

Assistance/Companion Animal Agreement for Landlords

Page 5

Valley Rents Hold Steady in June During Pandemic

Page 6

RHA Oregon President: All's Not Quite Right

Page 8



rentalhousingjournal.com • Rental Housing Journal, LLC

VALLEY

EUGENE • SALEM • ALBANY • CORVALLIS

Published in association with Multifamily NW and Rental Housing Alliance Oregon



6 Signs Your AC May Need Repair Now

KEEPE

The need for unexpected air-conditioning repair is not a surprise you want when tenants call in the heat of the season. This month's maintenance tip focuses on six signs your system may be faltering.

The first day of summer was June 20; are the air-conditioning systems in your rental properties ready for the heat?

If the answer to that question is a cautious, "I don't know," then you might want to call your local air-conditioner repair company for an inspection.

When the heat arrives in full force, those rusty appliances could cost you thousands in emergency repairs and lead to miserable, sweat-filled days come July. But how do you know when it's time to call your local AC

See '6 Signs' on Page 3

Is Demand for Rental Housing Shifting?

By CORY BREWER

As the COVID-19 pandemic has continued to take hold of not only the rental housing market, but virtually every facet of our "normal" lives, it is worth taking a look at the potential shift in demand for the type of housing that renters will seek.

A couple of months ago I heard some early data from the CEO of a well-known national real estate brokerage brand; he was discussing the number of searches for various types of housing on his website. The growing trend was a reduction in searches for in-city multi-family properties, and an increase in searches for larger suburban properties.

It appears to me that there are three main factors contributing to this developing trend:

- **First:** Personal health and safety concerns have become top-of-mind for most people, even moreso than usual, these past few months. High-density housing can accelerate these concerns when you consider shared spaces such as entryways,
- **Second:** Square footage and private outdoor spaces can be hard to come by in multifamily housing, and have become even more desirable in the wake of stay-at-home orders that prevent visiting or gathering in spaces outside of one's home, such



mail rooms, hallways, elevators, etc. There is an increasing desire for residents to get some breathing room between themselves and their neighbors.

as restaurants, concerts, sporting events, and so on. Being "stuck" at home is a little bit easier to handle if there is a basement or a bonus room to retreat to, or certainly a deck or back yard.

- **Third:** Working remotely appears that it may become the new normal for many companies and industries. Some of the appeal to living in

See 'Is' on Page 4

Property Management Companies, Others File Suit Over Seattle 'Autonomous Zone'

RENTAL HOUSING JOURNAL

Property management companies in Seattle and other businesses have filed a class-action suit in federal court against the City of Seattle over the Capitol Hill Autonomous Zone (CHAZ), claiming the city "enabled the widespread destruction and vandalism of private property."

The lawsuit says businesses, employees and residents have been overrun by "the city of Seattle's unprecedented decision to abandon and close off an entire city neighborhood, leaving it unchecked by the police, unserved by fire and emergency

health services, and inaccessible to the public at large.

"The city's decision has subjected businesses, employees, and residents of that neighborhood to extensive property damage, public-safety dangers, and an inability to use and access their properties."

The lawsuit says it does not seek to dilute the participants' right to free speech or their message.

Those filing the lawsuit say, "Plaintiffs support the free-speech rights of many

of those who have gathered on Capitol Hill," and "Black Lives Matter who, by exercising such rights, are bringing issues such as systemic racism and unfair violence against African Americans by police to the forefront of the national consciousness.

"This lawsuit does not seek to undermine CHOP (Capitol Hill Organized Protest) participants' message or present a counter-message. Rather, this lawsuit is about the constitutional and

See 'Widespread' on Page 7

PRSRT STD
US Postage
PAID
ALBANY, OR
PERMIT NO. 188

Rental Housing Journal, LLC
4500 S. Lakeshore Drive, Suite 300
Tempe, Arizona 85282

Sign up today for **FREE** 1031 property listings delivered to your inbox!

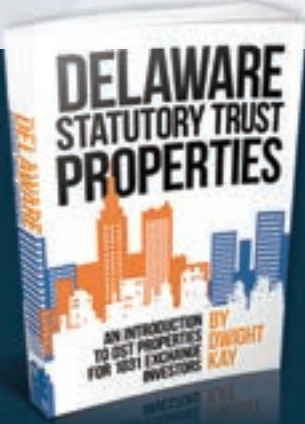
DST, TIC, and NNN PROPERTY LISTINGS.
You will also get a free book on 1031 Exchanges!

Sign Up for Free at **WWW.KPI1031.COM**

Or Call **(855)899-4597**



Thinking about selling your investment property? CONSIDERING A 1031 EXCHANGE?



