

## Steven Edrington, CCIM, CPM, CFLC

### Summary

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With 25 years of hands-on experience in every aspect of residential and multi-family properties, I assist attorneys in litigation concerning evictions, warranty of habitability, damages, and standards of care for brokers and property managers. I am adept at discussing multifaceted legal theories and equally proficient at presenting complex information understandably and compellingly.

Applicable background includes:

- I am an MCLE provider on Rent and Eviction Controls, Warranty of Habitability and Premises Liability, and Adding and Legalizing units through the Accessory Dwelling Unit Process.
- Some areas I advise property owners regarding are real estate transactions, planning and zoning, condominium conversions, accessory dwelling units, code compliance, property management, rent control, landlord/tenant disputes, and many more. I am a California-licensed real Estate Broker.
- I have managed and overseen more than 50 rehabs of single-family homes, condos, and apartment units; I have a California Contractor Class B License.
- President of Edrington and Associates (consulting and brokerage), Adapt Dwellings (Accessory Dwelling Units, feasibility, and design), Go Green Properties (real estate development), and Right Path to Learning (non-profit for literacy).

We provide expert testimony in the following areas;

- Landlord/Tenant
  - Standard of Care
  - Habitability
  - Rent Differential
  - Economic Damages
- HOA Disputes
- Broker/Agent
  - Standard of Care
  - Disclosures
  - Agency
- General Real Estate

## Professional Experience

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### **President & Owner**

**2000 - Present**

Edrington and Associates

- Expanding brokerage services to include consultation on a broad range of services focused on landlord/tenant issues, real estate transactions, and related issues

### **Executive Director**

**2001 - 2010**

East Bay Rental Housing Association (fka RHANAC)

- Served on the board of directors, transitioned to the President of the Association, finally stepping off the board to accept responsibilities as the Executive Director.

### **Board of Directors**

**2001**

California Apartment Association

### **Investment Broker**

**1999 - 2000**

Moison Investment Co.

- Specialized in apartment buildings.

### **Adjunct Professor of Real Estate**

**1999 - 2000**

Diablo Valley College

### **Associate Investment Broker**

**1995 - 1998**

Grubb and Ellis

- Specialized in apartment buildings.

### **Intern**

**1994 - 1995**

MacFarlane Partners

- Provided real estate valuation of commercial property for pension fund investors.

### **Real Estate Appraiser**

**1993 - 1994**

Independent & Bank of America

## Formal Education

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### **Bachelor of Science in Finance**

1997

Golden Gate University, San Francisco

## Licenses & Certifications

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- Certified Forensic Litigation Consultant, Forensic Expert Witness Association 2021
- Certified Commercial Investment Member (CCIM) Designation #8541
- Certified Property Manager (CPM) Designation #25072
- California Certified Resident Manager (CCRM) Designation
- California Licensed Real Estate Broker #01129470
- California Class B General Building Contractor #1098831
- California Licensed Residential Real Estate Appraiser (license expired)
- Competent Toastmaster (CTM) Designation
- Certified Green Building Professional from Builditgreen.org
- GreenPoint Rater – Existing Home
- International Code Council (ICC) – Residential Building Code Inspector – Cert #8853304
- Seismic Code Inspection – Laney College
- Plumbing, Electrical, and Mechanical Code Inspection – Laney College
- How to Write a Bulletproof Expert Witness Report Training – SEAK
- How to Be an Effective Expert Witness (at Deposition and Trial) Training - SEAK

## Professional & Corporate Affiliations

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- President, Forensic Expert Witness Association Northwest Chapter 2022 - 2023
- Professional Member, Forensic Expert Witness Association Northwest Chapter 2018 - 2022
- Founder and Advisory Board Member, Right Path to Learning 2020 - Present
- Auditor and Previous President, Women's Auxiliary 2019 - Present
- Board of Directors, CCIM Northern California Chapter 2007-2014
- Local Government Relations Committee Chair & Oakland Accessory Dwelling Unit Task Force
- Member, Bridge Association of Realtors 2007 - Present
- President, CCIM Northern California Chapter 2012
- Executive Director, East Bay Rental Housing Association (fka RHANAC) 2001-2010
- President, East Bay Rental Housing Association (fka RHANAC) 2001
- Member, Oakland Decent Housing Task Force – Focused on the 'Dirty Dozen' 2001
- Board of Directors, California Apartment Association 2001
- Member & Education Provider, San Francisco Apartment Association
- Executive Committee Real Estate Section, Alameda County Bar Association
- Executive Committee Real Estate Section, San Francisco Bar Association
- Executive Committee Real Estate Section, Los Angeles Bar Association
- Institute of Real Estate Management (IREM) – San Francisco Chapter
- City of Oakland's Soft Story Seismic Task Force