

SAN GABRIEL VALLEY CONNECT



**Feature Article: Rent Control and
What You Can Do**

N.A.R. and C.A.R. Issues

A Look at Our Past Events

Cover of WSGVAR YPN Softball Game
against Arcadia AOR June 25, 2017



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WSGVAR Monthly Magazine

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Hello Members of West San Gabriel Valley Association of REALTORS®!

Hope you are all enjoying your summer. It's hard to believe that I'm already halfway through my term as WSGVAR President. I'm grateful for the opportunity to serve you and wanted to share a few of the events that are going on this year.

On June 10, WSGVAR members joined in to be "Good Neighbors" with the 3rd Annual Alhambra Clean-up. The event was a huge success as more than 100 volunteers showed up to work, and they performed free clean-up work on over 60 homes in the neighborhood, which resulted in filling 8.5 large roll-off dumpsters of trash, junk, debris, e-waste, and green waste! Our volunteers enjoyed making our community a cleaner, brighter, and safer place to live.

Our Young Professional Network (YPN) Committee has been hard at work helping the community. The Drag Queen Bingo at Hamburger Marys (page 14) event was a huge success raising over \$2,600 for Peace Over Violence. YPN is hoping you can help them during this month-of-giving by donation clothing (page 22) or helping give blood (page 19) and more!

The annual Home Buyer and Sellers Fair (page 15) was a great success this year! Thank you to our affiliates who presented so many great topics that will really help our clients. I look forward to see a bigger crowd come next year, as this event has been going each year. Our Education Committee will be hosting their Commercial Summit (page 11) this month. Please stay posted on information for the upcoming Property Management Summit, September 30, and the Tech Summit, October 25.

Also don't forget to join us in our annual Affiliate Appreciation event (page 20.) The affiliates will be celebrating at Bowlmor Lanes in Pasadena on August 15. Let's show how much we appreciate their team work and celebrate with them!

I would like to congratulate our newly elected members of the 2018 Board of Directors (page 6.) We are looking forward to a bright future. With that work hard and make some money!

My best,

President Suzi Dunkel-Soto



C.A.R. Issues

Commuters, Jobs, and Houses; Oh My!

By: Azad Amir-Ghassemi

As housing becomes more expensive, and the cost of living between expensive central areas and outlying counties expands, people begin to make decisions on the trade-offs between living farther out (and in larger houses) and commuting longer to their jobs. As housing supply has not caught up with demand in central suburbs and cities, home-seekers have started going further and further away to find affordable homes to purchase in the cities where they live.

This corroborated in C.A.R.'s price and sales data, and our regional Housing Affordability Index, (which is a mix of income and price data). For examples, increasing prices in the Bay Area and Los Angeles have led to relatively stagnant levels of sales in more central city areas with large price gains, and increased sales and interest in homes in outer counties. This pattern is also seen in simply the sheer amount of vehicle miles traveled by Americans, which has shot past the previous high 2008 levels.

So much public data exists on people's jobs, their commutes, and the places people live. By combining and visualizing this data in different ways, we can understand the patterns of lives, commutes, jobs and ultimately the places that people want to live in where they have to go to work.

I wanted to highlight a few fun maps and tools created by the public for these purposes. The ACS Commute Map website offers interactive and animated maps and charts that show the number, distance and areas that people commute to and from their residences every day. The data is at what is called the "Census Tract Level" and the page shows people traveling between 20 to 100 miles.

What about Types of Jobs?

These commuter maps help explain where at a very macro (county) level the location of jobs, residents, and willingness to commute, but what about the types of jobs in specific areas?

A slightly similar map explores at a much finer

grain level location of jobs (and the types of, and incomes of), in particular areas. The webpage is called Where Are The Jobs made by Robert Manduca, a graduate student, where you can zoom out and scroll to navigate.

How Interest Rate Jumps Affect Purchase Decisions & Affordability in CA

By: Azad Amir-Ghassemi

Mortgage rates have shot up in the two weeks following the election, moving to highest levels in two years, with the 30-year fixed rate loan at 4.25 percent. This has instantly pushed up the cost of borrowing and home purchasing for many people in California, caused many to try to lock in current rates and has caused an immediate drop in mortgage refinancing. Homebuyers on the market are pushing to lock in rates and to speed through closings: the median monthly payment for a California single family home instantly jumped up \$110 from the pre-election median price of \$2510. Each .25% increase in rates translates into roughly a \$60 increase in payments.

The rapid jump was driven by a mix of expectations of inflation, Fed rate hikes, and anticipation of the new administration's fiscal and tax policies. For many people looking to buy this means pushing forward to lock in rates that are still at historically low levels, with an eye for further upward movement over the coming months and years.

Near-peak prices, low levels of affordable homes on the market and the non-existence of new building, particularly – for entry-level homes, have combined to drive affordability in California to lows. Rate jumps will further suppress the number of people who can afford to buy, and while price increases in the future will moderate, affordability will not improve if current market conditions persist. As such, sales activity in the California housing market may stall or even slow-down in the coming years. Both buyers and sellers will need to acclimate to the reality in the future that supply may increase, but only due to fewer buyers at middle and lower housing price segments.



Habit Food Truck Event!

On June 29, 2017, WSGVAR gave our members a special treat, providing fresh burgers and fries from Habit Burger Grill.