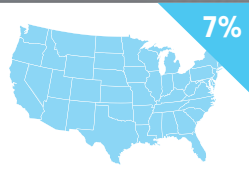
CALL TODAY for a **FREE** book on 1031 exchanges as well as a **FREE** list of available 1031 exchange listings:
1.855.899.4597



Login at the Kay Properties 1031 Marketplace at www.kpi1031.com for FREE access to:

- ✓ 1031 Exchange Solutions
- ✓ Delaware Statutory Trust - DST Properties
- ✓ Management Free 1031 Options - No More Tenants, Toilets and Trash!
- ✓ Triple Net Leased - NNN Properties
- ✓ 721 UPREIT Investments - How to 1031 into a Real Estate Investment Trust (REIT)

AVAILABLE OPPORTUNITIES



ACQUISITION FUND, LLC - 7% Debentures*
Minimum Investment: \$50k

The Acquisition Fund LLC was formed to facilitate the acquisition and inventory of long-term net leased assets, multifamily assets and private equity real estate investments. The offering provides investors with the ability to participate in the sponsor's inventorying of real estate assets prior to syndication.

**The Debentures will bear non-compounded interest at the annual rate of 7.0% per annum (computed on the basis of a 365-day year) on the outstanding principal, payable monthly on between the fifteenth and twentieth day of the following month. An investment in the Debentures will begin accruing interest upon acceptance and closing of the Investor's Subscription Agreement. There is a risk Investors may not receive distributions, along with a risk of loss of principal invested.*



SHREVEPORT PHARMACY DST
Minimum Investment: \$50k

A long-term net lease offering with a corporate Walgreens guarantee. Walgreens has been a tenant at this location since 1999 and recently extended their lease an additional 10 years, showing a strong commitment to the site and trade area. The offering which is available to 1031 exchange and cash investors also has a cost segregation report prepared to enhance investors depreciation write offs and tax sheltering of projected monthly income.





SEATTLE MULTIFAMILY DST
Minimum Investment: \$50k

An all-cash / debt-free multifamily apartment community. Located in the Seattle Metropolitan Area which is home to a strong workforce with Amazon, Microsoft, and Expedia. This all-cash/debt-free 1031 exchange offering is believed to potentially possess a defensive cash flow profile with existing and resilient occupancy along with the potential for asset appreciation as the demand from Seattle's core central business district supports greater growth in broader submarket neighborhoods. The offering which is available to 1031 exchange and cash investors also has a cost segregation report prepared to enhance investors depreciation write offs and tax sheltering of projected monthly income.

ABOUT KAY PROPERTIES and WWW.KPI1031.COM

Kay Properties is a national Delaware Statutory Trust (DST) investment firm. The www.kpi1031.com platform provides access to the marketplace of DSTs from over 25 different sponsor companies, custom DSTs only available to Kay clients, independent advice on DST sponsor companies, full due diligence and vetting on each DST (typically 20-40 DSTs) and a DST secondary market. Kay Properties team members collectively have over 115 years of real estate experience, are licensed in all 50 states, and have participated in over 15 Billion of DST 1031 investments.

LEARN MORE:  WWW.KPI1031.COM  **855.899.4597**

****All offerings shown are Regulation D, Rule 506(c) offerings.** This material does not constitute an offer to sell nor a solicitation of an offer to buy any security. Such offers can be made only by the confidential Private Placement Memorandum (the "Memorandum"). Please read the entire Memorandum paying special attention to the risk section prior investing. IRC Section 1031, IRC Section 1033 and IRC Section 721 are complex tax codes therefore you should consult your tax or legal professional for details regarding your situation. There are material risks associated with investing in real estate securities including illiquidity, vacancies, general market conditions and competition, lack of operating history, interest rate risks, general risks of owning/operating commercial and multifamily properties, financing risks, potential adverse tax consequences, general economic risks, development risks and long hold periods. There is a risk of loss of the entire investment principal. Past performance is not a guarantee of future results. Potential cash flow, potential returns and potential appreciation are not guaranteed. Securities offered through WealthForge Securities, LLC. Member FINRA/SIPC. Kay Properties and Investments, LLC and WealthForge Securities, LLC are separate entities. These testimonials may not be representative of the experience of other clients. Past performance does not guarantee or indicate the likelihood of future results. These clients were not compensated for their testimonials. Please speak with your attorney and CPA before considering an investment.

Sponsored Content

Kay Properties Online Real Estate Marketplace Platform

By DWIGHT KAY,
CEO AND FOUNDER, KAY PROPERTIES AND INVESTMENTS, LLC
AND CHAY LAPIN,
SENIOR VICE PRESIDENT, KAY PROPERTIES AND INVESTMENTS, LLC

At Kay Properties we have created an online real estate platform and marketplace at www.kpi1031.com that provides investors the opportunity to explore various 1031 exchange investment opportunities across the entire country and across multiple real estate asset classes.

More importantly, we have created an extensive real estate and 1031 exchange educational platform. Over the years, investors from across the world have used the Kay Properties Platform to educate themselves and learn about the various categories within the 1031 exchange and real estate investing industry.

Every investor learns in their own way and we have been able to accommodate various options for people within our educational platform, a few examples are: a published book, live updated blog, case studies, press center, video content, podcasts, weekly educational conference calls, an audiobook, free Subscription to the DST industry magazine and a free subscription to the 1031 Exchange Times newspaper (Sign up for free at www.kpi1031.com or email info@kpi1031.com to sign up for your free subscriptions).

The Kay Properties Marketplace Platform has provided investors access to over 25 different real estate sponsor companies that put together various opportunities for investors primarily within the asset classes such as Multifamily/Residential, various Commercial Assets, Net Lease Properties, Industrial, Medical and Self-Storage.

