

NOV
2021



The Advocate for Berkeley's Rental Housing Providers

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Goodwill for the Holidays

Mark Tarses, President, BPOA

Are you planning to give your tenants Holiday gifts? If not, why not? We are living in one of the most politically hostile rental markets in the United States, and it is becoming more hostile. If you are spending nothing on goodwill with your tenants, you are being 'penny wise, pound foolish' as they say in England. If you think that spending money on goodwill is costly, think about what ill will costs. How much does your lawyer charge you per hour? How many Holiday gifts can you buy with one or two hours of your lawyer's time? Some landlords don't seem to know what a Holiday gift is. There are landlords who think that they are already giving their tenants Holiday gifts because in December they mail calendars to their tenants with the landlord's name on it. If you think that a calendar or a fridge magnet with your name on it is a Holiday gift, then you need to change your way of thinking — big time! There are Berkeley landlords who have told me that they don't give their tenants Holiday gifts because: "I can't afford it", but that is never true.

I have spoken about the importance of goodwill several times at BPOA meetings. Maybe I go overboard on this issue. As some of you know, I maintain a free chocolate store for my tenants. OK, you don't have to go that far.

The Holidays will soon be here. At this time of year, you can find a wide assortment of gifts at Costco for \$10 and up, already gift wrapped. Costco also sells discounted gift certificates from See's Candy, restaurants, and coffee shops. You don't need to do a lot of work to get gifts that you can mail or hand to your tenants. One gift to avoid is wine or anything with alcohol in it. This is a college town, and a lot of tenants are under 21. Besides, there are other liabilities involved with alcohol. Spending nothing on goodwill with your tenants is false economy. It is a lot cheaper to spend money on goodwill than to pay a lawyer to fight with your tenants because of ill will. And don't forget, the money you spend on Holiday gifts for your tenants is tax deductible.

NOVEMBER ZOOM MEETINGS

*Insurance New Claim Prevention for
Rental Housing Providers*

Saturday, November 13, 10:00 am

How'd We Get in This Mess?

A Political History of Berkeley Rent Regulations

Wednesday, November 17, 5:30 pm

Check the event calendar at bpoa.org
for information & registration

*In-person member education meetings will resume in 2022 on
an every-other-month schedule alternating with webinars*

Inside this Issue

Editorial.....	Page 2
Coalition Corner	Page 3
Housing Coming to People's Park	Page 4
Poll: 50% Plan to Leave the Area for Good	Page 5
California's Rental Assistance Program Guidance ...	Page 7
County & State Rent Relief & Assistance	Page 8
Chart: Bay Area Cities Ranked by 1BR Rent	Page 9
Monthly Event Calendar	Page 9
Quote of the Month.....	Page 10
SF: Next Up, Luxury Senior Living Project	Page 11
Services & Businesses.....	Page 13



Editorial

Red, Blue or Purple

Albert Sukoff, Editor

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.

2021

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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

The basic underlying problem with American politics is that the extremes set the agenda and the middle — overwhelmingly subscribers to neither extreme — just shakes its collective head in disbelief. This is particularly critical right now because the country — forced to one side or the other — is so evenly divided. Neither Bernie Sanders and AOC on the one hand, or Donald Trump and his sycophants on the other, provide an exemplar for a reasonable, rational, sustainable political model. I have no doubt that a purple party would routinely humiliate either extreme. In any one-on-one election contest, purple would likely beat either red or blue by four or five to one.

How is that? The electorate roughly breaks down as follows: 30% independent, 29% Republican and 40% Democratic. For the sake of argument, assume that two-thirds of the Republicans are red hot Trumpists and two-thirds of the Democrats are true blue Progressives. (This likely favors the extremes by assigning them more strength than they have.) Although the picture is clearly much more complicated, assume all independents and all *non-extreme* party affiliates would vote for a centrist candidate. This would have the centrist beating a Trumpist about 80% to 20%, or five-to-one. The centrist would beat a Progressive 74% to 26%, or three to one. This is a pretty simplistic view of the picture, but I would bet that it is far more right-on than way-off.

We have seen what an extreme populist in the White House looks like. Trump was/is an egomaniacal incompetent. He never understood the job and actually tried to stay in office with a disastrous coup attempt after a demonstrable loss. There is neither space nor need to reiterate the panoply of Trump shortcomings here.

