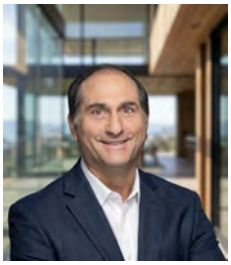
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INTERO
REAL ESTATE SERVICES

Have questions about Real Estate? Please give me a call.



**November 2026**

# BEING FRANK ABOUT REAL ESTATE

*The official monthly newsletter of Frank Vento*

## INVESTORS IN THE MARKET?



What are investors doing in this market? Well, what I know is that I and many other realtors get calls, texts, and emails daily from investors, not just one but multiple per day. Why are they calling? Because they are looking for properties before they "hit the market" or just looking for good value properties.

What do they understand that homebuyers may not?

Well, they understand that this is a good time to buy a home because, for the most part, they are not competing against other buyers. Prices are continuing to rise slowly, but rising. They are not waiting around hoping for rates to go down before they buy. They realize that when economy changes down the road they are going to be enjoying appreciation of home values.

Most folks are still hoping that the historical low interest rates we had during the pandemic are coming back. There are no economic indicators that point in that direction. At this point, it's more likely that rates will rise, not drop. Also, current market conditions are more likely to continue as they are for the next few years.

So, you may want to think through your own strategy on waiting to buy or sell.

## GAS APPLIANCE BAN UPDATE



The Bay Area Air District Board of Directors has adopted amendments to Rule 9-6, delaying the zero-NOx residential water heater requirement by one year, to January 1, 2028, and establishing exemptions for qualifying low-income property owners and properties facing significant electrical or space constraints.

The amendments address affordability and installation challenges while maintaining the rule's zero-NOx standard and public health benefits.

What this means for Bay Area residents:

- Compliance date: The compliance date is delayed from January 1, 2027, to January 1, 2028.
- Exemptions for qualifying households and properties: Certain low-income property owners and properties with significant space or electrical limitations may qualify for exemptions.
- No need to replace a working water heater: The requirements apply only when an existing water heater is replaced.
- Additional flexibility: Certain multifamily buildings, deed-restricted affordable housing and specialized water heater categories have an extended compliance timeline.

To learn more about the adopted amendments, exemption criteria, compliance timelines and available rebates, visit the Air District's Building Appliances webpage.

Thank you!
Your Air District

## GAS APPLIANCE BAN - MY 2 CENTS

History will tell us not all good ideas are practical.




In the Bay Area, we currently have a power grid that can't keep up with demand sometimes. That's why we get charged more for power during peak hours. Power gets turned off in windy summer events to prevent fires. Yet California politics and smaller agencies are pushing us towards electric vehicles and appliances. Ever ask an electric vehicle owner how the power to run their car is produced and whether it is harmful to the environment? Or ask how much mining was done in the US or in foreign countries to get the minerals to make the batteries? Or ask where the hazard waste batteries go when unusable? I have and most do not know but they think they are saving the planet.

Natural Gas, propane, or electric appliances? Is it good to have a choice? I think so. Living in a rural area, propane and natural gas are far more dependable than electricity from the power grid. Have you ever had the privilege of being in a commercial kitchen? Whether that is a retreat center, diner, restaurant, hotel kitchen etc.? Well, I have and have never seen an electric stove in a commercial kitchen. So, with forced conversion to gas appliances we will be creating much more landfill. Don't get me started on the insurance companies forcing roof replacements.

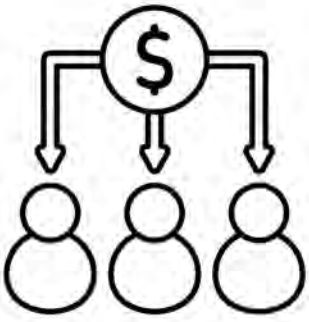
Anyhow, here's the scenario that has me concerned. Grandma has a house built in the 50's or 60's. It has a 50 or 100-amp panel. Her furnace or water heater fails in January. HVAC or the plumber comes out and lets her know they cannot replace the gas unit; she needs to call an electrician to upgrade her service to a 200-amp panel. She'll need permits for that and to schedule the work, let's be optimistic and say two weeks. Then she can have the plumber or HVAC guy scheduled once that's done, likely another week or so. So, in January Grandma is out of hot water or heat for two to three weeks, likely minimum. It may be longer if they need to replace knob and tube wiring. Reading the "highlights" of the Bay Area Air Quality agency, they say they will make exceptions, but are the exceptions clear cut or not?