Within the marketplace, investors can review offering documents that include the business plan, due diligence materials and the risk factors of each 1031 investment. This is where the www.kpi1031.com marketplace

platform really sets itself apart from others.

If an investor were to go out on their own to purchase real estate, they may have to potentially spend thousands of dollars on legal fees and due diligence reports (property condition report, appraisal, environmental report, survey, zoning report, etc) in order to confirm that there are no major issues with the property, and these due diligence reports can take weeks to be completed as well as are very costly. On the Kay Properties marketplace, this information has already been completed and provided for investors to review.

The typical investor that has invested in the Kay Properties Marketplace has looked to complete a 1031 exchange, diversify their real estate holdings by making cash investments, or utilizing various other investment options such as Opportunity Zone Fund investments.

These investment options can be great for investors who have very real capital gains tax problems due to selling appreciated assets, for those investors who no longer want to manage their property and deal with tenant headaches, as well as for investors who have a full-time job and don't have time to manage real estate on top of their full schedule.

One potential advantage that the Kay Properties Platform provides to investors is access to nationwide data; we work and partner with some of the largest real estate companies in the country that provide us with their research and give an overview of their assets and performance. This can potentially help to set investors on the www.kpi1031.com marketplace ahead of others.

The Kay Properties Platform has had clients from across the country invest into over \$20 billion worth of real estate offerings that were both for 1031 exchange investors via Delaware Statutory Trust - DST offerings, Opportunity Zone Fund investors and direct cash investors seeking a way to diversify away from stock market volatility.

About Kay Properties and www.kpi1031.com

Kay Properties is a national Delaware Statutory Trust (DST) investment firm. The www.kpi1031.com platform provides access to the marketplace of DSTs from over 25 different sponsor companies, custom DSTs only available to Kay clients, independent advice on DST sponsor companies, full due diligence and vetting on each DST (typically 20-40 DSTs) and a DST secondary market. Kay Properties team members collectively have over 115 years of real estate experience, are licensed in all 50 states, and have participated in over 15 Billion of DST 1031 investments.

This material does not constitute an offer to sell nor a solicitation of an offer to buy any security. Such offers can be made only by the confidential Private Placement Memorandum (the "Memorandum"). Please read

the entire Memorandum paying special attention to the risk section prior investing. IRC Section 1031, IRC Section 1033 and IRC Section 721 are complex tax codes therefore you should consult your tax or legal professional for details regarding your situation. There are material risks associated with investing in real estate securities including illiquidity, vacancies, general market conditions and competition, lack of operating history, interest rate risks, general risks of owning/operating commercial and multifamily properties, financing risks, potential adverse tax consequences, general economic risks, development risks and long hold periods. There is a risk of loss of the entire investment principal. Past performance is not a guarantee of future results. Potential cash flow, potential returns and potential appreciation are not guaranteed.

Securities offered through WealthForge Securities, LLC. Member FINRA/SIPC. Kay Properties and Investments, LLC and WealthForge Securities, LLC are separate entities.

6 Signs Your AC System Could Need Repair Now

Continued from Page 1
repair person?

Here is a short list of warning signs to watch for that signal your air conditioning system may be in need of quick repair.

No. 1- Odd Noises

While humming and rushing air are usually not a concern, any knocking, growling, squealing or rattling could indicate serious trouble with the compressor or the condenser. It is advisable that you get a professional air conditioner repair company to assess your system before your tenants start calling.

No. 2 – Unusual Odor or Smell

An air conditioner should never give off peculiar smells. If yours does, it could be a sign of mold, damaged ductwork or malfunctioning

components. All these issues require immediate repair if you do not want to end up replacing the unit.

No. 3 – Decreased Airflow

The primary sign of an air conditioning system that is working well is air flow. Airflow can become restricted in several ways; there can be a problem with the duct work or fan, or a blockage or leak elsewhere in the system. Air ducts blocked by debris can pose a health risk, especially if the debris includes decomposing insects or the droppings of small animals. Polluted air flow can cause the onset of respiratory disease or worsen an existing breathing problem.

No. 4 – Excessive Cycling

Does your air conditioner turn on and off in short intervals? If so, it may be short-cycling. If your unit seems to cycle on and off more than typical, it could mean that your thermostat

is malfunctioning. It could also mean that cold air is escaping; check for leaks and add some weather stripping if needed.

No. 5 – Energy Bill Increase

A power bill that suddenly shoots up, especially if the unit is not running that often, could be another strong indicator that your system is in need of repair or replacement.

There are multiple causes for this particular issue, including leaks in your AC's ductwork, a broken thermostat switch, or the advanced age of the unit. Regardless of the source of the trouble, the AC will need to be repaired.

No. 6 – Leaking Water

If you notice that your air conditioning system is leaking water, you need to contact your local air conditioning repair company sooner rather than later. Not only is this a sign that the AC unit is malfunctioning, but it may also

lead to damage to your rental unit. AC systems naturally create moisture and condensation, but in a properly functioning system this moisture should be flushed out through drain lines.