We had a great turn out with over 140 enjoying a free, delicious meal.

A special thank you to Vanessa James, Leon Townsend, Horacio Garfio, Marcus Jacques, Chad Araki, Edmund Hernandez , and Connie Cohen for helping to set up.





The West San Gabriel Valley Association of REALTORS® would like to congratulate the winners of the 2018 Board of Directors Election:

Ling Chow
Karen Kuit
Giuseppe Veneziano

We wish you good luck during your term. Thank you to the Election Committee for your service. And thanks to you, our members, who participated in the election process.

2017 COMMERCIAL SUMMIT

Saturday, August 12, 2017 | 10:00AM to 3:00PM

WSGVAR
1039 E. Valley Blvd., #205B
San Gabriel, CA 91776

- \$10 Pre-Register
- \$20 At the Door
(Breakfast and lunch included)

PROGRAM

- **What's Happening in Monterey Park**
Michael Huntley, Director of Community and Economic Development of Monterey Park
- **What's on the Horizon for Temple City**
Michael Forbes, Director of Community Development of Temple City
- **Changes in Retail**
Angelica Frausto-Lupo, Economic Development Manager of San Gabriel
- **Commercial Real Estate Eviction Process**
Paul Cheng, Law Offices of Paul P. Cheng & Associates
- **U.S. Tax Consequences to Foreign Buyers**
Michael Brooks, DIRECTS LLP, CA Tax Attorney
- **Advantages of 1031 Exchange**
Phil Atwan, Senior Vice President, Exchange Resources
- **Buld It Green**
John Shipman, Senior Director, Southern CA and Real Estate Services

WAYS TO REGISTER: Register online at www.WSGVAR.com and click on the "Education Schedule" under the "Education & Events" tab or fill out the information below and mail to WSGVAR, 1039 E. Valley Blvd., #205B, San Gabriel, CA 91776 or fax to 626-288-7658

Name _____ Company _____

Address _____ City, State, Zip _____

Phone _____ E-mail _____ Member # _____

Credit Card Type: Visa MasterCard AMEX Discover or Check Enclosed payable to: WSGVAR

Cardholder Name _____ Credit Card # _____

Exp. Date _____ CVV _____ Signature _____

Please note: No refund will be given for cancellations.

Contact: Education Department
1039 E. Valley Blvd., #205B, San Gabriel, CA 91776 | Office: (626) 288-6212 | Fax: (626) 288-7658
Email: education@wsgvar.com | Website: <http://www.wsgvar.com/>

West San Gabriel Valley Association of REALTORS®
is bringing you a Mandatory

ActiveKey Exchange Event

August 22nd – September 5th, 2017

West San Gabriel Valley Association of REALTORS®
1039 E. Valley Blvd., #205B
San Gabriel, CA 91776

Members with ActiveKEY: Exchange your ActiverKEY for a new eKEY. You must be an active member to exchange your key. **Current eKEY users do not need to attend.**

YOUR KEY OPTIONS:

Key Choice	eKEY® Professional	eKEY Basic
Cost	\$24.95 debited monthly on the 19th	\$14.85 debited monthly on the 19th
Functionality	Basic lockbox functions on your smartphone plus MLS, maps and showing activity	Basic lockbox functions on your smartphone

Please bring with you to the exchange event:

- Your ActiveKEY and smartphone/tablet
- A government issued photo ID
- Payment options for new KEY: American Express, MasterCard, Visa or check. No cash accepted.

Tips for a successful exchange event:

- Download the Supra eKEY app onto your smartphone/tablet prior to attending the event.
- To download the eKEY application:
Android™: Select **Market**, **Play Store**, or **Google Play** icon, select **Search** and search for **Supra eKEY**, select the app, & tap **Install**.
Apple: Select **App Store** icon, select **Search** and search for **Supra eKEY**, select the app, & tap **Install**.
BlackBerry®: Select **App World** icon, select **Search** and search for **Supra eKEY**, select the app & tap **Install**. BlackBerry OS 4 and earlier need to open the internet browser, type www.ekeymobile.com and download the app.
- Please see the [Certified eKEY Devices](http://www.supraekey.com/Documents/current_devices.pdf) list at www.supraekey.com/Documents/current_devices.pdf
- For more information on eKEY, visit our eKEY Resources page here: <http://www.supraekey.com/CustomerSupport/Pages/eKEY-Resources.aspx>
- Please allow 60 minutes for your appointment. Avoid showing close to your appointment time. If you cannot come to your appointment trade with another agent. It is not necessary to call the Association office to let them know you are trading appointment times.



APPOINTMENT SCHEDULE BY LAST NAME PAGE TWO

RENT CONTROL AND WHAT YOU CAN DO

Rent Control is becoming a growing issue in the real estate industry. Local governments have been turning to rent control as a means to create and maintain affordable housing during this housing crisis. But in order to protect the right to own a home a knowledge of housing issues and policies is needed.