I picture a Bernie Sanders presidency with equal trepidation. Here the problem is not a lack of vision or focus but a vision in such sharp focus that disaster is clear. Sanders and his ilk would bring the country to ruin with two parallel misconceptions — that the government is the best solution to problems and that the rich are able to fund the costs. Government does not create wealth; it takes it — sometimes for good reason, more often not. Progressives have little appreciation of the market as a provider of wealth and even less respect. Unlike even liberals, they see market failure everywhere and are more than willing to tap that self-same market in order to correct its wayward ways. They view billionaires as the problem. In fact, to fund their collectivist dreams, billionaires are the problem: there aren't enough of them.

So how do we wrest political power back from the extremes? The two-party system in the United States is well established in tradition and, more importantly, in law. Almost by design, third parties have not done well since the Civil War. In 2016, Colin Powell would have easily beat Trump or Clinton in a one-on-one race. He played with a possible run but ultimately declined. However, as Republican who endorsed Barack Obama, he likely could not have defeated Trump or Clinton for one of the major-party nominations. The Trumpists are in control of the Republican Party and the Progressives have at least a veto power among Democrats (95 of the 219 Democrats in the House belong to the

continued on page 12

❖ THE COALITION CORNER ❖

By Krista Gulbransen, Executive Director

The Berkeley Rental Housing Coalition (BRHC) is the political and legal voice of Berkeley's rental housing providers.

While managing the pandemic has been the primary focus during the past 18 months for legislators, there are still many public policies that impact the business of rental housing. Here is a short update on state and local laws that are worth noting.

New State Law Regarding Emotional Support Animals

Emotional Support Animals (ESAs) have long been a bone of contention for rental housing providers. Both federal and state law says that owners must accept ESAs if the tenant provides a letter from a medical professional stating the need for the animal. But there were some in the service animal industry who were concerned that it was eroding the value and respect of trained service animals. They introduced a state bill (AB 468) that seeks to combat ESA fraud.

Effective January 1, 2022, for any new tenancy, health-care practitioners are not permitted to provide documentation about a person's need for an ESA unless four things are true:

1. They hold a valid, active license to provide professional services within the jurisdiction where the documentation is provided;
2. A client-provider relationship with the individual has been established for at least 30 days prior to providing that documentation;
3. A clinical evaluation of the individual regarding the need for an emotional support dog has been completed, and
4. A notice has been provided to the individual that knowingly and fraudulently representing oneself to be the owner or trainer of any canine licensed as, to be qualified as, or identified as, a guide, signal, or service dog is a misdemeanor.

We hope this guidance and threat of criminal action will help combat some of the easy-to-get online letters from "medical professionals" stating the tenant's need for an ESA. As always, you have a right to ask a tenant for proof of need. You may not ask for pet rent or an additional security deposit to account for the addition of the animal into the unit. *(A special thanks to attorney Daniel Bornstein for his easy-to-understand explanation of this new law).*

Eviction Moratoria

It's been a long and grueling 19 months of no rent for

some of our members. It's been just as grueling for anyone that had good cause to terminate a tenancy but has been hamstrung by the Eviction Moratorium. While the state's Eviction Moratorium did end on September 30, the Alameda County and Berkeley-specific ones did not. State law gave local authorities to power to enact their own Eviction Moratorium considering the state of the emergency put in place at the beginning of the pandemic. Both Alameda County's and Berkeley's Eviction Moratoria are directly tied to the health official's state of emergency, which does continue in both jurisdictions. Alameda County says that the Eviction Moratorium will end *60 days after the state of emergency has been lifted*. Berkeley's says it will end when the health official lifts the local state of emergency. Either way, both the county and the Alameda County court system have issued press releases stating the ban on evictions remains in place indefinitely. We are uncertain as to when this will end but know that increased vaccination rates and decreased new cases of COVID are the only way in which we will get closer to canceling the state of emergency. This is the first line of action to putting additional pressure on local officials to cancel the Eviction Moratoria. Please stay tuned — and if you have a tenant with unpaid rent, do not forget to go to the BPOA home page for a link to apply for rental assistance. This must be done no matter what!

In Other News...

Annual Allowable General Adjustments (aka "rent increases") — The Rent Board has calculated the 2022 allowable rent increase at 2.1%, effective January 1, 2022.

Security Deposit Interest — a reminder that the security deposit interest is due to your tenant no later

continued on page 12



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Housing Coming to People's Park

Nanette Asimov, San Francisco Chronicle, October 1, 2021

Plan to Develop Renowned Berkeley Site Faces Opposition

People's Park in Berkeley serves as a haven for homeless people and a home base for opposition to authority. It's also the place where, half a century ago, police officers opened fire on protesters, killing one man and blinding another.

