



Cultivate ● Activate ● Legislate

NEWS & UPDATES

JULY 2019

CaIRHA PRESIDENT'S MESSAGE

The last month was a flurry of legislative activity as state legislators rushed to meet their policy committee deadlines and head home for a month-long summer recess.

During this flurry of activity, the failed Just Cause Eviction bill (AB 1481) was slipped into the current rent control bill (AB 1482) - making the proposed legislation even worse for our housing crisis. This modified bill would not only choke new development in California, it would make evicting tenants who commit crimes on the property virtually impossible.

Our CaIRHA government affairs and lobby team will continue to keep the pressure on to kill this legislation before the end of session.

Our opponents never give up and they again are at it with a redux of Prop 10 by billionaire Michael Weinstein. Even though voters rejected rent control at the ballot box, some state Legislators continue to resurrect the same failed policies, over and over again. Proponents of Prop. 10 are currently gathering signatures to put Prop. 10's sibling on the 2020 ballot.

Our team is also keeping up the momentum and we need your help.

We cannot allow what is happening in New York, to come to California. We need to stop Weinstein's second rent control initiative in its tracks.

In New York, an act establishing new statewide rent control policies was signed into law by Governor Cuomo on June 14th. Countless regulations benefitting rental property owners were altered or even abolished in this bill. Yearly rent increases following direct or indirect improvements for tenants were capped at two percent per year, down from six percent. The practice of reverting rent-stabilized apartments that reach a rate of \$2,774 to market-rate if there is a vacancy has been ended.

Now more than ever, we need to stay vigilant - California could be the next state to impose these types of restrictive policies.

As we face these challenges, CaIRHA promises not just to represent your best interests, but to fight for them. We are defending you at the ballot box, in the court room, and at the Legislature, and we are doing whatever it takes to win.

We are stronger together, so join this fight with us to make sure that what happened in New York never happens in California.

- Sid Lakireddy, CaIRHA Board of Directors President

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Rent Control Legislation Update

AB 1482 (Chiu) – Rent Caps and Just Cause

The bill would set a statewide annual cap on rent at seven percent plus inflation above the Consumer Price Index (CPI) for all rental properties in the state that are not subject to a local rent control ordinance.

UPDATE: AB 1482 was amended in Senate this month to revive AB 1481. Just Cause Eviction restriction were added to the bill, and if passed, would make it more difficult to evict tenants committing crimes on the property.

SB 248 (Glazer) Renters' Tax Credits & SB 521 (Portantino) Landlord Section 8 Incentives

SB 248 will increase the renter' tax credit which will provide immediate relief for individuals and families across the state. 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 even those who do not have a tax obligation. SB 521 provides incentives for rental housing providers to rent to Section 8 recipients. If passed, contracts must be executed after January 1, 2020 to be eligible for incentive.

UPDATE: Both bills, along with several others, were heard in Assembly Revenue and Taxation Committee because of a new committee rule mandating that certain tax bills references are compliant with Section 41 of the tax code. Both SB 521 and SB 248 were subsequently amended this week to reflect this technical amendment and both measures will be taken up for vote-only, likely at the July 8 hearing. CalRHA testified in support of each bill.

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

StopRentControl.net/Volunteer

GET INVOLVED

Don't Let Rent Control Steal Your Rights

Rent control is the wrong approach to fix California's housing crisis. Attempting to reinsert failed strategies from the 1970s will not lead us out of our present housing crisis.

Your Voice Must Lead The Way

Elected officials have been chosen to represent your voice, and they need to hear from you! These officials need to listen to the real stories of men and women like you who provide safe and accessible rental housing and the specific ways rent control makes the housing crisis worse.

Rent Control in New York

New York rental housing providers lost tremendous property value over night. We cannot let that happen in California.

In the State of New York, property value plummeted with newly approved rent control policies from the state Legislature. Some of the new regulations include: allowing municipalities to implement localized rent control and controlling how rental home providers change rental costs once a unit becomes vacant. New York legislators codified these new guidelines - meaning they have no expiration date and are lawfully permanent.

On July 16th, New York landlords fought back with federal lawsuit to challenge the state's recent rent control policy. This court decision could determine the country's rent laws are implemented.

SIGN UP NOW

The Majority of Californians Agree

Proposition 10 was resoundingly shot down by two-thirds of California voters in 2018. This decision sent a clear message that Californians are against state and local governments overreaching by imposing unjust policies that take away the rights of property owners.

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

Sign up for updates and join our coalition

CalRHA in the News

San Francisco Chronicle: Rent control bill struggles in California Legislature

Curbed SF: California anti-eviction bill back from the dead in Sacramento

Mercury News: After early defeat, California lawmakers try again on eviction protections

Los Angeles Daily News: Los Angeles ranked the nation's 5th most expensive city for renters

Weinstein is back

We cannot—even for a second—become complacent in the fight against rent control.

Encouraged by a recent victory in New York, rent control proponents continue to believe that a failed policy from the 1970s is the cure for California's housing crisis.

Michael Weinstein is pushing a new ballot measure to take away our rights as property owners.

Don't believe us? Read it for yourself.

The Attorney General has already cleared the new Weinstein measure to collect signatures, meaning it will likely be on the ballot next year.

Like Prop 10, we need your help to defeat this dangerous ballot measure.

Please join our growing coalition at stoprentcontrol.net.

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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).

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 and Just Cause Evictions

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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platforms by liking and following us.