WHAT IS RENT CONTROL

Rent control is a local or state law that specifies the maximum rent a residential landlord can charge to a tenant to occupy his/her property. Below are some of the specific provisions that may be included in a rent control ordinance:

- **Exemptions:** These are properties that are exempt from rent control law, such as single-family homes or newly constructed buildings.
- **Vacancy Decontrol/Recontrol:** This provision allows property owners to increase rents to market levels for units that have become voluntarily vacant (decontrol); however, in many rent control jurisdictions, once the unit becomes reoccupied, it once again falls under the increase restrictions set by the ordinance (recontrol).
- **Just Cause for Eviction:** State law governing termination of tenancy allows a landlord, in most cases, to terminate a month-to-month tenancy without cause, provided that a 30-day notice is given. (California Civil Code, Section 827). However, most rent control ordinances contain additional provisions that specify the conditions under which a property owner may evict a tenant. The landlord must state and prove a valid reason as specified in law for terminating a month-to-month tenancy. Some reasons might include: a tenant has refused to pay rent, has damaged the property and refused to pay for damages or has violated specific terms of the rental agreement. In some rent control ordinances where the tenant is asked to relinquish the unit due to major reconstruction or demolition, the law may require that the tenant be given the right of first refusal to reoccupy the unit or be given relocation assistance.
- **Condominium Conversion Bans:** In order to maintain their stock of rental housing, many rent control communities restrict the conversion of apartments to ownership condominiums. Some communities place outright bans on conversions. Others impose annual quotas on the number of units that may be converted. Some communities impose difficult zoning and building code standards, which make conversions prohibitively costly and impractical for building owners.
- **Rent Increases:** Almost all rent control ordinances have provisions regulating the conditions under which a property owner may raise the rent, as well as mandating the limits of that increase. Often the increases are tied to the cost of living index or a similar index. A connection may also be drawn between

The best strategies against rent control are proactive.

the profit that the owner is making on the property and the amount that rents may be increased. Included also are provisions regarding the ability of an owner to “pass-through” the cost of capital improvements to the tenant. Often, landlords are allowed a specified annual increase, usually well below the market rate, and additional increases must be submitted to the city council or a rent arbitration board for formal review and approval.

- **Rent Notification/Registration:** Some rent control ordinances impose an extreme burden on landlords by requiring them to notify a Rent Board of every rent increase or tenant change. They also require landlords to register every new tenancy.

- **Arbitration and Mediation Boards:** Some rent control legislation calls for a group of people, such as a board or council to evaluate requests for rental increases and mediate disputes between landlords and tenants.

- **Administrative Costs and Fees:** Rent control ordinances impose a burden on landlords by requiring them to pay fees and procedural costs, which cover a significant percentage, if not 100 percent, of the costs of administering the program.

WHY DO REALTORS® CARE?

Because rent control is directed at the rental housing market, it is fair to ask the question, “Why do REALTORS® care?” Since many REALTORS® have no involvement in the rental market, they may fail to see the connection. However, rent control impacts all REALTORS® in the community, regardless of their specialties. Of course, there are the obvious reasons why REALTORS® should care. Those who are involved in property management or the sale of rental property have a vested interest in the government’s ability to regulate their, or their client’s, rate of return. Rent Control Manual 3 Rent control also impacts other REALTORS®, as well the community at large. It affects the value of adjacent property and the overall appearance of the community. It adversely impacts investment and tax revenue generation in the community. It hurts the local economy. It is also a symptom of a larger problem— the lack of affordable housing

units, which has great implications for everyone. Renters who struggle with their monthly payments, may never be able to save enough money to buy their own home.

PROACTIVE STRATEGIES

Once residents begin to make complaints about rising rents, it is often very difficult to persuade elected leaders to consider solutions other than rent control. Should a rent control proposal qualify for the ballot, or an ordinance for city council approval, the difficulty of overcoming public sentiment becomes, in many cases, insurmountable.

However, REALTORS® can take several steps to help prevent rent control from ever being considered.

Get involved in your community. If you wish to be an effective force in the decision making process of your community, it is imperative that you take an active role in shaping housing policies. As REALTORS® you know the housing industry and its issues. You have the ability to offer valuable input on various housing policies in your area. In addition to that, your position as an active member of the business community enables you to add another vantage point to many of the issues. Get involved with your Chamber of Commerce, Rotary Club, homeowner’s groups, business groups and basically any club or organization that you care to join. The goal of community involvement is to become known as a credible, productive member of your community, and to avoid having REALTORS® being labeled as a “one issue” organization.

Get involved early. There is no substitute for early involvement! Early involvement allows you to anticipate,

prepare for and respond to controversies BEFORE they get to the ballot or the city council agenda, and before they become emotionally charged.

Participate in local commissions and task forces. Once you get involved, stay involved:

- You can influence the debate about local issues by having REALTORS® sit on local commissions and task forces.

- If your city government has not created such a commission or task force, take the initiative and suggest that one be formed.

- Participation in these forums is the best way for REALTORS® to get involved in the dialogue early and counter the influence that local government staff and opposition forces may have over elected officials.

- Remember to stay calm and know the dynamics of the issue. Do your best to avoid letting the issue become emotionally charged. Establish a base of allies and a network of friends. Identify a group(s) that will be on your side of the issue.

Some potential allies include apartment owners, commercial and single family property owners, builders/developers, lenders, and business owners.

Get REALTORS® elected and appointed to local office. Having REALTORS® appointed to planning commissions or elected to city council provides the best assurance that your voice will be heard on important issues.

