



# Retired Peace Officers Association of California

Fraternal Order of Police - California Lodge #55

October 2021

## NEWSLETTER

### President's Message

By Alex Bernard

#### WHERE IS LAW ENFORCEMENT GOING?

Where is law enforcement going? As discussed in my last article, SB 2 will change law enforcement in negative ways. SB 2 is sitting on the Governor's desk as of this writing. I am sure he will sign it. The one bright spot in this legislation is qualified immunity is still in place. Another issue that has come to my attention is that some agencies in Northern California are making difficult for retirees to get their CCW. We need to see what is going. As you can see, things are not good for law enforcement.

SB 2 is a very complicated bill. I will highlight only some of its provisions. SB 2 would authorize POST to investigate fitness of individuals to be and/or remain as peace officers. It would create the Peace Officer Standards Accountability Division within POST to accomplish this. This Division would conduct investigations of alleged wrongdoing that could lead to decertification. This bill also creates a Peace Officer Standards Accountability Advisory Board. Their job is to hear evidence of misconduct and determine if peace officers should remain certified or be decertified. The Board consisting of nine members will hold public hearings on these matters. There will only be two peace officers on this Board. The POST Commission can only adopt the Board's recommendations by a 2/3rds vote of Commissioners present and by clear and convincing evidence that supports the Board's conclusion. The final version of this bill keeps qualified immunity in place. The estimated cost of this is between \$28 million and \$37 million per year. POST will have to hire a lot more staff to carry out the mandates of the bill. We will have to wait and see how this bill and procedure will impact law enforcement. From my perspective I don't think it will be good.

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## President's Message (Cont. from Page 1)

### **WHERE ARE WE GOING?**

An issue that recently came to my attention is that some Northern California agencies are making it difficult for retirees to get their CCW. One agency claimed that retirees don't have a right to have a CCW. That flies in the face of the Penal Code. RPOAC will further investigate these allegations and do what we can to remedy this situation. It may take legislation to fix this. If it does, we will work with FOP to make it happen. We will keep you informed of the situation.

The Annual Members Meeting is set for Tuesday, October 26, 2021, at the Peppermill Hotel in Reno, Nevada. It will start at the conclusion of the Board of Directors meeting. Check out the RPOAC website for more details.

Harry Hunold has recently resigned as the Director of the Orange County Chapter due to his move to Las Vegas, Nevada. Harry has been a Director for many years. He has worked hard trying to recruit new members. He would attend many different law enforcement events looking for the opportunity to recruit people. Harry said that he will continue to try and recruit new members in Las Vegas. I would like to thank him for all his efforts. He will be missed on the Board. I hope to fill his position in the near future.

I would like to wish all of you a happy holiday season and a prosperous New Year.

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**“Bravery is not the absence of fear,  
but Action in the face of fear.”**

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**“Real Heroes die serving the law,  
not resisting it.”**

### **Orange County Director Position Open**

Our Orange County Director, Harry Hunold, has stepped down from his position on the RPOAC Board due to his relocating to Las Vegas. We thank him for his service and wish him well as he pursues the next chapter in his life.

As a result, we are looking for a current RPOAC member to fill the Orange County directorship. If you, or a member you know, might be interested please contact our Executive Director, Dennis Wright via email at [rpoac1@yahoo.com](mailto:rpoac1@yahoo.com) or by calling our office at (800) 743-7622.



# Benefits Corner by Shane Cobb

## WHAT'S AHEAD FOR THE U.S. HOUSING MARKET?

The U.S. housing market, already strong before the pandemic, has heated up to record levels in 2021. The Case-Shiller U.S. National Home Price Index, which measures home prices in 20 major metropolitan areas, reported a 12-month increase of 18.6% in June 2021, the largest year-over-year gain in data going back to 1987.

The National Association of Realtors (NAR), which provides more current data, reported that the national median price of an existing home was \$359,900 in July, down from a record \$362,800 in June. Even so, this was the 113th consecutive month of year-over-year price increases. The June to July price relief was due in part to increased supply. Total inventory of new and existing homes increased 7.3% over June but was still down 12.0% from a year ago.

