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April 2023

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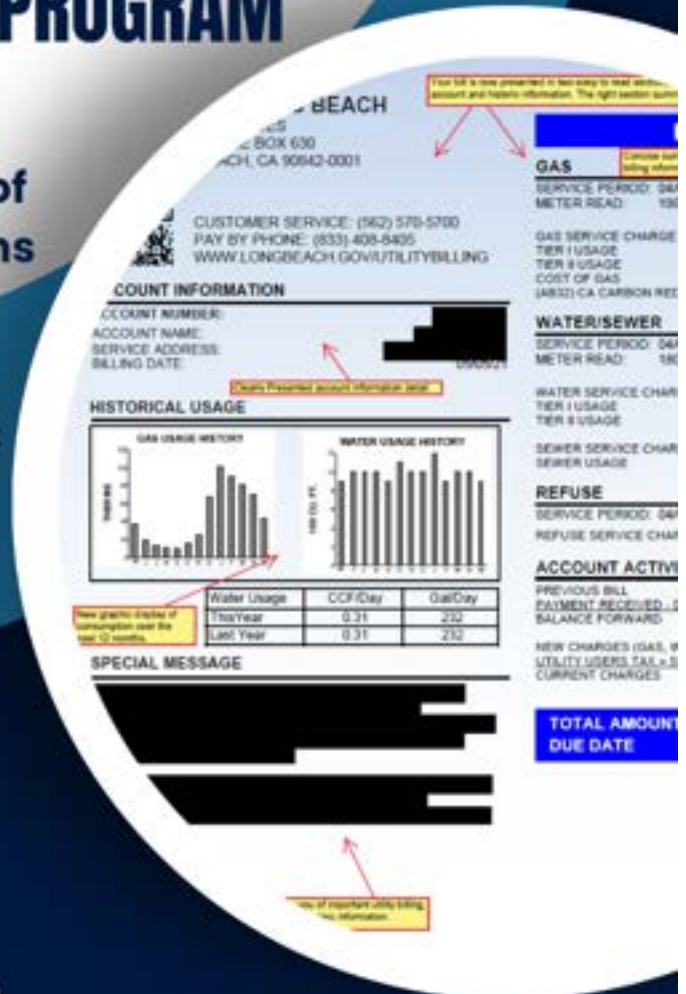
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# President's Message

By Elaine Hutchison



## Shaping the Future of Rental Housing: Uniting for Property Rights and Prosperity

The rental housing industry is a cornerstone of our economy, offering homes to countless households nationwide. Property owners are the linchpin of this industry, responsible for the upkeep and management of a substantial portion of housing in their respective communities. In light of this, it's imperative for landlords and property managers to collaborate in advocating for the protection and advancement of property rights.

Property rights are the lifeblood of stability and prosperity for both property owners and the rental housing sector. They furnish property owners with the legal safeguards and freedoms they need to operate their businesses efficiently and effectively. Additionally, they foster a just and equitable system, ensuring that both property owners and tenants are treated fairly and have access to the housing they require.

In recent years, various forces have sought to erode property rights through government regulations and the actions of interest groups. Such attacks can have serious repercussions for property owners and the rental housing industry, making it more challenging for them to succeed. Therefore, it is essential for property owners and the rental housing sector to unite and champion stronger property rights. By collaborating, they can more effectively advocate for their interests and safeguard their vital contributions, fostering a more robust and prosperous rental housing industry that benefits all stakeholders.

Rental property owners have increasingly rallied together to promote their interests. Their drive stems from rising maintenance and

repair costs, escalating regulations and taxes, and shifts in the real estate market. In response, rental property owners have formed advocacy coalitions to advocate for policy adjustments at local, state, and federal levels. They have also established networks to share knowledge and best practices, thus enhancing the financial performance of their rental properties. Furthermore, some have explored alternative financing avenues, such as crowdfunding and peer-to-peer lending, to alleviate financial pressures. Despite the challenges, rental property owners remain committed to their businesses and their pivotal role in providing housing to renters.

