



Public policy updates from CA Rental Housing Association:

Political updates

Political update: The Legislature has convened the 2023-24 session and the Senate Pro Tem and Assembly Speaker have been announcing their leadership and committee make-ups. In the Assembly, Buffy Wicks remains Chair of Assembly Housing and Brian Maienshein has been named Chair of the Judiciary Committee. Full committee rosters are expected to be announced soon. In the Senate, the Housing and Judiciary Chairs remain the same with Scott Wiener and Tom Umberg, respectively.

Budget update: On January 10th, Governor Newsom released his proposed budget for the 2023-34 fiscal year. His \$297 billion spending plan is about 3.6% smaller than last year's record budget, as we are facing a projected \$22.5 billion

deficit. The full budget summary may be found here, housing specific summary here, as well as the Governor's fact sheet. Housing and homelessness are top priorities for funding. CalRHA has been advocating over the past several months for a 6-month rent subsidy program in the state. Fortunately, there is proposed funding in the state budget for two different 6-month rent subsidy programs. We will work closely with the Legislature and Administration as they develop the specifics of these of these programs, but the preliminary details are:

- One would entail the state seeking a Medicaid waiver, which will require federal approval. They want CalAIM to be able to provide rent aid as additional care support. This would be for six months of rent for transitioning out of CDCR, those at risk, etc. The amount would be \$17.9 million increasing to \$116 million at full implementation.
- The second deals with the California Behavioral Health Program and would seek a DHCS waiver to focus on children and youth, etc. This waiver would allow counties to cover rent up to six months.



Finally, there is also \$1 billion proposed for the 5th round of HHAP grant funding.

Legislative update: The Legislature has until February 17 to introduce legislation, after which we will have a better idea of all the legislation we will be facing this year. As reported last month, one priority bill so far is AB 12 (Haney), which would limit rental security deposits to one month's rent vs. two months' rent. CalRHA has already taken an oppose position to this bill and it has yet to be set for a hearing.

Initiative update: Right before the holiday, on December 22, 2022, proponents submitted a Justice for Renters Act to the Attorney General for Title and Summary. The Act would specify that the state cannot limit a local governments' ability to enact rent control, as well as repeal Costa Hawkins. This will be a high priority for CalRHA and its members.

Mark these
FEBRUARY
 dates for chances
 to learn
 and grow:

RSVP: assistantnvpoa@gmail.com

3	10 am	Best Practices for Moving in a Resident: Forms and Processes
7	1 pm	Understanding the California Fair Plan Insurance
9	1 pm	Azibo Software and How it Can Support You (virtual)
10	10 am	Chico Coffee Chat/ Meet Up at Day Camp Coffee
16	11:30 am	Legal Questions and Answers at Redding Luncheon
23	9 am	2023 HVAC Changes and Water Heater Regulations
27	3-5 pm	Fair Housing Workshop: Social Media Do's and Don'ts in Fair Housing (Theresa Haney)

Save money through conservation

Bonus: What's good for the planet is good for your wallet!

From: *Livable.com*

Of course, your net operating income is important - it's the single best metric of the health of your business. But in 2023, we want to encourage property owners like you to lead with a broader landscape that also includes, but concern for the health of your tenants, your properties and our environment. Make this year a bolder and more holistic one with conservation as one of your guiding principles. Bonus: What's good for the planet is good for your wallet!

Exercising good conservation practices makes sense for the earth and for living well, and it's in your financial interest. We know that conversation efforts, big and small, impact the environment and, therefore, are a service to the greater good and generations to come while honor-

ing Mother Earth. On top of that, more renters, especially younger tenants, are looking for places to live that support their values. The environment is high on their list, so touting your property's green goodness can help you secure them as customers.

Low-flow showerheads, smaller volume toilets and Energy Star appliances are easy ways to get started and offer a lot of environmental bang for your buck. Improving energy and water efficiency in your buildings may require an initial investment in time and money, especially if you are just starting out with saving energy and water.

Livable provides resources to property owners like you to help you learn where to start at your properties to aid in saving you both resources and money in the long run. Check out state and local

resources - you may be able to get grants or tax credits to help with the upgrades.

Check out these few simple ideas for getting started and implementing conservation efforts at your properties.

- Perform a regular audit for any leaks in the sinks and

maintaining a green lawn and can be a way to build community.

