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SAVE THE DATES for NAA's Q3 Events:



RHALS
RENTAL HOUSING ADVOCACY
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August 1-3, 2023 | **Chicago**



The 2023 Rental Housing Advocacy and Legal Summit (RHALS), connects and educates government affairs professionals and volunteers while discussing pressing rental housing industry issues happening all over the country.

New this year, Cultivate is an annual event for senior leadership that focuses on solving industry challenges amongst peers and leaders in a retreat-style experience.

See page 27 for more information on these NAA events.

cultivate
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PEERSPECTIVES

September 27-28, 2023
Loews Ventana Canyon · Tucson

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JULY 2023

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Graphic Design

Darkblade Enterprises

The Rental Property News Magazine is published monthly by the Santa Barbara Rental Property Association, Inc. Editorial/advertising offices are located at:

123 West Padre Street, Suite D
Santa Barbara, CA 93105
Phone (805) 687-7007

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President's Message



Betty L. Jeppesen Esq. • Attorney at Law and Real Estate Broker

Costa Hawkins is again under attack and will most likely be on the ballot next year. We must begin now to prepare for this fight. CalRHA is beginning its fundraising efforts and so is SBRPA. Please consider contributing to our Legal Fund as well as PAC Issues fund.

The 2024 Costa Hawkins challenge will be an 80 million dollar campaign. In order to "have a seat at the table" we must raise 5 million dollars. This would be through our own efforts and those of CalRHA. 5 million dollars may seem like a high number but when you divide it by CalRHA's 25,000 members, it turns out to be \$200 per member or \$8 per unit. We can do this.

What does it mean to "have a seat at the table" you might ask? I did the same. It means that every step of the way, your representatives will be informed of the language of the Bill that will be proposed and will have an opportunity to actually meet with the author/authors of the Bill to offer suggestions or reasons why what they are proposing simply will not work.

We successfully beat this challenge to Costa Hawkins this year but it will come back next year, we are certain.

We need participation from everyone who does not want to see the protections of Costa Hawkins disappear.

We also need you to inform us if any of you, your friends, family or business associates have a personal connection with any of the legislators such that we can reach them and make sure they understand our side of the issues. It is amazing how many times there are terrible unintended consequences to rental legislation simply because the legislators are not familiar with the rental housing business. They do not see the actual costs to landlords. They do not see the cost of maintaining rental properties going sky high. They do not see the cost of materials increasing. And, they do not see insurance costs going through the roof.

With regard to insurance increases, we need your help to obtain actual stories we can provide to the California Insurance Commissioner, Ricardo Lara. Unbelievably, Mr. Lara recently told a prominent lobbyist that he did not realize how much the cost of insurance has risen in the state of California. This sounds disingenuous but even if it is not correct, we need to be sure that he IS informed so

that this excuse cannot be used against rental property owners.

I understand that everyone may not be able to contribute at this time, so please help us tell your story. Every new or increased cost of doing business increases the cost of rental housing and makes it harder for family-owned providers to continue offering quality affordable housing. Well-intentioned policies have devastating and unintended consequences. Elected officials need to hear your positions and understand that their actions directly hurt renters, providers, and our community at large.

If you have something you would like to share, please send an email to admin@sbrpa.org so we can contact you. Finally, if you have no money and no stories, you can still help: spread the word to your friends; send emails; pass out flyers; and most importantly, write to your Legislators. (NOTE: We will provide sample letters and Legislator addresses in the upcoming months).

As we stated last month: "Don't think that you are just one person, because TOGETHER we are making a difference. Thank you for your continued support of SBRPA."

Sincerely,

Betty L. Jeppesen

President



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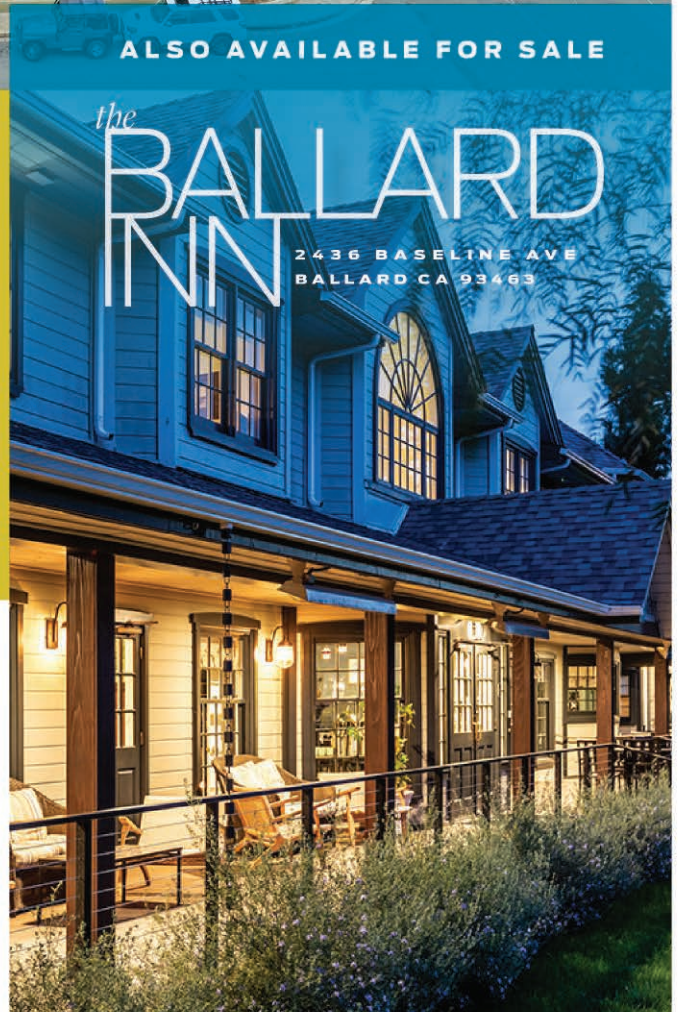


