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The Advocate for
Berkeley's Rental Housing Providers

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How Forced Change is Creating an Edge

Dan Lieberman, President, BPOA

Over the past year or two, most discussions with small property owners have come back to the same theme: how to adapt to all this change. None of us got into rental housing wanting to think about procedures or adjusting long-standing ways of doing business, but with new laws and requirements, change has been forced upon us and we must adapt.

As I've listened to people and watched how different owners respond, I've noticed something worth talking about. While all the new rules and regulations certainly haven't made the job more enjoyable, it has pushed some operators to become more professional, in ways that are actually helping their properties run better.

Not because these new rules and regulations are a gift. Far from it. But the pressure has forced us to take a closer look at how we operate day to day.

The Professional Practices Starting to Take Shape

One place this shows up clearly is in tenant selection. With fewer ways to unwind a bad situation after move-in, more owners are slowing down and becoming more thorough with their screening. Credit scores still matter, but so does everything else on the application (and things not on the application). What does the tenant think of their last landlord? How well did they take care of the last rental they had? What are they looking for in their new home? Do their expectations line up with yours? Filling a unit quickly doesn't mean much if it creates bigger problems later.

Communication habits are shifting too. Many owners who once handled things informally are moving toward clearer, more consistent follow-up. This includes written confirmations and fewer assumptions that everyone is on the same page. It's not about being bureaucratic, it's about avoiding misunderstandings that can spiral.

Longer tenancies are being viewed with more nuance than they used to be. Many owners are beginning to recognize just how expensive turnover is, not just in dollars, but in time and stress. Keeping a good resident longer can make the entire operation steadier. Focusing on starting the tenancy right, having scheduled check-ins to make sure there are no festering unresolved issues, and improving the resident experience are all things that ultimately improve the bottom line and make life easier. Every month that

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WEBINAR CALENDAR

*In-Person: Retirement Planning for
Rental Property Owners*

Wednesday, March 11, 3:00 PM @ BPOA Offices

*Webinar: How to Prevent Losing Everything
in a Lawsuit*

Thursday, March 19, 3:00 PM

Webinar: The Owners Forum with Sam Sorokin

Thursday, April 2, 1:00 PM

Webinar: Fair Housing Compliance & Pitfalls

Thursday, April 9, 3:00 PM

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Editorial

Albert Sukoff, Editor

What's the End Game?

BPOA Monthly is a regular publication of the Berkeley Property Owners Association, a trade association dedicated to assisting rental housing providers with upkeep and management of residential rental property and coping with Berkeley's rent law.

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About the Newsletter

Our articles are contributed on a volunteer basis by members and other interested parties, although we do accept paid advertising. We are always happy to include material submitted by members and welcome suggestions on how to improve our publication.

All articles in this publication represent the author's viewpoint and not necessarily the position of our organization.

Direct comments and material to our Bancroft Way office or to bpoa@bpoa.org

Six years ago, I had an opinion piece in the San Francisco Chronicle lamenting that rent and eviction controls plus required relocation payments made it virtually impossible to empty a hopelessly deteriorated building for a complete makeover. The main point was that older buildings in marginal condition were still a precious resource in an undersupplied housing market. All this is still true.

The reason that tenant protections are so strong is that tenants are — and owners are not — the constituency of left-leaning legislators who control California politics. Not rehabilitating an older building is clearly in the interest of the tenants who would be displaced. Rehabilitation would benefit the owner, but owners do not have the clout to alter the situation. In the larger sphere, saving old buildings would be a benefit to society. It can give a deteriorating building another half century of productive life instead of another decade or two of marginal utility. In other words, Berkeley's policy to protect tenants may be good for the tenants, but it is bad for the housing crisis.

The reaction to my Chronicle piece was not overwhelming but it was favorable. Even tenant advocates accepted my premise. There were no outraged letters-to-the-editor condemning my position. What I realized was that, while I saw my purpose as a call for change, all I really did was describe a status quo that was not about to be modified. No one at City Hall or in Sacramento was about to make it easier to rehabilitate older buildings. It was analogous to the \$35 trillion national debt. Increasing the debt by a couple of trillion dollars each year is bad public policy, but Congress will keep doing it rather than raise taxes or cut programs that the voters enjoy. No legislator was about to propose a change when the impending consequences to the status quo will not manifest until well after the next election.

So then, what is the end game here? Taking the long view, buildings will eventually deteriorate until it is economically infeasible to keep them safely housing tenants. Of course, limiting rental income makes this situation worse. Rent control significantly decreases funds available for maintenance. Major upgrades notwithstanding, merely maintaining the status quo is difficult enough. A makeshift repair-by-repair approach may prolong life, but sooner or later a building will become unlivable. This is usually prevented by periodic upgrades which can allow a building to last a hundred years or more. Such upgrades require empty buildings. You cannot replace an entire electrical or plumbing or heating system with tenants in place.

Berkeley's requirements for permanent or temporary relocation are so severe that emptying a building is virtually impossible. (See accompanying article on page 15, which is ChatGPT's outline of tenant protections for tenant displacement for major repairs. A further question to ChatGPT says that required compensation for pet boarding cannot exceed \$50/day for a dog. That'd be about \$18,000 to board two dogs for six months.)

All this is good for the tenant, horrible for the housing market. It's the equivalent of saying you can never replace the tires on your car. Is this going to change? Almost certainly not. I cannot envision any Berkeley City councilperson who would propose a change. Like most politicians, their time horizon extends all the way to the next election. They'll be long gone before buildings start falling down.

The Aging of Berkeley's Rental Housing: A System Under Strain

Krista Gulbransen

Berkeley prides itself on its historic character. Walk through any neighborhood and you'll see charming Craftsman duplexes, 1920s courtyard apartments, and mid-century buildings that have housed generations of residents. But beneath that architectural charm lies a growing structural challenge: much of Berkeley's rental housing stock is more than 75 years old — and it is aging into a crisis.

These buildings were designed for a different era. Electrical systems were built when a tenant might have owned a radio, a lamp, and perhaps a small ice box. Plumbing systems were engineered before modern amenities such as in-unit washing machines. Now, tenants expect high-speed internet equipment, multiple computers, large televisions, air conditioning, and increasingly, electric vehicle charging. The electrical demand placed on these systems has multiplied exponentially.