- Replace your building's water tank and/or boiler with a newer, more efficient one.
- Switch to LED light bulbs in your apartments and common areas.



water lines of your buildings.

- Regularly inspect and replace toilet tank flaps to prevent annoying "running toilets."
- Consider replacing lawns with a landscaped garden or a combination of garden types such as rock, produce or floral. They're ultimately less costly than

• Opt for energy-efficient models when it's time to replace kitchen appliances.

- Be sure to properly weatherize your buildings to ensure cold air isn't leaking in and precious energy leaking out.

Provide conservation resources to your tenants (readily available at our website!).

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NVPOA

984 East Avenue, Suite B-1
Chico, CA 95926
Ph (530) 345-1321
www.nvpoa.org
nvpoa1@gmail.com

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

Why NVPOA?

Countless members of North Valley Property Owners Association (NVPOA) will agree that some of their business growth and success can be directly attributed to their engagement and involvement in NVPOA. Each of us has benefited from our involvement in different ways. For me, I've built friendships and gained access to the best minds in the industry who have been incredibly generous in sharing with me and helping me. Since we are still early in 2023 I thought I would emphasize the value of membership and how you can use the resources NVPOA provides to improve your success as a housing provider.



Connections

For many of our members, the connections and often friendships that develop through our association can actually help grow their business. NVPOA members includes over 780 housing provider members and more than 50 Industry Partners, all of which provide goods and service to our members and community at large. The most wonderful thing about these individuals is that if they can't help you, they know someone else that can!

NVPOA provides countless opportunities to network with other like minded professionals – Housing Expo, Annual Gala, Pins 4 Presents toy drive, quarterly socials and luncheons, casual coffee chats, educational workshops and member committees. Our success also depends on the effort we put in. Building great work relationships can work wonders for your career and daily work life.

Advocacy

NVPOA monitors local, state and federal court decisions that affect landlord-tenant law, rent control, landlord liability and development restrictions. Our affiliation with California Rental Housing Association and the National Apartment Association gives Association members access to key information and unique opportunities to share their concerns with state and national representatives. NVPOA is also quick becoming the trusted resource housing laws for local community leaders, on both sides, providing education and perspectives both sides of the aisle.

Benefits & Education

NVPOA offers numerous educational opportunities to it's members. Online and in person affordable training is available to members on a monthly schedule. Quarterly speakers on topics of current interest, Annual Fair Housing Seminar, keeping members notified of changes in legislation that affect how we do business. NVPOA also offers over 60 management, screening and rental forms in our on-demand platform, updated by legal professionals to ensure the most accurate content.

Personal Service

Delivering personal customer service is incredibly powerful. If you were to ask your clients what mattered most when choosing a business, personal service would undoubtedly rate highly among their answers. This is what makes NVPOA special. Jennifer and Faith are professional, patient and have a "people-first" attitude. They take time with each member and ensure their individual needs are met.

If you haven't attended an event or training lately, I invite you to come! Join us! We have missed you...

Executive Corner

By Jennifer Morris



On January 12th we hosted our 14th annual Housing Expo. I think it went well; the vendors seemed happy with the turnout and attendee interactions. Everyone loved the Disney theme.

Tyler from Shasta Solutions offered some great insights on social media trends and responding to negative social media reviews. There was a fun interactive workshop on understanding the time and savings with putting the correct information on workorders, and Pace supply jumped right in to talk about HVAC changes for 2023.

I taught a workshop on a new concept I had been learning about called Human Design. I love this tool and am working to experiment with it. If you were at the event you know what happened: It did not come out as I had practiced! I literally wanted to walk off the stage and hide. Now mind you I tried for most of my life to avoid public speaking in high school and in college but it was kind of unavoidable as the Executive Director of NVPOA.

I thought I might have some nerves, but I had technical issues with where I wanted to stand to see the screen and still reference my notes on top of that! I flopped big time. I knew that the information wouldn't be something of interest to everyone who was there. I knew my mind was playing with me and I wanted to follow my intuition to share the tool for others to do their own investigation into the topic if they found it inter-

esting. As I said, the beginning was bad and I am not being my own worst critic—I know it and was confirmed in a survey review, lol, but it's ok. I am human and I will be vulnerable because I think it was an experience that I was meant to have. I want to thank everyone for being supportive and encouraging during and after.