Develop Relationships with local officials. It is important to develop historic relationships with local officials before controversies reach their high point to ensure that you will have an open ear. Ways to develop productive legislative relationships are to host a “meet and greet” reception for local officials at your Association headquarters, invite government officials to speak to your membership on particular issues, have a regular presence at local government meetings, place your Association on local elected officials’ mailing lists, and always follow through with officials after a decision has been made, especially if the decision was favorable.

Don’t forget about staff. Government staff influences elected officials as much, if not more, than anyone else. Staff prepares reports, studies and analyses of important issues which elected

officials often educate themselves with. REALTORS® must maintain open lines of communication with staff to ensure that it provides objective information to elected officials. Similarly, it is important to have open lines of communication with elected officials, in the event that staff does not share the REALTOR® point of view.

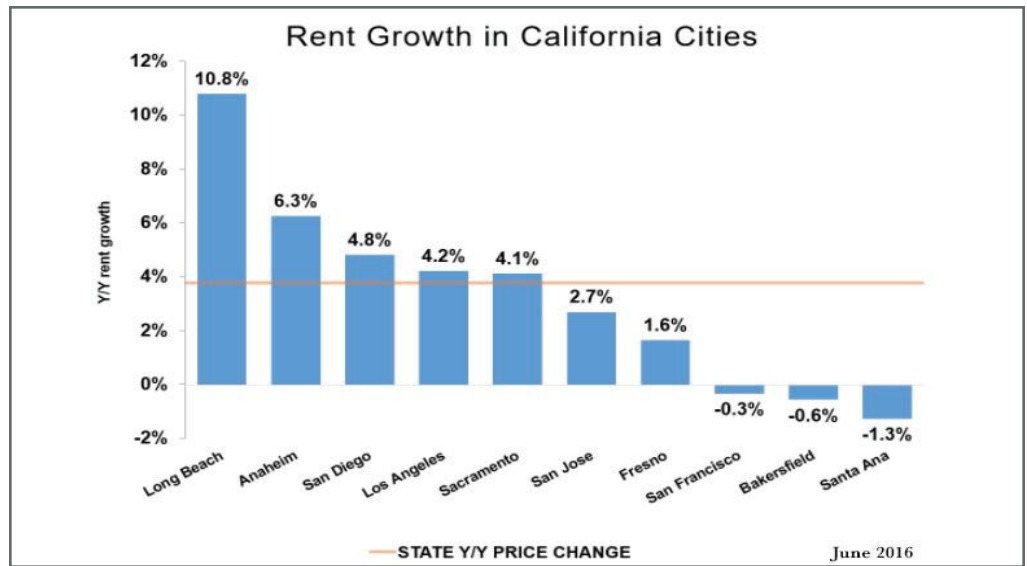
Keep updated on current events. Keep abreast of current events for significant signs of tenant concerns, affordable housing shortages, and any other major change in the rental housing market. Monitor news concerning rental housing, including disputes over maintenance and rent levels.

Get involved in the local housing element process. The housing element is the community's blueprint for housing policies. It is updated every five years, which gives community members (including REALTORS®) the opportunity to provide input. By reviewing and commenting on the housing element, REALTORS® can suggest policies that will enable the community to meet the housing needs of its residents, which may make rent control unnecessary.

Provide alternatives. Recognize or acknowledge that rent control is not the solution. The rental housing shortage is the problem. Lack of a proactive housing strategy is also the problem. Communities have at their disposal a number of strategies besides rent control that can help to keep housing affordable for renters. REALTORS® should make a conscientious effort to pursue a proactive affordable housing agenda before rent control ever comes to the table.

Communicate with all landlords and property managers regardless of affiliation. Often, a few bad eggs can spoil the political environment for everyone. If one or two landlords are charging exorbitant rents, this may be enough to incite calls for rent control, even if a majority of landlords are charging reasonable rates. In these situations, it is imperative for REALTORS® and landlords to discuss the issues among themselves and apply some "peer pressure" to keep rents to a reasonable level. Landlords should be willing to exercise restraint voluntarily, especially when presented with the alternative (i.e., rent control).

Be sensitive to the community's



affordable housing needs. The label of "greedy landlord" is difficult to shed. By understanding the complex issue of affordable housing and offering solutions that suit the community's needs, REALTORS® and landlords will present their sincere interest in solving this difficult problem.

Hire professional help. There are many professionals who specialize in affordable housing issues and who can help REALTORS develop a proactive housing strategy for their community. Professional consultants can help you analyze the housing needs of the community and suggest proposals to address those needs.

ALTERNATIVES TO RENT CONTROL

Creating more affordable housing. Ultimately, rent control is an affordable housing issue. Local governments can take a number of steps to help the market provide more housing and housing that is more affordable to local residents. REALTORS® should take an active role in the housing element process, and suggest policies that will help the city meet its long-term affordable housing needs.

Housing friendly policies. High rents can be seen simply as a symptom of an imbalance of supply and demand. For cities with restrictive growth policies, however, this can be a complicated problem. Policies that make it difficult for more housing to be constructed, inadvertently limit supply, crippling the market's ability to meet demand. A number of factors can combine to help a community meet its affordable housing needs. These include a streamlined permitting process, infill

development, building rehabilitation, up-zoning and a generally more friendly and farsighted approach toward growth, development and housing.

