



CALIFORNIA APARTMENT ASSOCIATION
GREATER INLAND EMPIRE

2015
Annual Report



“The California Apartment Association is our region’s trusted voice on public policies that affect the rental housing and apartment industry, and I rely on their expertise when it comes to improving the quality of housing for residents in our city.”

- **Mayor Rusty Bailey**, *City of Riverside*

California Apartment Association Greater Inland Empire

is a division of the nation’s largest statewide trade group representing owners, investors, developers, managers and suppliers of multifamily communities. For more than 70 years, we have served apartment owners and property managers through tireless work in public affairs, education and customer service.

What We Believe

We, the members of the California Apartment Association, recognize our ethical duties to the communities of which we are a part. Being ever mindful of the increasing role of the rental housing and apartment industry in providing homes, we have united ourselves for the purpose of improving the services and conditions of the rental housing and apartment industry.

“I know the challenges facing the rental industry and I’m pleased to say CAA is an effective, professional trade association that protects their members, the industry and the community at large.”

- **Assemblymember Freddie Rodriguez (D)**, *52nd Assembly District*



“Now, more than ever, the California Apartment Association is strategically positioned and at the table with local leaders on issues that affect their members.”

- **Mayor Paul Leon**, *City of Ontario*

CAA Greater Inland Empire Advocates for You!

Our dedication to government advocacy at the local and state levels helps make CAA the voice for the multifamily industry in California.

Advocacy

A step-by-step process that starts with developing positive relationships with targeted government policy makers; earning their trust; educating them on how your industry improves the quality of life in their region; and then influencing public policy as it's being developed to ensure your industry is protected.

Working with Cities

At City Hall, CAA has a proven track record of defeating proposals that threaten the rental housing and apartment industry, and increase the costs of doing business. We partner with policymakers to remind them of the vital role our members play in housing their workforce and economic growth of the region, as well as educate them as they craft policy to improve the quality of life for their residents.

“As Vice Chair of the Housing and Community Development Committee, I rely on CAA and their rental housing expertise on the most pressing housing and land use issues facing this state. I am grateful for CAA’s active and effective advocacy in the policy making process.”

- **Assemblymember Marc Steinorth (R)**, *40th Assembly District*

Local Victories

IMPROVED RENTAL INSPECTION ORDINANCE

ONTARIO - Thanks to more than two years of strategic relationship building with Ontario City Councilmembers, city staff contacted CAA for the rental industry's input on how to improve its rental inspection ordinance that incentivizes good management practices. Ontario came to us.

SAVED THOUSANDS FOR MEMBERS

VICTORVILLE - For more than a year, CAA Greater Inland Empire worked closely with City of Victorville's staff to help ensure an inspection component being added to their rental housing ordinance would reward rental property owners and operators who take good care of their property.

IMPROVED RENTAL HOUSING POLICIES

SAN BERNARDINO - Per Mayor Carey Davis' request, CAA formed and led a housing policy committee of rental housing and apartment industry leaders who reviewed the city's five decades of 'bad' rental housing policies and provided recommendations for staff to draft new policies that will improve the rental stock and quality of life within the city.

STOPPED APARTMENT MORATORIUM

MENIFEE - Threat of moratorium on apartments was successfully stopped in the city of Menifee. CAA educated Council on the long-term benefits of multifamily development for the community. They directed staff to work with CAA on a study of the impacts of future high density projects on Menifee.

“I know first-hand that CAA represents their members well; they set the standard when it comes to working with policy makers to ensure new city ordinances are total victory outcomes for both residents and the rental housing and apartment industry.”

- **Councilmember Mike Spence, City of West Covina**

Statewide Victories

ANTI-ELLIS ACT- SB 364

For the second straight year, CAA successfully defeated state Sen. Mark Leno's bill aimed at weakening the Ellis Act, legislation that protects a landlord's right to leave the rental housing business.

DEFEATED

CRIMINAL BACKGROUND CHECKS - AB 396

This would have prohibited landlords from using criminal background checks in screening prospective tenants.

DEFEATED

RENT CONTROL ON SENIORS - AB 1229

This would have created a temporary demonstration project in specified counties to halt rent increases for qualifying seniors and reimburse landlords through a tax credit.

DEFEATED

CLOTHESLINES - AB 1448

As initially introduced, AB 1448 would have prohibited lease provisions that restrict the use of clotheslines by tenants at the property.