The July 2021 NAR data suggests that the red-hot market may be cooling slightly, but prices are still extremely high, and industry experts expect them to remain high for the foreseeable future. Here's a look at some key factors behind the current trend and prospects for future direction.

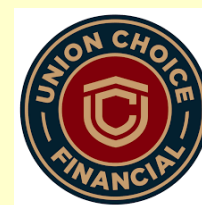
### Low Supply, Surprise Demand

The housing supply has been low for more than a decade. The housing crash devastated the construction industry, and a variety of factors, including labor shortages, tariffs, limited land, and restrictive permit processes, have kept the supply of new homes below historical averages, placing more pressure on existing homes to meet demand.

The pandemic exacerbated labor problems and led to supply-chain issues and high costs for raw materials that held back construction, while demand exploded despite the economic downturn. With the shift to remote work and remote education, many people with solid jobs looked for more space, and low interest rates made higher prices more affordable.

At the same time, homeowners who might have seen high prices as an opportunity to sell were hesitant to do so because of economic uncertainty and the high cost of moving to another home. Refinancing at low rates offered an appealing alternative and kept homeowners in place. Government mortgage forbearance programs have helped families from losing their homes but also kept homes that might have

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## Annual Member's Meeting

Our annual meeting of members has been scheduled for Tuesday, October 26<sup>th</sup> at the Peppermill Resort in Reno, Nevada. All members are invited to attend. You can make a hotel reservation by calling the Peppermill at (800) 648-6992. See you there!

# The Briefing Board

Links to articles of interest to our members.

- [Company Pitches Liability Insurance For Colorado Cops, Following Passage Of Police Reform Law](#) - 9/16/21
- [CalPERS Health Benefits Open Enrollment Starts September 20](#) - 9/16/21
- [Bill to weed out bad cops heads to California governor](#) - 9/9/21
- [California Lawmakers Advance Bill To Strip Badges From Bad Officers](#) - 9/4/21
- [California lawmakers approve more police records access](#) - 9/3/21
- [Community groups rally in support of two bills focused on police and campaign reform](#) - 8/19/21
- [New Ballot Measure Proposed to Prohibit Public Employee Unions](#) - 8/13/21
- [Former Assistant Sheriff Cecil Rhambo wants the top job in 2022](#) - 8/10/21
- [San Diego re-opening its pension system in wake of courts nullifying Proposition B](#) - 7/19/21
- [4 wealthy donors fuel overhaul of California's criminal justice system](#) - 7/19/21
- [Bill To Decertify Police Officers With Multiple Misconduct Incidents Passes Assembly Committee](#) - 7/15/21
- [California pension fund agrees to \\$2.7 billion lawsuit deal](#) - 7/14/21
- [CalPERS Announces Health Plan Premiums for 2022](#) - 7/13/21
- [CalPERS Reports Preliminary 21.3% Investment Returns for Fiscal Year 2020-21; Strong Returns Trigger Reduction in Discount Rate to 6.8%](#) - 7/12/21
- [San Jose Attempts to Trample the Rights of Law-Abiding Gun Owners](#) - 7/2/21
- [California Senate approves taking badges from bad officers](#) - 5/27/21
- [Pending bill opens door to pension corruption at CalPERS](#) - 5/3/21
- [AB-655 California Law Enforcement Accountability Reform Act](#) - 3/25/21
- [California correctional officers union asks retirees to pay more dues to keep death benefit](#) - 3/24/21
- [California bills would take badges from misbehaving officers](#) - 3/17/21
- [Borenstein: Pension cuts for California public employee felons upheld](#) - 3/15/21
- [Supreme Court Gives Lower Courts a Subtle Hint to Rein In Police Misconduct QUALIFIED IMMUNITY](#) - 3/10/21
- [HR 7120 Justice in Policing Legislation](#) - 3/4/21
- [Black Lives Matters-Los Angeles Calls For Police Unions To Be Decertified, Dissolved](#) - 3/2/21
- [Social Security rule cuts benefits for government workers with second jobs](#) - 2/15/21
- [LA police union agrees to delay raises, to head off proposed layoff of 355 officers](#) - 2/3/21
- [CA Lawmakers Will Decide Whether Candidates For Sheriff Need Law Enforcement Background](#) - 1/30/21
- [CalPERS COLA](#) - 1/28/21
- [CalPERS records 12.4% return in 2020](#) - 1/28/21