Rental assistance programs. In communities where the market has driven up rental prices, local governments can enact various programs to assist people who need rental housing. Many non-profit organizations, as well as the state and federal government, provide funding and administrative oversight of programs that offer security deposit guarantees for people who need help getting into rental housing.

Non-binding rental mediation. Often the city may be willing to test a mediation process short of adopting rent control. A voluntary, self-policing process will be most appealing to landlords, and less expensive to the city. On the other hand, even a city-sponsored mediation procedure is better than outright caps on rents.

DISCUSSING THE CONS OF RENT CONTROL

REALTORS® should emphasize the negative effects that rent control will have on jobs and sufficient housing in the community.

- Builders and investors of multi-family housing steer clear of cities with stringent rent controls because of the limits on potential returns. Rent controls discourage private-sector capital investments in rental units, reduce the number of rental units and increase the competition for available housing while the absolute rental housing population continues to increase. Thus rent control

REALTORS® SHOULD AVOID DISCUSSING RENT CONTROL BASED ON A PRIVATE PROPERTY RIGHTS PERSPECTIVE.

exacerbates the housing crisis in the cities where it is imposed.

- Rent Controls can cause the deterioration of existing housing that have restrictions. Providers faced with declining revenues are forced to substantially reduce maintenance. By reducing the return of investments in rental housing, rent control can lead to a drop in the quality and quantity of the existing stock of rental housing.

- Rent control has caused many property owners to convert their units into condominiums or occupy the units themselves.

- Rent controls can contribute to declining property values, which reduces local property tax base. Rent control reduces the incentive for the maintenance of, and investment into, existing rental housing, which consequently lowers their property values. By eroding the property values, it also lowers the community's property tax base.

- Rent controls shift the burden of property tax from rental to owner-occupied housing. In order to maintain the level of revenue generated from property taxes, homeowners are forced to bear a greater tax burden. Therefore, not only are property owners subsidizing renters, but additionally, through the shifting property tax burden, homeowners are also compensating for the tax losses.

- Instead of focusing on positive, proactive solutions to a community's housing issues, rent control policy shifts the discussion to a negative format.

- Rent control unfairly places the burden of affordable housing on landlords, labeling them as culprits. Affordable housing is a reflection of the local economy and its housing market, which encompasses a number of different factors. Affordable housing is a community wide problem, and there are a number of other, more equitable steps a community can take to address it.

- Rent Controls have substantial administrative costs that can outweigh any short-term benefit of rent regulation. They require the creation of an elaborate bureaucratic system. Rental property

must be registered; detailed information on the systems for determining rents and hearing complaints and appeals must be established. The associated costs in dollars and time fall not only on providers, but also on taxpayers and municipal authorities.

- Despite the fact that rent controls are usually set in place to assist very low income renters, it is the middle-class individuals and families who benefit from them the most. The beneficiaries of rent controls are often predominantly white, well-educated, young, professionally employed and affluent people who are by no means struggling with poverty.

- Rent control may result in a life estate. Therefore, it is more difficult to buy and sell property, and extremely difficult to occupy your own property under rent control.

- Rent control causes less turnover in the housing stock. People get a rent controlled unit and they do not want to give it up. Often, they will sublet it to a family member or a friend. Units are not made available for the most needy people.

WHAT PROPONENTS OF RENT CONTROL ARGUE

It is important for REALTORS® and their allies to anticipate the arguments that rent control proponents use. By staying

informed of these and other arguments, REALTORS® can prepare to convey their own message:

- Rent control puts a stop to unfair rent prices that far exceed the market rate.

- Rent control is necessary because specific abrupt, unplanned and insensitive actions of landlords tend to cause immediate displacement of rental households.

- Rent control helps introduce stability to rents and to the local housing market.

- Rent control puts a stop to price gouging.

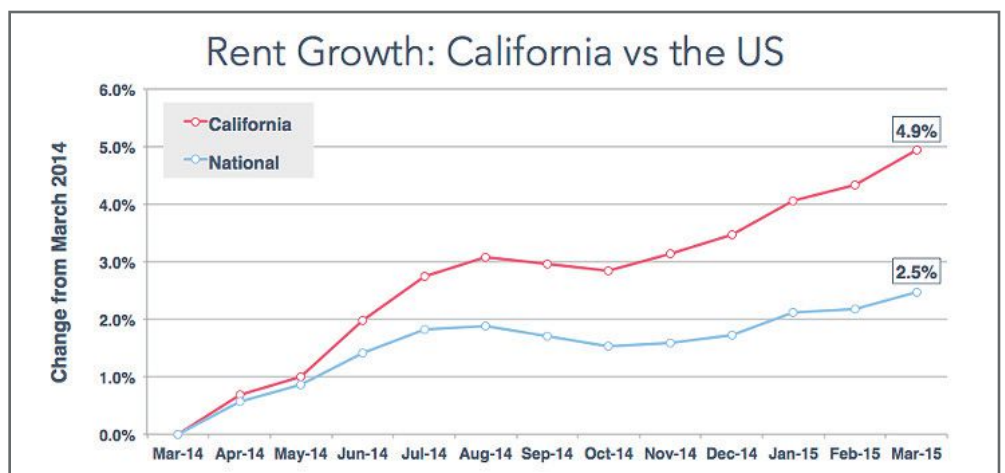
- Rent control helps provide and maintain affordable housing in the community.