The need for upgraded electrical infrastructure is no longer theoretical — it is constant. Tenants want the ability to plug in multiple devices without tripping breakers. Yet upgrading a 1940s or 1950s building from 60- or 100-amp service to modern standards can require full rewiring, new panels, trenching, and coordination with utilities. The cost can reach tens or even hundreds of thousands of dollars — particularly in multi-unit properties.

And then there is the broader question: can the local electrical grid withstand a dramatic increase in building-level upgrades and EV charging demands? Policymakers encourage electrification, but the infrastructure burden lands first on property owners who must modernize aging systems without certainty that upstream capacity will match downstream upgrades.

Compounding this issue is the expansion of proactive inspections under Berkeley's Rental Housing Safety Program. The intent is understandable: to ensure safe, habitable housing. But when building inspectors enter older properties, they inevitably encounter outdated electrical wiring, aging plumbing, and systems that predate current building practices.

Owners are not required to bring every system up to today's code simply because it is old. However, California housing law requires that health and safety conditions be addressed to current standards. That distinction matters. An electrical system that functioned for decades may now be considered inadequate if it poses safety concerns, lacks grounding, or cannot safely support reasonable usage. What once was "grandfathered" can quickly become a required upgrade if deemed a safety issue.

As properties age, tenant expectations evolve. A newer tenancy paying market-rate rent often has significantly higher expectations than a long-term tenant who has adapted to a building's quirks. When something doesn't function the way a tenant believes it should — even if the system was never designed for that load — frustration can follow. And that frustration can result in a direct complaint to Code Enforcement and a visit from a housing inspector.

Once Code Enforcement becomes involved, the dynamic changes. An owner who may have been managing incremental improvements now faces mandated timelines, formal notices, and potentially expensive corrective work. Even when no malicious intent exists on the part of the tenant, the combination of tenant dissatisfaction and regulatory enforcement can accelerate major capital obligations. For large institutional owners with access to capital markets, absorbing six-figure infrastructure upgrades may be more feasible. But for small housing providers — many of whom in Berkeley own one duplex or a small four-plex as part of retirement planning — the financial burden can be overwhelming. Insurance costs have risen. Utility costs have risen. Property taxes have risen. And under local rent control rules, revenue growth is limited.

This places the industry at a genuine crossroads.

There are buildings in Berkeley that, from a purely structural and systems standpoint, may be better candidates for demolition and full redevelopment rather than piecemeal improvements. New construction would provide modern electrical capacity, efficient plumbing, fire safety systems, and energy performance aligned with California's climate goals.

Yet under Berkeley's rent stabilization framework, demolition is not a straightforward solution. Owners seeking to replace aging housing must pay substantial relocation benefits and — in many circumstances — offer displaced tenants the right to return to the newly constructed unit at their prior rent level. The economic math often does not pencil out. An owner could invest millions in redevelopment only to be required to rent the new unit at a decades-old rent-controlled rate.

The result is a regulatory stranglehold. Owners are expected to maintain and modernize aging buildings to contemporary standards, absorb escalating compliance costs, respond to increasing tenant demands, and shoulder infrastructure upgrades — all while operating within tightly constrained revenue limits and redevelopment barriers.

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HUD Demands Housing Tenants Verify Citizenship

Laura Waxmann, *San Francisco Chronicle*, February 10, 2026

The Trump administration has given the San Francisco Housing Authority 30 days to verify the citizenship status of an unspecified list of tenants who are receiving rental assistance from the agency. The housing authority has reached out to residents in at least one building, the *Chronicle* has learned.

A nonprofit housing provider confirmed that some of the organization's tenants were contacted last week and told they had to turn over certain documents within 15 days. The request comes as part of a new directive from the U.S. Department of Housing and Urban Development, San Francisco officials confirmed. The Mayor's Office of Housing and Community Development, which acts as a partner to the housing authority, said the agency and others across the country received similar letters from HUD last month.

The order comes nearly a year after HUD Secretary Scott Turner announced an effort to ensure that federal housing assistance would no longer be granted to ineligible residents or sanctuary cities by "eliminating any ambiguity in policy."

"This list reflects a small percentage of total Section 8 households in San Francisco," MOHCD spokesperson Anne Stanley said, without providing an exact number of tenants targeted.

Many details about the directive remain unclear: HUD did not immediately provide a response to a series of questions, including what happens if the city's Housing Authority does not meet the tight deadline, or what would happen to tenants on the list.

Several San Francisco nonprofit landlords contacted by the *Chronicle* said they had not seen the list and, as of Friday, were unclear on how to assist targeted households meet the time-sensitive order.

The Trump administration's immigration enforcement campaign has been on a relentless hunt for people without proper citizenship papers, but it's also become a flash point for chaos and criticism. Federal agents' "Operation Metro Surge" in Minneapolis — and similar raids that have heavily targeted cities with Democratic leadership — has sparked fierce backlash, culminating in the fatal shootings of two U.S. citizens by immigration officers.

Some housing providers said they fear that the request for a list of HUD-subsidized tenants could be a pretext to flag residents with documentation questions or lay the groundwork for defunding the Housing Authority.

"All of us have thousands of tenants — families, seniors, formerly homeless individuals that we are responsible for sheltering, and all of us are terrified," said Sam Moss, executive director of nonprofit affordable housing organization, Mission Housing.

"All we heard was that it's a list of Section 8 (housing assistance payments) contracts," Moss said. "It's hard not to be worried that the nonprofit affordable housing industry will be given an impossible mandate in an effort to further hurt our low-income immigrant communities."

Stanley, of MOHCD, said HUD's letter indicated that the federal housing department and the U.S. Department of Homeland Security had "cross-referenced their databases to create a list of tenants" whose citizenship or eligible immigration status "needs further verification" in order to receive rental assistance under the public housing or Housing Choice Voucher — better known as Section 8 — programs. "HUD has requested that SFHA and housing authorities nationwide review this information and update their files within 30 days," Stanley said.

The housing authority serves 16,000 Section 8 households in San Francisco and disburses about \$40 million in Section 8 housing assistance payments each month, Stanley said.

San Francisco holds a sanctuary city designation, meaning local police and city agencies don't actively help federal immigration authorities enforce immigration law, unless required by law or in situations involving serious crimes. However, Section 8 recipients are verified for citizenship documentation in order to receive the subsidy, said Malcolm Yeung, CEO of nonprofit housing developer and operator Chinatown Community Development Center.

"There are different perspectives in the housing world. One is that we were providing that data already, so what's the difference?" Yeung said. "And there's another perspective: This is not a shift so much in terms of requirements — it's a shift in the level of scrutiny and potential weaponization by the federal government of data, which could be really significant."

