

## INVESTMENT HOUSING COMMITTEE

Monterey, CA

Wednesday, February 14

8:00 a.m. to 9:15 a.m.

Report Submitted by: Scott Haigwood, PCAOR

### MISSION STATEMENT

The Investment Housing Committee is a Policy Committee. Its mission is to develop C.A.R.'s housing policy in the rental segment of California's housing opportunities. It has original jurisdiction to evaluate housing legislation and regulation in the following issue areas: Multifamily and Property Management.

### PRESIDING

Lisa Fore, Chair

Ernie Ochoa, Vice Chair

### ISSUE CHAIRS

Ruth Hayles, Multifamily

Scott Brady, Property Management

### COMMITTEE LIAISON

Barbara Betts

### STAFF

Karim Drissi

1. Opening Remarks

2. Bill Intro Deadline Feb 16.

1. Oscar Wei Housing Market Update

2. Rates will probably settle around 5.5 to 5.75 (30yr fix)

1. Action Item

2. Restricts spending by health care providers meeting specified criteria. Initiative Statute... Asking for a motion to support

3. Motion made from floor

4. That CAR adopt a NOT REAL ESTATE RELATED position on an as yet unnumbered ballot proposition that will likely appear on the 11/5/24 state ballot entitled "Restricts spending by health care providers meeting specified criteria. initiative statute"

5. Discussion- This initiative is connected to fighting Mr. Weinstein who is fighting against Real Estate.

6. Motion Failed

Back to original Motion.

1. That CAR adopt a DELAY ACTION position on an as yet unnumbered ballot proposition that will likely appear on the 11/5/24 state ballot entitled "Restricts spending by health care providers meeting specified criteria. Initiative statute"

2. Irma withdrew her original motion and submitted a FOR position.

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Reports

Multifamily Issues Chair

AB 919 Dead-CAR Opposed-Statewide COPA/TOPA-Author is now Chair of the Judiciary Committee where it died originally.

AB 2187 (Bryan)\* Office of Tenants Rights and Protections

- SPOT BILL-Describes what bill will likely do. Intent of Bill is to establish the "Office of Tenants Rights and Protections"

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Prop. Mngmt

AB 2059 (Flora) Support--Dilapidations: Liability Shield for Housing Providers: Protects Housing provider by creating a reasonable time for notification

AB 2216 (Haney) Pets in Rental Housing. (Spot Bill) Trying to force all rental properties to accept pets.

SB 1051 (Eggman) Unlawful Detainer: Victims of Domestic Violence Spot bill to add provisions to previously passed bill.

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Mr. Hanleys 4 proposed ideas.....

-Form for return of security deposit/move out issues/tie in MIMO

-Address/Define absolute right of owner to bill for his time to complete repairs when he chooses not to hire a professional to do repairs. Form to create Billable Hours for that.

-Define "Clean"

-Master Metered Investments. Legislatively approved definition of "RENT"