the victims of the eviction moratorium, yet we've been villainized. It's time to set the record straight. It's time to put aside the rhetoric and work with elected leaders on rental housing subsidies to house our homeless."



Source: Eviction Lab at Princeton University
 California Rental Housing Association | www.cal-rha.org

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What's working in California...

By Nicole Nixon

California lawmakers have spent the first part of the year taking stock of the money and laws approved in recent years to address the state's lack of affordable housing.

A litany of problems plaguing the state — from homelessness to the high cost of purchasing a home — can be traced back to one thing: an extreme shortage of affordable housing. Estimates say that shortage is anywhere from 1 million to 3.5 million units. A joint hearing of state lawmakers from the Senate and Assembly looked at what's working and where the state continues to fall short on housing affordability.

"We've done an enormous amount of work in the last seven years," Sen. Scott Wiener (D—San Francisco) said after the hearing. "We've passed some very impactful bills that are making a difference, but it's not fast enough and there's still work to be done."

Here are three key takeaways from the oversight hearing:

Laws to streamline housing & ADUs: More than 100 new laws to address the state's housing shortage have been signed in recent years by Gov. Gavin Newsom and his predecessor Jerry Brown. Among these, housing officials say two areas stick out as bright spots.

First, recent laws to make it easier and less expensive for homeowners to build accessory dwelling units (ADUs) — also sometimes called "granny flats" or "backyard cottages" — have paid off in a big way.

In five years, new ADU permits grew tenfold — from 2,100 permits in 2016 to 21,000 in 2021 — thanks to the added flexibility and fee waivers, said Ben Metcalf, managing director at UC Berkeley's Turner Center for Housing Innovation. The backyard units also represent about one-fifth of all new building permits issued in the state.

"There's a really helpful story, maybe a playbook that we can think about following" in other areas of housing policy, he said.

Lawmakers also pointed out an increase in new affordable housing attributed to a controversial measure Wiener authored in 2017, which sped up new housing construction in cities that did not meet their housing goals. The law has fast-tracked construction of nearly 18,000 new units, three-quarters of which are low-income housing.

"Senate Bill 35 has really not delivered on its intent in terms of unlocking new market supply, but it really has become the primary vehicle for choice for folks building subsidized affordable housing," Metcalf said.

The law is frequently used alongside density bonus laws, which incentivize developers to add more units to projects, Metcalf's research shows. Wiener is running legislation to expand the law and extend it past its scheduled sunset at the end of 2025.

Progress still isn't even close to meeting demand: California needs at least 2.5 million new housing units, including 1 million for low-income residents, over the next eight years, according to the state's housing plan. That equates to about 300,000 new building permits every year — a gap too large to be filled by new ADUs alone.

It's also a high bar that hasn't been reached since before the Great Recession. In 2020 just over 100,000 new building permits were issued in California. Source: California Statewide Housing Plan

The goal for 2.5 million new homes is more aggressive than previous cycles of California's housing plan: It's more than double the number of new homes planned for the previous eight-year period.

The higher aspirations are partly due to the state increasing its expectations of local governments to plan and follow through on building more housing, a process known as RHNA, or the Regional Housing Needs Allocation.

Megan Kirkeby, Deputy Director for the California Department of Housing and Community Development told lawmakers that efforts in recent years to add teeth to RHNA laws have transformed the process.

"It's no longer a paper exercise. It's a contract with the state," she said. "The bar is higher, but every single [plan] that is compliant will have a much better chance of actually producing housing than we've ever seen before."

Experts worry a hike in federal interest rates, which is meant to slow inflation, will also continue to slow the pace of new homebuilding in the coming months. Metcalf also described the costs of housing construction as an "existential issue" in the quest for more housing.

Leaders tease the next big battle—CEQA reform: California's housing crunch has become so urgent that even climate-friendly Democrats are eyeing changes to the state's environmental law, which is often used by cities and homeowners who do not want new housing built in their neighborhoods — also known as NIMBYs or "not in my backyard" — as a tool to prevent or delay new housing.

The 53-year old California Environmental Quality Act, or CEQA, requires the study and consideration of the impacts a project will have on the environment. But Wiener and others point to an ongoing lawsuit over planned student housing at UC Berkeley as evidence that the law has become more of a hindrance than anything else.