In Conclusion

These are just some of the common warning signs to look for when checking on the condition of your AC in your rental properties. If you notice these or any other issues, contact a reputable HVAC repair company before the tenants start calling and the dog days of summer finally arrive. Keepe is an on-demand maintenance solution for property managers and independent landlords. The company makes a network of hundreds of independent contractors and handymen available for maintenance projects at rental properties. Keepe is available in the Greater Seattle area, Greater Phoenix area, San Francisco Bay area, Portland, San Diego and is coming soon to an area near you. Learn more about Keepe at <https://www.keepe.com>.

Rentegration.com

Integrated Solutions at your fingertips

5 REASONS TO USE RENTTEGRATION

1. Access - Rentegration.com is a web based, multi-user software offering customers 24/7 access to forms generation, archives, property management data-base, basic accounting, vendor ordering and other services.

2. Rental and Lease Forms - Unlimited use of a full line of state specific rental and lease forms. All Rentegration.com forms are created by attorneys and/or local rental housing associations.

3. Simplified Accounting - Owners and managers can track income and expense for each unit, property and company. Perfect for mid and small size property managers and independent rental owners, who neither have the need or budget for larger, more expensive software.

4. Management Database - Rentegration.com is an easy to use, database driven software. Most form fields are auto populated from the database. The modules are all integrated and work together. For example, a customer can use the rent-roll function to identify all delinquencies, apply fees, and create eviction forms with a few simple clicks of the mouse.

5. Value - Large property management companies that use Rentegration.com for only forms generation will save time and money over other methods. Mid and small size property managers and independent rental owners can manage their entire business at a fraction of the cost of other software and forms.

Exclusive Industry Partner of

NATIONAL TENANT NETWORK

State specific rental and lease forms available in:

AK, AZ, CA, CO, DC, DE, FL, GA, IL, IN, KS, KY, MA, NC, NJ, NV, NY, OH, OR, PA, TX, UT, VA, WA & WV.

rentegration.com 503.933.6437 sales@rentegration.com

To advertise in Rental Housing Journal, call Vice President/Sales Terry Hokenson at 480-720-4385 or email him at Terry@rentalhousingjournal.com

Is There Shifting Demand for Rental Housing?

Continued from Page 1

a downtown apartment may be proximity to one's office in order to avoid commuting. If commuting is no longer a concern, then living in a location that is a bit further out from the city center may not be much of a concern, either.

SO WHAT IS LIKELY TO HAPPEN?

I don't have a crystal ball, by any means, but in talking with my team and learning what they are hearing out in the field, I predict that landlords should be prepared to (depending on demand) adjust their tenancy criteria to some degree.

Where some landlords may have limits or restrictions related to a prospective tenant's income, I would not be surprised to see more and more households that are larger in size (number of adults) looking to pool their incomes to get into a larger house together. Not everyone can afford to move from a small in-city apartment to a spacious suburban home, but perhaps two or three people who had been living solo might want to move in together and enjoy, for example, their back yard – together. We are preparing our property managers to have this conversation with our clients.

WHAT WILL BE SOURCE OF DEMAND FOR IN-CITY MULTIFAMILY HOUSING?

I would not be surprised to see a backfill in demand from college students who may elect to move away from crowded dorms (if the dorm buildings are even open and available to begin with when schools re-open). To my earlier point, this would likely increase the frequency of demand for a guarantor to sign the lease ... another change that landlords should be prepared for.

I've read several articles recently about increased investment in single-family rental-housing construction. This is difficult to achieve in a market like the Seattle area where our properties are located and where buildable land is scarce between our lakes and mountains. However, in other markets where sprawl

continues to, well, sprawl, expect to see more of this. Demand for rental housing will be there, perhaps not always in the exact same form.

FINALLY, WHAT ABOUT DEMAND?

Which leads me to my final point: Expect the demand for (and construction of) accessory dwelling units (ADUs) to increase. The ADU is sort of a hybrid housing unit (not quite truly single-family, not quite truly multifamily) and as cities look to alter zoning rules to increase housing density, expect to see more and more ADUs coming online. An ADU can take multiple forms – detached, in the basement, above the garage, etc.

This would appear to be an attractive and affordable option for city-dwellers to move to more suburban neighborhoods and enjoy private entry, outdoor space, and potentially more square footage. There has been, still is, and will continue to be resistance against ADU construction from neighbors who are concerned about altering the character of their neighborhoods, but from a zoning standpoint, the tide seems to be turning as cities like Seattle are making a push to encourage this type of housing.

The ADU is also something that can allow multiple-generation families to live together while still having personal space, and can become a fantastic source of supplementary income for homeowners, especially if they decide to move into the ADU themselves and rent out the primary home.

In closing, to quote the Greek philosopher, Heraclitus: “The only constant in life is change.”

Cory Brewer is the General Manager at Windermere Property Management / Lori Gill & Associates. Cory oversees a team of property managers in the Greater Seattle Area with a portfolio of approximately 1,500 rental properties. Active in the local real estate community since 2003, he has held his current position since 2011. Cory may be reached via www.wpmnorthwest.com or coryb@windermere.com

VALLEY

Publisher/General Manager

John Triplett

Editor-in-Chief

Linda Wienandt

Associate Editor

Diane Porter

Vice President/Sales

Terry Hokenson

Accounting Manager

Patricia Schluter

Rental Housing Journal is a monthly publication of Rental Housing Journal, LLC.