U.S. citizens, green card holders, refugees or asylum-seekers qualify for Section 8. Certain parolees and victims of trafficking and domestic violence also qualify. Stanley said that HUD's directive does not change existing law, which has long allowed households with "mixed immigration statuses to live in HUD-assisted housing."

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Rent Board Archive: Opinion Published in 2018

Nothing changes until something changes. We've pulled this opinion piece from the archives — yet despite being written in 2018, it reads as though it were written today. The author is former rental housing provider Rent Board Commissioner Judy Hunt.

On May 7 [2018], I attended the Rent Stabilization Board special meeting where ugly remarks were made when eight of the nine Commissioners were present: Chang, Poblet, Laverde, Murphy, Selawsky, Simon-Weisberg, Soto-Vigil and Tregub. Commissioner Jesse Townley was absent.

During the special meeting I watched and listened to the following from the commissioners: a lot of landlord bashing, grandstanding in the form of who can hurl the most disdainful sound bite, tremendous vitriol toward property owners, a lack of civility and courtesy among commissioners and disrespect for Berkeley citizens, both property owners and tenants. Accountability was missing during all the missile-flying.

The lack of transparency and honest information breeds distrust in our community. Public officials, whether elected or appointed, should demonstrate character, ethics, integrity, fairness, and doing what is best for the community-at-large.

Here's what Commissioner Leah Simon-Weisberg said during the meeting: "If people are buying property they can't afford because they need to suppress other people, it's like 'I can build this widget as long as I use slaves to do it.' If you buy a plantation and it requires slavery, yeah it sucks when we finally outlaw it. But if your business model is based on suppressing other people, then we're done.' First off, it's not their (golden duplex owner) home. The unit the tenant is living in is the tenant's unit."

How is the commissioner's soliloquy any different from a person who says:

- "Mexico sends us their murderers, rapists, drug dealers who bring crime into our country".
- "I'm calling for a total and complete shutdown of Muslims entering the United States".
- "We don't need people coming into our country from those s***hole countries like Africa and Haiti."

To even hint or infer that property owners are slave owners insults everyone — American Indians, Asian Americans, Arab Americans, African Americans, European Americans, Jewish Americans and Latino Americans — property owners across the nation, state, county and city.

Owning property is not a criminal offense in the United States of America. In fact, the chairman of the commission, the agency director and legal counsel own property. I seriously doubt people buy property to "suppress" others.

Tenants are not slaves. To even utter such language is beyond comprehension. To portray tenants as slaves is appallingly disrespectful. Simon-Weisberg is a practicing attorney, and it is inconceivable that she did not utilize factual evidence based in logic and truth tempered with empathy and reality.

The most disturbing part of the monologue was the verbal aggression that spewed resentment in a public forum that should be about solving complex problems without malicious attacks and stirring up potential violence toward property owners. Our children and youth see and hear what we adults say and do. Our behavior and actions clearly convey our values and beliefs.

I am most disturbed by the total absence of moral fiber and courage by the remaining seven commissioners. Not one commissioner had the guts to call this person out on such reprehensible behavior. So the silence revealed agreement with the monologue. Corrosive speech and silent agreement erodes civility, decency and respect for our neighbors.

The executive staff never reminded commissioners to refrain from language that disparages, alienates, disrespects or maligns any group of Berkeley residents.

I now call upon the rent board commissioners to take constructive action.

- Commissioner Simon-Weisberg should resign for conduct unbecoming a public official. Words and actions have impact and consequences. Voters also have the responsibility to not re-elect someone who alienates virtually everyone. Public officials are expected to demonstrate sound judgement, equanimity and respect for all citizens regardless of ethnicity, socioeconomic status or political positions.
- The current commission is really a tenant board, which vilifies property owners, especially landlords. The commissioners should stop taking the \$500 monthly stipend and benefits since they see property owners as demonic. The stipends are property owners' — specifically landlord — monies. Those monies should be utilized to establish a legal fund for indigent landlords. All property owners are not millionaires and many older adult property owners do not have lots of money, nor should they be coldly told: "You can sell your property or tap into your equity to hire a lawyer."

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California Rental Housing Association

Political Update/Governor's Race

The race to succeed term-limited Gavin Newsom is rapidly intensifying, making California's 2026 gubernatorial contest one of the most unpredictable in decades. As of February 2026, nearly one-third of voters remain undecided and no clear frontrunner has emerged. A crowded field — ranging from veteran elected officials and law-enforcement leaders to wealthy outsider candidates — is aggressively competing for major organizational endorsements and early positioning.

A February 18 poll shows Republican Steve Hilton currently leading, largely because the Democratic vote is divided among multiple contenders. Among Democrats, Eric Swalwell is polling highest at this stage.