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SBRPA Calendar



SBRPA MEMBERS

2023 Yardi Fall Classic

Friday, Sept 15th, 2023
Sandpiper Golf Course



This year's Annual Charity Golf Tournament to benefit Santa Barbara's Transition House will be held at the Sandpiper Golf Course on September 15th. Yardi is this year's Presentation Sponsor. See page 19.

Sign up & register online:

<https://sbrpa.org/golf-tournament>

NAA Webinars

NAA's Monthly Advocacy and Legal Update

Join us for a new webinar series for National Apartment Association members and affiliate partners—NAA's Monthly Advocacy and Legal Update (formerly the Legislative and Regulatory Call).

During this webinar series, you'll hear: The latest news from Washington, DC, including legislative and regulatory activities of interest to the rental housing industry; Important housing policy changes to state and local laws and the NAA affiliate network's advocacy efforts; and Legal news that could affect industry operations.

This webinar takes place on the third Wednesday of each month at 3:30 pm E.T. For more details go to <https://www.naaHQ.org/webinars/monthly-advocacy-legal-update>

Thermostat & Temperature Control Solutions for Rental Housing Facilities

As resident demand for green technology increases, property owners and management teams must discover how to maximize energy efficiency and cost savings in your rental property. Enroll in an energy expert's discussion to find out how to track heating/cooling energy by unit, diagnose cost drivers, set temperature set points and generate billing reports per unit to improve energy consumption.

Wednesday, July 17, 2:00pm E.T.

Zoom info <https://naahq.zoom.us/join/zoom-join?secret=7196107557&pwd=1234567890>

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july 2023

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Q3 2023 Upcoming Events

Rental Housing Advocacy & Legal Summit (RHALS)

August 1-3, 2023 Omni Chicago Hotel, Chicago, IL

The 2023 **Rental Housing Advocacy and Legal Summit (RHALS)**, formerly Government Affairs Roundtable (GART) and Legal Symposium, is NAA's event that connects and educates government affairs professionals and volunteers while discussing pressing rental housing industry issues happening all over the country. See page 27 for more information.

IRO Summit

September 21, 2023

The IRO Summit will be presented by Yardi Breeze and NAA and will offer informative sessions with solutions to operational hurdles, marketing and risk management, plus the latest insights on legislation and regulation facing rental housing. For more information, see <https://www.naaHQ.org/independent-rental-owners>.

Cultivate, Perspectives

September 27-28, 2023

Loews Ventana Canyon Resort Tucson, AZ,

New this year, **Cultivate** is an annual event for senior leadership that focuses on solving industry challenges amongst peers and leaders in a retreat-style experience. See page 27 for more information.

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CalRHA Legislative Updates



Kate Bell, KateBellStrategies.com

June 2023

Legislative Update

We are now halfway through the legislative process for this year, as the deadline to pass out of their house of origin was June 2nd. CalRHA had several wins with bills held in the Appropriations Committees, as well as on the Senate Floor.

Fortunately, **SB 395 (Wahab, D-Fremont) – State-wide eviction database**, which dealt with requiring landlords to report all evictions to a new statewide eviction reporting database, was held on the Senate Suspense file. Additionally, **SB 594 (Durazo)**, which would have required corporations to disclose the names and complete business or residence addresses of any beneficial owner, was also held on the Suspense File in the Senate.



CA Senator Aisha Wahab

CA Senator Maria Elena Durazo

Last week on the Senate Floor, we were able to hold **SB 466 (Wahab)**, which would have repealed major protections afforded to the state's rental housing providers under the Costa-Hawkins Rental Act of 1995 and expand local rent regulations. SB 466 stalled with only 15 votes, 6 short of the 21 needed to pass. This was a huge victory for the industry. However, the Senate passed **SB 567 (Durazo)**, which CalRHA was opposing, as it makes changes to just cause evictions. SB 567 passed with the minimum 21 votes. Therefore, we will continue to advocate against that bill in the Assembly.