# Important Things to Remember

Have you had a significant life change?

- Had a baby?
- Gotten Married?
- Divorced?
- Has a family member recently past?



You may need to update your insurance and beneficiary information! Be sure to contact your benefits rep.

- Have you moved?
- Changed your phone number or email?



You need to update your contact info using the “Member Info Update” link on the RPOAC.ORG website.



Update your RPOAC Member info by clicking on the link below.

[\*\*MEMBER INFO UPDATE\*\*](#)

# Benefits Corner

(Cont. from Page 3)

otherwise foreclosed off the market.

Health concerns also played a part. The pandemic made it less appealing to have strangers entering a home for an open house. And older people who might have moved into assisted living or other senior facilities were more likely to stay in their homes.

Taken together, these factors produced a perfect storm of low supply and high demand that drove already high prices to dizzying levels and created desperation among buyers. All-cash sales accounted for 23% of transactions in July, up from 16% in July 2020. The average home stayed on the market for just 17 days, down from 22 days last year. Almost 90% of homes sold in less than a month.

## Freezing Out First-Time Buyers

Recent inventory gains have been primarily in more expensive houses, and there continues to be a critical shortage of affordable homes. First-time buyer accounted for just 30% of purchases in July 2021, down from 34% the previous year. A common formula for home affordability is to multiply income by three — i.e., a couple who earns \$100,000 might qualify to buy a \$300,000 house. A study of 50 cities found that home prices in Q2 2021 were, on average, 5.5 times the local median income of first-time buyers, putting most homes out of reach.

The lack of affordable housing for first-time buyers also helps to drive rents higher. People with higher incomes who might be buying homes are willing and able to pay higher rents. Rents on newly signed leases in July were 17% higher than what the previous tenant paid, the highest jump on record. After dropping while many young people lived with parents during the pandemic, occupancy of rental units hit a record high of 96.9%.

## Is This a Bubble?

From 2006 to 2012, the housing market plummeted 60%, taking the broader U.S. economy with it. Mortgage requirements were made much stricter after the housing

crash, and homeowners today are more likely to afford their homes and to have more equity from larger down payments. The housing market has always been cyclical, so it's likely that prices will turn downward at some point in the future, but less likely that prices will collapse the way they did during the Great Recession.

## What's Next?

Prices are so high that some buyers are backing off, but demand remains strong and will outstrip housing supply for the foreseeable future. Some near-term relief might come if high prices inspire more homeowners to sell, and if the end of government programs puts more foreclosed homes on the market. There are more single-family homes under construction than at any time since 2007, but it will take months or years for those homes to increase the housing supply.

The housing market tends to be seasonal, with demand dying down in the fall and the winter. That didn't happen last year, because pent-up demand was so strong that it pushed through the seasons. With the supply/demand tension easing, the seasonal slowdown may be more significant this year. The Federal Home Loan Mortgage Corporation (Freddie Mac) projects that home prices will grow by 12.1% in 2021, lower than the current pace, and drop further to 5.3% growth in 2022.

## Location, Location

Although national trends reflect broad economic forces, the housing market is fundamentally local. The West is the most expensive region, with a median price of \$508,300 for an existing home, followed by the Northeast (\$411,200), the South (\$305,200), and the Midwest (\$275,300). Within regions, there are dramatic price differences among states, cities, and towns. The trend to remote work, which helped drive prices upward, may help moderate prices in the long term by allowing workers to live in more affordable areas.