In a nutshell, Human Design uses Eastern and Western Astrology, Quantum Physics, Geometry, the Chinese I 'Ching, Kabbalah, and the Hindu Chakra System. Right up my alley as I was trying to find new ways of releasing stress and how living our lives not as our true authentic selves can lead to burn out, disease, and bitterness-anger-frustration- or disappointment. Then to add in raising a 12- and 13-year-old, I thought this is a great parenting tool as well that I just couldn't keep to myself. I also firmly believe this could be a great tool for better understanding and communicating with everyone in our lives.

Taking the exact time of your birth, birth date, and location you can put your information into a chart on Jovian Archive.com. It will quickly generate a chart that looks like a second language and tells you the energy type you are. It basically takes an imprint of where the planets were in alignment 88 days before your birth and the date/time of your birth forming a unique imprint to you.

Naturally you may already know some of the information that your energy naturally flows to but if there is a way to practice living your strategy and authority then it helps us make decisions that are right for us and lead to encountering more aligned energy to live a happy, fulfilled life of our real purpose. I learned that it's ok that I process information the way I do and that I am here to be a guide for others when invited to do so. It's a win win; they get valuable insight into how to be more efficient at something and I get to be seen and heard.

What's been fun about this was getting to see how others are here to work together for their energy types. Another fun thing that comes from this is a few NVPOA members and I are going to form an Astrology and Human Design club. If you are interested in hearing more about this topic or the club, please reach out by my cell 530-228-0979.

Ultimately, even though my workshop didn't go as planned, I think it will lead to other fun things that I align with and hope it offers some understanding into each of us.

If any of you know about Human Design, I am a splenic Projector 1/3. Married to a mental projector, raising a sacral generator and an emotional generator. There are five energy types: Manifestor, Generator, Manifesting Generators, Projector, and Reflector. What are you? Want my help in finding out reach out.

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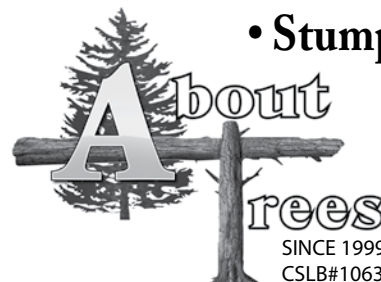
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Common caulk types and when to use each

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Vinyl Latex Caulk: Easy to use, water cleanup and can be used outside. Not very flexible; use in expansion joints is not recommended.

Acrylic Tile Sealant: Easy to use, water cleanup. The

sealant is perfect for bathroom and kitchens and other wet locations. It is mold and mildew resistant. Paintable.

Siliconized Acrylic Sealant: Easy to use, soap and water or solvent cleanup. Perfect for porcelain tile, metal and glass. Similar to Acrylic Tile Sealant, but tougher and longer lasting.

Pure Silicon: Best for non-porous surfaces. Long lasting, indoor/outdoor caulk. Super

flexible and strong. Harder to use than any of the above caulks. Solvent cleanup. Mold and mildew resistant. Could smell until cured.

Butyl Rubber: Best use is outdoors. Messy to use. Perfect for sealing roofs, valleys, gutters, flashing and foundations. Moisture and movement tolerant. Sticks to anything. Clean up with solvents.

Elastomeric Latex Caulk: Water cleanup. Longest-lasting caulk. Great adhesion to almost all surfaces and can stretch close to 200%. Elastomeric caulk is very tolerant to wide temperature and weather extremes. It is most often used outdoors. This caulk can bridge gaps up to 2 inches wide and deep. The caulk dries very quickly, tool the caulk immediately after application.

Rent control initiative submitted to Attorney General



Just days before Christmas, petitioners submitted initiative language entitled "Justice for Renters Act" to begin the process of qualifying an initiative for statewide voter approval.

The proposed language would repeal certain rental housing provider protections under the Costa-Hawkins Act, and nullify the State's ability to pre-empt local rent control.

Specifically, the language bars the State from limiting the "right of any city, county, or city and county to maintain, enact, or expand residential rent control."

The Costa-Hawkins Rental Housing Act, enacted in 1995, exempts certain kinds of residential rental units from rent control ordinances and allows housing providers to reset the rental rate on rent-controlled rental units when they become vacant or when the last rent-controlled tenant no longer resides at the unit.

The ballot initiative process requires the Attorney General to make the language available for public review, and to include fiscal estimates provided by the State's Department of Finance

and the Legislative Analyst. Once this phase is complete, proponents may begin gathering signatures for qualification. The California Rental Housing Association is watching these developments to take needed steps to protect housing providers.