In a brief interview Wednesday, Wiener said he "will be introducing a bill in the next week or two" to reform the law, though he provided few details. He said while the proposed changes would address "some of the issues that came up in the UC Berkeley case," they will apply broadly.

The San Francisco Democrat said the proposal will be "pro-housing, pro-climate action" and have a "strong coalition behind it." California cannot afford to be held hostage by NIMBYs who weaponize CEQA to block student and affordable housing," Newsom wrote following the ruling against the proposed UC Berkeley housing project. "The law needs to change."

Other items on lawmakers' to-do lists include Wiener's bill to extend SB 35 permanently and finding more stable, ongoing funding for affordable housing, which Assembly Housing and Community Development Chair Buffy Wicks (D—Oakland) said she is "committed to figuring out in the next couple years."

Compliance monitoring: A fair housing must

Include documentation and training to avoid fair housing complaints

When was the last time your office did a compliance audit of your documentation forms and procedures? Why is it a critical practice that should be done regularly? This article will share why compliance monitoring is important and share some helpful tips to either get you started or fine-tune your process.

Compliance Monitoring - Fair Housing Implications

Let's start by defining what compliance monitoring is. Compliance monitoring is basically just what it sounds like. It is a checks and balances procedure that should be done regularly to see if every staff member is following your predetermined policies and procedures, especially when there could be fair housing implications.

Some larger companies have an entire department dedicated to overseeing compliance. But for smaller companies, this may mean that the responsibility will fall on a specific manager or person in a leadership role.

Either way, compliance monitoring helps a company identify any potential problems and correct them before they snowball or, even worse, are discovered during a fair housing investigation.

A Common Breakdown Point - Documentation

Consider this scenario; a rather irate resident calls to complain that they received a rent increase when their neighbor did not. You immediately check both residents' files to see if there is supporting documentation as to why this happened but find nothing. Now what? More than likely, this is just an oversight, but unfortunately, you now have no way to prove why one resident received a rent increase when another did not, and it could be construed as discrimination.

In this scenario, we have not one but two failures. Firstly, there was the failure to document the reason for the difference in rent. And secondly, the failure could have been caught before a resident became involved if there had been a regular check or compliance monitoring procedure in place.

Steps for Better Compliance Monitoring

The first and most important step in compliance monitoring is training! As a supervisor or manager, you should never assume that everyone knows what they need to be documenting or what your company's policies and procedures are. Every staff

member, regardless if they are new or a seasoned veteran, should receive training as to your policies and procedures. Also, training should not be a one-and-done thing but a continual process instead.

Once you have established a regular training regime, you need to think about how you are going to check in to ensure that it's working. As we mentioned earlier, some larger companies have an entire department dedicated to this, but if you are a smaller company, you need to clearly identify who will be responsible and how often they will be performing a spot-check or audit.

If a compliance issue is identified, the next step to take is to take a deep breath and use this as a teachable moment for all involved. Share where the breakdown happened and discuss better practices to avoid it in the future, and be sure to follow up that they are.

The final takeaway when it comes to proper compliance monitoring is that training and follow-up are essential to identify any problems to avoid or challenge a fair housing complaint.


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www.ReddingREI.com
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Renters HQ