- Rent control helps prevent homelessness.

- Rent control provides protection to the most vulnerable residents of the community—the elderly, the poor, the disabled, and those who are otherwise unable to move.

- Rent control is a fair and justifiable government intervention into the market place because the market place does not and cannot respond to the needs of the poor.

- Rent control is good for the local economy because most low-wage workers are renters, and employers may choose to locate elsewhere if their workers cannot afford to rent in the community.



**COMPLIMENTARY CAPPUCCINOS,
LATTE'S, MACCHIATO'S AND
MUCH MORE!!**



WE PUT OUR MEMBERS FIRST

The Membership Committee invites you to join us on Thursday, August 24, 2017 at our MLS Breakfast Meeting, we will have an Espresso Bar on location from 8:00 a.m. to 10:00 a.m. offering a variety of hot and cold drinks.

You can choose from:

Hot or On The Rocks

**Coffee, Espresso, Macchiato, Americano,
Latte, Vanilla Latte, Cappuccino, Chai
Latte, and more..**

Ice Blended

**Vanilla, Caramel, Green Matcha,
and Mocha Frappe'**

WSGVAR THANKS YOU FOR YOUR MEMBERSHIP!

Welcome New Members!



The West San Gabriel Association of REALTORS® welcomes you to our family. We wish you the best of luck and look forward to seeing you succeed. Please look for our classes to help you grow in the real estate industry. We look forward to seeing you at the association and at our special events.
If you missed this orientation please join us for the next one on Saturday, August 19, 2017.

NAR Issues

NAR Joins Coalition to Preserve Net Neutrality

By: Melanie Wyne & Dan Blair

NAR has joined a coalition of businesses and public interest groups working to preserve Open Internet rules—also known as network neutrality. NAR together with tech companies like Facebook, Microsoft and Amazon and main street companies like Walmart have joined together to advocate for preserving net neutrality. The coalition will work at the Federal Communications Commission (FCC), in the courts and on Capitol Hill to ensure that internet remains an open and level playing field, an issue critical to our business success.

Net neutrality is shorthand for the concept that Internet users should be in control of what content they view and what applications they use on the Internet. More specifically, net neutrality requires that broadband networks be free of restrictions on content, sites, or platforms. Networks should not restrict the equipment that may be attached to them, nor the modes of communication allowed on them. Finally, networks should ensure that communication is not unreasonably degraded by other communication streams.

Net neutrality is important to small, main street businesses like REALTORS® who depend on open internet access every day to run their businesses and serve their customers.

NAR supports net neutrality and urges Congress to oppose legislation that would threaten the current FCC Open Internet Rule and rollback the important protections put in place by the FCC in 2015.

Commercial Solar Array Is Not a Nuisance

Vermont's highest court rules that property owners could not claim that commercial solar panel array constituted a nuisance because the

solar array did not interfere with the owners' use of their property, even though the owners claimed that the aesthetics of the solar panels had damaged their property values.

A group of landowners ("Owners") filed a lawsuit after a neighbor leased the property to a solar company that built a commercial solar panel array ("Panels") on the property. The Owners alleged that the Panels constituted a private nuisance because the Panels affected the neighborhood's aesthetics and caused a loss in property values. The trial court dismissed the lawsuit, finding that the state's law bars nuisance actions based solely on aesthetic harm allegations. The Owners appealed.

The Supreme Court of Vermont affirmed the trial court ruling. Vermont defines a private nuisance as an "interference with use and enjoyment of another's property that is both unreasonable and substantial." Court have found that an "unattractive sight" by itself does not constitute a private nuisance because this does not interfere with an owner's use of their land and is subjective, unlike objective factors courts have found to constitute private nuisances such as noise, light, vibrations, and odors. The Owners argued that the court should expand the definition of private nuisance to cover conditions like the Panels, but the court declined to do so.

Next, the Owners argued that Panels had impacted their property values. The Owners cited an earlier case that had found that a reduction in property values following a town's drinking water contamination could sustain a nuisance complaint based on a public perception of widespread contamination. But the court stated that the Owners only evidence for the alleged nuisance was the reduction in property values, not an objective condition like the water contamination. Since there was no objective evidence of interference with the Owners' use of the property by the Panels, the court rejected this argument as well. Finding that claims for aesthetic harm alone could not support a private nuisance lawsuit, the court affirmed the trial court.

NAR Submits Statement on Housing Finance Reform

By: Vijay Yadlapati, Charles Dawson, & Colin Allen

On June 29, 2017, the U.S. Senate Committee on Banking, Housing & Urban Affairs held its first or several hearings of the year on housing finance reform. The hearing, entitled "Principles of Housing Finance Reform" consisted of three witness panelists from the Mortgage Bankers Association, Housing Policy Counsel of the Financial Services Roundtable, and Center for Responsible Lending.

NAR submitted a statement highlighting that any new housing finance system must ensure that in all markets mortgage capital will always remain available for creditworthy Americans. Second, NAR stated that taxpayer dollars should be protected.

Furthermore, in order to shield taxpayers and ensure a steady flow of capital into the mortgage market in both good times and bad, NAR urged lawmakers to convert the Enterprises into government-chartered, nonshareholder owned authorities that are subject to tighter regulations on products, profitability, and minimal retained portfolio practices in a way that ensures the protection of taxpayer monies.