Additional Legislation CalRHA Continues to Lobby:

- **AB 12 (Haney, D-San Francisco) Tenancy: Security Deposits – OPPOSE.** Would prohibit a landlord from receiving a security deposit for a

rental agreement in an amount in excess of one month's rent, regardless of whether the residential property is unfurnished or furnished. **AB 12 passed the Assembly and is pending a hearing in the Senate Judiciary Committee.**

- **AB 309 (Lee, D-Milpitas) Social Housing – OPPOSE.** This bill would define "social housing" for purposes of the Zenovich-Moscone-Chacon Housing and Home Finance Act, and make findings and declarations relating to social housing and would state the intent of the Legislature is to further the Social Housing Act to address the shortage of affordable homes by developing housing for people of all income levels, prioritizing low-income households. **AB 309 passed the Assembly and is pending a hearing in Senate Housing, as well as Governance and Finance Committees.**



CA Assemblyperson Matt Haney

CA Assemblyperson Alex Lee

- **AB 1317 (Carrillo, D-LA) Unbundled Parking – OPPOSE.** Would require the owner of residential real property that provides parking with a residential unit to unbundle parking from the price of rent ("unbundled parking" selling or leasing parking spaces separate from the lease of the residential use). CalRHA has had productive conversations with the author's office and is considering amendments. **AB 1317 passed the Assembly and is pending referral by Senate Rules.**
- **AB 1505 (Rodriguez, D-Pomona Valley) Seismic Retrofitting for Multifamily Housing – SUPPORT.** Would state the intent of the Legislature to appropriate \$250,000,000 for Seismic Retrofitting of soft

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CA Assemblyperson
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CA Assemblyperson
Freddie Rodriguez



CA Senator
Susan Eggman



CA Senator
Steve Glazer

story multifamily housing. **AB 1505 passed the Senate and is pending referral by Senate Rules.**

- **SB 267 (Eggman, D-Stockton) Credit History of Persons Receiving Government Rent Subsidies – OPPOSE.** Would prohibit the use of a person's credit history as part of the application process for a rental housing accommodation without offering the applicant the option of providing alternative evidence of financial responsibility and ability to pay in instances in which there is a government rent subsidy and would require that the housing provider consider that alternative evidence in lieu of the person's credit history. **SB 267 passed the Senate and is pending referral in the Assembly, likely to Judiciary and Housing Committees.**
- **SB 569 (Glazer, D-Orinda) Renters' Tax Credit – Support.** Would require FTB to recompute the renters' tax credit for inflation. **SB 569 passed the Senate and is pending in the Assembly.**

As always, CalRHA will keep you informed as these bills make their way through the Legislature. We will be sure to send out Calls to Action when we are at a pivotal juncture and your involvement could help determine the outcome.

The remainder of the legislative calendar for the year is as follows:

June 15. Deadline for Legislature to pass budget bill

July 14. Last day for policy committees to meet and summer recess begins

August 14. Legislature reconvenes from summer recess

September 1. Last day for fiscal committee to pass bills to the Floor

September 8. Last day to amend bills on the Floor

September 14. Last day for bills to pass the Floor in the second house

October 14. Last day for Governor to sign or veto bills.

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Following is a Current List of Important Rental Housing Related Bills, updated 5/5/23

AB 12 (Haney D) Tenancy: Security Deposits

Current Text: Amended: 4/5/2023

Status: 4/21/2023-Measure version as amended on April 5 corrected.

Summary: Current law regulates the terms and conditions of residential tenancies, and prohibits a landlord from demanding or receiving security for a rental agreement for residential property, however denominated, in an amount or value in excess of an amount equal to 2 months' rent, in the case of unfurnished residential property, and an amount equal to 3 months' rent, in the case of furnished residential property, in addition to any rent for the first month paid on or before initial occupancy. This bill would instead prohibit a landlord from demanding or receiving security for a rental agreement for residential property in an amount or value in excess of an amount equal to one month's rent, regardless of whether the residential property is unfurnished or furnished, in addition to any rent for the first month paid on or before initial occupancy.

Notes: Oppose Letter Submitted

AB 309 (Lee D) Social Housing

Current Text: Amended: 5/1/2023

Status: 5/18/2023-Coauthors revised. From committee: Do pass. (Ayes 11. Noes 4.) (May 18). Read second time. Ordered to third reading.

Summary: Would enact the Social Housing Act and would create the California Housing Authority, as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority.

Notes: On Realtors' coalition letter

AB 919 (Kalra D) Residential Real Property: Sale of Rental Properties: Right of First Offer

Current Text: Introduced: 2/14/2023

Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was JUD. on 2/23/2023) (May be acted upon Jan 2024)

Summary: Would require an owner of residential real property, defined to include a single-family residential

property that is occupied by a tenant or a multi-family residential property to take various actions before offering the residential real property for sale to any purchaser, soliciting any offer to purchase the residential real property, or otherwise entering into a contract for sale of the residential real property. The bill would exempt certain transfers of a residential real property from its provisions, including, among others, a transfer between spouses, domestic partners, parent and child, siblings, grandparent and grandchild, a transfer pursuant to a court order, and a transfer by eminent domain.

Notes: Letter submitted. Also shared CalRHA TOPA Leg Counsel language with author's office.

AB 1035 (Muratsuchi D) Mobilehome parks: rent caps.

Current Text: Amended: 4/10/2023

Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was H. & C.D. on 3/2/2023) (May be acted upon Jan 2024)

Summary: Would enact the Mobilehome Affordability Act. The bill would prohibit the management of a mobilehome park from increasing the gross rental rate for a tenancy for a mobilehome space more than 3% plus the percentage change in the cost of living, as defined, over the course of any 12-month period, as specified. The bill would prohibit management from increasing the gross rental rate for a tenancy in more than 2 increments over a 12-month period, after the tenant maintains the tenancy over a 12-month period. The bill would prohibit management from imposing an increase in rent on a prospective purchaser or homeowner that purchases a mobilehome if the purchase qualifies as an in-place transfer, as specified. The bill would exempt specified mobilehome spaces from these provisions.