530-722-0800
DRE# 01846008

The Hignell Companies

530-241-3500
www.hignell.com
DRE# 317250

Tuscan Sun Property Management

530-605-4110
www.tuscansunpptymgmt.com
DRE# 01931124



Buyer's Guide—Serving the North Valley rental industry

ABATEMENT

ALLIANCE ENVIRONMENTAL SERVICES
530-345-8562

APPRAISAL

JONATHAN KRESSIN APPRAISAL SERVICES
530-513-7500

ARBORIST / TREE SERVICE

ABOUT TREES
530-343-4533

M&S WESLEY TREE SERVICE
530-343-6809

NORTH ROOTS TREE CARE
Jazmin Munoz Vasquez
530-789-4885

ATTORNEY AT LAW

SAM HARVEY
530-342-6144

LINDSEY A. HOLMES
530-895-0697

POWER LAW PC
530-576-5740

TROY WILKINSON - REDDING
530-342-6142

BANKING / INVESTING

FIVE STAR BANKING
530-864-8913

THRIVENT FINANCIAL ADVISOR
Dan Kluis - 530-896-1896

US BANK - COMMERCIAL
Taylor Gilmore - 530-893-4162

US BANK - HOME LOAN
David Morris - 530-896-8394

GOLDEN 1 CREDIT UNION
Julie Paul 916-823-7419

GOLDEN VALLEY BANK
Brittney Waller 530-894-1000

CARPET CLEANING

BIO KLEEN CARPET & UPHOLSTERY CLEANING
John Sciaratta - 530-717-0606

ELITE CARPET CLEANING
530-894-7060

CSU CHICO OFF CAMPUS SVC.

MEGAN KURTZ
530-898-6238

CLEANING / JANITORIAL SERVICE

A TOUCH OF GLASS WINDOW CLEANING
530-521-1510

C AND A CLEANING
530-514-7738

COOGAN CLEANING
530-715-7997

COLLECTION SERVICES

(PCS) PACIFIC CREDIT SERVICES
1-800-564-6440, ext. 131

CONSTRUCTION SERVICES

CALIFORNIA RENOVATIONS & CARPET ONE
Melissa Fort - 530-343-1661

CTECH CONSTRUCTION
916-638-1247

ENERGY-SMART HOMES
Melinda Dinin - 916-287-0319

PATIO PROS
530-924-6400

CREDIT SCREENING SERVICES

CIC REPORTS
1-800-288-4757

ELECTRICIAN

CAPTAIN TODD'S LIGHTING & ELECTRICAL
Todd Shiels: 530-685-5429

EMERGENCY HOUSING

TOWNE PLACE SUITES
530-223-0690

EMERGENCY RESTORATION SERVICES

CRBR
530-891-0333
ZEBRA EMERGENCY RESTORATION
530-246-0222

FIRE ALARMS AND SERVICE

FOOTHILL FIRE PROTECTION, INC.
530-826-3013

FLOORING

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916-858-8200

TOWNE CARPET
530-343-0215

GENERAL CONTRACTOR

DH CONSTRUCTION
530-892-2850

GLASS / SCREEN REPAIR

MILLER GLASS
530-343-7934

HANDYMAN

HERNANDEZ HANDIMAN SERVICES & CONSTRUCTION
530-695-6417

HEATING AND AIR

HOLT HEATING AND AIR
Tim Holt - 530-521-8195

MCCLELLAND AIR CONDITIONING INC.
530-891-6202

INSPECTION SERVICES

GUZIWEST - DAVID GRIGG
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INSURANCE

BIDWELL INSURANCE AGENCY, INC.
530-894-1096

FARMERS INSURANCE - BRAD JACOBSON
530-891-7900

FARMERS INSURANCE - STANLEY H. FIELDING (REDDING)
530-223-2147

FARMERS INSURANCE - PAUL MUNLY
530-899-7667

NEVIN AND WITT INSURANCE SERVICES
Darren Hovey
530-894-0111

LANDSCAPE

L & C LANDSCAPE
530-342-3082

LAUNDRY

WASH MULTI-FAMILY LAUNDRY SYSTEMS
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MAINTENANCE & REPAIRS

EXPERTS IN YOUR HOME
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Redding 530-776-5535

SHERATON SERVICES INC.
530-342-2562

VALLEY CONTRACTORS EXCHANGE
530-343-1981

MAINTENANCE SUPPLY

HD SUPPLY
Lisa Weston
916-305-2265

PACE SUPPLY
Tony Hindo
916-559-3823

MOVING SERVICES & JUNK REMOVAL

MURDOCK'S MOVING & STORAGE, INC.
530-354-8089

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ADVANCED DOCUMENT CONCEPTS
530-893-8711

