

# CWPM Management

Your Professional Property Management Team.  
Established in 1967.



April 2018

### Accounting Manager

Please call 24 hours in advance to schedule time to meet with the CWP accountant (Becky Donahue) 510-352-6310 (ext. 107)

Becky's schedule will be limited during the 1<sup>st</sup> thru the 6<sup>th</sup> of each month when rents are being collected. We thank you in advance for your support and cooperation

### It's A Shred Event! Rain or Shine

Robert Pace and Intero Real Estate Services will be hosting a FREE public event. Owners are invited to bring your documents for shredding. There is no limit other than the trucks capacity and you are welcome to invite your friends

Cardboard boxes cannot be shredded or recycled at this event. Please be prepared to keep your containers

The shredding event will take place on Saturday, May 5, 2018 from 11:00am until 2:00pm (Or when the truck is full) Whichever comes first! Your documents will be shredded on site as you watch

Hot Dogs, Hamburgers, popcorn and treats for all in attendance

**Intero Real Estate**  
**3185 Castro Valley Blvd**  
**(Rear Parking Lot)**  
**Castro Valley, CA 94546**

### CAA Business Coalition Opposes Giant Corporate Tax Hike

The California Apartment Association is opposing a measure that's seeking to create one of the largest tax increases in state history.

Assembly Constitutional Amendment 22 proposes to ask voters to approve a 10 percent "surcharge" on California employers. Companies with annual net income of more than \$1 million that are subject to corporate income and franchise taxes in California would be required to pay the new tax.

CAA and the coalition point out that 10 percent "surcharge" would go on top of the existing state corporate tax rate of 8.84 percent. "The 18.84 percent corporate tax rate effectively proposed by this measure would be the highest corporate tax rate in the United States, by a wide margin, and would create a huge incentive for California businesses to take their jobs and operations to other states," says a coalition letter opposing the measure.

To reach the November ballot, the measure must first secure approval by a super majority approval in both the Assembly and Senate.

California does not need higher taxes. In a review of the governor's proposed 2018-19 budget, the Legislative Analyst's Office predicts that the state will end the fiscal year with \$19.3 billion in total reserves, assuming the Legislature makes no additional budget commitments.

### Hayward Continues Slow Track Toward Easing Growing Housing Crisis

The Hayward City Council gave direction to staff to study a menu of new protections for the city's renters, including non-binding mediation to resolve rent increases and possibly a moratorium, also on rent hikes. It was the third such council discussion since late January without any concrete movement toward a short-term plan for struggling renters.

But as increased pressure by local grassroots organizations and a growing perception among some Hayward residents that rental prices are rising and the outreach appears to be moving the council, if ever so slightly. The direction to City staff may return a set of proposed policies and additional information, particularly on various moratoriums sometime in May, said Hayward City Manager Kelly McAdoo.

### Q&A

**Q:** One of our tenants was recently arrested and is incarcerated. How does this affect his lease? Is it considered abandonment?

**A:** The incarceration of a tenant does not have a legal impact on the tenant's right under the lease. If the tenant breaches any part of the lease agreement, such as non-payment of rent, the landlord may take legal steps to evict, and can serve notices to the tenant while in jail.

**Q:** One of our tenants is a day sleeper and complains about the noisy children next door. They are under school age, and I don't know how or if I should enforce excessive noise.

**A:** Most courts recognize that apartment living is in closer proximity than single-family homes, and occupants must be more tolerant of disruptions, considering also the time of day or night and the cause of the disruption. If the noise the children make is not excessive for daytime tolerance, it is likely there is no violation of the lease or community rules. Having another witness to the noise would be helpful to see which side you end up on.

**Q:** One of our month-to-month residents gave a 30-day notice to vacate the unit, and now it is the 30<sup>th</sup> day, and he refuses to move. What can I do now? Do I have to serve him with my 30-day notice?

**A:** If the tenant's notice was in writing, the tenant is legally bound to vacate the unit within the 30-day timeframe. Failure to do so allows you to immediately file an action for unlawful detainer (tenant eviction).

## Real Estate Roundup: California Housing Markets Posted The Nation's Biggest Equity Gains In 2017

### Tappable Home Equity Climbs To All-Time High

The U.S. housing market saw tappable equity increase by the largest dollar amount on record last year, with San Francisco and Los Angeles leading the country for gains. That's according to Black Knight's latest Mortgage Monitor, which says that U.S. housing market gained \$735 billion in tappable equity in 2017. Nationwide tappable home equity now stands at \$5.4 trillion, a new all-time high and 10 percent above the former peak recorded in 2005.

"As home prices continued their upward trajectory at the national level, the amount of tappable equity available to homeowners with mortgages continued to rise as well," Black Knight Data & Analytics Executive Vice President Ben Graboske said. "Still, Americans seem more reserved in tapping their equity than in years past."

### U.S. Home Prices Once Again Hit New Peak

America's housing market is more competitive than ever this spring, with prices again reaching a new high and no end in sight to tight supply conditions.

As realtor.com reports, the median list price for a U.S. home was \$280,000 in March, up 8 percent year over year and surpassing the previous high observed in July 2017. Company Director of Economic Research Javier Vivas predicts that if appreciation continues at its current pace, half of the homes on the market will be priced at more than \$300,000 by this summer.

Conditions remain particularly difficult for first-time buyers, as homes priced at less than \$200,000 are rare. If listing-price trends persists, one in 12 homes on the market this summer will be priced above \$1 million.

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.



### THE REAL ESTATE PACESETTER

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