



Cultivate ● Activate ● Legislate

NEWS & UPDATES

CalRHA PRESIDENT'S MESSAGE

My role as President of CalRha has officially started and we are off to the races! Our goal is to build a vibrant association that delivers tangible results that impact what was once a disparate industry. But in order to do this, you need to have a team in place that is ready to roll up their sleeves and get to work!

Our association executive, Russell Lowery, has been hard at work helping us assemble this team. We began the process with several board members (including myself) who went to Sacramento and interviewed 12 different lobbying firms. Our first inclination was to hire just one lobbyist. But after some healthy debate, we decided a full team of lobbyists was more beneficial. We are proud to announce we have retained Capitol Advocacy of Sacramento for 2019.

Capitol Advocacy has a stellar reputation in the Capitol and will work hard for us. We are also fortunate to be coordinating with three other lobbyists in Sacramento retained by some of CalRHA's member associations.

So what does this mean for us?

This means that we are covering a larger swath of Sacramento politics than ever before. As a CalRHA member, you will have at least four lobbyists working for you in Sacramento. This is indicative of our industry maturing and becoming more thoughtful about the rental housing industry.

The challenge has been that with so many multi-family property owners that we always found it difficult to unify. We were left feeling like the ills of Sacramento would be addressed by someone other than us. I believe Assemblymember Chiu's bill AB 1506, and Prop 10 last year, has changed that. In a way, the challenges from last year has actually helped our industry. It helped galvanize us and forced us to realize that we are an industry worthy of being properly represented in the halls of the State Capitol.

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We are an industry that rivals some of the tech titans when looking at the impact we have on California. But because we have so many shareholders – I mean stakeholders, we never acted like the large industry that we truly are. It’s time to change that, and we are starting to do so.

Along with the hiring of Capitol Advocacy, we have also retained Elevate Public Affairs to help shine a light on our efforts and provide the necessary support our lobbyists have been asking for, many years. Elevate is known as a top-tier public affairs firm, and we should be proud to be working with them.

This past month has been about putting the team together to help tackle what promises to be a very busy year. I look forward to working with you.

- CalRHA President Sid Lakireddy

LEGISLATIVE UPDATE

Gov. Newsom has long been an advocate for affordable housing and has repeatedly called for a housing “Marshall Plan.” His proposed Budget released on Jan. 10 includes a number of affordable housing proposals, including funding for local governments to “jump-start” housing development as well as funding for the development of housing for moderate-income households. It also expands the state’s Housing Tax Credit Program. In total, the budget proposes \$7.7 billion across multiple state departments and agencies dedicated to housing and homelessness.

Newsom issued an Executive Order on housing on Jan. 15, following a housing roundtable. The EO requires the Department of General Services to create an inventory of all state-owned property to determine what properties can be developed on state lands to increase affordable housing. It also asks the Legislature to address rent costs post-Prop 10. CalRHA will be deeply involved in related discussions and negotiations with the Governor’s office and Legislature.

SAVE THE DATE

Legislative Action Day is April 2-3, 2019
at the State Capitol.

Join us to have your voice heard!



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PARTIAL GOVERNMENT SHUTDOWN...FROM NAA

With the partial government shutdown and its effects on furloughed federal workers, Section 8 recipients, property managers and owners. NAA has provided information that may be helpful to CalRHA members.

Things to Remember in Dealing with Affected Residents

The length of the partial federal government shutdown is completely unknown and dependent on political factors outside the control of impacted federal employees. Whatever arrangement you make with impacted residents should acknowledge this unknown.

Traditionally, federal employees affected by a shutdown receive back pay at some point once the government reopens.

There are numerous options for owner/operators to use in working with impacted residents. Waiving late fees and accepting partial payments during the period of the shutdown can be helpful to residents in the short-term with full payment expected once the federal government reopens and workers have received their back pay.

It is important to document all agreements or arrangements with impacted residents in writing. NAA has prepared a letter to assist in drafting a written record of agreements.

General Talking Points From NAA

Though apartment owners and operators cannot allow impacted residents to live rent-free, this situation is unique, and the apartment industry is committed to working with residents to bridge this difficult period.

As the shutdown continues, it is important to be prepared to assist any residents who are government employees and may have difficulty in meeting their financial obligations. Some solutions include waiving late fees, splitting rent into two monthly payments due on the 1st and 15th, allowing for partial payment with agreement to pay back rent once the government reopens and back pay is issued.

The federal Office of Personnel Management has provided draft communications for federal employees to use with creditors, mortgage companies and landlords requesting a reduction in their monthly payments. Many NAA members are working with residents on an individual basis as they receive these letters.