

## **CAR Spring 2021**

### **Board of Directors**

Friday

#### **Land Use and Environmental**

##### **1. ACTION ITEM**

That C.A.R. adopt an “OPPOSE” position on the electrification mandate based on pending regulations from the California Energy Commission.

**Approved**

#### **Legislative Committee**

##### **1. ACTION ITEM**

That C.A.R. adopt a “NOT REAL ESTATE RELATED” position on an as yet unnumbered referendum that will appear on the November 8, 2022 state ballot entitled “Referendum Challenging A 2020 Law Prohibiting Retail Sale Of Certain Flavored Tobacco Products.”

Note: C.A.R. has previously taken the following position(s) on upcoming State Ballot Measures for the November 8, 2022 ballot:

--An as yet unnumbered ballot proposition entitled Requires State Regulations To Reduce Plastic Waste,

Tax Producers Of Single-Use Plastics, And Fund Recycling And Environmental Programs. Initiative Statute.

**“NOT REAL ESTATE RELATED”**

**Approved**

#### **Transaction and Regulatory**

##### **1. ACTION ITEM**

That C.A.R. adopt a “WATCH” position on **AB 642 (Friedman)**, which seeks to increase state fire mapping to include moderate and high fire hazard severity zones, the consequences of which are unknown at this

point. The bill also expands building requirements, now only applicable to very high fire hazard severity zones, to high fire hazard severity zones, the consequence being that these areas will have higher building costs, but more resilient housing.

**Approved**

## **2. ACTION ITEM**

That C.A.R. adopt a **“WATCH” position on AB 968 (Frazier)**, which seeks to require the Natural Resources Agency to research and provide a report to the Legislature with recommendations on community wildfire resilience certification.

**Approved**

## **3. ACTION ITEM**

That C.A.R. adopt a **“WATCH” position on AB 1439 (Levine)**, which seeks to require residential property insurance discounts without, at this point in time, actually detailing how such a requirement would function in the insurance market.

**Approved**

## **4. ACTION ITEM**

That C.A.R. adopt a **“WATCH” position on SB 63 (Stern)**, which seeks to increase fire risk mapping at the state level and expands certain building provisions to the areas newly designated as “high fire severity zones

**Approved**

## **5. ACTION ITEM**

That C.A.R. adopt an **“OPPOSE” position on SB 440 (Dodd)**, which among other things, seeks to fund a new home hardening program.

**Approved**

## **6. ACTION ITEM**

That C.A.R., in conjunction with **NAR**, **“OPPOSE”** the reporting of negative credit information on consumer credit reports due to financial hardship caused by COVID-19.

Federal Committee: Amended

That C.A.R., in conjunction with NAR, “OPPOSE” the reporting of negative credit information on buyers’ credit reports due to financial hardship caused by COVID-19 currently protected by the CARES Act and after the Act is no longer in effect .

Executive Committee: Amended to strike the word “buyers” That C.A.R., in conjunction with NAR, “OPPOSE” the reporting of negative credit information on credit reports due to financial hardship caused by COVID-19 currently protected by the CARES Act and after the Act is no longer in effect

**Approved**

**Friday**

### **Strategic Planning and Finance**

#### 1. ACTION ITEM

That C.A.R. reaffirms its commitment to the Pathway to homeownership project and its stated objectives. The Pathway to Homeownership Advisory Group and the C.A.R. Leadership Team shall present recommendations for joint venture developments to the Board of Directors in October 2021.

Executive Committee: Amended

That C.A.R. reaffirms its commitment to the Pathway to homeownership project and its stated objectives. The Pathway to Homeownership Advisory Group and the C.A.R. Leadership Team shall present recommendations for joint venture developments, inclusive of selling some of the property, to the Board of Directors in October 2021.

**Approved**

### **Taxation and Government Finance**

#### 1. ACTION ITEM

That C.A.R. adopt a “**SUPPORT IF AMENDED**” position on **AB 1203** (Burke), which among other provisions, seeks to reduce the amount of time that former employees of the assessor's office are restricted from serving on an assessment appeals board and expand the categories of

persons that can serve on the board. The amendment would require the bill have a sunset date of at least three years.

Note: This bill is specific to Los Angeles County.

**Approved**

## 2. ACTION ITEM

That C.A.R. adopt an “**OPPOSE UNLESS AMENDED**” on **SB 323** (Caballero), which would create a 120-day statute of limitations period for certain public utility charge increases unless it is amended to include between a one to three year statute of limitation to challenge the charges.

Note: The period shall apply from the date of first billing statement.

**Approved**

## 3. ACTION ITEM

That C.A.R., in conjunction with NAR, “**SUPPORT**” the exclusion of any capital gain from the income level to which a tax is applied.

**Approved**

## **Professional Standards**

### 1. ACTION ITEM

That C.A.R. amend the California Code of Ethics and Arbitration Manual to allow for members of local association professional standards committees and boards of directors to attend disciplinary and arbitration hearings and review hearings as silent observers for training purposes. Observers will be limited to 1 per hearing.

**Approved**