Engaging with the media is another avenue rental property owners can explore to raise awareness of crucial issues and influence public opinion. This entails writing letters to newspaper editors, participating in interviews with journalists, or even launching blogs to disseminate information and insights to the public. Such efforts are potent means of reaching a wider audience and generating support for the rental housing industry. Notably, The National Apartment Association reports that 84 percent of renters place more trust in industry professionals when they hear the industry's message from a reputable third-party source.

By joining forces with fellow property owners, collaborating with local governments, partnering with media outlets, and building relationships with community stakeholders, rental property owners can champion changes that benefit themselves and the communities they serve.



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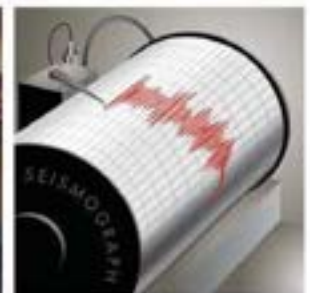
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# Executive Director's Update

*By John Edmond*



## **A Closer Look: Updates and Insights on Local Tenant Safeguard Initiatives**

Against the objections of the Apartment Association, California Southern Cities, the Los Angeles County Board of Supervisors unanimously approved a program on Tuesday, aiming to provide taxpayer-funded legal representation to renters facing eviction. Referred to as a "Right to Counsel" ordinance, this initiative involves the allocation of public funds to assist in private legal disputes, with an estimated annual cost of up to \$60 million. This decision signifies the initial step in a lengthy process towards the program's implementation.

One of the significant challenges lies in identifying a sustainable source of funding. The proposal outlines future plans for expansion to encompass all cities within the county. Initially, the program's first phase, which may take about 10 months to develop into a draft ordinance and undergo voting, will apply exclusively to low-income renters in unincorporated areas of L.A. County. A more comprehensive, countywide program applicable to all cities is envisioned by 2030, dependent on funding availability.

This move by Los Angeles County aligns with a broader national trend in housing policy, as several major cities, including New York City, San Francisco, and Philadelphia, have already implemented "Right to Counsel" laws.

AACSC has expressed significant reservations about the L.A. County proposal, emphasizing the high costs associated with providing legal counsel for individual cases. Tax dollars could be better utilized through rental subsidies and argues that a right to counsel program merely prolongs the eviction process without preventing lawful property reclamation.

In response to AACSC's concerns, Supervisors Kathryn Barger and Janice Hahn introduced several amendments, including income eligibility thresholds, mediation services, post-implementation economic evaluations, coordinated rental assistance initiatives, and assessments of current outreach efforts. However, AACSC remains steadfast in its criticism of the RTC program, viewing it as ineffective and counterproductive, citing studies indicating that legal aid often fails to prevent eviction and may even result in removal from the unit.

AACSC continues to emphasize these issues and advocate for funds to be directed toward alternative solutions. Landlords throughout Los Angeles County are encouraged to monitor the progress of this proposed ordinance and consider its potential impact on their properties.





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# Can ADU's Save The California Multifamily Industry?

By Seth Phillips

In the Covid era, governmental regulations and mandates have been causing quite a bit of anxiety among apartment owners. But in the middle of all this turmoil, an amazing thing has happened. California has passed the most aggressive multifamily housing legislation in the country. These new laws will help apartment owners earn more income than ever before! This all happened when the new ADU laws, particularly SB-13, went into effect on January 1, 2020. This now allows multifamily property owners in the state of California to add three or more additional ADU rental units to their properties for additional income.

The primary impetus of the ADU legislation is the state's dire housing shortage. We live in a capitalist society, and the rules are very simple. It's all based on supply and demand. That ratio is completely out of whack in California. There is a severe housing shortage and it continues to get worse. This is causing many negative effects with one of

the most prominent ones being the dramatic rise of homelessness.

According to California Census Data, there are 3,829,515 multifamily properties in the State of California. The great majority of them could add a minimum of two new living units. That could mean over 6 million new housing units.