Notes: As of 3/14, author is considering aligning language with AB 1482.

AB 1317 (Carrillo D) Unbundled parking.

Current Text: Amended: 4/17/2023

Status: 4/26/2023-Read second time. Ordered to third reading.

Summary: Current law prohibits an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate for a dwelling or a unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months before the effective date of the increase, as prescribed. This bill would require the owner of qualifying residential

property, as defined, that provides parking with the qualifying residential property to unbundle parking from the price of rent, as specified. The bill would define "unbundled parking" as the practice of selling or leasing parking spaces separate from the lease of the residential use. The bill would define "qualifying residential property" as any dwelling or unit that is intended for human habitation that (1) is issued a certificate of occupancy on or after January 1, 2025, (2) consists of 16 or more residential units, and (3) is located within the County of Alameda, Fresno, Los Angeles, Riverside, Sacramento, San Bernardino, San Joaquin, Santa Clara, Shasta, or Ventura. The bill would provide a tenant of a qualifying residential property with a right of first refusal to parking spaces built for their unit, as specified.

Notes: Oppose letter submitted.

AB 1505 (Rodriguez D) Seismic retrofitting: soft story multifamily housing.

Current Text: Amended: 5/18/2023

Status: 5/18/2023-From committee: Amend, and do pass as amended. (Ayes 11. Noes 0.) (May 18). Read second time and amended. Ordered returned to second reading.

Summary: Existing law establishes the California Earthquake Authority, administered under the authority of the Insurance Commissioner and governed by a 3-member board, to transact insurance in this state as necessary to sell policies of basic residential earthquake insurance. Under existing law, the California Residential Mitigation Program, also known as the CRMP, is a joint powers authority created in 2012 by agreement between the California Earthquake Authority and the Office of Emergency Services. This bill would, instead, state the intent of the Legislature to appropriate \$250,000,000 from the General Fund to the CRMP for the purpose of implementing the Seismic Retrofitting Program for Soft Story Multifamily Housing. This bill contains other related provisions and other existing laws.

Notes: Letter sent to author's office.

ACA 1 (Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.

Current Text: Introduced: 12/5/2022

Status: 12/6/2022-From printer. May be heard in committee January 5.

Summary: The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district

to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements. The measure would specify that these provisions apply to any city, county, city and county, or special district measure imposing an ad valorem tax to pay the interest and redemption charges on bonded indebtedness for these purposes that is submitted at the same election as this measure.

Notes: On CalTAX coalition letter

ACA 10 (Haney D) Fundamental human right to housing.

Current Text: Introduced: 3/6/2023

Status: 4/20/2023-Referred to Com. on H. & C.D.

Summary: The California Constitution enumerates various personal rights, including the right to enjoy and defend life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, happiness, and privacy. This measure would declare that the state recognizes the fundamental human right to adequate housing for everyone in California. The measure would make it the shared obligation of state and local jurisdictions to respect, protect, and fulfill this right, by all appropriate means, as specified.

SB 71 (Umberg D) Jurisdiction: small claims and limited civil case.

Current Text: Amended: 4/20/2023

Status: 5/18/2023-From committee: Do pass. (Ayes 6. Noes 0.) (May 18). Read second time. Ordered to third reading.

Summary: Current law provides that the small claims court has jurisdiction over actions seeking certain forms of relief, including money damages in specified amounts and claims brought by natural persons, not exceeding \$10,000, except as specified. Current law requires an action or special proceeding to be treated as a limited civil case if certain conditions exist, including, among others, that the amount in controversy does not exceed \$25,000. This bill would increase the small claims court jurisdiction over actions brought by a natural person, if the amount does not exceed \$15,000, except as specified, and would also increase the amount in controversy permitted in other specified actions within the jurisdiction of the small claims court. The bill would increase the limit on the amount in controversy for an action or special proceeding to be treated as a limited civil case to \$50,000.

Notes: Ron Kingston Sponsored

SB 267 (Eggman D) Credit History of Persons Receiving Government Rent Subsidies

Current Text: Introduced: 1/31/2023

Status: 5/18/2023-From committee: Do pass as amended. (Ayes 5. Noes 2.) (May 18). Read second time and amended. Ordered to second reading.

Summary: The California Fair Employment and Housing Act (FEHA), prohibits, in instances in which there is a government rent subsidy, the use of a financial or income standard in assessing eligibility for the rental of housing that is not based on the portion of the rent to be paid by the tenant. FEHA requires the Civil Rights Department to enforce specific provisions of the act, including the provision described above. This bill would additionally prohibit the use of a person's credit history as part of the application process for a rental housing accommodation without offering the applicant the option of providing alternative evidence of financial responsibility and ability to pay in instances in which there is a government rent subsidy. The bill would require the housing provider to consider that alternative evidence in lieu of the person's credit history in determining whether to offer the rental accommodation to the applicant.

Notes: Dean Lead - Letter Submitted

SB 395 (Wahab D) Statewide Eviction Database

Current Text: Amended: 4/10/2023

Status: 5/18/2023-May 18 hearing: Held in committee and under submission.