GLOBAL OFFICE SUPPLIES, INC.
530-520-2991

ONLINE LISTING SERVICE

COSTAR GROUP
530-356-4900

PAINTING

ARTISANS CHOICE, PAINTING AND MORE
Michael Wittenberg
530-321-0697

CRABTREE PAINTING
530-343-8880

FIVE STAR PAINTING
530-514-8186

SATISFACTION CUSTOM PAINTING AND REFINISHING
Danielle Popa
916-289-5637

PAYROLL SERVICES

ALLEVITY
530-345-2486

PEST CONTROL

ADVANCED IPM
916-786-2404

BIG TIME PEST CONTROL
530-242-8830

GECKO PEST CONTROL
530-534-3256

HOUSE DETECTIVE TERMITE CONTROL, INC.
530-894-7900

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530-343-0603

Buyer's Guide, continued

PROMOTIONAL PRODUCTS AND GIFTS

LOGARROW MARKETING SERVICES
530-355-8685

REAL ESTATE SERVICES

BETTER HOMES AND GARDENS REAL ESTATE - WELCOME HOME

Evie Feldman
530-941-7955

MOVING CHICO

Shane Collins 530-518-1413
Amy Campbell 530-828-9559

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Steve Depa 530-896-9339
Matt Depa 530-896-9340

SFINVEST REAL ESTATE

Bill Sheridan 530-899-7584
James Fisher 530-5928804
Jerad Prevost 530-521-3439

THRIVE REAL ESTATE COMPANY

Tamara Lambert
530-520-5777

SECURITY SERVICES

ARMED GUARD SECURITY SERVICES, INC.

Ryan Spehling
530-751-3218

UTILITY MANAGEMENT

LIVABLE

www.livable.com
877-789-6027

WASTE / RECYCLING SERVICE

WASTE MANAGEMENT

Christian Garcia
530-717-7069

As with all sound business practices, please confirm that all vendors and subcontractors are licensed and have insurance.



Todd Shiels

COMMERCIAL ELECTRICIAN / OWNER
CSLB Lic. #1097893

530-685-5429

CaptainToddsElectrical.com

info@captaintoddslectrical.com
13090 Hosler Ave. Chico, California 95973

24 HR - EMERGENCY SERVICES

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www.PacificCreditServices.com



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Murdock's Moving & Storage offers options

Neacail Murdock is a young entrepreneur who founded Murdock's Moving & Storage in 2014 while attending college at Chico State. Despite the challenges of balancing schoolwork and starting a business, Neacail persevered and turned his passion for helping people into a successful moving company.

Murdock's Moving & Storage offers a variety of moving services, including packing, loading, transportation, and unloading. Neacail and his team understand that moving can be a stressful and overwhelming experience, and they strive to make the process as smooth and hassle-free as possible for their clients.

What sets Murdock's Moving & Storage apart from

other moving companies is their commitment to excellence. Neacail and his team are dedicated to providing exceptional customer service and ensuring that their clients' belongings are handled with care. They are also fully licensed and insured, giving clients peace of mind knowing that their items are protected throughout the moving process.

Despite starting the company while still in college, Neacail managed to grow Murdock's Moving & Storage into a successful business. In 2018, he graduated from Chico State with a degree in Business Administration, a testament to his dedication and hard work.

Murdock's Moving & Storage has become a trusted name

in the moving industry, serving clients in California and beyond. Their team of experienced movers is equipped to handle moves of all sizes and distances, from local moves to cross-country relocations.

In addition to their moving services, Murdock's Moving & Storage also offers storage solutions for clients who need a safe and secure place to store their belongings during the moving process. Their storage facilities are clean, secure, and monitored 24/7 to ensure the safety of their clients' items.

Neacail Murdock is not only a successful entrepreneur but also a community-minded individual. He regularly participates in charity events and donates a portion of his profits to local organizations

that support causes such as education, health, and the environment.

If you're planning a move and looking for a reliable and trustworthy moving company, consider Murdock's Moving & Storage. With their commitment to excellence, attention to detail, and dedication to customer service, Neacail Murdock and his team will make your move a stress-free and enjoyable experience.

Neacail Murdock (Nick)
530-815-9761
nick@murdocksmoving.com
murdocksmoving.com



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CHICO LUNCHEON

A Legislative Update from CalRHA Board Member Adam Pearce

Adam will be sharing proposed legislation related to the rental housing industry and what this could mean for our members.

FEATURING CALRHA BOARD MEMBER

ADAM PEARCE

RSVP BY APRIL 14TH AT NOON

530-345-1321
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