To give you an example, on a small scale, if you own a duplex, you can now add two new detached ADU units and an additional ADU conversion of existing non-living space. Guess what? This means your duplex now becomes a five plex. Just imagine the difference in the ROI on that arrangement.

There are multiple qualifying challenges that the property must meet, but it applies statewide and the great majority of properties will, in fact, be able to take advantage of this new opportunity.

*Continued on page 15*



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# Dear Maintenance Men:

*By Jerry L'Ecuyer and Frank Alvarez*

**Dear Maintenance Men:**

**I have installed vinyl floor squares a number of times, but I can't seem to get it square with the walls. It always looks like the floor is slightly cocked to one side. Do you have a procedure on how to start the first tile straight and end up with a square looking job?**

**Noah**

Dear Noah,

Complete all of your floor prep work; be sure the surface is clean, dry and free from dust and debris. Measure the length and width of the floor; divide each measurement by two and mark the floor at the intersecting lines. Snap a chalk line along the length and width of the floor, using the previous measurements. This will produce a cross dividing the floor into quadrants. Now check your chalk line for squareness, using a carpenter's square at the intersection of the two lines. Next, dry fit your tile in both directions to determine your run. Keep the following in mind: adjust your chalk reference lines to allow for full tiles at high traffic tile termination points such as dining room to kitchen, hallway to bathroom etc. Ideally, you will want to use no less than one half of a tile at any wall or termination point if possible. Start your first tile at the cross section of the two chalk lines. This will allow you to use two perpendicular straight lines to align your first tile. Follow each chalk line, putting down tile until you have formed a cross dividing the floor into quadrants. Continue gluing down your tile in each quadrant by going down one axis and across the other.

*Continued on page 25*



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# Can ADU's Save The California Multifamily Industry?

*Continued from page 10*

There are two separate areas of this multifamily opportunity. There's a 25 percent rule which simply means an owner can add up to 25 percent more converted space units based on their existing unit count. The convertible space must be a non-living space. An amazing aspect of this law is there is no limit to the potential number of new units that can be created. If you have a 4-unit property you can add one new unit, but say you have a 100-unit property, that means you can add 25 new units!

Some examples of non-living spaces would be a recreation room, boiler room, storage room, or yes garages. They all count towards that space. In addition, any property regardless of the number of units on it can add two detached units. This formula is very aggressive and will give many owners the opportunity to significantly increase the cash flow on their buildings. The concept is very simple. You get to build additional rental units on land that is free. Yes, that's right, it's free because you already own the land. The cost is already spoken for.

As a result, the ADU development ROI couldn't be simpler to calculate. It's simply the cost of construction versus the rental income or the cost of construction versus the equity increase in value that the new square footage will generate. This is truly a win-win-win scenario. All the while you will be helping to solve one of the greatest problems facing the state of California. It's a supply-side housing shortage.

The State government has been paying attention and this time didn't just ask for more money from taxpayers to solve the problem, instead, they incentivized the market. Now ordinary homeowners and multifamily property owners are encouraged to invest and profit in their own properties. Now instead of property owners having to pay more taxes (money out), they instead can create more money IN! Because this is a statewide law it will encourage unit production everywhere, so it is fair.

One of the key components of the new legislation is in regards to the parking issue. For cities to prosper, they must grow. But absent vacant land to build on, cities must become denser. Traditionally vast amounts of parking have been included in that development formula. In this new ride-sharing economy, owning (and parking), your own car is much less necessary. This, in turn, allows city planners to require less parking. ADU's do not require parking as long as the property is within 1/2 mile of mass transit. This includes a bus stop. Existing properties typically have a small amount of vacant space. With no need to accommodate parking that space can be optimized as living space. If you can fit it, you can build it.

Help yourself and help California grow and prosper, now and forever. Build ADU's and build them now.

Feel free to contact ADU Gold at visit [www.ADUgold.com](http://www.ADUgold.com) for more information.