Summary: Current law specifies various terms and conditions that apply to all persons who hire dwelling units located within this state, including tenants, lessees, boarders, lodgers, and others. Current law regulates evictions and provides that a tenant who remains in possession of a property after the term of the tenant's lease expires, or who fails to pay rent, is guilty of unlawful detainer. This bill would, beginning January 1, 2025, require a landlord to file with the office of the Secretary of State a copy of any notice of termination or notice of rent increase within 10 days of serving the notice on the tenant, subject to specified requirements. The bill would make failure to file the notice an affirmative defense to a cause of action for unlawful detainer.

Notes: Oppose Letter Submitted

SB 460 (Wahab D) Hiring of real property: criminal history

Current Text: Introduced: 2/13/2023

Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was JUD. on 2/22/2023) (May be acted upon Jan 2024)

Summary: This bill would prohibit a housing provider from inquiring about an applicant's criminal history,

history, unless they are complying with federal law, as specified. The bill would also prohibit a housing provider from basing any adverse action, in whole or in part, on information contained in an applicant's criminal history, if the housing provider received criminal history information about an applicant, unless they are complying with federal law.

Notes: Oppose Letter Submitted - Now a two-year bill

SB 466 (Wahab D) Costa-Hawkins Rental Housing Act: rental rates.

Current Text: Amended: 5/15/2023

Status: 5/16/2023-Read second time. Ordered to third reading.

Summary: The Costa-Hawkins Rental Housing Act prescribes statewide limits on the application of local rent control with regard to certain properties. The act generally authorizes an owner of residential real property to establish the initial rental rate for a dwelling or unit, except in specified circumstances, including, (1) when the residential real property has a certificate of occupancy issued after February 1, 1995, (2) when the residential real property has already been exempt from the residential rent control ordinance of a public entity on or before February 1, 1995, pursuant to a local exemption for newly constructed units, and (3) when the residential real property is alienable and separate from title to any other dwelling units, except as specified. This bill would instead authorize an owner of residential real property to establish the initial rental rate for a dwelling or unit when the residential real property has been issued a certificate of occupancy within the 28 years preceding the date on which the owner seeks to establish a rental rate under these provisions, except as specified for dwellings or units exempt from the residential rent control ordinance of a public entity on or before February 1, 1995, pursuant to a local exemption for newly constructed units.

Notes: Oppose letter submitted

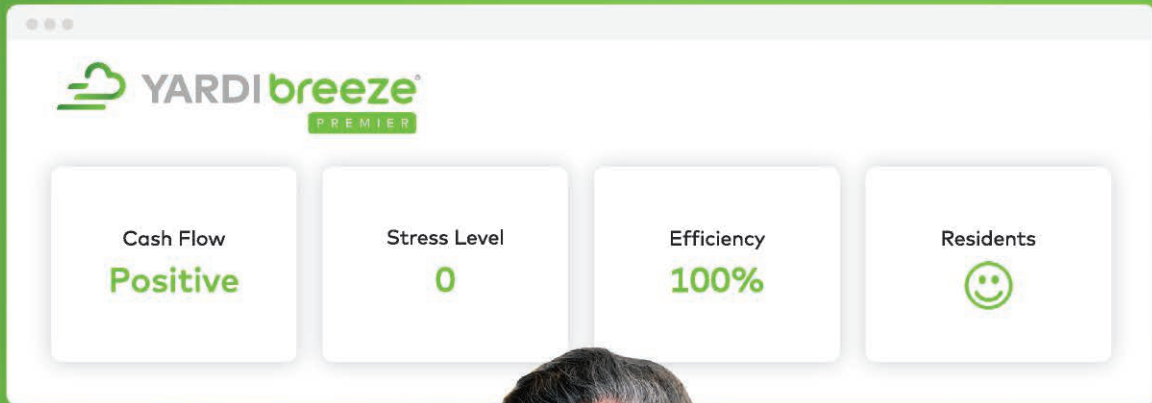
SB 567 (Durazo D) Termination of tenancy: no-fault just causes: gross rental rate increases.

Current Text: Amended: 5/1/2023

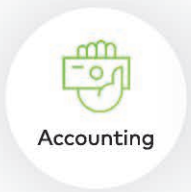
Status: 5/18/2023-From committee: Do pass as amended. (Ayes 5. Noes 2.) (May 18). Read second time and amended. Ordered to second reading.

Summary: Current law, after a tenant has continuously and lawfully occupied a residential real property for 12 months, prohibits the owner of the residential real property from terminating the tenancy without just cause and requires that just cause to be stated in the written notice to terminate tenancy. Current law distinguishes between at-fault just cause and no-fault just cause and defines no-fault just cause to mean intent to occupy the residential real property by the owner or the owner's spouse, domestic partner,

Continued on page 17



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CalRHA Priority 1 Bill Tracker from page 15

property, and intent to demolish or to substantially remodel the residential real property. This bill would, among other things, delete the condition for the tenancy termination provision described above that a tenant has continuously and lawfully occupied a residential real property for 12 months. The bill would also limit the applicability of each of those at-fault just causes, including by, with respect to the no-fault just cause related to withdrawal of the residential real property from the rental market, requiring that all of the rental units at the rental property be withdrawn from the rental market for at least 10 years, as prescribed.