- *Democrat Xavier Becerra* — The former U.S. Health Secretary and California Attorney General has centered his campaign on safeguarding the state's health care infrastructure and defending civil rights against federal overreach. He has secured endorsements from State Senators Eloise Reyes, Bob Archuleta, Melissa Hurtado, and Sabrina Cervantes, as well as the California State Council of Laborers and the California Faculty Association.
- *Democrat Matt Mahan* — The San Jose mayor and former tech entrepreneur is campaigning on government accountability, expanding interim shelter to address homelessness, and cracking down on retail theft. As the newest entrant in the race, his campaign is still assembling its coalition, with additional endorsements expected in the coming weeks. He has drawn strong support from the tech sector and is endorsed by Rep. Sam Liccardo (D-16), his predecessor as San Jose mayor, and Los Angeles businessman and former mayoral candidate Rick Caruso.
- *Democrat Katie Porter* — The former U.S. congresswoman and longtime consumer advocate is running on a platform focused on curbing corporate influence, expanding access to housing, and advancing universal health care. She has earned endorsements from EMILY's List — the nation's largest organization dedicated to electing Democratic women — the International Brotherhood of Electrical Workers (IBEW), the California arm of the International Brotherhood of Teamsters, and Representatives Dave Min (CA-47) and Derek Tran (CA-45).
- *Democrat Tom Steyer* — The billionaire activist and business leader is campaigning on affordability, with a pledge to build one million homes and reduce utility costs statewide. His supporters include Michael Brune, former executive director of the Sierra Club; John Podesta, former White House senior advisor for international climate policy; and Rep. Ro Khanna. He has also secured backing from state legislators Isaac Bryan, Alex Lee, and Ash Kalra, along with endorsements from the California Nurses Association and the California School Employees Association.
- *Democrat Eric Swalwell* — The U.S. congressman and former prosecutor is emphasizing his background in federal oversight and accountability. He is endorsed by U.S. Senator Adam Schiff (D-CA); Rep. Nanette Barragán (D-44), chair of the Congressional Hispanic Caucus; Rep. Jimmy Gomez (D-34), founder of the Congressional Renters Caucus; Rep. Doris Matsui (D-07); and Rep. Adam Gray (D-13), who represents the Central Valley.
- He has also earned support from the California Professional Firefighters (CPF), former gubernatorial candidate and businessman Stephen Cloobek, the California Medical Association, and Assemblymembers Patrick Ahrens and Nick Schultz.
- *Democrat Antonio Villaraigosa* — The former Los Angeles mayor and Assembly Speaker is positioning himself as an experienced dealmaker capable of managing the state's budget while advancing infrastructure investment and cost-of-living relief. His campaign is co-chaired by Los Angeles Mayor Karen Bass, reinforcing his strength in the state's largest city. He is also endorsed by former U.S. Senator Barbara Boxer, who serves as campaign co-chair, along with Assemblymembers Esmeralda Soria and Tina McKinnor; Senators Bob Archuleta and Maria Elena Durazo; and former Assembly Speakers John Perez and Fabian Núñez. Labor backing includes PORAC, the State Building and Construction Trades Council, IBEW, local Operating Engineers, and the Teamsters.
- *Democrat Betty Yee* — The former State Controller and tax board member emphasizes fiscal discipline, long-term climate resilience and making the state's financial systems more transparent. She is supported by Progressive Democrats of America (PDA), the AAPI Victory Fund, Mexican American Bar Association PAC (MABA PAC), and National Women's Political Caucus

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Tiffany Van Buren, BPOA Deputy Director

Marching Into Leasing Season: Get Every Step Right

Spring is leasing season. Units turn over, listings go live, and inquiries increase. Most housing providers focus on visibility: pricing the unit correctly, writing a clear description, and getting strong photos online.

That focus makes sense. But filling the vacancy is only one step. Leasing season is a chain that runs from the initial listing through registration with the Rent Board. Each link matters.

Marketing Sets the Tone

Marketing is not just about exposure. It signals how the property is managed.

Poor photos, incomplete listings, or vague descriptions reduce applicant quality and slow response. Dark rooms, cluttered counters, or avoidable distractions (like leaving the toilet lid open) suggest inattention. When a unit lingers, pressure builds — and pressure can lead to rushed decisions.

Your rental advertisement is also a public statement. It must comply with fair housing law. Casual phrasing about the “type” of tenant you prefer or inconsistent responses to inquiries create unnecessary exposure before an application is ever submitted.

Strong marketing attracts qualified applicants and reduces the temptation to cut corners later.

Showings Require Preparation

After the listing comes the showing. How you handle it matters.

Some management companies rely on self-guided tours. That may increase convenience. It does not replace a knowledgeable person opening the door.

Before anyone walks through the door, make sure the unit is clean. Not “mostly ready.” Not “still mid-turn.” Clean. First impressions are powerful, and cleanliness signals how the property is maintained.

A showing is an opportunity to explain how the property functions. Prospects ask practical questions about pets, parking, storage, maintenance, utilities, and more. Being prepared to answer them clearly and consistently matters.

Even if these details appear in your listing, not every prospect retains the full text of an online ad.

Being present allows you to reinforce information and clarify expectations before an application is submitted.

It also avoids off-the-cuff statements that may later be interpreted as promises.

Follow up after the showing. A brief email thanking the prospect and linking back to the online listing lets them revisit the photos and details. It keeps your unit top of mind and reduces misunderstandings.

In a softer market, prospects are likely to be comparing multiple properties. The experience matters. A clean unit and a knowledgeable representative signal professionalism. A lockbox and silence do not.

Screening Requires Structure

- Once inquiries turn into applications, discipline matters.
- Are you using a legally sound rental application?
- Are your screening criteria written and applied consistently?
- Are you following current state/local rules when evaluating credit, income, and background information?

Using Intellirent ensures uniform applications and consistent reporting. But the platform is only part of the system. Screening decisions should be grounded in written criteria.

BPOA’s Screening Criteria Guidance Document helps you develop clear, defensible standards tailored to your property. Written criteria demonstrate consistency and reduce fair housing risk.

In a tight market, the pressure is to move quickly. In a softer market, the pressure is to fill the vacancy. Both can lead to rushed decisions. A defined screening process keeps urgency from overriding standards.

The BPOA Lease Package Is Intentional

When an applicant is selected, documentation becomes critical.

The BPOA Residential Lease is part of a complete lease package that includes city- and state-specific addenda and disclosures, along with optional or conditional documents depending on the tenancy.

- Some disclosures are always required.
- Some apply only in certain situations.
- Some are recommended because they prevent misunderstandings later.
- That structure is deliberate.

continued on next page

For example, Berkeley's Tenant Protection Ordinance (TPO) disclosure must be provided at the start of any tenancy entered into after April 2017 and must also accompany any eviction notice. This applies even to units exempt from rent stabilization. Failure to provide the TPO disclosure is a recognized defense against an unlawful detainer action and can result in dismissal.

That is not a formatting issue. It is enforceability.

Some members hesitate to use the BPOA lease because it appears long. But length can be misleading. The California Association of Realtors' lease is nearly identical in substance — it simply uses a smaller font. And sometimes shorter documents are shorter because they omit provisions intentionally included to address local requirements and anticipate disputes.

If you are using the BPOA lease for the first time, read the accompanying Guidance Document. It explains how the pieces fit together and which addenda are required, conditional, or recommended.

Do Not Stop at Signing

Lease execution is not the finish line.

Unless your property is fully exempt, new tenancies must be reported to the Rent Board.

- For fully covered units, that means filing a Vacancy Registration (VR).
- For partially covered units, that means filing a Tenancy Registration (TR).
- This filing is required once, at the onset of the tenancy, and must be submitted within 15 days of the lease start date.

For fully covered units, the "initial rent" you report becomes the basis for every Annual General Adjustment (AGA) increase throughout the life of that tenancy. Accuracy at the beginning matters.

File it once, file it correctly, and make sure the Rent Board's record reflects reality.

These filings are administrative, but they are not optional. The Rent Board evaluates records, not intentions. Missed or incorrect registrations create preventable problems.