The University of California, which owns the historic but crime-riddled People's Park in Berkeley, approved a \$312 million plan Thursday to build housing there for students and the indigent people who have gathered in the park for generations.

What the regents and other supporters call a win-win decision for all concerned is nonetheless controversial, as the title of the opponents' news release attests: "UC Regents to Vote on Destruction of People's Park."

"While student housing in Berkeley is a critical need, UC Berkeley has other sites that do not destroy the cultural and historical legacy of the city," declared two groups that are suing UC to halt the project: People's Park Historic District Advocacy Group and Make UC a Good Neighbor.

UC Berkeley says its student housing problem is so bad that it needs to build on all eight UC-owned sites near campus, including People's Park. That project has the support of Berkeley Mayor Jesse Arreguin, who recently dropped his own objections to expanded campus housing after the university agreed to pay the city nearly \$83 million over 16 years for police and other safety measures.

"Now is the time for a new vision for the park," Arreguin told a regents committee Wednesday. City Council Member Rigel Robinson, a 2018 graduate of UC Berkeley whose district includes People's Park, called the project "the right plan at the right time."

UC Berkeley houses just 23% of its students, the lowest of all UC campuses, and was forced to turn away 5,000 students seeking housing this fall, UC President Michael Drake's office wrote in recommending the plan to the regents.

The shortage "adversely affects the overall student experience" and makes it hard to recruit faculty, graduate students and postdocs, Drake's office wrote.

More than 40 homeless people regularly visit the park and have been allowed to sleep there during the pandemic. Housing with social services for them "will create safer conditions for all and improve the quality of life in the surrounding neighborhood," the recommendation

said. "While the site's development has long been a contentious issue in the community, the campus has committed to commemorating the history of the park (and) maintaining open space."

The grassy 2.8-acre park sits three blocks south of campus. Under the plan, more than half of that space will remain open, with "paths, a central glade, a grove of new and preserved trees, and sitting areas."

On 0.6 acres, UC will develop a 148-unit building with 1,111 student beds, offer UC-run food retail for the public on the ground floor, and reserve "student-serving amenity spaces" for the top floor. Construction is expected to begin next summer.

UC will also construct an

87,500-square-foot building with

125 beds, with half or all going to the homeless, depending on a private developer's financing. The site, run by a nonprofit, will include common areas, supportive services offices and seven employee parking spots. "Pending financial feasibility," the plan says, construction will begin in mid-2023.

But the university won't break ground unless it can provide housing and services during construction for the roughly four dozen unhoused people there, UC Berkeley Chancellor Carol Christ announced Thursday, noting: "We have heard the voices of experts and activists."

UC Berkeley envisions internships there for students at its schools of social welfare and public health, and partnerships with its schools of education, public policy and law.

continued on page 6

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opened fire, killing one man
and blinding another.*

Poll: More Than 50% Plan to Leave the Bay Area for Good

Lauren Hepler, *San Francisco Chronicle*, October 12, 2021

Why? “It’s Housing, Stupid”

Another day, another poll about how expensive it is to live in the Bay Area.

Only this time, San Jose think tank Joint Venture Silicon Valley found a majority of residents actually planning to leave the region in “the next few years” — around 56% of more than 1,600 people surveyed in five counties. That compares to a broader pre-pandemic poll of all nine Bay Area counties by business group the Bay Area Council, which in 2018 found that 46% of residents considered moving away.

While there’s no shortage of factors contributing to today’s uncertainty — remote work, peak wildfire season, a lingering global pandemic — the report authors zeroed in on one key motivation.

“It’s housing, stupid,” said Russell Hancock, president and CEO of Joint Venture Silicon Valley. “That is driving almost all of the results we see in this poll.”

The new survey, which was conducted online in late September by polling firm Embold Research, highlights a growing tension between the Bay Area as a beacon of job opportunities but a place that looks a lot like a financial trap for both renters and aspiring home buyers. While the concerns aren’t new, Hancock said the big question is how many people may be newly emboldened to leave as the pandemic wanes.

Among the registered voters surveyed in Santa Clara, San Mateo, Alameda, San Francisco and Contra Costa counties, 71% said the Bay Area is still a “good” or “excellent” place to pursue a career. But only 45% said it’s an appealing place to raise a family. A mere 11% were optimistic about buying a house here.

Around 90% of respondents expressed concerns about housing, cost of living and homelessness. Across the board, just 48% of those polled said they believe the Bay Area is “moving in the right direction.”

“As a pollster, I don’t tend to see a lot of consensus,” said Alex Chen, a data analyst at the Silicon Valley Institute for Regional Studies. “But there are some very strong signals here.”