Drag Queen Bingo!

YPN had a Drag Queen Bingo Night at Hamburger Mary's in West Hollywood. We had a great turn out and raised \$2,637.00 for Peace Over Violence, a nonprofit dedicated to building healthy relationships, families, and communities free from sexual, domestic, and interpersonal violence.

Thank you to the YPN committee for putting together such a fun night. And thank you to all who showed up and gave support for such a worthwhile cause.





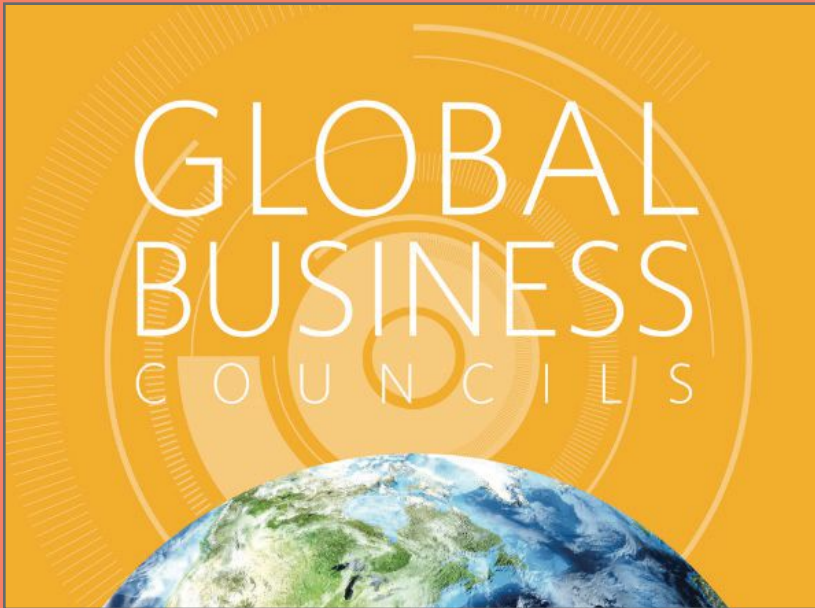
Home Buyer and Seller Fair

We hosted our 8th annual Home Buyer and Seller Fair on July 15, 2017. Everyone had a great time and learned a lot about the home buying and selling process. We had over 170 REALTORS, consumers, and affiliates at the event. The attendees walked away with a lot of real estate information as well as some great raffle prizes. We would like to congratulate our two iPad winners Fanny Law and Mel Wong!

Thank you to our Sponsors and Affiliates who provided such valuable information. And thank you to those who came to join us, we hope you had fun and look forward to seeing you at next year's fair!



CONNECTING TO GLOBAL AT YOUR LOCAL ASSOCIATION



For many, the connection to global begins at a local level. The 2016 Profile of International Activity in U.S. Residential Real Estate Activity statistics show that 59% of the international purchases made in 2015 were made by resident foreigners, which are non-U.S. citizens who are recent immigrants or temporary visa holders. In other words, these buyers are already living in your area but need a REALTOR® with specialized skills to help them navigate their first real estate transaction.

The primary focus of Global Business Councils is to provide support for REALTORS® like you at the state and local level. A Global Council can provide you with the resources in your area to help you successfully navigate an international transaction. They can connect you to the local experts for financial matters, attorneys in your area that work with visa or immigration issues, and link the commercial and residential members in your area that are working together to help international clients. In addition, they can show you local indicators of global business and help you grab hold of it. Whether you are new

to international business or have experience, Global Business Councils can provide tools and knowledge to support you in your endeavor. Here are some quick facts on Global Councils:

NAR currently has over 120 Global Councils in various markets across the U.S., both at the state and local level.

Global Councils are comprised of volunteer members who are typically CIPS Designees or those interested in expanding their global reach, and supported by association staff liaisons.

Global Councils provide members with news, tools, resources, legislative updates, NAR research and education, and networking opportunities.

Global Councils help organize association Trade Missions to NAR's partnering countries.

Global Councils are one of the many crucial pieces NAR needs for a solid relationship between U.S. REALTORS® and real estate professionals and clients abroad.

Global Council Accomplishments

Already in 2017 NAR's Global Business Councils have made strides in bringing global awareness to their members. Each year, councils who have gone above and beyond are recognized with a Global Achievement Program Award at the REALTORS® Conference & Expo. Is your Global Business Council an award-winning council? If not, help them achieve this by getting involved!

Connect with Your Current Global Business Council

If you have not yet connected with your Global Council, we encourage you to do so. Global

Councils can help you build a sustainable business strategy and connect you with knowledgeable professionals in the field. Councils often have events addressing topics such as legislative issues impacting foreign buyers and sellers, create networks with related professions in the real estate industry (lenders, immigration or tax attorneys, etc.), and provide research and data on the buying and selling habits of international clients in your area. Many councils even host Certified International Property Specialist (CIPS) designation courses, and their leaders can attest to the positive impact the designation has had on their career, whether it be through the cultural knowledge, travels, friendships, or additional

business that came as a result. This is just a taste of what Global Business Councils can offer you.

