

The following is a letter from Jack Flanigan who is the Executive Director of the California Housing Council. AOA is a member of that group.

Political Update

As you know, the primary mission of the California Housing Council is to protect the vital economic interests of the State's leading rental housing providers. In this regard, the last twelve months have been some of the most politically contentious – and most challenging – times that we have experienced in the last 25 years. The liberal democratic majorities in both houses of the State Legislature introduced a flood of anti-business and anti-industry legislation. As the historic recall movement began to gain momentum and become a reality, Governor Davis signaled his willingness to side with the liberal caucuses in an attempt to stabilize his shrinking statewide base. The legislative process in Sacramento quickly became an angry arena in which rules and procedures were thrown out the window. Universal statewide health care, liberalized workers' compensation and a variety of "social justice bills" were rushed through the process. Despite this onslaught, CHC had an excellent year. With the assistance of CHC board members who spent many hours with our lobbying team to articulate industry positions in meetings with legislative leadership, we were incredibly successful in dodging a number of bullets. In one of the most anti-business legislative environments in recent years, the rental housing industry emerged virtually unscathed. With Arnold Schwarzenegger's victory last October, we are again cautiously optimistic about the future.

The State's financial crisis continues to present significant challenges to which there are no easy answers. The Governor has indicated frequently that the two most important priorities for his administration are solving the state's fiscal ills and making California more business friendly. When the Governor announced the details of his California Recovery Package, he specifically requested that individual members of the California Housing Council help with the statewide effort. We have pledged our assistance and will keep you updated as details unfold.

We still have significant legislative issues to confront and greatly appreciate the assistance that so many of you have provided. Given the response we have had to our legislative conference calls, we will continue the monthly report commencing March 19, 2004 and every third Friday of the month thereafter at 8:30 a.m. If you are interested in participating, please contact Katherine Brandenburg at (916) 443-0381 or by email at KatherineBrandenburg@FlaniganLaw.com.

TRADE SHOW COMING!

Don't forget to mark your calendars for the "**Million Dollar Trade Show**" next month. The big show will held on April 22nd at the Long Beach Convention Center. Vendors galore with new products and services, **FREE educational seminars, bonus package give-aways** and chances to **win prizes**. All this and more for FREE! (Please bring a donation of canned goods for the Union Rescue Mission.)

Our main goal is that you walk away with just one idea to help you make and or keep more money than ever before! You'll be discovering my "**7 Step Success System on How to Make and Keep \$1,000,000**" along with other great seminars on "How to Retire Early and Rich", "**How to Live to be a Healthy 100**", "**13 Money-Saving Rental Clauses to Include in Your Lease**", (These can save you thousands of dollars), "**New Ways to Sell Your Building, Pay NO TAX and Retire with a Lifetime Income**", "**10 Common Mistakes Landlord's Make in Evictions**", "**Why Foreclosures Will Be Going up 1000%**" "**New State Laws that Landlords Must Follow**", and "**21st Century Wealth Building Ideas – 2004 to 2054**".

Be sure to check out the speakers and times of our **FREE EDUCATIONAL SEMINARS** listed in next month's issue. It is going to be AOA "Show Time" and you'll need and want to be there. See you at the big show!