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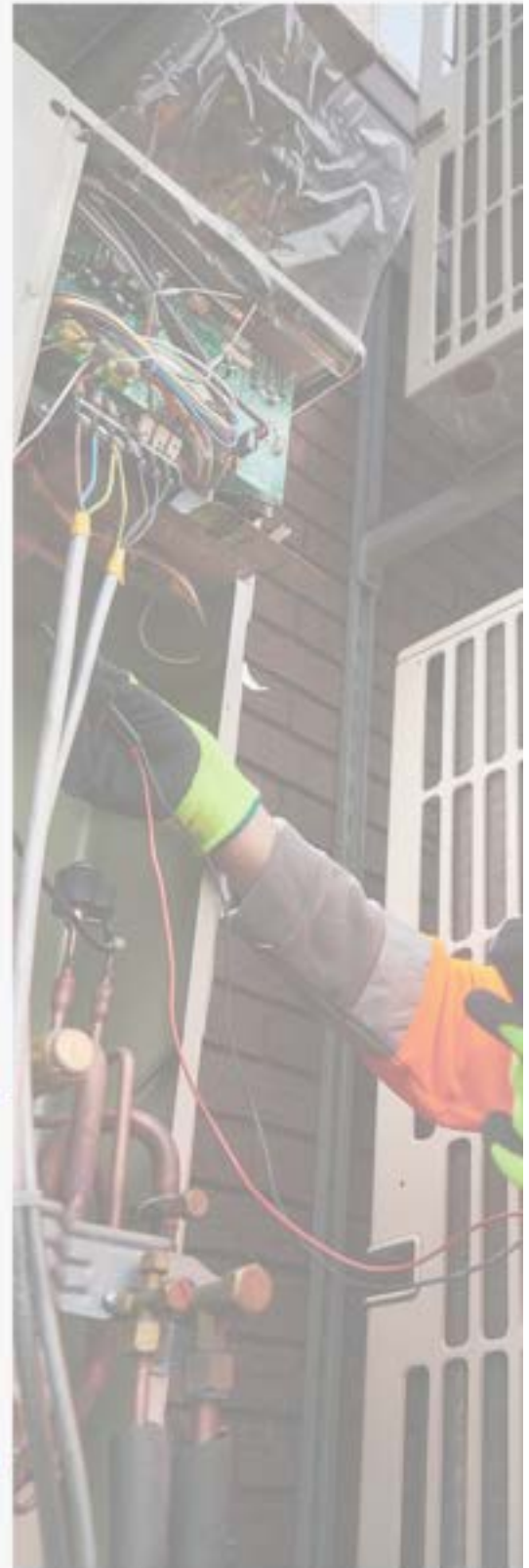
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# Dear Maintenance Men:

*Continued from page 13*

**Dear Maintenance Men:**

**I am having trouble with a forty-gallon water heater in my building's laundry room. The pilot will not stay lit or if I do get the pilot lit it will go out after the first water heating cycle. Is the problem with the thermocouple and if it is, how do I repair it?**

**Jose**

Dear Jose:

When water heaters will not stay lit or will not cycle on and off properly, it is usually the fault of the thermocouple. The thermocouple is a safety device that when it senses the pilot flame is out, shuts off the gas supply to the water heater. In your case, the thermocouple itself may have failed which will trigger the built-in failsafe and shut off the gas supply. Thermocouples are simple devices that are easy to replace. (If you are not comfortable working on a gas appliance, please contact a plumber or appliance repair professional.) To replace the thermocouple, first turn off the gas to the heater and let the firebox cool down for fifteen to twenty minutes before starting work. The thermocouple is located in the firebox next to or alongside of the pilot assembly. It will be either silver or copper colored and look like a small pencil with a copper tube or wire attached. Unscrew the bracket and slide the thermocouple out of the holder. Now follow the copper tube or wire to the control valve. Use a small wrench to remove the nut holding the tube in place; remove the thermocouple wire from the control valve. Take the

thermocouple to your local hardware or plumbing store and ask for a replacement. They should cost less than ten dollars. To install, just reverse the disassembly procedure. Turn on the gas and re-light the water heater.