Notes: Letter Done and Submitted

SB 569 (Glazer D) Taxation: Renter's Credit

Current Text: Introduced: 2/15/2023

Status: 5/18/2023-From committee: Do pass. (Ayes 7. Noes 0.) (May 18). Read second time. Ordered to third reading.

Summary: The Personal Income Tax Law authorizes various credits against the taxes imposed by that law, including a credit for qualified renters in the amount of \$120 for spouses filing joint returns, heads of household, and surviving spouses if adjusted gross income is \$50,000, as adjusted, or less, and in

gross income is \$25,000, as adjusted, or less. Current law requires the Franchise Tax Board to annually adjust for inflation these adjusted gross income amounts. For 2021, the adjusted gross income limit is \$87,066 and \$43,533, respectively. Current law requires any bill authorizing a new tax credit to contain, among other things, specific goals, purposes, and objectives that the tax credit will achieve, detailed performance indicators, and data collection requirements. Current law establishes the continuously appropriated Tax Relief and Refund Account in the General Fund and provides that payments required to be made to taxpayers or other persons from the Personal Income Tax Fund are to be paid from that account. This bill, for taxable years beginning on or after January 1, 2023, and before January 1, 2028, would require the Franchise Tax Board to annually recompute for inflation the above-mentioned credit amounts, as provided. The bill, for credits allowable for taxable years beginning on or after January 1, 2023, and before January 1, 2028, would provide that the credit amount in excess of the qualified renter's liability would be refundable and paid from the Tax Relief and Refund Account to the qualified renter upon appropriation by the Legislature.

Notes: Support Letter Submitted



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By offering emergency shelter, transitional and permanent housing, homelessness prevention services, and comprehensive programs for children, Transition House takes a holistic approach to ending the cycle of poverty and homelessness for Santa Barbara families. Transition House is the only organization in South Santa Barbara County that exclusively serves homeless families with children.



Case managers and a career development specialist work with Transition House parents on improving money management skills, education, and employment opportunities. Families are given referrals to access additional social services including medical care, clinical counseling, recovery services, quality licensed childcare and public benefits. Case managers also help with housing searches and relocation plans.



Children's program staff offers education and enrichment programs for children, and work with the school district to make sure that school-aged kids have tutoring help and supplies.

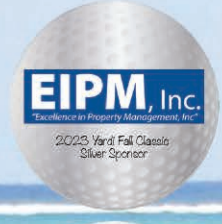
Families that participate fully in Transition House's array of services are able to return successfully to stable, permanent housing.

Transition House works with local landlords and property management companies to find suitable properties that can accommodate a family.

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GOLF COMMITTEE

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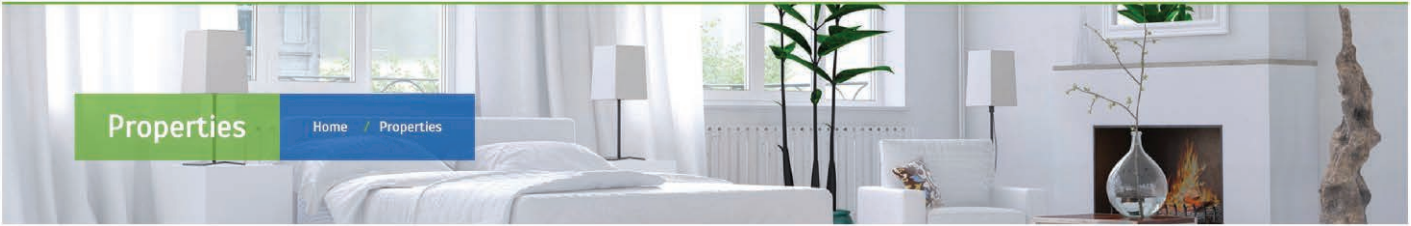
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Rental Owner Updates

FIRST SIGN OF TROUBLE

A good discussion is currently taking place on our Q&A Forum this week which addresses damages in a rental and the responsibilities regarding the resident immediately notifying the landlord at the first sign of trouble, and when you hold residents responsible for any damages. In addition, the discussion addresses residents making minor modifications to the property and how the landlord should respond. In either case, whether there are unreported damages or modifications that ultimately result in the resident owing more money, how do you address these matters in your lease? These are all topics that landlords should proactively address in their lease.

The discussion sparked several suggested sample rental clauses by landlords. They include clauses in their lease related to: reporting property damages, residents making modifications to the rental, and money owed and added to the resident's account balance. A few of the clauses are well worth considering, adding, or modifying for your lease. If you are not currently addressing such matters in your lease already. Below are a couple of the sample clauses.

Prompt Reporting of Damages: The Tenant must promptly report to Landlord any item on the premises that needs repair or maintenance. If Tenant fails to report needed repairs or maintenance to Landlord as soon as it is discovered, and this failure to report causes more damage that could have been prevented if it was addressed promptly, then Tenant shall be responsible for the cost to repair such additional damage. (example: a leaking drain under a sink goes unreported and it causes the cabinet underneath to rot – Tenant will pay to repair the damage to the cabinet).