Last year we were out of power several times. The longest time was 8 days with the rules coming down the pipeline that we may have to convert hot water, furnace, stove, and then scrap the gas-powered generator that keeps the lights on.

What are your thoughts on these impending changes to your appliances? If you're all for it, please chime in. I'd like to hear opposing thoughts so I can broaden my perspective.

## STATE MANDATED HOUSING CRITERIA - WHO BENEFITS?

Who's benefitting from the State mandated housing criteria? Is this for the good of communities? Is this good for the state and infrastructure of roads, drainage, sewer, and power? Is this in line with the water supply? Or is it a few large developers and politicians working together?



In many communities “Builders Remedy” is being implemented. This pretty much bypasses local jurisdiction and allows the builder to bypass environmental, traffic, parking, height and many other restrictions to allow development. That is inconsistent with the community it's being put in. And the impact falls on the community to deal with it, long after the builder has completed the project and moved on to other builds.

I get that we need more housing, but aren't we wise enough to learn from the mistakes of the past and not repeat those, for example, bypassing traffic and parking. In most cities, parking is limited and usually a topic that raises eyebrows. But we are going to intentionally put limited parking in new multi-family complexes with the “theory” that a majority of the new occupants will be using public transportation. In the Bay Area, San Francisco has light rail, buses and trains. On the Peninsula, you have limited bus service and Cal-Train. On the Coastside, you have very limited bus service with no train, no light rail, no BART or other transit options and a two lane in and out road.

What's your take on development, such as along the El Camino corridor? It's retail ground floor and 3-5 stories on apartments. What I'm not seeing is the opportunity for people to become homeowners; these developments are apartments not condos. The “low cost” housing projects do not offer options to own, just more rentals. Is that good long term for San Mateo County? Condos and Townhouses are significant for most first-time homeowners to build equity and own instead of rent.

I would really like your feedback on this, please email, text or call with your thoughts.

## GET YOUR TICKETS & SAVE THE DATE!




TOMORROW NIGHT!!

COME ENJOY

FRIENDS, FUN, & FOOD




February 2027 will be here before you know it. Save your preferred date for the annual crab feed!

## PLEASE CHECK MY SOCIAL MEDIA & RESOURCES - YOU TUBE, FACEBOOK, LINKTREE

SCAN ME

Links & Resources

Please join me on ***YouTube***. Follow the link and subscribe for current real estate insights.



Join me on ***Facebook***.

## .... IN THE MARKET ....

## *PENDING ....*

527 North Street, Pescadero **<----Live Link**




MLS #:ML82051808
Bed/Bath: 2/1
Approx Size: 1030 Sq Ft
Apprx Lot Size: 15,000 Sq Ft

**Status: Active**
Age/Year Built: 116/1910
List Price: $1,375,000

## ACTIVE ....

200 Coral Reef Avenue, El Granada **<----Live Link**



MLS #: ML82065679
Bed/Bath: 3/2
Apprx Size: 1,400 Sq Ft
Apprx Lot Size: 5,500 Sq Ft

**Status: ACTIVE**
Age/Year Built: 54/1972
List Price: $ 1,200,000

## ACTIVE ....

41 Driftwood Trail, Half Moon Bay **<----Live Link**



MLS #: ML82054048
Bed/Bath: 2/2
Apprx Size: 1,440 Sq Ft

**Status: ACTIVE**
Age/Year Built: 50/1976
List Price: $ 475,000

## *SOLD ....*

### 807 Tierra Alta, Moss Beach



MLS #:ML82051631
Bed/Bath: 3/2
Apprx Size: 1250 Sq Ft
Apprx Lot Size: 4,791 Sq Ft

**Status: SOLD**
Age/Year Built: 60/1966
List Price: $1,274,000
Sale Price: $1,255,000

## FRANK'S FUN

Side project volunteer stuff - With another generous, anonymous donation, the Native Sons Hall (Native Sons of the Golden West Pebble Beach Parlor #230) at 112 Stage Road in Pescadero has been getting some interior refresh.