**Dear Maintenance Men:**

**I have windowless bathrooms in my building. Moisture builds up causes mildew and wall damage in the bathrooms. They do have vent fans, but they don't seem to do the job. How can I solve this problem?**

**Bill**

Dear Bill:

First things to check are whether your vent fans are working and not clogged with lint or dust. If the fan is operating properly, check the CFM or Cubic Feet per minute of air movement. The minimum number should be 50 CFM. If the bathroom is getting more than the average amount of use, you may want to replace the existing fan with one that has a higher CFM rating. We recommend using at least a 120-CFM fan. And equally important, many bathrooms have two wall switches: one for the light and the other for the fan. If this is the case, we recommend combining the two switches into one. That way when the resident switches on the light the fan will come on automatically. We find most residents will not turn on the fan if it has it's own switch.

If you need maintenance work or consultation for your building or project, please feel free to contact us. We are available throughout Southern California. For an appointment, please call Buffalo Maintenance, Inc. at 714 956-8371



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**Leslie Diaz-Villavicencio**  
Multifamily Account Manager  
213-312-1716  
multifamilyrebates@icf.com

*The Multifamily Energy Efficiency Rebate Program is implemented by ICF under a contract awarded by the administrator, SoCalGas®, through December 31, 2017.*

\*Certain restrictions regarding the size, age, and condition of existing system or appliance to be replaced may apply.

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*By Ali Sahabi*

## **Long Beach is Proactive about Earthquake Safety.**

### **Are you?**

Did you know that Long Beach was the testing ground for California's recently unveiled ShakeAlert early warning system for earthquakes?

Beginning in 2014, the city did beta testing on the application until it was deemed effective enough to roll out to the rest of Los Angeles County and eventually, the state.

It operates on a network of underground sensors that detect seismic activity and send out warnings that can allow people to duck and cover moments before a quake strikes. Elevators will stop on the nearest floor, subways and rail transit will come to a halt, surgeons in hospitals will know to wait before making an incision.

"Seconds count when it comes to surviving an earthquake. This is technology that residents in Long Beach and throughout the county have been waiting for," Mayor Robert Garcia said last year in a press release. "I encourage residents to download this app and follow the instructions provided."

ShakeAlert is designed to save lives by giving people the time to prepare. However, early warnings do not protect buildings and infrastructure from damage during a quake. Only seismic retrofits can do that.

Unfortunately, you can't structurally reinforce your building in a few seconds. It's a process that takes several months. So start now if you want to be ready when a large earthquake strikes.

#### **Why Is Protecting Buildings Important?**

Long Beach has been a key player in promoting earthquake resilience for nearly 100 years.

Some of California's earliest earthquake safety laws stemmed from the devastating Long Beach quake in 1933 that destroyed or severely damaged 120 schools, along with losses totaling nearly \$921 million in today's dollars. The Field Act and Garrison Act

*Continued on page 28*





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MHALA uses an integrated, comprehensive service model that meets each individual where they are and tailors services to each person's needs. We work in partnership with those we serve. Our services are strength-based and delivered by teams of interdisciplinary professionals.

MHALA has advocated for systems changes for decades and has provided training to thousands of individuals locally, nationally, and internationally. We provide services at multiple sites in Los Angeles County, including Long Beach, the Antelope Valley, and the Santa Clarita Valley.

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- Transition-age youth services
- Specialized services for Veterans



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*Evelyn, MHALA member and advocate.*

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## Long Beach is Proactive about Earthquake Safety. Are you?

*Continued from page 24*

followed with requirements for architectural review of new and existing schools.

Most recently, the City Council approved granting a \$1.1 million contract to create a Building Resiliency Program for Long Beach, which would include a citywide database of buildings and their potential vulnerability in an earthquake. Other cities putting together similar databases include Los Angeles and Santa Monica.

