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July
2020
Volume 1
Issue IV



Gov. Newsom Extends California Moratoriums on Residential Tenant Evictions

Gov. Gavin Newsom extended eviction moratorium authority on May 29, 2020. The new order allows local governments to extend prohibitions on landlords from evicting tenants for nonpayment of rent and prohibits enforcement of evictions by law enforcement or courts **until July 28, 2020**. This means that landlords may have few remedies available if local governments do not adopt additional measures. However, to understand the impact of this order, it must be read in conjunction with other orders that were also passed.

On March 5, 2020, Gov. Newsom declared a state of emergency in response to COVID-19, which continues to remain in place. On March 27, 2020, Gov. Newsom issued an executive order banning the enforcement of eviction orders for renters affected by COVID-19 through May 31, 2020. In the interim, on April 6, 2020, the Judicial Council of California took Gov. Newsom's order one step further and issued an emergency rule suspending eviction actions. Under the Judicial Council's rule, a court cannot issue a summons on a complaint for an eviction unless the court finds that the action is necessary to protect public health and safety. The rule applies **until 90 days after Gov. Newsom lifts the state of emergency or the Judicial Council amends or repeals the rule**. Gov. Newsom's order was silent as to the state of emergency.

READ MORE HERE: <https://www.jdsupra.com/legalnews/gov-newsom->

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**VIRTUAL APARTMENT SHOWINGS WILL PLAY VITAL ROLE
IN LEASING PROCESS EVEN AFTER PANDEMIC ENDS**
(CLICK TO TITLE READ MORE)

As in-person apartment viewings return, industry sources say the technologies used during the shelter-in-place period will stick around even after the coronavirus pandemic ends.

The use of virtual apartment showings and paperless leasing spiked during the pandemic, says Stacy Holden, industry principal and director at AppFolio, a property management software company.

Around 64 percent of 1,000 property owners surveyed by the company believe virtual showings are here to stay. Holden says these results indicate property management and leasing teams are seeing substantial value in virtual showings, even

beyond the pandemic era. Around 71 percent of property management companies have increased their priority of virtual showings, while 43 percent have increased the priority of paperless leasing, according to the survey.

“There will always be a subset of people who will prefer to go the virtual tour route. That will not go away,” says Holden.

“Additionally, online leasing with e-sign options, no matter if a prospect does an in-person or virtual tour, will always win the day over paper documents. It is fundamentally a more streamlined way of approaching leasing, and it makes all the difference for everyone involved.”

We are in full swing here at PLUS and we are happy to announce we are accepting new owners in all of our locations! [Click here to get in touch!](#)

**APFFOLOIO
OWNER MESSAGE:**

Two-factor authentication is an extra layer of protection and an industry standard for data protection, which greatly improves the security of confidential information. This additional step helps us verify that the person signing in is authorized to do so.

On the Settings Page, the owner can enter their mobile phone number to be texted a verification code to log into their portal. This adds an extra layer of security.

APPFOLIO OWNER'S CORNER:

***IN CASE YOU MISSED IT LAST MONTH:
THERE IS AN APP YOU CAN DOWNLOAD TO REVIEW YOUR
ACCOUNT INFORMATION.
LINKS ARE BELOW:***



This was featured in last month's newsletter as well. We think it's so important, we are telling you again! You can view your owner statements, tenant statements and information pertaining to your account. Go ahead and download now and let us

know if you need any help.

