



Public policy update from CalRHA

The Senate Pro Tem, Mike McGuire (D-Healdsburg) has now taken the helm in the Senate and announced several changes to the Senate Committees, which can be found here.

Of note, Senator Scott Weiner (D-SF) is now the Chair of the Senate Budget Committee, Senator Nancy Skinner (D-Berkeley) is Chair of Senate Housing Committee, and Senator Anna Caballero (D-Merced) is the new Chair of Senate Appropriations. Senator Tom Umberg (D-Santa Ana) retained his Chairmanship of the Judiciary Committee.

Full membership of the Housing Committee is:

- Senator Nancy Skinner (D-Berkeley), Chair
- Senator Rosilicie Ochoa Bogh (R-Yucaipa), Vice-Chair
- Senator Catherine Blakespear (D-Encinitas)
- Senator Anna M. Caballero (D-Merced)
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- Senator Thomas J. Umberg (D-Santa Ana)
- Senator Aisha Wahab (D-Hayward)

Full membership of the Senate Judiciary Committee is:

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- Senator Roger W. Niello (R-Fair Oaks), Vice-Chair
- Senator Benjamin Allen (D-Santa Monica)
- Senator Angelique V. Ashby (D-Sacramento)
- Senator Anna M. Caballero (D-Merced)
- Senator María Elena Durazo (D-Los Angeles)
- Senator John Laird (D-Santa Cruz)
- Senator Dave Min (D-Irvine)
- Senator Henry I. Stern (D-Los Angeles)
- Senator Aisha Wahab (D-Hayward)
- Senator Scott Wilk (R-Santa Clarita)

Legislative Update

The bill introduction deadline was Feb. 16. There will be many more bills coming into print in the coming days. However, several bills are highlighted below.

In 2024, CalRHA is working with Assemblymember Wendy Carillo (D-Los Angeles) as a sponsor to her bill which would have the Housing and Community Development Department publish the correct allowable rent increases every August. This will provide clarity and reliability for rental property

providers.

Furthermore, CalRHA has been advocating for a shallow rent subsidy for tenants who are at risk of losing housing. Therefore, we are pleased to support the legislation that has been introduced on the issue in 2024 in the form of AB 1813 (Alanis, R-Modesto) and AB 2498 (Zbur, D-Santa Monica).

It will continue to be a priority for CalRHA to advocate for not just rental property providers, but for the necessary assistance for tenants that are in need of additional resources.

Bills of interest to date, include:

AB 2059 (Flora, R-Ripon) - Tenancy: Obligations of Landlords: Repairs -

This bill would prohibit a landlord from being liable for dilapidations rendering the premises untenable, unless the landlord receives written or oral notice of the dilapidations and the landlord is given a reasonable time to repair the dilapidations.

AB 2114 (Irwin, D-Thousand Oaks) - Exterior Elevated Elements: Inspection -

This bill would also allow licensed civil engineers to perform balcony inspections.

AB 2187 (Bryan, D-Culver City) - Office of Tenants' Rights and Protections -

Placeholder bill stating the intent of the Legislature to enact subsequent legislation to establish the Office

of Tenants' Rights and Protections.

AB 2493 (Pellerin, D-Santa Cruz) - Tenancy: Application Screening Fee: Waiting List - Would prohibit a landlord or their agent from charging an applicant an application screening fee to be entered onto a waiting list when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time.

AB 2498 (Zbur, D-Santa Monica) - Housing: the California Housing Security Act - Would, upon appropriation of the Legislature, establish the California Housing Security Program to provide a housing subsidy to eligible persons, as specified, to reduce housing insecurity and help Californians meet their basic housing needs.

To create the program, the bill would require the Department of Housing and Community Development to establish a 2-year pilot program in up to 4 counties, as specified.

The bill would require the department to issue guidelines to establish the program that include, among other things, the amount of the subsidy that shall be the amount necessary to cover the portion of a person's rent to prevent homelessness, but shall not exceed \$2,000 per month.

News briefs:



SACRAMENTO, Calif.

- The California Rental Housing Association (CalRHA) is proud to sponsor AB 2278 (W. Carrillo), a newly introduced bill that will require the California Department of Housing and Community Development (HCD) to publish maximum rent increases per region each year, protecting property owners from potential violations and lawsuits while providing tenants clarity on potential increases to their rent.

AB 2278 expands on previous legislation, AB 1482 (Chiu), which prohibits owners from increasing a tenant's rent by more than 5% plus inflation, or 10%, whichever is lower. Yet, no agency is required to stipulate that figure, causing confusion for property owners. AB 2278 (W. Carrillo) would require that the HCD clearly stipulate the maximum rent increase.

"Assemblywoman Wendy Carrillo's AB 2278 is a simple, straightforward fix to a glaring issue. It would provide property owners with clear thresholds on maximum allowable rent, maintaining the viability of keeping rent at a fair, equitable cost for Californians," said Earle Vaughan, CalRHA President. "This bill would directly impact numerous rental housing associations and property owners across the state and support them with defined guidelines enabling safe and fair practices."

