

CWPM Management

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Established in 1967.

June 2017

HAPPY FATHER'S DAY!



Opinions Mixed On Relocation Ordinance

A new "Tenant Relocation Assistance Program" has passed through the San Leandro City Council's Rules Committee and will be up for a vote by the entire council within the next few weeks.

The program would have landlords pay three month's rent and moving expenses for tenants who lose their home for a "landlord-caused" reason, which usually means rent hike.

But many renters say that the ordinance won't do anything to help keep them in their homes, it will just give landlords a city-sanctioned way to raise rents and they will still be left with no affordable place to stay.

In the latest version of the ordinance, the threshold for the rent hike has been lowered from 20 to 15 percent and the total amount of relocation assistance is capped at \$10,000.

Union City Implements Just Cause Evictions

On May 10, 2017, the City of Union City approved the Residential Landlord and Tenant Relations Ordinance. Now, landlords may not terminate tenancy of a rental unit without cause. Landlords must provide tenants with a copy of the Notice of Tenants Rights within 60 days of the effective date of the Ordinance.

Assembly Passes Flood-Zone Notification Bill

A bill approved by the Assembly this month aims to make sure tenants are made aware of flooding risks before leasing rental properties in flood-prone areas.

Under AB 646, a landlord with "actual knowledge" that his or her property is in a flood hazard area would have to disclose this information to prospective tenants. Property owners with actual knowledge include those notified by a government agency, as well as

owners required to carry flood insurance for the property.

Effective July 1, 2018, the owner would have to make this disclosure in the rental agreement.

JDRF/ONE WALK – SUPPORT CWP FAMILY

Sandra Herrera, Asst. Property Manager for over 20 years at CWP life changed dramatically when her daughter Juliana was diagnosed with Type 1 Diabetes.

On October 15, 2017, join in the JDRF One Walk to change the lives of people who have type 1 diabetes. (T1D) The exciting research JDRF is funding gives hope that people including Sandra's daughter won't have to live with T1D forever!

Please join Team Juliana in raising support and awareness! You can donate or better yet join our team. For more information, contact Sandra at (Sandra@cwpmgmt.com) or 510-352-6310 (ext. 111)

The 4th of July Holiday is only a few weeks away. Enjoy and have a safe 4th of July!

Q&A

Q: What are the reasons that a tenant can legally break a lease agreement? Is relocation due to a job change a legal reason to break the lease?

A: Relocation of a job by a tenant is not a legal reason to break a lease, unless the lease allows for this specific event.

Q: My rental property is a house in a rural area. I do allow animals but do not want any pit bulls. Can I specifically state that?

A: You can determine what type of animals, if any, you allow on the property and should make this clear in the lease or lease addendum. If the animal is a support animal for a disabled resident, however, different rules apply.

Homes Are Selling Faster Than Ever This Spring

Nationwide, properties sold in an average of 29 days in April. Santa Clara County had the nation's second-fastest pace of sales, at 20 days.

Housing inventory woes continue, pushing the median U.S. sales price up to \$244,800, the 62nd straight month of annual gains.

California accounts for eight of the nation's 10 most expensive counties by list price, including Marin, San Mateo, San Francisco, Santa Clara, and Napa.

Serious home shoppers who are hitting the open-house circuit hard during the traditionally busy spring season should not hesitate long, as properties are flying off the market quicker than ever before. That's especially true here in the Bay Area, where homes continue to sell at the among the fastest pace in the nation.

That's according to [the National Association of Realtors' latest existing home sales report](#), which says that the average U.S. property — including single-family homes, condominiums, townhomes, and co-operatives — sold in 29 days in April. That's down from 39 days one year ago, marking the quickest pace of sales since NAR began tracking that data six years ago.

Three Bay Area counties were among the 10 fastest-moving U.S. real estate markets in April: [Santa Clara](#) (20 days), (Alameda) 23 days, and San Mateo (25 days). [Sonoma](#), Napa, and Solano counties saw homes sell faster in April than in March, while the pace of sales slowed slightly in San Francisco, Marin, and Contra Costa counties.

The nation's dearth of housing inventory persisted in April, with 1.93 million existing homes for sale, down 9.0 percent year over year. According to NAR Chief Economist Lawrence Yun, supply is far too low to meet demand across most of the country, which is frustrating both buyers and real estate professionals.

"Homes in the lower- and mid-market price range are hard to find in most markets, and when one is listed for sale, interest is immediate and multiple offers are nudging the eventual sales prices higher.

Our Mission Statement: To provide our clients the highest level of professionalism, experience and unparalleled personal attention all delivered through a foundation built on ethics and integrity.



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