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Five kitchen and bath trends for bold apartment investors

By Diana Mosher
Multi-Housing News

The multifamily sector is facing a huge challenge—single family rentals. Now more than ever, apartment investors need to show off all their advantages. It's not enough to have amazing amenities. You also need a great sense of style. The Kitchen and Bath Business Show (KBIS) and International Builders Show (IBS) have been inspiring apartment developers for decades, and in 2022 they were once again co-located in Orlando, FL as Design + Construction Week. Here are five trends that will continue to resonate with prospective residents in 2023.

A pop of color

Some multifamily owners and managers still feel that adding color is a risky proposition. But playing it too safe can result in a bland property that doesn't attract residents. One way to subtly introduce color throughout common areas is to borrow from the palette used by the marketing team for the brand messaging.

Incorporate color while also adding a visual upgrade to apartment units by combining colored and neutral cabinets. Blues and greens are trending now. Like others at KBIS, German kitchen manufacturer Nobilia introduced its Natura collection—featuring cabinets in Fjord Blue and Mineral Green—with an emphasis on organic living.



The color green is known to reduce stress and is associated with opulence, luxury and nature according to Wellborn Cabinets which recently introduced a new green option called Celtic. Celtic would be effective as a focal point in amenity spaces especially paired with bronze, brass or gold hardware.

Pattern adds personality

Colorful kitchen appliances and bathroom fixtures are another way to add personality to amenity spaces. Manufacturers are expanding beyond basic stainless steel with colorful options that are designed to grab attention.

Market research might show bolder options like colored kitchen or bathroom sinks are the right choice for a bespoke property with a design-forward or "maker" demographic. House of Rohl offers an array of colors from buttoned up navy blue to a bright violet. This year's KBIS also saw the continuation of urban loft-inspired cement-colored and black fixtures.

Tile continues to be an effective way to introduce pattern and color to pool areas, kitchen backsplashes and bathroom walls. A patterned tile floor can make prospects want to stop and take pictures while they're touring. It's also a great way



to rehab a drab package room or hallway. Ceramic tile is an affordable option with limitless style options. And, as a faux material, ceramic tile technology has advanced to the point where it's hard to tell it apart from wood, marble and other organic materials.

Hands-free technology

COVID-19 has made everyone aware of high-contact surface points. Homeowners are increasingly turning to hands-free and voice activated technology to reduce the spread of germs. Devices offering touchless technology have become the breakout stars within the single family kitchen and bath space. Apartment investors are exploring hands-free technology for amenity spaces and units as well.

Legrand's motion-activated light switches were on display at KBIS, featuring an innovative touchless control for a convenient, germ-free way to turn on lights—using a simple wave of the hand. Made for use in both residential and commercial applications, Legrand's motion-activated light switch installs easily in 15 minutes or less, fitting into an existing electrical box. It is usable in both single-pole and three-way applications.

KBIS and IBS are also the places to see the latest from a wide array of manufacturers rolling out new technology for kitchen and bathroom

faucets that turn on and off with a wave of the hand. TOTO's touchless smart-sensor faucets and flush valves for toilets harness technology that generates electricity each time water spins a small internal turbine. This electrical energy powers the touchless faucet or flush valve. There is no minimum usage requirement.



Apartment investors with an eye on the amenities race are

Continued, page 11

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TOWNE PLACE SUITES
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EMERGENCY RESTORATION SERVICES

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ZEBRA EMERGENCY RESTORATION
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FLOORING

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TOWNE CARPET
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GENERAL CONTRACTOR

DH CONSTRUCTION
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HOLT HEATING AND AIR
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530-566-1749 x 2

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530-343-0603

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Continued, page 11

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



Buyer's Guide, continued

PROPERTY MANAGEMENT SERVICES

AZIBO
Evan Do
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Decor trends for bold investors, from page 8

also watching the evolution of smart toilet technology. Toilets with a lid that automatically open and close hands-free are a luxury item now (maybe worth a splurge for the clubhouse or pool area). But future iterations are likely to have lower price points.

Health and wellness

Spa-inspired living is attractive to single family and multifamily residents alike. Organic finishes, biophilic references and a quiet space away from the family to relax or meditate are in demand.



Protecting the environment is also a high priority. These consumer preferences were expressed at KBIS and IBS where conservation and reused materials were big themes.