In the early 1970s, Long Beach created a voluntary program to retrofit unreinforced masonry buildings, which can crumble or collapse in a quake. The program was later made mandatory and most of those structures have been retrofitted for safety.

In 2008, the city created voluntary programs to help owners of wood-framed, soft-story structures retrofit their buildings. These buildings, with parking on the ground floor and dwelling units above, are known to pancake in severe shaking, as witnessed in the Northridge earthquake of 1994.

### Is Your Building at Risk?

Seismologists and structural engineers have identified certain buildings that are most likely to sustain damage in a major earthquake. These include:

- Soft-story built before 1978: These structures, with parking on the ground floor and units built above, are prone to collapse during major earthquakes.
  - Unreinforced Masonry built before 1975: The facades of these buildings can collapse in a quake.
  - Concrete Tilt-up built before 1994: Weak connections can fail and cause walls to pull apart from the roof, presenting a collapse hazard.
  - Non-Ductile Concrete built before 1977: Limited lateral resisting capacity makes these structures brittle.
  - Steel Moment Frame built before 1996: These buildings can sustain brittle fracturing of the steel frames at welded joints between beams and columns.
- A detailed USGS scientific assessment of potential damage from a magnitude-7.8 San Andreas earthquake in Southern California estimated that 300,000 structures would be damaged.

That's one in every 16 buildings in the region.

### About the Author

*Recently appointed to Los Angeles Mayor Karen Bass' Transition Team, Ali Sahabi, previously received the California Governor's Environmental and Economic Leadership Award for taking a sustainable approach toward community development and environmental restoration. A licensed General Engineering Contractor (GEC), Sahabi is an expert in building resilience and sustainability. He is Co-Founder and Chief Operating Officer of Optimum Seismic, Inc., which has completed more than 3,500 structural retrofit and adaptive reuse projects for multifamily residential, commercial, and industrial buildings throughout California.*

# TAKE THE FIRST STEP TOWARDS PROTECTING YOUR PROPERTY RIGHTS!

## AACSC PAC

Apartment Association California Southern Cities PAC

### OUR MISSION:

- ★ TO PROMOTE ADVOCACY AT LOCAL, STATE AND FEDERAL LEVELS
- ★ TO GIVE RENTAL PROPERTY OWNERS THE VOICE AND THE TOOLS TO PROTECT THEIR PROPERTIES
- ★ TO EQUIP AACSC WITH THE POWER TO FIGHT FOR THE RIGHTS OF PROPERTY OWNERS

### THROUGH YOUR CONTRIBUTIONS, OUR POLITICAL ACTION COMMITTEE WAS ABLE TO

- **OPPOSE AB 1791 – Rent control: local ordinances** (which would provide rental assistance for landlords and tenants who do not qualify for assistance under the state Emergency Rental Assistance Program)
- **OPPOSE AB 2179** – (would prohibit landlords from evicting tenants with pending applications up to June 30, 2022, provided the ERAP application was submitted prior to March 31)
- **OPPOSE AB 2710 – Sale of Rental Properties: Right of First Offer** (which would require rental property owners to provide a "qualified entity," with advance notice of their intent to sell the residential rental property)
- **OPPOSE Rent Stabilization Ordinance in the City of Bell Gardens**
- **SUPPORT SB847** (which would provide rental assistance for landlords and tenants who do not qualify for assistance under the state Emergency Rental Assistance Program)



### PROTECT YOUR INVESTMENT:

YOUR CONTRIBUTION TO AACSC'S PAC SENDS A STRONG MESSAGE ABOUT YOUR BUSINESS NEEDS AND PRIORITIES TO STATE AND LOCAL CANDIDATES. IT ENSURES THAT AACSC IS EQUIPPED TO KEEP MULTIFAMILY RENTAL HOUSING ISSUES IN THE FOREFRONT OF THE PUBLIC POLICY PROCESS AT CITY HALL AND IN SACRAMENTO.



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