While other recent reports suggest that fears of a large-scale Bay Area exodus to other states are overblown, significant numbers of Californians are decamping for places like Texas. Even within the Golden State, a diverse cross

section of middle- and working-class residents have been moving farther away from the Bay Area, to regions like the Sacramento-San Joaquin River Delta and the Central Valley.

Migration out of the Bay Area has fueled super commutes and exurban boomtowns for decades. But in this awkward phase of the pandemic, traffic is creeping back onto working-class arteries like the Altamont Pass, even as Silicon Valley tech campuses remain ghost towns.

Now, the fear for people like Hancock who are tracking the data is that these shifts will ultimately compound the region’s “grotesque disparities” and undermine its prosperity. The poll also asked how many tech workers in particular are considering moving, and found that a similarly high 53% are also mulling an exit in the next few years, with about 70% opposing a full-time return to in-person offices.

Whether all the talk about moving actually translates to sizable population declines in the Bay Area will hinge on several hard-to-predict factors, including how many new, young transplants step in to fill any void. In recent months, rents have started rising again in cities including San Francisco, Oakland and San Jose, suggesting that pandemic price declines may have been only temporary.

In the meantime, all the anxiety about housing is boiling over in local eviction battles and fueling policy reforms in Sacramento, including recently approved SB9 to allow for denser housing in all residential neighborhoods. That measure and others to increase building have also stirred up intense controversy at city halls around the Bay Area, reinforcing divides about the region’s trajectory evident in the new poll.

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People's Park

In August, the two opposition groups sued the regents, UC Berkeley and Christ to stop the project, accusing the university of violating state environmental impact laws. The groups represent neighbors concerned about increased noise and trash, and those who want to preserve the history of People's Park.

Its very name evokes the park's history, speaking to its fiercely guarded role as a haven for the homeless, as a home base for opposition to authority and as the place where, half a century ago, deputies opened fire, killing one man and blinding another.

The tragedy was tied to an earlier effort by the regents to build student housing there.

Before the late 1960s, there was no People's Park, just the homes of professors and others who had no wish to sell. In 1967, the regents used eminent domain to force them out. UC bulldozed the homes — then ran out of money. What had been a block of cozy houses became a deserted junkyard.

Students planted a garden in the rubble-strewn field, expecting to turn it into a park where the ideals of the Free Speech Movement of 1964 could percolate. Instead, Gov. Ronald Reagan sent police in to remove the plants and fence the site.

On May 15, 1969, 3,000 students marched from Sproul Plaza as Dan Siegel, the student body president-elect, shouted, "Let's take the park!" They tried to yank down the fence but encountered more than 100 police officers from UC and the city. As students threw bottles and bricks, police in riot gear responded with tear gas. Then guns.

A bullet struck a man watching the surreal scene from a rooftop. James Rector of San Jose, 25, died four days later. Alan Blanchard, a carpenter, lost his eyesight. More than 100 others were treated for injuries that day, many with gunshot wounds.

The day became known as Bloody Thursday and embedded People's Park in Berkeley's psyche for generations to come.

The plaintiffs want people to remember. Their lawsuit says they want to "enhance public understanding of the significant architectural and cultural landmarks and historic events" there.

Today, the nonprofit Food Not Bombs feeds unhoused people in the park each weekday. It's a gathering place for those with nowhere else to go — but campus spokesperson Dan Mogulof says it also attracts crime: three

homicides, 15 robberies, nine rapes, 57 thefts and 20 fires since 2013. In 2017, UC Berkeley hired a full-time social worker to staff the park.

A campus survey of students found 68% support for the project, Chancellor Christ told the regents committee.

"I got my first taste of tear gas at People's Park many years ago," said Robert Horwitz, who as chair of the UC Academic Senate didn't get to vote. "Whatever it's worth, my 2 cents is, I think we should go forward."

Lt. Gov. Eleni Kounalakis, a regent and graduate of UC Berkeley, said she was persuaded to approve the project because so many students are forced to live outside of the city.

"This is the most critical problem (UC) Berkeley is facing," she said.

The \$312 million budget for the People's Park housing project was less than originally recommended by Drake's office, after the regents committee lopped off \$50 million Wednesday. The cut was a compromise after one regent, a former chief executive of luxury and high-rise development companies, called the People's Park project more expensive than anything that would be built even on Wilshire Boulevard in Los Angeles.

"And we already own this land," said Regent Hadi Makarchian, a committee member who urged an even lower budget because, as a public university with the project's budget on full display, developers bidding for the project would have little incentive to go lower than the maximum.