Busy seasons are when details slip — not because housing providers are careless, but because they are managing multiple responsibilities at once. A defined process ensures that what happens *after* signing is as disciplined as what happened *before*.

Use the System

BPOA membership is designed to support you during exactly this phase of the cycle: Berkeley-specific forms, re-

quired addenda and disclosures, Intellirent for compliant screening, guidance documents, and access to support.

- It works as a system.
- That system protects you when you use it.

As you move through leasing season, take a few minutes to review your process from marketing through registration. Make sure each step is aligned.

- If you are unsure, do not guess.
- Log in to the Knowledge Hub.
- Review the Forms Library.
- Use Intellirent.
- Read the Guidance Documents.
- Send us an email.
- Make the call.

Strong marketing fills the unit; strong process protects it. And in Berkeley, getting every step right matters.

Aging Stock

None of this suggests that health and safety standards should be relaxed. Safe housing is non-negotiable. But policy must account for economic reality. A housing stock that is over 75 years old cannot be treated as if it were newly constructed. Incremental aging will continue to expose systems that were never designed for today's electrical loads or usage patterns.

If policymakers do not create pathways for meaningful reinvestment — whether through cost recovery mechanisms, realistic redevelopment options, or infrastructure partnerships — the city risks slow deterioration of precisely the housing it aims to protect.

Berkeley's rental housing providers are not resisting modernization. Many are investing heavily to keep properties safe and functional. But there is a tipping point where required upgrades outpace feasible financing. When that happens, the long-term viability of older housing stock comes into question.

We are entering a decade where electrification mandates, proactive inspections, tenant expectations, and aging infrastructure will collide. The question is not whether upgrades are needed. The question is whether current policy allows them to occur sustainably.

If Berkeley values both tenant protections and safe, modern housing, it must confront the reality that aging buildings require aging-appropriate solutions — not simply enforcement layered onto infrastructure built for another century.

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Here's Why S.F. Apartment Rents Keep Surging but L.A. is in a Slump

Roland Li, San Francisco Chronicle, Feb 11, 2026

San Francisco and Los Angeles apartment rents are diverging. The city of Los Angeles' median rent was down 1.8% in January to \$2,033 for one- and two-bedrooms compared to the prior year, the lowest rate since 2021, according to Apartment List.

In contrast, San Francisco prices are up a whopping 13% in the same period, among the highest gains in the country — which is seeing a national slump in prices. At \$3,126 per month, San Francisco also has the highest rate since late 2019, though still below that year's peak.

Before the pandemic, San Francisco's rents were about \$1,000 per month higher than those in Los Angeles. That gap narrowed to around \$500 in early 2021 but is now widening.

San Francisco rents saw a sharp decline in 2020 but have recently climbed back above \$3,000, while Los Angeles rents remain more stable near \$2,000."

"Supply is a factor. San Francisco has had a declining multifamily construction pipeline since 2018, whereas L.A. remained elevated through 2022," said Rob Warnock, lead economic researcher at Apartment List.

The Los Angeles area saw 15,095 multifamily units completed in 2025, an 18% increase from the prior year, according to real estate data firm CoStar. In contrast, production in San Francisco plunged after the pandemic, with housing completions in 2024 dropping to the lowest in a decade.

"Construction in both cities is trending down, as it is everywhere, but those several additional years of strong production in L.A. are paying dividends today by providing more apartments to absorb demand longer," Warnock said.

Amid new supply, Los Angeles' vacancy rate climbed to 6.1%, a four-year high, while San Francisco's was down to just 3.3% in January, lower than 2019's 4%, according to Apartment List. Bidding wars and crowded open houses marked last year's rental market.

Both cities' job markets have weakened over the past year. According to state data, Los Angeles County lost a net 6,700 jobs between December 2025 and December 2024, including 19,200 cuts in professional and business services, as well as 11,800 losses in trade, transportation and utilities.

San Francisco and San Mateo County lost a net 4,400 jobs during that time, including 4,500 job losses in the tech-heavy information sector.

The artificial intelligence boom hasn't resulted in the massive tech job creation seen in the Bay Area during the 2010s, and tech giants have continued layoffs this year. But on a smaller scale, massive office leases by AI companies appear to be bolstering the east side of the city.

Rental listings in the 94158 zip code that includes Mission Bay, where OpenAI and Nvidia have signed leases,

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a unit sits empty effectively lowers your annual rent by almost 8.5%, a reminder that stability often matters more than squeezing out the last dollar.

Maintenance practices are evolving as well. Instead of waiting for something to break, more owners are standardizing their materials, planning replacements earlier, and choosing durability over cheaper fixes. These decisions don't eliminate headaches, but they reduce the number of surprises, and that alone makes a difference. None of these changes happened because owners wanted to change. They happened because the environment left little room for the old approach. Yet, many operators who've adopted these practices are finding their buildings run better and more predictably as a result.

Why Small Property Owners are Uniquely Positioned

What's interesting is that small property owners may be better equipped for this shift than they sometimes realize. Large operators rely heavily on systems and layers of management. Independent owners operate closer to the ground. They know their buildings, they notice patterns early, and they can make decisions without waiting for approval from three different departments.

That proximity makes it easier to combine professionalism with common sense. Small owners can implement structure without losing the human side of the business. They can adjust quickly when something isn't working. They can solve problems directly with their residents before regulators, inspectors, or rent boards need to get involved.

In this more regulated environment, that flexibility becomes an advantage. The attentiveness and pride that was once just a part of being hands-on is now part of operating responsibly.

A More Realistic View of Adaptation

None of this makes the work easier or more enjoyable. Most owners, myself included, would prefer fewer rules and less procedural complexity. That hasn't changed. What has changed is the recognition that professionalizing certain parts of the business isn't optional anymore. Some owners are still trying to operate exactly as they did years ago, layering new requirements on top of old habits. Others have taken a harder look at how they screen, communicate, plan, and handle maintenance. Not because they wanted to, but because the environment forced them to.

The gap between the two is becoming more noticeable. In today's environment, the difference between the casual

operator and the professional one has potentially greater consequences than it used to.

Professionalism doesn't mean becoming more corporate. Far from it. But it does mean becoming more deliberate, thinking about risk earlier, setting clearer expectations, and realizing that the decisions made at the beginning of a tenancy often determine how smoothly the next several years will go.

Where This Leaves Us

New laws and regulations have forced change. No one pretends otherwise and few would say they wanted any of these changes to the way they have done business. But, in the middle of this pressure, some small property owners have become stronger operators and have gained an edge over many of their competitors.

