



2009

LEGISLATIVE YEAR IN REVIEW



This was a very eventful year at the Apartment Association of Orange County (AAOC). While the threat of higher taxes, rent control and anti-property owner legislation is always looming, the AAOC continuously fights at the city, county and state levels to protect the rights of our members.



2009 brought about big changes for the AAOC. In September the AAOC officially joined the National Apartment Association (NAA), a nationwide organization that works as an advocate for the multi-housing industry. NAA brings many wonderful opportunities for our members and our association as a whole. Perhaps one of the most prominent benefits of joining the NAA is that members will now not only have representation at the local and state levels, but also at the federal level!



The AAOC has also been working hard to ensure that our members have accessibility to all the services AAOC provides. In December our new and improved website was launched. When visiting AAOC.com you will now be able to utilize features that were unavailable on our previous site, such as the ability to download forms, register for events, and access account information 24/7. Our Legislative page provides you with important, up to date information such as new legislation, contact information for elected officials, and AAOC Red Alerts, which notifies members when there is a key issue they need to know about. These are just some of the new services rendered by the AAOC website.



The year 2010 will be important for the apartment industry as it is an election year. In Orange County we are fortunate to have many great elected officials who understand the importance of property rights and it is imperative that we do whatever we can to elect candidates who have the same beliefs and values as the AAOC. With your support, we will continue to work hard to ensure that the rights of our members are protected.

APARTMENT ASSOCIATION OF ORANGE COUNTY



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SACRAMENTO REPORT 2009

Working Hard in Sacramento to Protect Your Rights!

There are thousands of bills introduced in the Legislature every year. With the help of our General Counsel in Sacramento, the AAOC analyzes these bills to determine which ones will affect the rental housing industry and then works with others in the apartment industry and our allies in the Legislature to decide what steps need to be taken to protect our

members. While 2009 was a very successful year and we defeated many bills that were dangerous to the industry, some will be reappearing in 2010. Thus, it is extremely important for the AAOC to maintain an active presence in the State Legislature. Here are some key bills of 2009:



BILL #	(AUTHOR) DESCRIPTION
SB 518	<p>(Lowenthal) This bill would have allowed the State Government to impose a state-mandated program that would force cities to change their current parking laws and limit the amount of parking they are able to offer, whether it is commercial, public or residential parking. Because parking is an important commodity to offer tenants, the AAOC vigorously opposed this bill.</p> <p>Outcome: Defeated in 2009; Back in 2010</p>
AB 49	<p>(Feuer) This bill would require the state to achieve a 20% reduction in urban per capita water use in California by December 31, 2020. Because of the current water crisis in California, the thrust of this bill was merged into a water package voted on by the Legislature in a special session.</p> <p>Outcome: Included in State's water package</p>
AB 943	<p>(Mendoza) If passed, this bill would prohibit an employer from requiring an applicant to authorize a credit report before hiring. The bill would also require employers to submit to the Department of Fair Employment and Housing every 6 months a list of each applicant for employment and each employee who has applied for a promotion during the 6 months, the race and gender of each applicant, and whether a credit report was obtained. This bill was especially dangerous for apartment owners, as many employees have access to their tenants' confidential information.</p> <p>Outcome: Vetoed by the Governor</p>
AB 1020	<p>(Emmerson and Ma) This bill is the State's version of the federal Virginia Graeme Baker Pool and Spa Safety Act. Because the federal law was very obscure and confusing in how it would be applied at the state and local levels, this bill offered more clarification on what Orange County property owners should do to be up to code.</p> <p>Outcome: Signed into law</p>
AB 1171	<p>(Ammiano) Existing law in rent control jurisdictions requires apartment owners to notify tenants 120 days before going out of business or, if the tenant or lessee gives written notice to the owner within 60 days of the date of notification of their entitlement to an extension, one year for any tenant who is at least 62 years old or disabled and has lived in the unit for one year. This bill would expand that one year extension to all tenants in a complex when any person is at least 62 years old or disabled. It would require the owner to notify all tenants of their right to an extension.</p> <p>Outcome: Defeated in 2009; Back in 2010</p>

ORANGE COUNTY LEGISLATIVE WATCH

Working Hard in Orange County to Protect Your Greatest Investments!

Westminster Ad Hoc Water Committee - The AAOC was involved with the Westminster Ad Hoc Water Committee, which was working to create a new water rate structure that would benefit all property owners in the City. For months council members, city staff, Westminster residents and representatives from AAOC worked with consultants



to discuss what we hoped to see in the newly formed structure. After much deliberation we are happy to say the Committee's final draft of the water structure was well put together and was fair for all property owners including those in the apartment industry.

Orange Unlawful Party Ordinance - The City of Orange is experiencing problems with unlawful parties occurring in residential neighborhoods on a consistent basis. To combat this issue, the City was looking to change its current party ordinance, making it stricter and thus easier to punish those throwing a party. However, one section of the proposed ordinance would have held a landlord criminally liable for parties thrown by their tenants, even if they didn't live in the same state.