Thank you, Your PLUS Team

FULL IMPACT OF CORONAVIRUS PANDEMIC HITS CALIFORNIA HOUSING MARKET IN MAY, C.A.R. REPORTS

- At the regional level, all major regions dipped in sales by more than 35 percent from last year, with the Bay Area and Central Coast dropping the most at -51.1 percent each, followed by Southern California (-45.6 percent), and the Central Valley (-36.6 percent).
- Fifty of the 51 counties tracked by C.A.R. experienced a year-over-year loss in sales, with Monterey declining the most from last year at -63.0 percent, followed by Mendocino (-59.7 percent), and San Benito (-59.2 percent). Counties that experienced a sales decline from last year averaged a loss of 42.2 percent from the year prior. Del Norte was the only county with an increase from last year.
- Median prices continued to dip in May from last year in the Central Coast and the Bay Area but inched up slightly in the Central Valley region. The median home price was virtually unchanged in Southern California.
- Thirty-one of the 51 counties tracked by C.A.R. reported a year-over-year gain in price in May, with Glenn County growing the most at 31.9 percent. Of the 19 counties that experienced a price drop from last May, Plumas had the biggest decline of 23.3 percent.
- C.A.R.'s Unsold inventory Index jumped to 4.3 months in May from 3.4 months in April and was up from 3.2 months in May 2019. The index indicates the number of months it would take to sell the supply of homes on the market at the current rate of sales.
- Total active listings continued to decline on an annual basis for the 11th consecutive month; the 34 percent year-over-year decrease in listings was the biggest drop since March 2013.
- All major regions recorded a decrease in housing supply of more than 25 percent, with both the Southern California and the Central Valley regions falling by more than 33 percent. All counties in Southern California, except Ventura, declined 36 percent or more from last year, with San Diego dropping the most at 42.7 percent. The Bay Area also experienced a significant housing supply decline, but at a relatively smaller degree compared to the Southland. Eight of the nine Bay Area counties recorded a decline in active listings on a year-over-year basis in May, and six had a decrease of more than 25 percent. San Francisco was the only county in the region with an increase in active listings from last year.
- The median number of days it took to sell a California single-family home dipped to 17 days in May from 18 days in May 2019.
- C.A.R.'s statewide sales-price-to-list-price ratio* was 99.7 percent in May 2020, up slightly from 99.3 in May 2019.
- The statewide average price per square foot** for an existing single-family home was \$281 in May 2020 and \$292 in May 2019.

The 30-year, fixed-mortgage interest rate averaged 3.23 percent in May, down from 4.07 percent in May 2019, according to Freddie Mac. The five-year, adjustable mortgage interest rate was an average of 3.16 percent, compared to 3.65 percent in May 2019.

READ MORE HERE: <https://www.prnewswire.com/news-releases/full-impact-of-coronavirus-pandemic-hits-california-housing-market-in-may-car-reports-301077957.html>



4 Simple Ways to Invest in Real Estate

Buying and owning real estate is an investment strategy that can be both satisfying and lucrative. Unlike stock and bond investors, prospective real estate owners can use leverage to buy a property by paying a portion of the total cost up front, then paying off the balance, plus interest, over time. While a traditional mortgage generally requires a 20% to 25% down payment, in some cases a 5% down payment is all it takes to purchase an entire property. This ability to control the asset the moment papers are signed emboldens both real estate flippers and landlords, who can, in turn, take out second mortgages on their homes in order to make down payments on additional properties.

READ MORE:

<https://www.investopedia.com/investing/simple-ways-invest-real-estate/>

ABOUT US AT PLUS!



PLUS is a full-service company blending the latest in technology and old fashion service. We understand you have choices in property management companies and strive to provide excellent service. Each owner has different needs and our staff is carefully trained to listen to your needs, and in return, serve you well.

We have implemented a state-of-the-art software system that allows both owners and tenants to view their PLUS Property Management account, with password control access, 24 hours a day, 7 days a week. We receive rental payments electronically through automatic bank transfers, credit/debit card payments, and money orders. Tenants are afforded the ability to pay at any time and from anywhere, resulting in fewer late fees and owners receiving their funds in a timely manner.

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HOW TO EFFECTIVELY ASSESS PROPERTY VALUE FOR INVESTMENT

Real estate investment retains the twin traditional appeals of stability and an almost guaranteed return, but there have been a lot of innovations in recent times that have made it even more worthwhile. The ability to access and analyze data more comprehensively makes it easier to make informed decisions and invest in a diverse range of vehicles. Whichever investment method you choose, however, one constant is that you'll need to value properties as you work to decide where to put your money. Here are the best ways you can do that efficiently and accurately.