For those who have already made these adjustments, the payoff often shows up quietly: fewer surprises, steadier tenancies, and operations that feel more predictable. For those who haven't yet shifted their approach, the path forward may involve embracing a more professional framework than the one many of us learned when we first started.

The work has changed. And while none of us may have chosen the circumstances that led to that change, some are finding success in their new way of operating. How you respond will determine whether these changes become a burden or a quiet advantage.



Makes You Go Hmmm...

How many countries are there in North America? Three, right? Canada, USA and Mexico. Nope, there are four. Saint Pierre and Miquelon are two French-owned islands located in the North Atlantic Ocean, off the southern coast of Newfoundland. They are the last remaining territory of the former New France in North America, with a population of about 6,000 using French as the official language, the Euro as the currency, and operating under French law. The inhabitants are French citizens. The islands are culturally French, known for their colorful houses, European cuisine, and heritage from Normandy, Brittany, and the Basque Country.

California City Freezes Rent for All of 2026. It Could Be Permanent

Andrew Pridgen, Central California, Feb 10, 2026

A contentious new chapter in Santa Barbara’s housing crisis is unfolding as its city council, in a split decision, recently approved a temporary citywide rent freeze.

While at least 35 cities and counties in California reportedly have some form of rent stabilization or rent control ordinance in place, Santa Barbara’s rent freeze, approved late last month and set to start at the end of the month or 30 days after the vote, is unique: It’s currently the only city in California with a rent freeze about to take effect.

Once in place, the temporary rent freeze is set to lapse on Dec. 31 or when a permanent rent stabilization ordinance is approved by the city, which could be implemented by 2027.

The temporary freeze will prohibit many of the city’s landlords from raising a tenant’s base rent this year for

rent paid as of Dec. 16, 2025. It exempts many types of rental units, including Section 8 housing, housing built after 1995, single-family homes, some condominiums and government housing.

Santa Barbara’s housing issues are all-encompassing and well-documented. Even residents whose households make or exceed the median income threshold, sometimes by as much as 200%, can’t afford to live here. This month, the city is also hosting focus groups and meeting with members of the public to discuss what a permanent rent stabilization ordinance might look like.

City staff plan to take that feedback and craft a draft proposal for the city council to begin reviewing in March. A final vote is slated for July, with implementation of the

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Rents: SF v. LA

have soared 36% over the past year, according to Apartment List. Rents in the surrounding 94107 zip code that spans South of Market, Potrero Hill and Dogpatch are up 21%.

“Demand is skyrocketing thanks to the AI industry,” said Warnock.

Meanwhile, Los Angeles has endured a series of challenges including strikes and outsourcing in Hollywood,

the 2025 wildfires and immigration raids. Los Angeles County has continued to lose tens of thousands of residents in recent years even as the pandemic fades from memory.

Though it’s still grappling with lower office attendance and transit ridership compared to 2019, San Francisco is seeing slight population growth, according to state data.

Opportunities to Learn and Connect Throughout the Year

We’ve got a jam-packed year of educational programming both online and in-person. Be sure to check our calendar regularly for the latest updates on webinars, in-person events, and social mixers.

DATE	TOPIC
Wednesday, March 11, 3:00 PM @ BPOA Offices	In-Person: Retirement Planning for Rental Property Owners
Thursday, March 19, 3:00 PM	Webinar: How to Prevent Losing Everything in a Lawsuit
Thursday, April 2, 1:00 PM	Webinar: The Owners Forum with Sam Sorokin
Thursday, April 9, 3:00 PM	Webinar: Fair Housing Compliance & Pitfalls

*Looking for answers? Visit the **Knowledge Hub** (under Content Library) to browse our growing library of articles, compliance guides, and recorded webinars. It’s searchable by topic, so whether you missed a recent session or need help navigating Berkeley’s rental laws, you’ll find it there.*

Currently, the law requires rental assistance for mixed status households to be prorated, meaning that it only applies to household members with citizenship or eligible status.

“SFHA has always been required by federal law to collect and share with HUD certain immigration eligibility information ... in order to confirm program eligibility and rental assistance amounts,” Stanley said in the statement.

The exact deadline for the new directive was not disclosed, but multiple housing providers who spoke with the Chronicle said they believe the deadline is about two weeks away.

One source contacted by the Chronicle said the housing authority held an “emergency meeting” about the directive with the city’s landlords that receive federal subsidies, including nonprofit organizations, on Friday.

A representative of another housing organization said the briefing was requested by the landlords to better understand the recent directive, and confirmed that the Housing Authority sent letters directly to tenants this week requesting “acceptable documentation.” The individual said the requested documentation includes Social Security cards, U.S. birth certificates, naturalization and citizenship certificates, and documentation granted to children born abroad to at least one parent who is a U.S. citizen, but not H-1B work visas.

One source said that the directive had not been clarified by HUD for several weeks, and that the list appears to have only recently been released to the Housing Authority. The individual said many local nonprofit landlords are now working to “figure out who’s been contacted” in an effort to support their tenants, especially those wrongly targeted but too afraid to respond because of fears about immigration enforcement, which could jeopardize their housing assistance.

Should the housing authority move to rescind rental assistance, some tenants would be unable to make rent payments and risk eviction, the source said, adding that staff at their organization have been trained to ask for “a court order” should immigration enforcement officials enter private housing sites.

“But at the same time ... we’ve also told our staff to stay safe and not to do anything that would put their lives at risk,” the source said.

Funding for operating affordable housing is notoriously scarce, and some San Francisco nonprofits that rely on federal resources to keep vulnerable tenants housed are facing unprecedented pressures due to aging buildings,

rising costs and vacancies, and shrinking public subsidies. Moss, of Mission Housing, wondered whether HUD’s directive is an effort to “defund Section 8.”

“We are worried this could be an effort to defund one of the most important affordable housing funding sources in San Francisco,” Moss said. “The actual defunded entities would end up being the Mission Housings of the world.”

from page 6

Opinion: 2018

Equity is not liquidity like a cash machine withdrawal from a savings or checking account.