According to the previous legislation, AB 1482, "the percentage change in the cost of living" is defined by the percentage change from April 1 of the prior year to April 1 of the current year in the regional Consumer Price Index for the region where the residential real property is located, as published by the United States Bureau of Labor Statistics. Using this method, property owners are able to service tenants with visibility and clarity on rental payments. AB 2278 will clarify this process, ensuring full transparency for all parties involved.

SACRAMENTO, Calif. - The California Rental Housing Association (CalRHA) commends California Insurance Commissioner Ricardo Lara for taking action and proposing regulations to stabilize the property insurance market.

Proposed regulations aim to streamline submission requirements, ensure timely delivery of crucial information, and mandate that insurers provide necessary data for the Insurance Commissioner's assessment of rate appropriateness to verify they are not excessive, inadequate, or unfairly discriminatory.

"Rental property owners who provide housing for millions of Californians have been overly burdened by the sharply increasing costs of homeowners insurance and long delays in processing coverage policies, ultimately causing us to carry the financial burden," said Earle Vaughan, CalRHA President. "We appreciate the Insurance Commissioner engaging to find a solution and urge him to expedite the process."

Commissioner Lara is now receiving public comment on the regulations. Anyone may submit written comments to the Department of Insurance until March 26, 2024, at which time the Commissioner will hold a public hearing.

RSVP: assistantnvpoa@gmail.com

March 7	10 am	Balcony Inspections workshop. NVPOA Office. \$10
March 12	6 pm	Chico Area Real Estate Investors Meet-Up. NVPOA Office. Free.
March 22	10:30 am	Maintenance/IP Workshop: Painting Techniques to Save Time & Money. NVPOA Office. \$10
March 26	1 pm	City of Chico Housing Programs Meet-up. NVPOA Office. Free
March 27	11:30 am	Industry Partner Appreciation Lunch. Free. (IP's only)
April 9	6 pm	Chico Area Real Estate Investors Meet-Up. NVPOA Office. Free.
April 9-10	Varies	CalRHA Lobby Day. Sacramento. See page 7. Talk with Jennifer.
April 17	11:30 am	Redding luncheon. Fair Housing. Shasta Association of Realtors. \$25.
April 18	8:30 am	Maintenance Workshop: HVAC Certification Course with PACE Supply, Tony Hindo. Chico Elks Lodge. \$25.
April 18	11:30 am	Chico Luncheon: Safety Chico Elks Lodge. \$35
TBA	TBA	Target Team meeting. NVPOA Office. Free.
April 25	10 am	Fair Housing Workshop. City of Chico Council Chambers. Free.
April 30	10 am	Understanding Notices. NVPOA Office. \$10.

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The LIAISON is a publication of the North Valley Property Owners Association which is solely responsible for the content. Comments, letters and advertising inquiries should be directed to:

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Ph (530) 345-1321
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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

AB12 unveiled:

By Matt Depa

I want to extend a profound thank you to everyone who contributed to the success of our annual housing expo. Your dedication and hard work in organizing the event and securing a stellar lineup of speakers made a significant impact. It's your commitment that fuels our collective success and drives our industry forward.

As we navigate through the evolving landscape of the rental income industry, it's crucial we stay informed about legislative changes that impact our operations and strategy. A prime example of such a change is Assembly Bill 12 (AB12), a new law that significantly alters the approach to security deposits in California, effective July 1, 2024.

AB12 caps security deposits at a maximum of one month's rent, aiming to make housing more accessible by lowering upfront costs for tenants.

While this law seeks to address affordability, it also necessitates a strategic pivot in how we, as landlords and property managers, approach our business practices, especially in the context of turning over units.

Key highlights of AB12 include:

- **Limitation on Security Deposits:** The bill restricts the amount a landlord can charge for a security deposit to no more than one month's rent. This measure is intended to ease the financial burden on prospective tenants, making housing more accessible.
- **Protection for Landlords:** It still allows landlords to seek compensation for damages exceeding the deposit amount, ensur-

ing landlords are not left vulnerable to significant property damage.

- **Special Considerations:** Small property owners with up to two properties (and no more than four units in total) are granted certain exemptions, acknowledging the diverse landscape of property ownership.

The essence of AB12 for property owners is the need to reassess and possibly refine our operational strategies to ensure compliance without compromising our financial stability. This includes:

- **Adapting Financial Planning:** Revise your budgeting to account for the new cap on security deposits, ensuring you're prepared for the turnover of units with a potentially lower financial buffer.
- **Enhancing Property Management:** Consider implementing more rigorous property inspections or maintenance schedules to mitigate potential damages and preserve the value of your properties.
- **Strategic Tenant Relations:** Developing stronger relationships with tenants can lead to better care of your properties and fewer issues upon turnover.



As we adjust our practices in light of AB12, it's also crucial to recognize the broader legislative environment and its potential impact on our industry. There are ongoing discussions and proposals for further regulations that could significantly restrict our ability to manage and control our properties effectively.