Damages of negligence: The Tenant shall be liable for any damage done to the premises as a result of the Tenant's or Tenant's invitees, guests, or others authorized to reside in the premises direct action, negligence, or failure to inform Landlord of repairs necessary to prevent damage to the premises.

No alterations: Tenant shall not make or cost to be made any alteration or addition to the premises, without the prior written consent of Landlord, and shall under no circumstances install any additional lock or security devices to the premises or the property which could impair the Landlord's access.

Payments Not Made: Any amount due for unpaid rent, late fee, insufficient funds fee, damages, penalties, fines, citations, liens, money judgment, award of attorney fees, and court costs, etc. will be added to the Tenant's account; will be considered "additional rent"; and will be due and payable to Landlord, no later than on or before the next rent due date.

For more MrLandlord insights, go to, <https://www.mrlandlord.com>

A blue banner for the SBRPA Legal Fund. It features the text 'SBRPA LEGAL FUND' in large white letters. Below it, smaller white text reads: 'We need your help to fight proposed legislation adversely affecting the Rental Industry at local & state levels.' At the bottom, it says 'Please contribute today!' and 'Go to <http://sbrpa.org> and click on the CONTRIBUTE tab on the home page.' The background includes a white house icon, a pen, and a calculator.

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Nick Henry, Jon Standring & Lori Zahn closed the largest multifamily property transaction in Ventura County year to date with the recent all cash sale of the Hacienda de Camarillo Apartments, a 73-unit apartment community set on nearly 3 acres in the city of Camarillo. Through its position as a top multifamily sales company Beachside Partners was able to beat out several competing brokerage firms both based locally and out of Los Angeles to secure the listing.

The challenge on this transaction was navigating a quickly escalating interest rate environment combined with a property with a 40% vacancy factor in need of a major capital improvement budget. Ultimately marketing efforts procured 75 signed NDA's, 30 property tours and 7 offers. The Sellers, longtime owners, were pleased with the winning bid which separated itself with an all cash "as-is" clean terms offer sheet.



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NICK@BEACHSIDEPARTNERS.COM



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SOLD 2023	Isla Vista	Development Lot	\$2,500,000 (Seller)
SOLD 2022	Santa Barbara	Commercial Retail	\$2,150,000 (Buyer)
SOLD 2022	Santa Ynez	Commercial Vacant Lot	\$ 900,000 (Seller)
SOLD 2022	Santa Barbara	4 Apartment Units (beach)	\$8,835,000 (Seller)
SOLD 2022	Santa Barbara	Mixed-Use 2 Spaces + SFR	\$4,887,500 (Seller)
SOLD 2022	Santa Barbara	8 Apartment Units	\$5,950,000 (Seller/Buyer)
SOLD 2022	Santa Barbara	5 Apartment Units	\$3,950,000 (Seller/Buyer)
SOLD 2021	Santa Barbara	2 Development Lots	\$2,600,000 (Seller/Buyer)
SOLD 2021	Isla Vista	Development Lot	\$ 750,000 (Seller/Buyer)
SOLD 2021	Santa Barbara	Retreat Compound	\$7,500,000 (Seller/Buyer)
SOLD 2021	Isla Vista	2 Apartment Units	\$1,585,000 (Seller/Buyer)

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NAA's Q3 EVENTS



National Apartment Association



The 2023 **Rental Housing Advocacy and Legal Summit (RHALS)**, formerly Government Affairs Roundtable (GART) and Legal Symposium, is NAA's event that connects and educates government affairs professionals and volunteers while discussing pressing rental housing industry issues happening all over the country.

RHALS offers attorneys an opportunity to earn CLE credits while discussing the trends, threats and challenges facing the rental housing industry. It is a must-attend event for all industry professionals seeking to stay informed and prepared to contend with the ever-evolving world of rental housing law and regulation.

If you have any questions about attending, please contact Ben Harrold (BHarrold@naahq.org) for the Rental Housing Advocacy or Lauren Shelton (Lshelton@naahq.org) for the Legal Summit.

Registration. Programming for RHALS is designed specifically for governmental affairs professionals, affiliate volunteers and legal professionals. Therefore, registration is limited and NAA reserves the right to reject registration of anyone that does not meet the criteria.

Experience and Travel Information. Placed on Chicago's famed Michigan Ave, the all-suite Omni Chicago Hotel puts you in the heart of The Windy City. Centrally located along the Magnificent Mile, world-class shopping, stunning views and premium culinary destinations are all within reach. Explore the best of the city including Chicago's skydeck, Millennium Park, Navy Pier and multiple museums.



New this year, Cultivate is an annual event for senior leadership that focuses on solving industry challenges amongst peers and leaders in a retreat-style experience.

Cultivate is designed to be a peer networking event. As such, registration is limited and NAA reserves the right to reject the registration of anyone that does not meet the requirements. For more information or to register, go to <https://www.naahq.org/cultivate-2023-travel>. Registration for suppliers is available to event sponsors only. Contact sponsorship@naahq.org if interested in sponsorship.

Education. This program will be designed by rental housing industry leaders to be an inclusive, peer-to-peer experience for senior leaders, focused on exploring people strategy. It will include Introspective Leadership, Team Leadership, and Enterprise Leadership.