The RainStick water-saving shower promises single

family homeowners an attractive ROI by saving an average \$500-\$700 a year. RainStick starts with fresh grid-supplied water. But, instead of going down the drain, the water is captured, circulated and cleansed in real-time to avoid waste. RainStick's UV-LED technology disinfects shower water from any bacteria or viruses.

Eight million tons of plastic end up in the ocean every year. Delta's First Wave Innovation Lab has created a showerhead that is partially composed of recycled and ocean-bound plastics. The fixture is WaterSense-certified—it uses at least 20 percent less water than the industry standard—and boasts

eight different spray settings.

Beko has been in the U.S. for five years, but in 2022 it launched a major expansion at KBIS with new initiatives, partnerships and products. For example, Beko's RecycledTub washing machines and washer dryers are designed to reduce plastic pollution. They use high performance materials that have been created from recycled plastic bottles.

Finishing touches

As always, differentiation is a key to success for multifamily investors. Properties must have relevant focal points along the way to capture the interest of prospects as they're weighing their options. KBIS and IBS showcased products that can help apartment properties create Instagram moments and also retain residents for the long term.

For example, consider replacing the classic stainless steel hood in the communal kitchen with a more memorable option such as wood, plaster, brick or mixed metal hoods. Swap out bland doors in a couple of key locations for more unusual ones. And never forget that apartment residents love to

gather around a fire pit or indoor fireplace. Strategic custom touches placed around the property can help multifamily investors keep pace with the new pool of single family rentals flooding the marketplace.





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Landlord/Tenant Q & A: *Kimball, Tirey & St. John, LLP*

Question: What are my legal rights regarding maintaining a full deposit on a unit when one roommate moves out and another stays? My understanding is that I am entitled to maintain the full deposit while at least one of the original tenants remain in residency, and it is that remaining person's responsibility to refund the deposit.

Unless your lease provides otherwise, you do not have to account for the use of the deposit or do an inspection until you regain possession of the unit. The roommate who vacated is not entitled to a refund or inspection at this time unless your lease specifically requires it.

Question: Does the acceptance of rent from someone who is not on the lease mean I've accepted him as a tenant?

Accepting a third party check does not by itself necessarily indicate that you have accepted this person as a tenant. It is a good idea to indicate that this is being received on behalf of the tenant and does not indicate any tenancy relationship between you and the check writer. As of August 2018, landlords are required to accept third party payments provided that the payment also has the acknowledgement that the payment will not create a tenancy.

Question: I have a resident who moved in this last month. I have had a lot of noise complaints about him from other residents. I have also issued three warning notices for noise and the cleaning of this patio. He has a one-year lease. What can I do?

If the disturbances rise to the level of a public or private nuisance (major, continuous disturbances to neighbors), then you could serve a Three-Day Notice to Quit based upon the nuisance. You may also serve a Notice to Permanently Perform Covenant or Quit and if the tenant continues to breach you can serve a notice to quit. You will need to make sure that you have evidence at the time of trial, which means tenants may need to come testify.

Question: I have tenants who recently divorced. The husband has moved out. Can we take him off the rental agreement?

It is not in your best interest to take him off the lease as he

is still responsible for the lease payments even though he moved out through the end of the contract, if it is a term lease. If it is a month-to-month tenancy, the husband can provide notice that he will vacate and be responsible for the thirty days only.

Question: One of our employees said she believes that a tenant's rental agreement must be signed in the owner's or agent's presence, or notarized, or it will be invalid.

California rental agreements do not have to be notarized or signed in front of the owner or owner's agent, but it is a good practice to do so.

Question: Can I ban alcohol in the pool area?

You can control the common areas of the premises so you could ban the use of alcohol in the pool area.

Question: In our lease agreements we require tenants to pay their rent on the first of the month. If the first falls on a holiday, do you have to give the tenants until midnight on the second to pay the rent or can you still enforce the late fee as of midnight on the first?

Rent is not "legally late" unless one business day has expired from the date the rent is due. So if the first is a weekend or holiday, the rent is not late until the next business day after the weekend or holiday has expired. Also, you cannot serve a notice until after the end of the first business day has expired.

Question: Can I bill my tenant for excessive water usage if I can prove they neglected to fix two leaky faucets for over three months?

Most rental agreements and California law require the tenant to maintain the premises in good condition and repair. Failure to meet their obligations would therefore be a breach of the lease and you should be able to recover all losses suffered, provided you have sufficient proof

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