This evolving landscape underscores the importance of staying engaged, proactive in advocating for our interests, and supporting our association's efforts to influence legislation and fight bills that could adversely affect our operations is more important than ever.

Your donations are vital in ensuring we have the resources necessary to advocate effectively on behalf of our industry.

By contributing, you're not just protecting your own business interests; you're safeguarding the industry's future and ensuring we can continue to provide valuable housing while maintaining viable business operations.

Thank you once again for your unwavering support and dedication. Together, we can face these challenges head-on and continue to thrive in a changing landscape.



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Executive Corner

By Jennifer Morris

If you did not get a chance to check out the expo we hosted on February 22 be sure to check it out in 2025. It was jungle themed, and we had 30 industry vendors, along with six different educational presentations. It was one of our best ones yet

Thank you so much to my assistant, Kailyn, for all the demanding work you put into making sure the programs, surveys, stamp sheets, and outreach was done.

Thank you to the committee and board members who showed up to help set up, volunteer during the event and for clean up. We had a few technical issues but overall, it was a successful event.

If you would like to provide us with your opinion of the event, please reach out to me. In addition, if you would like the opportunity to have a booth or present at next year's event, please let me know.

For our Industry Partner members, I hope you can join us on Wednesday, March 27 from 11:30 am to 1 pm for our annual Industry Partner Appreciation luncheon. This is NVPOA's leadership's time to show our grateful appreciation for all you do for our members and the support to NVPOA. It is a free event so be sure to RSVP as soon as possible.



In April there will be a fair housing luncheon in Redding and a free fair housing workshop in Chico—check out our event schedule for all the details of our upcoming events.

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Check in: Tuesday, April 9, 2024

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Please book ASAP as the current rate of \$249/night will increase as occupancy nears capacity.

Fair housing, fair solutions: Managing conflicting accommodation needs

Navigating the complexities of accommodation requests under the Fair Housing Act is essential for creating inclusive and equitable living spaces.

When these requests conflict, as in the case of competing accommodation needs among residents, the challenge for those overseeing housing policies and compliance intensifies.

This article offers insights and strategies for effectively managing such situations, ensuring that all decisions are made with a keen sense of fairness, legality, and sensitivity.

By focusing on the intricacies of accommodation requests, we aim to provide a comprehensive guide to addressing these challenges, promoting an environment where every resident's needs are met with understanding and respect.

Understanding and addressing competing accommodation requests

Accommodation requests are essential adjustments or exceptions to a property's standard rules, policies, or services that enable residents with disabilities to fully enjoy their living environment.

These requests can range from allowing assistance animals to making structural modifications. However, complexities arise when the accommodation needs of one resident clash with those of another, leading to what are known as competing accommodation requests.

A classic example is one resident requiring an assistance animal for their disability, while another has severe allergies to animals. Handling these situations requires a

nuanced approach that balances the needs of all parties involved, ensuring no individual's rights are overshadowed by another's.

Strategic approach to resolution

The process begins with an impartial evaluation of each request, emphasizing the importance of thorough documentation and verification from medical professionals. This foundational step ensures that decisions are informed and equitable, providing a clear record of compliance with fair housing laws.

Open lines of communication are vital. By discussing needs directly with the involved parties, property managers can often identify straightforward solutions, such as the non-allergenic nature of a specific assistance animal.

When direct resolutions are not feasible, creative problem-solving comes to the fore. Alternatives might include relocating a resident to a different unit or enhancing air filtration systems to accommodate both parties' needs without undue hardship.

Throughout this process, it is crucial to navigate these challenges without inadvertently discriminating against any party. The aim is to find a resolution that acknowledges and accommodates the needs of all residents, thereby avoiding the potential for disputes or claims of discrimination.

Key takeaways for property managers

Handling competing accommodation requests demands a balanced approach that



respects the rights and needs of all residents.

Property managers must strive for solutions that not only address the specific issues at hand but also reinforce the broader principles of inclusivity and fairness in housing.

At the heart of resolving these complex situations is a combination of empathy for the individuals involved and creativity in finding solutions that work for everyone.

This approach not only resolves the immediate conflict but also builds a stronger, more inclusive community.

Ensuring that staff are well-trained in handling such requests and maintaining

meticulous records of the process can prove invaluable.

This not only aids in finding resolutions but also provides a robust defense should any legal challenges arise.

In conclusion, the ability to effectively manage competing accommodation requests is a crucial skill for property managers, underscoring their role in upholding the values of fairness and inclusivity mandated by the Fair Housing Act.

By adopting a methodical, compassionate approach to these challenges, property managers can ensure that their properties remain welcoming environments for all residents, regardless of their individual needs.

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Continued, page 11

Buyer's Guide, continued

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JA&P
Attorneys at Law

Samuel E. Harvey
Attorney

Jacobs, Anderson, & Potter, LLP

20 Independence Circle • Chico, CA 95973
(530) 342-6144 • Fax (530) 342-6310
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