Website

www.RentalHousingJournal.com

Mailing Address

4500 S. Lakeshore Drive, Suite 300
Tempe, AZ 85282

Email

info@rentalhousingjournal.com

Phone

(480) 454-2728 - main
(480) 720-4386 - ad sales

The statements and representations made in advertising and news articles contained in this publication are those of the advertisers and authors and as such do not necessarily reflect the views or opinions of Rental Housing Journal, LLC. The inclusion of advertising in this publication does not, in any way, comport an endorsement of or support for the products or services offered. To request a reprint or reprint rights, contact Rental Housing Journal, LLC at the address above.

© 2020, Rental Housing Journal, LLC. All rights reserved.

SUBSCRIBE TODAY!

NAME		
ADDRESS		
CITY	STATE	ZIP
E-MAIL ADDRESS		

I am an:

☐ OWNER
 ☐ INVESTOR
 ☐ PROPERTY MANAGER
 ☐ VENDOR
 ☐ OTHER

*Print subscriptions \$25/year

I would like:

☐ PRINT
 ☐ E-MAIL

Editions:

☐ ARIZONA
 ☐ COLORADO
 ☐ PORTLAND, OR
☐ SALEM/EUGENE, OR
 ☐ SEATTLE/TACOMA
 ☐ UTAH

☐ VISA
 ☐ MASTER CARD

CARD NUMBER	EXP.	CVV
NAME ON CARD		
BILLING ADDRESS		

OR MAIL A CHECK TO:


Rental Housing Journal
 4500 S. Lakeshore Drive, Suite 300
 Tempe, AZ 85282




MULTIFAMILY NW
The Association Promoting Quality Rental Housing

FORM OF THE MONTH

Assistance/Companion Animal Agreement - M106 OR-WA

**MULTIFAMILY NW**
The Association Promoting Quality Rental Housing

ASSISTANCE/COMPANION ANIMAL AGREEMENT
ATTACH A PHOTO OF THE ASSISTANCE ANIMAL



DATE _____ PROPERTY NAME / NUMBER _____

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

Owner/Agent has granted Resident's request for an aid/assistance/companion animal. Resident(s) agrees to the following:

- Only the following described assistance animal will reside in the unit:
Name _____ Type _____ Breed _____ Age _____ Weight _____
- No breeding of any assistance animal is allowed.
- The assistance animal must be properly licensed and have shots required by statute or regulation at all times.
- No assistance animal with a history of aggressive, threatening or violent behavior will be allowed.
- The assistance animal will not be allowed out of the unit except when under Resident's control.
- The assistance animal will not be chained or tied in any way to the exterior part of the building.
- The assistance animal will not be allowed to use any part of the Premises for depositing waste. Should this occur accidentally, Resident will immediately pick up the waste. For any rental unit which includes a yard designated for use exclusively by the Resident, Resident is responsible to pick up and dispose of pet waste on the Premises promptly.
- The assistance animal will not be allowed to make excessive noise or engage in threatening conduct which might disturb other residents, Owner/Agent, guests or other pets/assistance animals.
- Any animal waste that is accumulated in a tray inside the unit will be disposed of properly and promptly.
- Resident will immediately notify Owner/Agent of any personal injury or property damage caused by the assistance animal.
- Any damage attributed to the assistance animal will be paid for promptly by Resident.
- Any additional assistance animals or any change of assistance animal will require a new agreement.
- Resident, any guest or invitee shall indemnify, defend and hold Owner, Owner's Agents, and employees harmless from and against any actions, suits, claims, and demands (including legal fees, costs, and expenses) arising from damage or injury to any person or property of others by any assistance animal owned, kept, housed, or maintained by Resident, his/her guest or invitee.

Emergency Contact(s): Resident authorizes Owner/Agent to contact the following person(s) in the event of an emergency regarding my assistance animal and may give him/her/them access to the unit to care for my assistance animal. Owner/Agent is not obligated to contact such persons and Owner/Agent is not responsible for the acts of my emergency contacts if the emergency contacts enter my unit:

Name _____	Phone _____	Email _____
Name _____	Phone _____	Email _____
Name _____	Phone _____	Email _____

No additional fee, deposit or insurance will be charged or required relating to the assistance animal.
This agreement does not in any way alter Owner/Agent's right to pursue an eviction under the landlord-tenant law.

We certify that the assistance animal has no history of aggressive, threatening or violent behavior.
We agree to the above provisions.

X _____	DATE _____	X _____	DATE _____
RESIDENT		RESIDENT	
X _____	DATE _____	X _____	DATE _____
RESIDENT		RESIDENT	
X _____	DATE _____	X _____	DATE _____
RESIDENT		RESIDENT	
		X _____	DATE _____
		OWNER/AGENT	

☐ ON SITE ☐ RESIDENT ☐ MAIN OFFICE (IF REQUIRED)

Form M106 OR-WA Copyright © 2017 Multifamily NW. NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION. Revised 7/19/2017.