On Thursday, the full board authorized the university to seek external funding for the project. Approval fell one vote short of unanimous. Without comment, student regent Alexis Atsilvski Zaragoza, a UC Berkeley undergraduate, voted no.

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California's Rental Assistance Program Guidance

If your tenant has not paid rent anywhere between March of 2020 and the present, seeking rental assistance through the state's program is imperative to preserving your right to sue. Below are some guidelines, courtesy of Daniel Bornstein of Bornstein Law (www.bornstein.law).

First and foremost, our law offices want you to seek rental assistance funds and work cooperatively with tenants to complete the rent relief application process. Failure to make a good-faith effort to tap into the billions of dollars available to recoup rent debt will lead to consequences for rental property owners down the road. However burdened our community feels by these added tasks, it is what the law prescribes and we point out that, with more diligence in seeking funds, the greater likelihood it is for the landlord to reach a positive resolution. Rental assistance programs have been sold as voluntary, but in practical terms, they are not. The most compelling reason to participate in rental assistance programs is that money is available to recoup COVID-related rent debt through government funds. The prospect of recovering rental arrears through other means can be dismal. Yet the cards are stacked against landlords who do not get with the program. In order to progress with an eviction for nonpayment of rent, the owner has to attest that the landlord engaged in a concerted campaign to educate the renter on stimulus

dollars available and proactively seek these funds. If and when the landlord goes to the civil courts to recoup rent debt, the amount of damages can be reduced unless the court is shown that the owner did everything humanly possible to tap into a stockpile of money designated to make landlords whole and avert the displacement of tenants. Whether or not the tenant is cooperative or burrows their head in the sand doesn't matter. We understand that there are many tenants who will not apply for rental relief on their own and ignore the entreaties of landlords to fill out a joint application. If the tenant goes radio silent, we want the landlord to do two things: Complete an application for rental assistance on their own. A period of time will elapse when the landlord receives sorely needed funds even if the tenant does not do his or her part. Document correspondence with the tenant. The narrative we want to build is that despite the outreach efforts of the landlord, the tenant is recalcitrant. We want to document the outreach efforts made by the landlord, and if these entreaties are refused, the landlord exhausted all possibilities in having a constructive, fluid dialogue. It's been said that you can lead a horse to water but can't make it drink. In cases when the tenant is uncommunicative, we want to show that the landlord did their best in leading renters to the trough.



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Rent Relief & Assistance at the County and State Levels

From www.housing.ca.gov/covid_rr/

State of California Program Highlights

- Free financial assistance is available to landlords and renters who need help with unpaid or future rent or utilities.
- Landlords and renters are both encouraged to apply.
- Income-eligible applicants may qualify regardless of immigration status and will not be required to show proof of citizenship.
- Assistance from the CA COVID-19 Rent Relief program does NOT count as earned income (for renters) and will NOT affect eligibility for any other state benefit assistance programs, such as CalFresh or CalWORKS.
- All applicant information is kept private and will not be shared.
- Applications will be accepted on an ongoing basis. Priority assistance will be given to income eligible households most at-risk of eviction.
- Once an application has been successfully processed, both the landlord and renter will be notified of next steps.