THE SALES COMPARISON APPROACH:

This is the most common approach adopted by real estate investors, and it essentially means comparing the sales prices of similar properties in order to determine what a reasonable price is for the one you're considering. As usual though, there are nuances aplenty. First, the similarity

must extend beyond the type of property to the neighborhood in which it is located, its age, interior and exterior features, size, fittings and a plethora of other considerations.

It's also important to note that looking at sales prices is a common mistake to avoid. Asking prices and value are not the same



thing. You'll need to go beyond looking at brochures and actually conduct research into public records to find what amounts have been agreed for those properties.

READ MORE HERE:

[https://
www.entrepreneur.com/
article/345474](https://www.entrepreneur.com/article/345474)

REDLINING: THE U.S. HERITAGE OF INEQUALITY IN HOMEOWNERSHIP

The lasting effect of a decades-old housing policy

BY: CHRISTIN J HUNTER, BROKER

Fifty-two years ago, President Johnson signed the Civil Rights Act of 1968. The Act prohibited the discrimination on the sale, rental and financing of housing based on race, color, sex or national origin. Title VIII of this Act is known as the Federal Fair Housing Act, later amended in 1988 to include the prohibition of discrimination based on disability and familial status. One of the practices that this Act banned was redlining.

Redlining, as it applies to real estate, is the discriminatory practice by which a lender or bank refuses to lend—or places loan limits—within certain geographic areas. Redlining was once a federal government practice. In the 1930s, federal surveyors would analyze neighborhoods in hundreds of cities across the United States, and "color code" them based on perceived desirability and the creditworthiness of inhabitants. Green-lined areas were considered to be the "best." Blue was "desirable," yet not the best neighborhood. Yellow, "definitely declining" and red "hazardous."

Redlined neighborhoods were predominately comprised of minority populations; specifically, Blacks, Jews and other immigrant populations. Lenders and banks would then utilize these neighborhood surveys to deem credit worthiness and property values. Redlined areas and the populations that resided in the government-designated sectors were deemed to be "high credit risks," if credit worthy at all, in large part because of racial and ethnic demographics. Being a minority living in a "hazardous" neighborhood made it nearly impossible to get a mortgage to purchase a home in any area, let alone in a redlined neighborhood prior to the Fair Housing Act of 1968.

This 1930s-era policy essentially prevented Black and other American minorities from home ownership. What's more, this practice had a long-lasting legacy and effect on real estate values, and exacerbated the wealth/homeownership gaps between white Americans and minority American populations and available amenities, school systems, etc. within the formerly redlined areas around the country.

To Read Full Article: <https://www.bendsource.com/bend/redlining-the-us-heritage-of-inequality-in-homeownership/Content?oid=12715754>



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"All in for you"



**Is it Time to Sell Your
Vacation Home?**

GIVE ME A CALL:

Direct: 541.306.0479

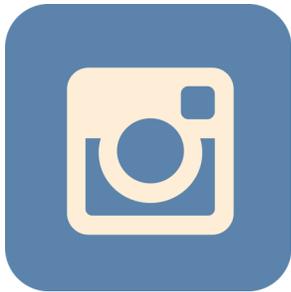
The travel industry is one of the major sectors that's been hit extremely hard by the COVID-19 pandemic. Today, it's hard to know how long it will take for summer travelers to be back in action and for the industry to fully recover. Homeowners who rent their secondary properties on their own or through programs like *Airbnb*, which has over [660,000](#) listings in the U.S. alone, have been impacted in this challenging time. Some of these homeowners are considering selling their vacation homes, and understandably so.

<https://tinyurl.com/>



FOLLOW US ON SOCIAL MEDIA

PLUS has upped our Social Media game! As we move through this pandemic, the public has turned to social media and the internet more than ever before! We are using our LinkedIn, Facebook, and Instagram pages to highlight your properties and their wonderful qualities. Social distancing doesn't exist online and we've turned social media into a main gateway to human connection, interaction, and communication. Our results on our Facebook Marketing avenue have been very consistent and traffic has been heavy! The COVID Pandemic has not slowed tenants down from moving! We anticipate a busy and productive summer on your behalf. We would love to ask you to follow our Social Media channels and see what we're doing to ensure your investment is protected! Thank you!



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