MULTIFAMILY NW VIRTUAL GOLF TOURNAMENT 2020
JULY 7TH THROUGH AUGUST 18TH

**chipping in
for Charity**
MULTIFAMILY NW
The Association Promoting Quality Rental Housing

PROCEEDS WILL SUPPORT:



Do you want to support our amazing charities, but you're not a golfer?
No problem, you can still donate anytime at
MULTIFAMILYNW.ORG/EVENTS/CHIPPING-IN

HOW IT WORKS

1 SIGN UP TO SPONSOR A TEAM!

Register your team with MFNW. Team sponsors are also responsible for:
- Picking up Swag Bags for your team during a designated time at the MFNW office (they can also be shipped!)
- Booking a tee time and pay for the green fees at the course of their choice.
- Sending your players the donation link you get at registration.

2 GATHER YOUR PLAYERS

You can participate as many times as you want with teams of 4, just make sure to register each time.
Every player is asked to donate at least \$50 using the donation link or by texting "housing" to 565-12. Please confirm that all 4 of your players have donated before you golf.

3 PICK YOUR COURSE

There are many great options all over Oregon and SW Washington for you to play at. We encourage teams to play wherever they want, but keep in mind our usual tournament hosts Langdon Farms (PDX), Emerald Valley (SWV), and Pine Ridge Golf Club (SWV).

4 GO OUT AND PLAY!

You can play in any format of your choice. Best Ball, Shamble or play your own ball. Take pictures and/or videos and send them to events@multifamilynw.org or post to social media using the hashtag #chipping4MFNW. Side betting for charity is encouraged. Closest to pin, long drive etc.

HAVE FUN!

Multifamily NW Schedule

JULY 1ST	LANDLORD STUDY HALL – TURNOVER TECHNIQUES	6:30 PM - 8:00 PM
JULY 2ND	HANDLING MOLD CASES	10:00 AM - 11:00 AM
JULY 8TH	HR ISSUES – NEW CHALLENGES MANAGERS FACE	12:00 PM - 1:00 PM
JULY 10TH	IT’S THE LAW – HABITABILITY DISPUTES: HOW TO AVOID THEM AND HANDLE THEM WHEN THEY ARISE	12:00 PM - 1:00 PM
JULY 13TH	PORTLAND’S FAIR ORDINANCES – APPLICATIONS AND SCREENING	10:00 AM - 11:00 AM
JULY 14TH	HUMAN TRAFFICKING – HOW TO SPOT IT AND WHAT TO DO IF YOU THINK IT’S GOING ON AT YOUR PROPERTY	10:00 AM - 11:00 AM
JULY 16TH	PORTLAND’S FAIR ORDINANCES - SECURITY DEPOSITS	10:00 AM - 11:00 AM
JULY 21ST	WA IT’S THE LAW - WINNING COURT STRATEGIES: LEARN HOW TO WIN, BY LEARNING HOW NOT TO	12:00 PM - 1:00 PM
JULY 23RD	ASBESTOS BEST PRACTICES FOR RENTALS	10:00 AM - 11:00 AM

Potential Tenants Like Self-Guided Tours of Rentals Without Agents

RENTCAFE

Self-guided rental-housing tours in person, without the agent, are growing in popularity – not virtual tours, which are everywhere, but actual in-person tours of the property just without the agent, according to a new survey.

RentCafe’s survey of 3,500 Americans shows 83 percent would use self-guided

tours, despite having an array of options to tour virtually.

“Unlike virtual tours, self-guided tours allow for an in-person experience, meaning you can tour the actual apartment all by yourself and see how spacious it truly is, how it feels,” said Adrian Rosenberg of RentCafe.

Self-guided tours mean visiting apartments with zero face-to-face interaction. The prospective renters can open and close the apartment door by themselves through a smart lock.

The potential resident picks a date and time from an online calendar, selects a guided or self-guided tour and confirms the appointment.

Then they go through an ID verification

process and receive an address and access code to tour an apartment.

“Living in the time of a pandemic has pushed us into the digital realm faster than ever before, leading to an unprecedented boost in new tech solutions that allow us to continue to work and live while respecting social-distancing norms and minimizing health risks,” RentCafe said.

Valley Rents Hold Steady in June During Pandemic

APARTMENT LIST

Eugene rents ticked up slightly in June by 0.1 percent and have held steady over the past few months and year-over-year, according to the latest report from Apartment List.

Median rents in Eugene stand at \$824 for a one-bedroom apartment and \$1,096 for a two-bedroom. Eugene’s year-over-year rent growth lags the state average of 0.6 percent, but is in line with the national average of 0.2 percent.

Corvallis rents have remained flat over the past month, but are up slightly by 1.3 percent year-over-year. Median rents in Corvallis stand at \$833 for a one-bedroom apartment and \$1,045 for a two-bedroom.

In Salem, the median rent is \$723 for a studio, \$811 for a 1-bedroom, \$1,066 for a 2-bedroom, and \$1,552 for a 3-bedroom.

In Portland, rents continued to decline in June, dropping another 0.1 percent after a 0.3 drop in May, according to the latest report from Apartment List. Portland rents year-over-year have decreased by 0.4 percent in comparison to the same time last year.