From the home page at www.ac-housingsecure.org

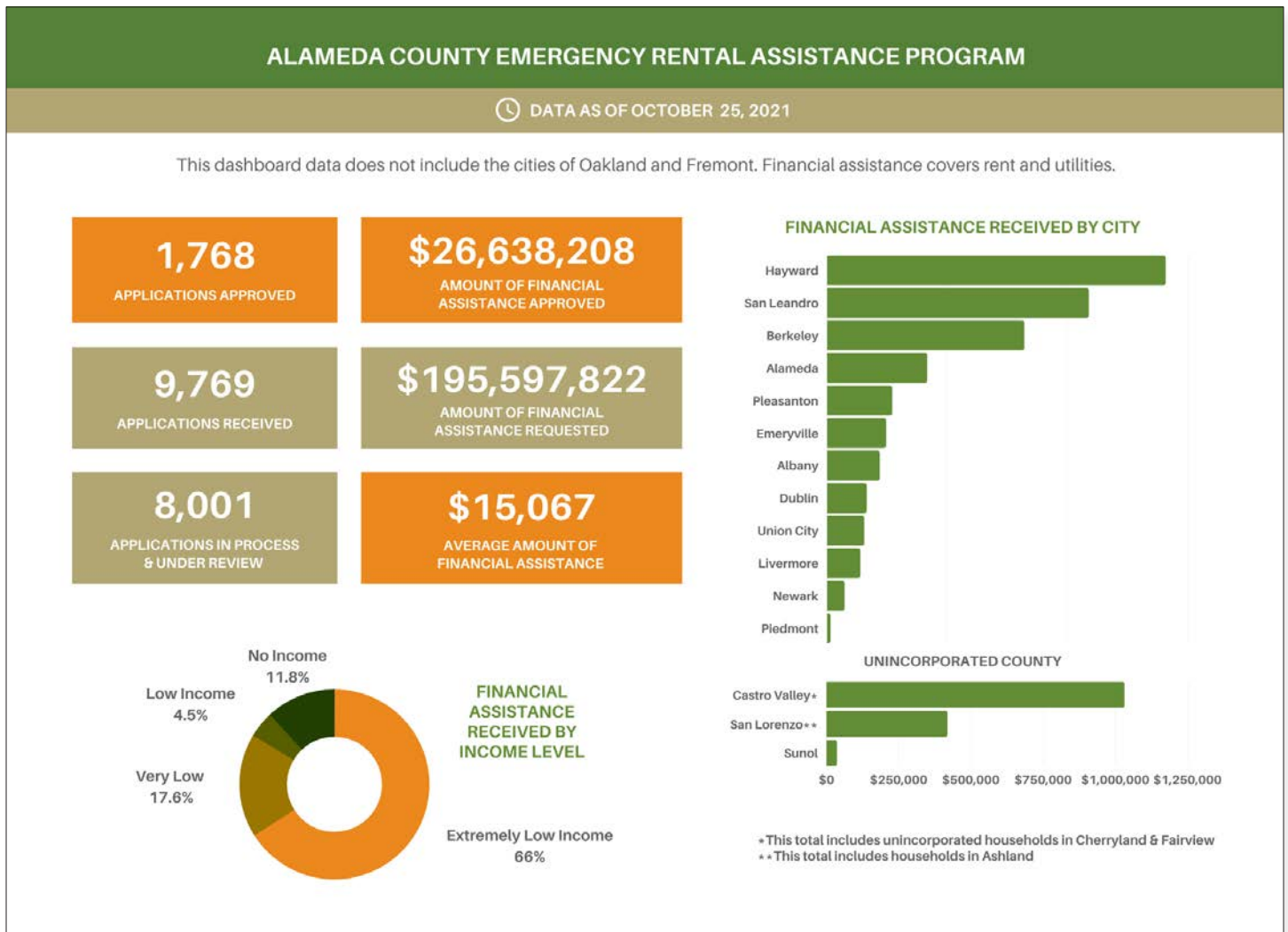
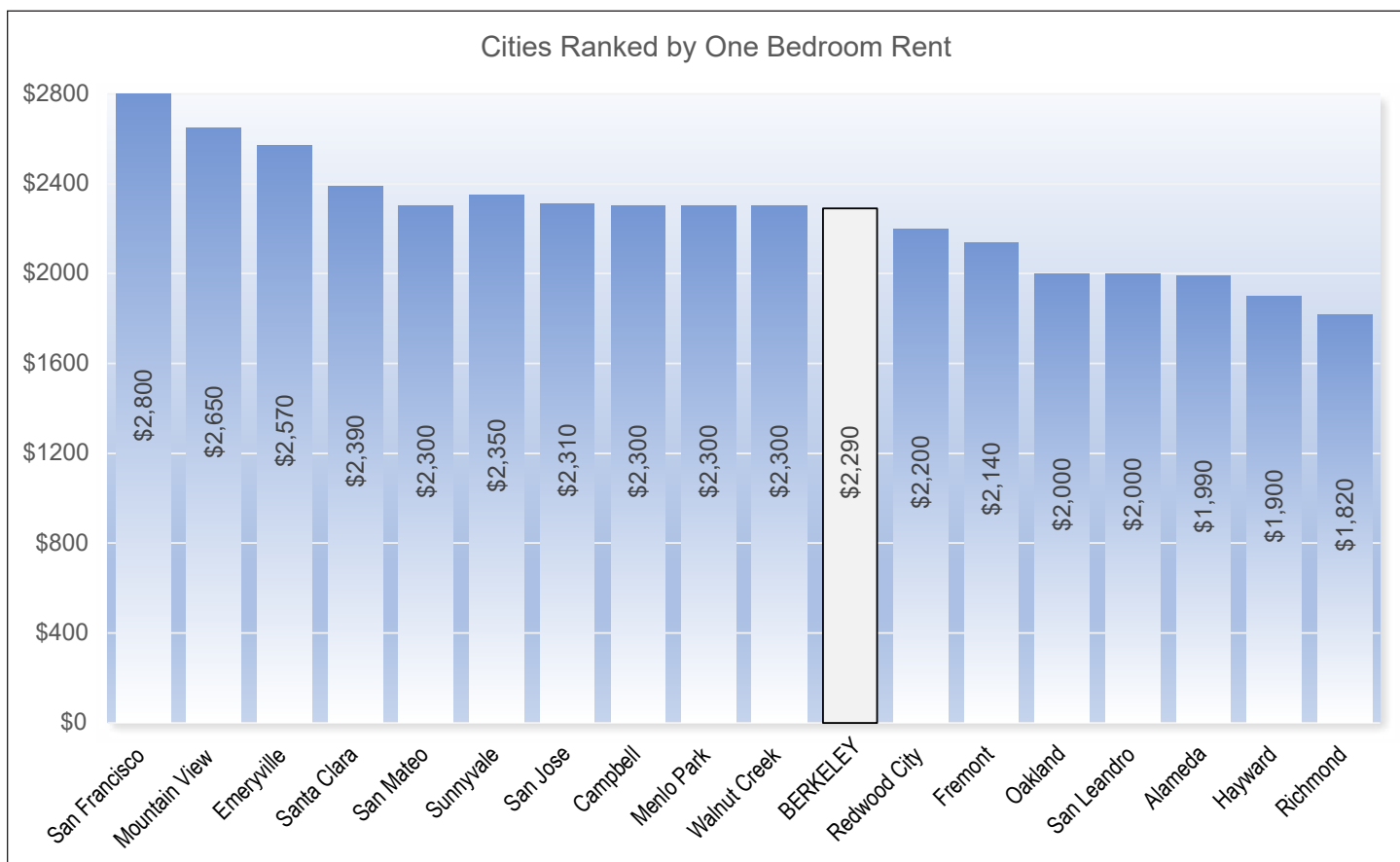