This post was originally printed on the Global View Blog. For more information please visit theglobalview.blogs.realtor.org.

WSGVAR Global

The Global Business Council (GBC) of West San Gabriel Valley Association of REALTORS® (WSGVAR) connects real estate professionals to an active global network of members all over the world and prepares them to serve the growing international market in their local community.

Since November 19, 2009, WSGVAR has been selected as the

Ambassador Association to Taiwan (R.O.C.) through the NATIONAL ASSOCIATION OF REALTORS® (NAR) International Ambassador Program. As an Ambassador Association, WSGVAR has conducted numerous trade missions to Taiwan to exchange real estate information between the two countries. WSGVAR was previously awarded the NAR Platinum Global Achievement Award in 2011, 2012, 2014, 2015, and 2016 and received the NAR Outstanding Ambassador Association Award in 2013.



Mindy Yeh; Yin Bihr, GBC Chair; Silvia Rosich, GBC Vice Chair; Suzi Dunkel-Soto; Helen Marston; Tom Berge, Jr., GBC Co-Chair

Welcome Our Newest Staff Member



The West San Gabriel Valley Association of REALTORS® wishes the best of luck to David Liu, who has left the association to continue his education. He was a great co-worker and friend to many.

We would also like to welcome our newest staff member, Christine Chen, who was mentored by David to take his place. She joined us Wednesday, July 5, 2017. She is our new Global/Events Coordinator. In addition to providing customer service to you, our members, she is staff liaison to the Young Professional Network (YPN) Committee and to the Global Business Council (GBC). We hope you all give her a warm welcome as she continues to learn.

WSGVAR, CA Chapter

YPN

REALTOR® Magazine
Young
Professionals
Network

www.REALTOR.org/ypn



We Treat Kids Better

**Giving
Saves**

**YPN
Blood
Drive**

**Blood
Lives**

**One donation can
save up to three lives**

Join YPN on August 26, 2017 from 10AM to 11:30AM at the Children's Hospital of Los Angeles to donate blood and help save lives! August is the month-of-giving, and this is a great opportunity for you to give back to the community. Everyone is welcome, so bring your friends and families along!

Where: Children's Hospital of LA

Date: August 26, 2017

Time: 10AM to 11:30AM

Address: 4650 Sunset Blvd. Los Angeles, CA 90027



MILLENNIAL BUYERS PANEL

WEDNESDAY, SEPTEMBER 6, 2017
6PM – 8:30PM
HAPPY HOUR AFTER

WHERE: ENTRANCE BAR & LOUNGE
80 W. LIVE OAK AVE, ARCADIA

Millennials Make Up 33% Of Homebuyers. Come Join In A Lively Discussion About The Buying Process Through The Eyes Of Millennials'. Learn About Their Concerns & How To Best Serve Them. All While Having Fun With Friends And Affiliates!

WSGVAR, CA Chapter

YPN

REALTOR® Magazine
Young
Professionals
Network

Please RSVP for
FREE ADMISSION

\$10 AT THE DOOR

Fundraising
RAFFLES
\$5 FOR 3 TICKETS

Win: GIFT CARDS
&
MYSTERY GRAND
PRIZE

[CLICK HERE](#) TO
REGISTER FOR
THIS EVENT

WEST SAN GABRIEL
VALLEY ASSOCIATION
OF REALTORS®

1039 E. Valley Blvd. #205B
San Gabriel, CA 91776

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August 11	Lunch & Learn
August 12	Commercial Summit
August 12	Volunteering at Union Station
August 15	Annual Affiliate Appreciation Event
August 16	Non-Residential Purchase Agreement Training
August 18	Cal-BRE 45-Hour Continuing Education License Renewal
August 19	Orientation
August 21	zipForm Plus Training
August 25	Lunch & Learn
August 26	Blood Drive at Children's Hospital
August 29	Rev Up Your Sales with Reverse
September 9	Member Appreciation Event
September 11	Mortgage Loan Origination (MLO) Continuing Education
September 30	Property Management Summit
October 25	Tech Summit

*Classes are subject to change. Please check for these changes at www.wsgvar.com/EducationEvents/EducationSchedule.aspx



WE PUT OUR MEMBERS FIRST

Member Appreciation Day

at the



Saturday, September 9, 2017

A.M. Check In: 9:30 a.m. to 10:30 a.m.

P.M. Check In: 2:00 p.m. to 3:00 p.m.

Pomona Fairplex

1101 W. McKinley Avenue, Pomona, CA 91768

** Good for 2 Adult Tickets or 1 Adult & 2 Children **

Must RSVP by Thursday, August 31, 2017

There is a \$20.00 deposit to reserve your spot. Payment will be returned upon your attendance to the event.

If reservation is not fulfilled, payment will not be returned.

Register now by filling out the form below and returning it to the office, faxing it to 626-288-7658, or emailing it to: belen@wsgvar.com

Name _____ Company _____

Phone _____ E-mail _____ Member _____

Senior (60+): _____ Adult (13+): _____ Child (6-12): _____

Credit Card Type: Visa MasterCard AMEX Discover or Check (payable to WSGVAR) Cash

Credit Card Number _____ Exp. Date _____ CVC _____

Signature _____

Call Belen at the Association office for more info: (626)288-6212

Planned by the Special Events Committee