Median rents in Portland stand at \$1,119 for a one-bedroom apartment and \$1,321 for a two-bedroom.

Across the state, Bend, Medford, and Corvallis have all experienced year-over-year growth above the state average (2.2 percent, 2.0 percent, and 1.3 percent, respectively).

“It’s important to note that the magnitudes of these rent decreases are all quite modest, but on the other hand, this

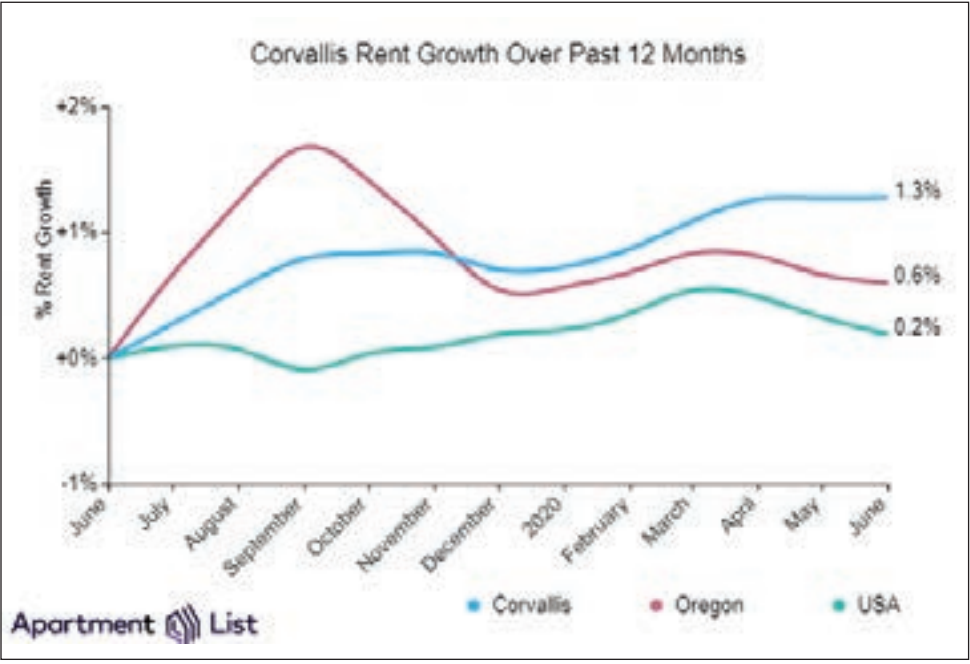
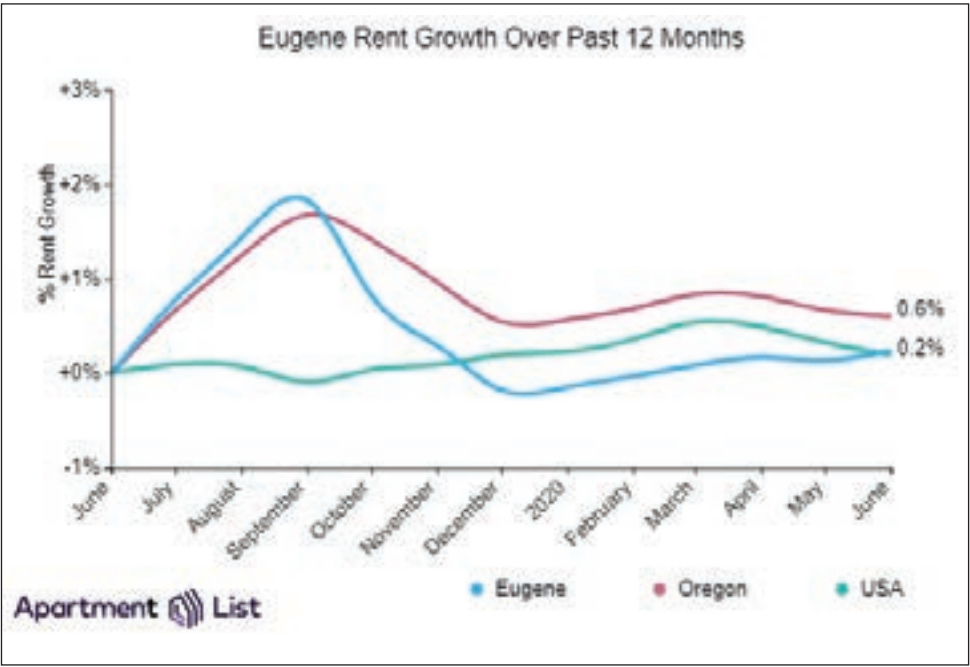
may just be the beginning of a prolonged trend,” said Chris Salvati, Housing Economist at Apartment List.

“I would note that the areas where we’re seeing the most significant rent dips are in local economies that are heavily dependent on tourism, such as Las Vegas, Orlando, and Miami. Compared to those cities, Portland has higher shares of workers employed in knowledge occupations that can be done from home, so they’re a bit more protected from the harshest economic impacts,” he said.

Salvati said as far as longer-term impact, the pandemic’s effect on rent prices will depend heavily on how quickly the economy is able to recover.