The floors got sanded and refinished by Pacheco Flooring, Interior paint and staining done by DeMartini Painting, and some new kitchen flooring and appliances with the help of Premier Construction, including some exterior lighting and interior lighting for our storage shed. We also received donations from NSGW Historical Preservation Fund. www.nsgw.org www.nsgwhpf.org
www.pescaderohall.com

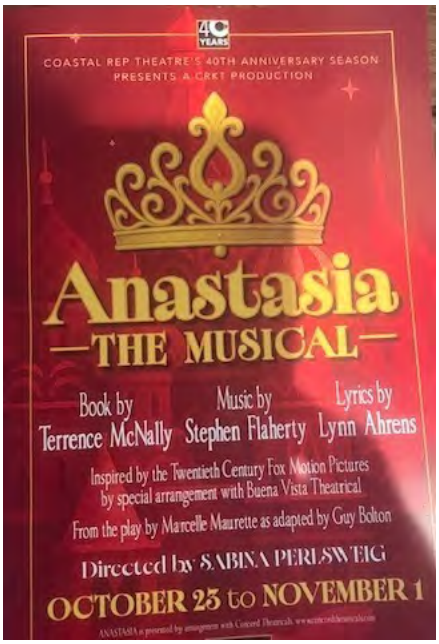
We went to Central California for a lovely wedding at a local vineyard/winery. It was a beautiful ceremony and reception. Bonus was I got to see the Pioneer Days Parade in Paso Robles which included a lot of historic farm equipment. If you go, bring a bowl or pot for the homemade beans!



I've been busy and haven't done much with the cars other than a few drives locally. I took the 55 Chevy to Cars & Coffee in Capitola and then to the Santa Clara Valley Model A Club "tech seminar" in Campbell.

I did have the surprise of a fair amount of water in the garage, traced to a toilet leak. I currently have two fans and a dehumidifier going drying things out. I haven't tackled the actual source of the leak; it's either the wax ring, or bowl to tank gasket?

Got to see Opening Night of Anastasia at Coastal Rep Theatre with two youth that we know - Cora and Derek. The whole cast and crew did a great job!




The Pumpkin Weigh-Off was not a record breaker, but the winner is from Minnesota and this was his 5th straight win. Pumpkin weighed in at 2,389 lbs.

The Intero Foundation Event at Auto Vino in San Carlos was a fun night that raised over $22,000 for local non-profits in the communities we serve. I donate from each property sale to the Foundation. The Foundation has been allocating grants to smaller non-profits around the Bay Area. The total amount each year is $250,000 spread over 10-15 non-profits. We focus on Youth and Seniors with all of our Grants. None of the money is corporate; these funds are donated by the agents, managers, staff and some of the vendors we use consistently. www.interogives.org



The Pumpkin Festival Ravioli booth for the Community United Methodist Church went smoothly, interestingly a little slow on Saturday. We think that was due to the warm weather. Sunday was consistent sales all day. We got some great feedback from our customers.




It's been fun doing videos for business Youtube page -

http://www.youtube.com/@halfmoonbayCArealestate.

Please, take a look and Subscribe.

Check my updated website and follow me on Instagram or Facebook.

If you know a friend, neighbor, or co-worker who is thinking about buying or selling, I would love to have the opportunity to provide my services. I'm never too busy for your referrals.

## FOLLOW ME ON SOCIAL MEDIA!

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