Chart: Bay Area Rents for One Bedroom Apartments

<https://www.zumper.com/blog/san-francisco-bay-area-metro-report/>



Starting in 2022, we hope to be able to do an in-person meeting every other month, sprinkled with plenty of educational webinars in between!

Be sure to check out calendar regularly for location announcements.

<https://www.bpoa.org/eventcal.php>

DATE	TOPIC
November 13, 10:00 am	Insurance New Claim Prevention for Rental Housing Providers
November 17, 5:30 pm	How'd We Get in This Mess? A Political History of Berkeley Rent Regulations

And...check out our Landlord 101 series. Whether you're new to rental housing or just want to brush up on your skills, we'll teach you the basics of being a landlord in Berkeley. Each month we take on two topics in depth, examining everything you need to know to manage your own property. Check the BPOA calendar for more details.

QUOTE OF THE MONTH

The war against illegal plunder has been fought since the beginning of the world. But how is ... legal plunder to be identified? Quite simply. See if the law takes from some persons what belongs to them and gives it to other persons to whom it does not belong. See if the law benefits one citizen at the expense of another by doing what the citizen himself cannot do without committing a crime. Then abolish this law without delay ... If such a law is not abolished immediately it will spread, multiply and develop into a system.

— Frederic Bastiat, (1801-1850) French economist, statesman and author

From Variety.com...

Son of Afghanistan's former Minister of Defense buys \$20.9 million California mansion

He already owns a \$5.2 million Miami Beach condo at the prestigious St. Regis Bal Harbour resort, but Daoud Wardak apparently also wants a West Coast outpost. To that end, he's heading for Beverly Hills - records reveal the semi-mysterious businessman, who is a son of former Afghani Minister of Defense Abdul Rahim Wardak, has bought a \$20.9 million mansion on a prime Trousdale Estates street.

Nation building at its best. That's your money, folks. — ed.

○ — ZOOM MEETINGS & WORKSHOP FOR NOVEMBER — ○

*Insurance New Claim Prevention for
Rental Housing Providers*

Saturday, November 13, 10:00 am

How'd We Get in This Mess?

A Political History of Berkeley Rent Regulations

Wednesday, November 17, 5:30 pm

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○ — **BPOA WORKSHOPS** — Go Beyond the Basics — ○

SF's Next Luxury Housing Project is Charging \$27K a Month

J.K. Dineen, *San Francisco Chronicle*, October 28, 2021

And It's Aimed at Senior Citizens

For the past decade luxury rental housing built in San Francisco has targeted the young: engineers and start-up entrepreneurs who made the city a global center for tech-driven wealth.