DEFEATED

“CAA’s aggressive representation in both Sacramento and in the Greater Inland Empire makes the difference in protecting the rental housing and apartment industry against unfair regulations that threaten and constrain business growth for us, rental property owners and managers.”

- **Mark Yopez**, Senior Regional Portfolio Manager, *Essex Property Trust*

“CAA political action committee supports and helps ensure that business-minded candidates for public office are successful.”

- **Randall Lewis**, Executive Vice President, *Lewis Group of Companies*

Political Action

Statewide

The CAA political action committee (CAAPAC) is the non-partisan political arm of the California Apartment Association, the largest statewide rental housing trade association in the country. CAAPAC is a valuable tool used to protect the interests of rental housing owners and property managers.

Our political action committees invested more than \$2.5 million to help elect state and local representatives who are receptive to the concerns of rental housing and apartment industry members statewide, ranking CAAPAC in the top 5 percent of all business PACs in California. More than 90 percent of CAAPAC supported candidates won their races in the 2013-14 election cycle.

Greater Inland Empire

Thanks to our members' mandatory and voluntary investment, CAA Greater Inland Empire political action committee grossed more than \$75,000 this year, making it Inland Empire's largest business political action committee. This money helps us elect local office-holders who understand CAA's issues and help prevent costly ordinances that harm the region's rental housing and apartment industry and the businesses that support it.

City of Menifee Election

In November CAA joined the building industry and realtors associations to successfully remove a councilmember who opposed high-density residential development from Menifee City Council. This effectively eliminated the threat of a city-wide apartment moratorium, which was suggested at a council meeting earlier in the year.

City of Riverside Election

CAAPAC supported John Burnard, who was elected to Riverside's open City Council Ward 7 seat. As a business owner who understands the need for multifamily housing downtown, John will support the growth of rental housing and apartment industry within the city. In addition, CAAPAC supported Riverside's three pro-business/pro-development incumbents who also won, including Mike Gardner (Ward 1), Mike Soubirous (Ward 3) and Chris MacArthur (Ward 5).

Local Election Results

- This year, our local CAAPAC supported 34 business-minded leaders throughout the Greater Inland Empire who won their elections, giving us an election win-rate of 85 percent.
- Equally important is that four of the winning candidates are new city councilmembers who filled open seats; increasing CAA's presence within those cities.



“CAA has a winning government affairs track record, protecting our rental housing and apartment industry from bad policies both locally and statewide, but they need our continued support to fight California’s constant political challenges.”

- **Mike Bissell**, President, *Sares-Regis Group*

CAA has achieved several victories in the last year for the rental housing and apartment industry both statewide and locally, however, California’s economic challenges continue to create an environment of constant threat to your bottom lines:

**Housing shortage/
affordable housing crisis**

- = Rent control
- = Mandatory vouchers

Budget deficits/pension costs

- = New inspection fee ordinances/increases
- = Increased Development Impact Fees

Only with continued support from you, members of the rental housing and apartment industry, can we continue to stay ahead and manage these constant threats to our industry. Give CAA an even bigger voice and increase awareness of our key issues among elected officials to ensure state and local policies aid and support the rental housing and apartment industry. Please join the mission and be sure to renew your CAA membership, or join CAA today!

Thank you,

Tim Johnson

*Executive Director
CAA Greater Inland Empire*





“CAA cares about the communities they serve, providing money and supplies to help strengthen the lives of children and families who are in desperate need of shelter and safer living conditions.”

- **Supervisor Josie Gonzales**, *San Bernardino County Board of Supervisors*

California Apartment Association Greater Inland Empire (CAA) raises thousands of dollars annually to fight homelessness in the Inland Empire. CAA partners with local non-profit housing providers using money raised from our events to pay for construction material, supplies and services for transitional housing projects. CAA recently helped rebuild Genesis House, a 32-bed facility in Riverside that houses individuals and families who find themselves temporarily homeless.

CAA Code of Conduct

1. We comply with all applicable law and regulations.
2. We comply with the CAA Code of Equal Housing Opportunity.
3. We comply with the CAA Resident Bill of Rights.
4. We recognize the value of written contracts and endorse their use.
5. We commit to honesty, integrity and fair dealing in our capacity as rental housing professionals.
6. As rental housing professionals, we act to better the communities of which we are a part.
7. We maintain an equitable and cooperative relationship among the members of this association.
8. We promote the conservation of natural resources and preservation of the environment.
9. We believe in and encourage ongoing education for all participants in the rental housing and apartment.