We discussed our concerns about landlords being liable for their tenants' actions with a majority of the Council and they had similar uncertainties about the ordinance as it was written. They decided to make the changes we requested to the ordinance, including removing landlords from any criminal liability as well as revising the notification process. While landlords still may receive a charge for the police cost, it will be after three notifications of an Unlawful Party and only if they do not take any steps to reprimand their tenant, whether it be something as simple as a warning letter to the tenant or as severe as beginning an eviction process.

Costa Mesa Fire Inspection Fee - In Costa Mesa, the City was making changes to its Master Fee Schedule with one recommendation being an Apartment Fire Inspection fee. The AAOC worked with the City Council to defeat this fee. We felt it was unnecessary, as most fire departments in Orange County do not charge for this service and the cost for the inspection is minimal since the inspection is often done as a training resource or in staff down time. While we understand fees are necessary for the cost of a service, we felt charging \$60 per ½ hour was unjustified. AAOC Board members and staff met with members of the Council and the Fire Prevention department to discuss our concerns. The Council agreed that the Apartment Inspection Fees were unneeded and voted to exclude the Apartment Inspection Fee, as well as the Business Inspection Fee, in the new Master Fee Schedule.



LASOC's Unlawful Detainer Clinics - The Legal Aid Society of Orange County (LASOC) requested federal funds designated to certain cities in Orange County and the County itself for their Unlawful Detainer Program. The AAOC was concerned with the fact that funds were going to be used to expand an Unlawful Detainer Clinic, which are designed solely to delay evictions for non-payment of rent. While we believe that landlords have a responsibility to their tenants by taking the proper steps when evicting, we live in a state where unjustified lawsuits are a normal occurrence, especially against property owners. To protect our members' interests, we wrote letters and discussed our concerns with cities in Orange County, including Fullerton and Orange. Out of nine cities and the county that received HPRP funds only one, Garden Grove, voted to give LASOC any money. The others voted to give it to non-profit organizations that will directly benefit the homeless instead of using legal matters to keep nonpaying tenants in apartments.



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AAOC Elected Official of the Year: Allan Mansoor

The Apartment Association of Orange County is proud to announce Costa Mesa Mayor and candidate for the 68th Assembly District, Allan Mansoor as our 2009 Elected Official of the Year. Mayor Mansoor's support of limited government, lower taxes, and private property rights has earned him this prominent award from the AAOC.

Allan Mansoor is a Deputy Sheriff who was first elected to the Costa Mesa City Council in 2002 and again in 2006. In 2005 he was appointed by his colleagues on the Council to serve as Mayor and has twice been re-appointed. Allan acts as a city council liaison to the Investment Oversight, Redevelopment and Residential Rehabilitation, OCTA/Growth Management Area and Traffic Impact Fee Committees and was elected to the Orange County Transportation

Authority (OCTA) Board of Directors in 2006.

As Mayor, Allan has focused attention on fiscal responsibility and protecting property and business rights. Mayor Mansoor supported a Residential Remodel Incentive Program that allowed Costa Mesa citizens to bring their homes up to code without fees or penalties. He is a vocal opponent to eminent domain and inclusionary zoning, which is a city or county ordinance that requires a certain percentage of new construction to be affordable for people with low to moderate income. However, Allan supported an overlay zone in Costa Mesa, which encourages free market revitalization in needed areas by creating a special zoning district over an existing zone, thus giving more building opportunities to developers and property owners.

This year Mayor Mansoor worked very closely with the AAOC in defeating an unnecessary Apartment Fire Inspection Fee that was proposed by the City's Fire Prevention Department. We felt the fees were uncalled for as there is no added labor needed for these inspections and they can be completed as a training tool or on staff downtime. Being a proponent of property rights and a supporter of only necessary fees, Mayor Mansoor worked with the AAOC to ensure that property owners would not be burdened by a fee they did not need to pay.

As mentioned before, Mayor Mansoor is running for California State Assembly in the 68th District. The Apartment Association of Orange County has already given Mr. Mansoor our endorsement. If you would like more information on his campaign, please visit www.allanmansoor.com. We are very proud to be supporting the Mayor in this election as well as declaring him our 2009 Elected Official of the Year. Congratulations Allan!

AAOC Annual Events 2010

AAOC's 39th Annual Trade Show & Conference

Wednesday, March 17, 2010 • Orange County Fair & Event Center

AAOC Golf Classic

Monday, August 9, 2010 • Los Coyotes Country Club

*Portion of proceeds benefit Canyon Acres Children & Family Services

AAOC's 2nd Annual PAC Appreciation Reception

Tuesday, November 16, 2010 • AAOC Headquarters

Questions, Comments or Concerns

If you have any questions or comments concerning state or local legislation, please be sure to call the AAOC Public Affairs Department at (714) 638-5550 or email Emily Osterberg, Director of Public Affairs, at eosterberg@aaoc.com

Please also visit AAOC's website at:
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