- This commission needs training and a review of the Commissioners Manual regarding commissioner conduct and the Rent Board policy regarding commissioner communications and conduct during meetings.
- The commission needs to make informed and evidence based-decisions to stabilize rents and build more affordable housing, not just emotional sound bites and sensationalism to whip up the base.
- Commissioners need to work in collaboration with the Housing Advisory Commission, Zoning Adjustment Board, Planning Commission and City Council to build more housing that is affordable. Not just in Districts 1, 2 and 3; but in 4, 5, 6, 7 & 8 — inclusion across the city. We all need to move past NIMBY mentality. Designating some districts to build affordable housing and others not, is still exclusion and discrimination based on socio-economic class and inherent bias about who deserves to live where.
- Establish tenant cooperative housing. Rent board commissioners should obtain an affordable residential building, develop rental agreements and manage the maintenance of the property to ensure safe and habitable living conditions. Tenant cooperative housing in Berkeley is a solution that can become an alternative model of how to provide housing to tenants of various ethnicities and incomes.

“Berkeley stands UNITED against hate” is displayed in residential and business windows throughout our city. It’s time to stop the vicious name calling, insulting imagery and duplicity just to get votes. We all deserve better leadership.

ChatGPT on Tenant Displacement Requirements in Berkeley

What Are the Requirements in Berkeley, CA to Compensate Tenants Displaced Because Major Improvements to Their Building Are Planned?

Answer: In Berkeley, tenant compensation for displacement due to major improvements, rehabilitation, or repairs depends heavily on *why* tenants must move and *whether the move is temporary or permanent*. The rules come from several parts of the municipal code and rent-control system. Here's a clear breakdown.

1. If tenants must move out temporarily for major repairs or improvements

(Example: seismic retrofit, plumbing overhaul, structural work, code compliance)

Berkeley's Relocation Ordinance and housing-code provisions typically apply.

Owner obligations

- Provide financial assistance during the displacement period if repairs require tenants to leave.
- Provide temporary housing costs or payments (per-diem lodging, meals, etc.) for short relocations (29 days or less).
- Reimburse certain additional costs (e.g., pet boarding when necessary).
- Give tenants the right to return to the unit after repairs at the same rent (plus lawful increases).

Also:

- Necessary permits must be obtained before giving notice to vacate for substantial repairs.
- If the landlord owns other vacant units in Berkeley, they must offer one to the tenant for temporary or permanent relocation.

In practice, this means major-improvement projects usually require:

- relocation payments or cost reimbursement
- temporary housing assistance
- right of re-occupancy

These requirements are enforced by the city housing department, not just the Rent Board.

2. If the displacement is permanent because the project removes the unit from the rental market

(Example: demolition, condo conversion, or withdrawal under Ellis Act)

Then formal relocation assistance payments are required.

As of 2026

- Standard relocation payment: about \$19,413 per household
- **Additional payment (~\$6,471) for:**
 - seniors or disabled tenants
 - households with minor children
 - very long-term tenancies

- seniors or disabled tenants
- households with minor children
- very long-term tenancies

Funds generally must be deposited with the Rent Board when the withdrawal notice is filed.

3. If the owner claims eviction for "substantial repairs" This is a recognized "just cause" in Berkeley, but it's tightly regulated.

Typical requirements include:

- Repairs must genuinely require vacancy
- Permits must already be secured
- Tenant must be offered return rights
- Relocation assistance may still be required under the Relocation Ordinance

In other words, Berkeley tries to prevent landlords from using renovation as a pretext for displacement.

4. State law overlay (California Tenant Protection Act)

If local rules did not apply, California law would require relocation equal to one month's rent for no-fault evictions (including major remodels).

But Berkeley's local ordinances are generally stronger, so they usually control.

Bottom Line

For major building improvements in Berkeley:

- Temporary displacement:
 - Owner must typically pay relocation costs, provide temporary housing support, and allow tenants to return.
- Permanent displacement:
 - Owner must pay significant relocation assistance (roughly \$19k+ per unit in 2026).
 - Procedural rules matter:
 - Permits, notices, right-to-return, and alternative housing offers are often mandatory.

QUOTE OF THE MONTH

I'm a Democrat but I'm saving up to be a Republican.

— Kenny Chesney (quoting his grandfather)

Santa Barbara 2026 Rent Freeze

permanent ordinance aimed for Jan. 1, 2027. Ana Arce, a policy advocate with Central Coast Alliance United for a Sustainable Economy, said during public comment prior to the city council’s vote that a rent freeze is critical while the city figures out a permanent ordinance. “As this ordinance is being developed, the absence of interim protections creates a policy gap,” she explained. “Without a temporary rent freeze, landlords can impose rent increases before a strong rent stabilization ordinance can take into effect, undermining the purpose of the ordinance. Without strong eviction protections, tenants are vulnerable to no-fault or retaliation evictions that may result in permanent removal of units from the rental market.”

But before any kind of permanent rent stabilization ordinance can happen, it seems the divided city council has some work to do to get on the same page. While Councilmembers Oscar Gutierrez, Wendy Santamaria, Kristen Sneddon and Meagan Harmon voted in favor of the temporary rent freeze, Councilmembers Eric Friedman and Mike Jordan joined Mayor Randy Rowse in voting

“no” during a contentious city council meeting at the end of January. Rowse said he was concerned about the immediate effects of the freeze on those who own property in the city. “What we have right now is a lot of fear, a lot of confusion, a lot of people that are calling their agents to list their properties,” he said. “So this is not the intention, but this has been the effect.”

“The rent freeze ordinance represents a strong-arm, top-down approach rather than a sincere attempt at approaching the issue with mutual respect and trust for the future of our rental community,” he said. “Remember that a lot of the rent spikes are the result of government action, not about individual landlord greed.”

Rowse suggested that the freeze not be implemented while the city hammers out an ordinance, but Santamaria vehemently disagreed with that suggestion.

Be sure to check out the story below. It is a related Op-ed published in the Santa Barbara Independent.

The Cure for High Rents is More Housing

David Sullins, Santa Barbara Independent, February 17, 2026

As people talk about the rent freeze in Santa Barbara, with some blaming landlords and some blaming the renters, in fact, the increases in rent are the fault of neither of them. The rise in rent mirrors inflation, a product of supply and demand not unlike eggs increasing in price by 10 times a year ago due to supply chain interruptions and increases in demand. But another phenomenon arose that affected rents across California.

First, inflation has driven real estate values up 83 percent over 10 years. The coastal town of Santa Barbara, at 89 percent, closely mirrors the state. Our town’s real estate inflation is higher than Bakersfield’s, of course, but there is nothing special about Santa Barbara’s rent prices. They’re higher everywhere.