But that may be changing. The city's next luxury housing project — with two-bedroom units starting at \$16,600 and topping out at \$27,000 a month — is aimed not at 30-somethings with IPO riches but rather wealthy seniors old enough to be their grandparents.

Two national developers, Related and Atria Senior Living, have joined together to form Coterie, a senior housing development company whose first two offerings will be in San Francisco and New York. In San Francisco the company is building Coterie Cathedral Hill, a 208-unit apartment complex at 1001 Van Ness Ave., which will open in March of 2022. A second development, in Manhattan's Hudson Yards, is slated to open late next year.

Residents at the 13-story Van Ness Avenue building, on the site of the former KRON-4 studio, will get three meals a day prepared by a team of Michelin-rated chefs. There will be a formal dining room, a more casual spot, a cafe and a bar with a full liquor license. Or if residents prefer to eat in their unit, room service is available.

There will be a Mercedes Sprinter van to take groups of guests to exhibits at SFMOMA or a play at the American Conservatory Theater, or chauffeured town cars available

to whisk residents downtown or to Palace of Fine Arts.

The building will include on-site private healthcare facilities with "treatment and diagnostic capabilities," fitness centers curated by Mayo Clinic, a movie theater, tailored nutrition and diet plans, yoga studios, heated pools, rooftop gardens, salons and classes.

Atria CEO John Moore said that the model for Coterie was inspired by the success of a senior housing development they own on West 86th Street in Manhattan, which has a long waiting list and commands rents over \$20,000. Senior housing tends to be in suburban settings in warm weather cities, and while that appeals to many retirees, it is not for everyone, he said.

"There are sophisticated urban seniors who would prefer to stay in their home towns," he said. "And there are not a lot of options if their hometowns happen to be the big 24-hour cities like San Francisco, Manhattan or Los Angeles."

The model will also appeal to older boomers who raised their kids in the suburbs, moved into urban centers as "empty-nesters" 15 or 20 years ago, and are now entering their mid- or late-70s.

"Everything you do at 50 you can do at 60 and even at 70," said Moore. "But at some point daily living might be easier or better if you don't have to cook for yourself, or it might be easier or better if you can get some help with bathing or dressing or transportation."

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Dedication to Clients.**

Progressive Caucus.) Will the country ever see a viable mainstream candidate?

I don't see it anytime soon. If the Democrats could find and nominate a competent, charismatic centrist, it might be possible. The Republicans won't even try to avoid the extreme. I am not optimistic. I fear the continued dominance of Trump on the right and Progressives on the left.

I don't welcome a 2024 choice between Trump and Kamala Harris. Trump will be the same age as Biden was in 2020. He would be more powerful and even less constrained than before. Putting aside the flawed Progressive vision to which Harris apparently subscribes, she would likely suffer from the same problem now plaguing Biden, a close-to-zero margin for her party in Congress. Neither is a good prospect.

Neither Trump nor Harris is a given for 2024 but a Trumpist and a Progressive seem likely. The emergence of a Colin Powell who can win a major-party nomination is unlikely and so we are apparently in for a very bumpy ride.

Do you have a tenant with unpaid rent during the pandemic?

If so, we are interested in hearing from you.

Please contact us at bpoa@bpoa.org or call 510-525-3666.

We would like to hear from you whether you've received rental assistance from the county or not.



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than December 31, 2021. However...word is the interest rate may be at 0% this year. Stay tuned for communications from the Rent Board and from BPOA once the announcement has been made.

BPOA in the News — Hear Executive Director Krista Gulbransen give the rental housing providers' perspective in an upcoming eviction panel discussion for KQED's "Sold Out: Rethinking Housing in America" podcast. Listen online, November 13 at 4:00 pm. You can hear her at www.kqed.org/podcasts/soldout

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NOVEMBER ZOOM MEETINGS

Insurance New Claim Prevention for Rental Housing Providers

Saturday, November 13, 10:00 am

How'd We Get in This Mess?

A Political History of Berkeley Rent Regulations

Wednesday, November 17, 5:30 pm

*Check the event calendar at bpoa.org
for information & registration*

LANDLORD 101 SESSIONS:

Are you a new member or new to being a landlord? In 2021 we are hosting a Landlord 101 for new rental housing providers or anyone that needs to brush up on the basics of being a landlord in Berkeley. Each month we will take on a new topic in depth, examining everything you need to know to manage your own property. Check the BPOA calendar for more details.



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