Experience. Enjoy a retreat-like setting at *Loews Ventana Canyon Resort* a luxury resort in Tucson, AZ, where you can explore the best of Tucson or enjoy the stunning Catalina Mountain range, allowing participants the time and space to problem solve and network.

The event will be emceed by Curt Steinhorst, author of the bestselling book, *Can I Have Your Attention?* and a regular Forbes contributor on leadership strategy.

Welcome New Members

Laura Ericson, Kate Oberjat,
 Lee Waldron, Abel & Leona Gonzales,
 Daniel Warnars, Valerie Skowron,
 Karen Luckett, Paulette Jensen,
 Lynn Kirst, Kerry Harrington,
 Earl Arnold

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NAA's Industry Insider

The **Industry Insider** is NAA's weekly newsletter covering a broad range of topics affecting rental housing. Following are some excerpts from the June edition.

BTR Construction Hits Record, More Homes on the Way



A new report from *RentCafe* highlights the expanding build-to-rent (BTR) sector. There were more than 14,500 new BTR homes completed in 2022, which is a 47% increase from 2021. And there are nearly 45,000 BTR homes under construction.

There were more than 9,900 BTR completions in 2021, roughly 7,500 in 2020 and over 6,600 in 2019. While largely remaining flat from 2016 to 2019, BTR completions jumped during the pandemic.

The number of BTR homes wasn't the only item to increase. BTR homes witnessed a 2.6% increase in size, up to 1,361 square feet in 2022.

Dallas had the most BTR home completions in 2022 at nearly 2,800. Phoenix was second with more than 1,500, and Atlanta was third at 808. During the past five years, Phoenix has had the most BTR completions at more than 6,000. Dallas had nearly 4,000, and Detroit was at more than 2,200.

Monthly Rent Growth Continues

A new report shows *four straight months of rent growth*. Monthly rent growth continues at a slower pace heading into the summer months. The June 2023 Apartment List National Rent Report witnessed a 0.5% climb during the month of May.

Year-over-year (YoY) growth at 0.9% is also at its slowest pace since March 2021, and it's well off the 2.8% average YoY growth from 2018 and 2019. More of the country's largest metros—48 cities are at negative YoY growth compared to 40 the previous month—are also witnessing a decline in rent growth.

During the past three years, Sun Belt markets like Tucson, Ariz., Miami and Tampa, Fla., have seen upward of 40% rent growth. Meanwhile, some not-so-warm cities like Cincinnati, Chicago and Louisville, Ky., have entered the picture as the fastest-growing metros in the past year at 5% and 4%,

respectively. Eastern and Northeastern markets such as Boston, Providence, R.I., New York, Baltimore and Hartford, Conn., were among the fastest-growing metros during the past six months.

The same metros—San Francisco, San Jose, Calif., Minneapolis and Seattle—that struggled during the beginning of the pandemic continue to be among the slowest-growing cities, even with growth ranging from -2% to 12%. New Orleans at -2% in the past six months and -5% during the past 12 months is the slowest-growing metro. Phoenix is also a top three slowest metro during the past six months and year.

Renting More Affordable than Owning in Much of U.S.



New study reveals homeownership is more expensive than renting in 46 of the 50 most populous U.S. metros. Of the 50 most populous U.S. metros, it's cheaper to rent in 46 than to purchase a home. According to Redfin, Detroit, Philadelphia, Cleveland and Houston were the only metros where it was more affordable to buy a home than to rent.

Homes in Detroit were 24% less expensive than renting, followed by Philadelphia at 7%, Cleveland at 4% and Houston at 1%. Across the U.S., homes typically cost 25% more than renting. This data is based on a 6.5% mortgage rate and Redfin's assumption of a 5% down payment, among other preset information. If mortgage rates drop to 5%, the median mortgage payment would be 10% higher than the median monthly rent, down from the current 24.7%.

"But buying isn't a feasible option for everyone," says Taylor Marr, Redfin Deputy Chief Economist, in a release. "Some people move around a lot, so renting might make more sense because they won't be in their home long enough to build equity. Many others simply don't have the money for a down payment—a situation that has become increasingly common due to rising mortgage rates and elevated home prices."

California's Bay Area was home to some of the most expensive metros for homebuyers. The median mortgage payment in San Jose was \$11,049 compared to the median rent payment of \$4,176—a 165% swing. San Francisco came in at 139%, while Oakland was at 99%. Anaheim, Calif., was above 90% as well.



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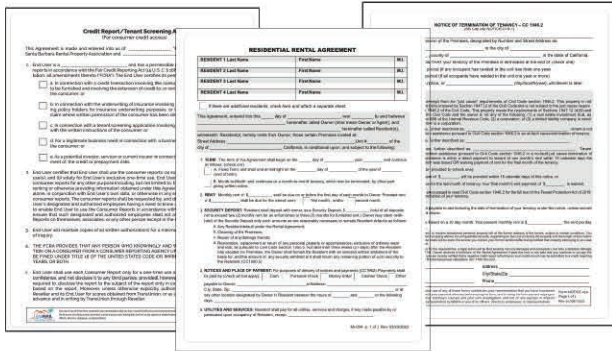
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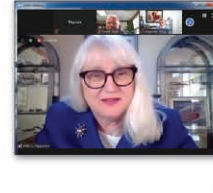
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