But even worse for rents was Proposition 33 in 2024. This was rejected by voters but greatly influenced the market. Prop 33 was to repeal property owner protections and would have removed rights to raise rents in between tenants. To explain the importance of that in reverse, if a landlord liked a renter — they paid on time, took care of the place, etc. — oftentimes the rent was only raised when needed. Certainly not every year and in normal increments. Later, when that renter moved, the owner would start someone new at market again.

This was my experience. And working with the Santa Barbara Housing Authority and discussing this with them the other day, this was also their experience with their 900 landlords.

The Prop 33 attempt explains one of the worst and most inept examples of unintended consequences ever for California renters. Just the threat of Prop 33 alone set in motion a rushed need to raise rents as quickly as possible by every landlord in the state. Why?

The value of a rental property is a factor of its rental income, often about 10 times the total annual rent. So if you were lazily not raising rent, rewarding good renters, and were then blocked from returning to a market rate when they moved, your entire investment would be “capped” at a far lesser value. This was not about \$20 or \$90 or \$200 a month. This affected hundreds of thousands if not millions of dollars of investment per landlord! Suddenly it was critically important to bring rents up to pricing before the cap.

But worse, not only did California see maximum rent increases caused by this intervention, it trained all landlords to raise rents every year. The calm, and the intent, of the Costa-Hawkins Act from 1995 was broken.

continued on next page

The Cure for High Rents

Now the city councilmembers Sneddon and Santamaria will apply even more government intervention to contain the disgusting landlords. Santamaria verbalized her disgust of landlords at a meeting I attended. It's on record. Layer on layer of interventions is the response as they work to "plug every loophole" and entrap landlords into government's will. Apparently clueless, they are fixing government's own mishandlings and now adding even more.

History can demonstrate the unintended consequences of policies and laws.

In 1971, President Nixon imposed a 90-day freeze to combat inflation. The policy instead created widespread shortages and the now famous gas lines.

In the early 2000s Spain implemented housing construction incentives, tax breaks, and lax lending standards. Construction grew to 16 percent of GDP by 2007. When the global bubble burst, prices collapsed over 30 percent, unemployment soared above 26 percent, and banking required massive bailouts. The growth unraveled spectacularly, leaving Spain with ghost towns.

Hugo Chávez implemented strict pricing on basic goods in 2003 to make essentials affordable for poor citizens in Venezuela. Production became unprofitable, with chronic shortages from toilet paper to medicine. Combined with printing money, inflation rose to a global historic of nearly 1,000,000 percent in 2018.

On October 31, 1963, John F. Kennedy signed a bill to free thousands of Americans with mental illnesses from institutions. It envisioned outpatient mental-health centers for community-based care. This "progressive" move came after the influx of many new medications in the 1950s. To bureaucrats, it made sense! The asylums were closed; money was sent to the states for clinics, and the schizophrenic and other patients were released into cities and neighborhoods.

Any nurse could have told you what these patients would do regarding going weekly to a clinic for their meds. None thought they needed it. None did it. The whole thing collapsed. Few clinics were built, just to go unused. Most of the patients were evicted into the streets for behavior issues. We are still watching the affected wander the streets 60 years later, and it is heartbreaking. They pitch tents now. Reagan ceased the flow of clinic funds which states had simply kept. Propaganda worked to blame Reagan. Landlords and renters do not need to blame one another. Let's supply the needed housing to meet demand, which shapes a prosperous world on every side — people in supply or demand — without blame or taking from one group for another. Rents are lower when there is supply to meet demand. Get just a pinch more supply than demand, and rents competitively plummet. Eggs are a buck again. Let's stop the madness.



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of California, as well as Assemblymember Gail Pel-
lerin and local elected officials.

- *Republican Chad Bianco* — The Riverside County Sheriff runs on a traditional public safety platform focused on strict crime enforcement, addressing homelessness and border security. He is endorsed by Congressmen Darrell Issa and Ken Calvert, as well as the Assembly Republican Leader, Heath Flora and supported by law enforcement.
- *Republican Steve Hilton* — The former Fox News host and onetime policy advisor to U.K. Prime Minister David Cameron is campaigning on a sweeping overhaul of state government, calling for deregulation, tax reductions, and an end to one-party rule. He is supported by former presidential candidate Vivek Ramaswamy; Gloria Romero, the former Democratic State Senate Majority Leader who is serving as his official running mate for lieutenant governor; the late Charlie Kirk; and State Senator Tony Strickland.

Legislative Update

The deadline to introduce legislation in 2026 is Friday, February 20th and many more will come into print shortly thereafter. So far, several key bills of interest have been introduced, which are highlighted below. CalRHA is proactively working on legislation this year dealing with the 16-unit resident manager requirement, property left in common areas, trespass, habitability claim protections, and production streamlining.

- *AB 1771 (Alvarez)* — Current law mandates that a manager or responsible person must live on-site in any apartment building with 16 or more units. The bill seeks to remove this requirement, preventing state or local entities from mandating on-site residency for managers or caretakers. It also directs the department to update its regulations accordingly. The bill states that these changes are of statewide importance, meaning they apply to all cities, including those with their own charters. — *CalRHA Supports*
- *AB 1842 (Harabedian)* — This bill would allow borrowers to request forbearance if their property becomes uninhabitable due to an emergency, with the condition that borrowers must affirm the property’s uninhabitable status. This bill requires mortgage servicers to provide an initial forbearance period of up to 180 days, extendable in 90-day increments up to 12 months total.

- *SB 885 (Strickland) Major and Emergency Regulations* — The bill stipulates that a state agency cannot finalize a major regulation until it prepares the impact analysis, submits a proposal to the Legislature, and the Legislature enacts a law allowing the regulation. However, agencies can adopt emergency regulations if they follow specific requirements, with emergency regulations not exceeding 180 days, though they may be readopted twice for 90 days under certain conditions.
- *SB 1117 (Cervantes)* — Under current law, impact fees may not be imposed on accessory dwelling units (ADUs) that contain 750 square feet or less of livable space. For ADUs exceeding 750 square feet, any fees must be proportionate to the size of the primary dwelling. This bill would revise that framework by limiting impact fees solely to the portion of an ADU that exceeds 750 square feet. It would modify the methodology local agencies use to calculate those fees, thereby establishing a state-mandated local program. The measure further declares that the regulation of ADU impact fees is a matter of statewide concern and would apply uniformly to all cities, including charter cities.

After our bill introduction deadline of February 20th, we will have a fuller picture of all of the legislation that we will be facing this year. Below, please find the deadlines for the year. Bills had to have been introduced by no later than February 20.

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