“Even in the best-case scenario, it’s highly possible that we could see a protracted uptick in downgrade moves as many households facing financial hardship begin looking for more affordable housing,” Salvati said.

ApartmentList is committed to making its rent estimates the best and most accurate available. To do this, they start with reliable median rent statistics from the Census Bureau, then extrapolate them forward to the current month using a growth rate calculated from their listing data. ApartmentList’s approach corrects for the sample bias inherent in other private sources, producing results that are much closer to statistics published by the Census Bureau and HUD. Their methodology also allows them to construct a picture of rent growth over an extended period of time, with estimates that are updated each month.



SOLD

FIR VILLA & MARION APARTMENTS | SALEM

28 UNITS | \$3,200,000





GABE JOHANSEN

PRINCIPAL BROKER | OWNER
LICENSED IN THE STATE OF OREGON

503.390.6060
gabe@smicre.com
www.smicre.com



GOT LEAKS?

We are open and providing service through this COVID-19 crisis. We are following CDC guidelines and taking every precaution to protect our techs, our customers and the community.



Undetected leaks can threaten property values and repairs will be more costly. Avoid hit and miss digging. Save your property!

Our highly trained specialists use advanced technology to accurately locate water line and leaks. We save your time, money and frustration.

- Leak Detection on water and sewer lines
- Video inspection of sewer and drain lines
- Line locating of all utility lines including PVC
- Cause & Origin investigation for water damage
- Leak detection and inspection on Pools & Spas



AMERICAN LEAK DETECTION
THE ORIGINAL LEAK SPECIALISTS®

Eugene - 541-485-5325
Salem - 503-363-5325

CCB #164212
www.americanleakdetection.com

Widespread Destruction of Property Alleged in Lawsuit

Continued from Page 1

other legal rights of plaintiffs—businesses, employees, and residents.”

The suit says property owners and their tenants have not been able to fully use their properties.

“Property owners and tenants have, for instance, had to lock and barricade their garages and loading areas at risk of having participants entering and vandalizing them.

“Property owners have been told by CHOP participants that if they dare to paint over graffiti, their buildings will be more severely vandalized or even burned to the ground.

“The city has done nothing to prevent this conduct, but, instead, has actively endorsed and supported the ongoing occupation of the CHOP area and the destruction of property.”

The businesses and individuals filing suit say the “city has not listened” to their complaints about destruction of property so they had no alternative but to file a lawsuit. In addition to small businesses and individuals filing the lawsuit, there are many property management companies.

- Hunters Capital, LLC is one of the plaintiffs; it manages multifamily residential and other mixed-use properties in the Capitol Hill neighborhood. “Hunters Capital has suffered, and continues to suffer, economic loss ... its property has been damaged and its tenants and employees have been harassed,” the suit says. A maintenance person at Hunters Capital was attempting to clean up graffiti on the building “when accosted by a group of CHOP participants” and told to stop the cleanup “and threatened to burn down the building” if the maintenance person did not comply. The company said tenants have been unable to sleep because of the constant noise. “Female tenants in particular have reported concerns about their personal



One of the photos submitted by the plaintiffs for the lawsuit.

safety in light of the numerous reported instances of sexual assault in CHOP. Some residents have threatened to break leases” with the company “because of extensive problems caused by CHOP.” Also the suit says, “tenants have already started to leave because of CHOP, and others cannot pay rent. Every day that passes. more of the company’s tenants leave.”

- Madrona Real Estate Services, LLC said in the suit that they also have suffered, and continue to suffer, economic loss and other injuries, that their tenants have been harmed and harassed. Madrona also reported that CHOP participants had entered one building, pulled out pipes and set off the fire alarm and set off the sprinkler system, causing evacuation of 100 residents and flooding

the parking garage, and “left human feces on multiple premises.” Madrona has been unable to lease more than 40 new units in the area “because nobody is interested in moving to CHOP.” Also, many of their small commercial tenants are facing bankruptcy.

- The Onyx Homeowners Association has 65 condominiums in the area, and its building has suffered property damage and theft and owners have been harassed and threatened. The president of the association, Wade Biller, “has been physically assaulted by a CHOP participant while attempting to negotiate with CHOP participants in his role as president” of the association. The suit says the building has been subject to graffiti and vandalism and residents calls to 9-1-1 received no response from the city.
- Redside Partners LLC also manages numerous properties in the Capitol Hill area and “has suffered, and continues to suffer, economic loss from CHOP among other injuries.”
- Olive Street Apartments LLC owns two apartment complexes in the CHOP area and also “has suffered, and continues to suffer, economic loss from CHOP, among other injuries.” The owner tried to move a dumpster outside the zone so the garbage would get picked up but was “videotaped and harassed” while trying. At the apartments CHOP participants tried to break into the buildings and into mailboxes and the apartments called police “but the police told Olive Street Apartments’ security guard that they would not send anyone to the area.”

The suit asks an injunction requiring the city to remove barriers and the nuisance created by CHOP and for actual damages to be determined by a jury at trial.

Read the full lawsuit at <https://www.documentcloud.org/documents/6956626-CHOPComplaint.html>.



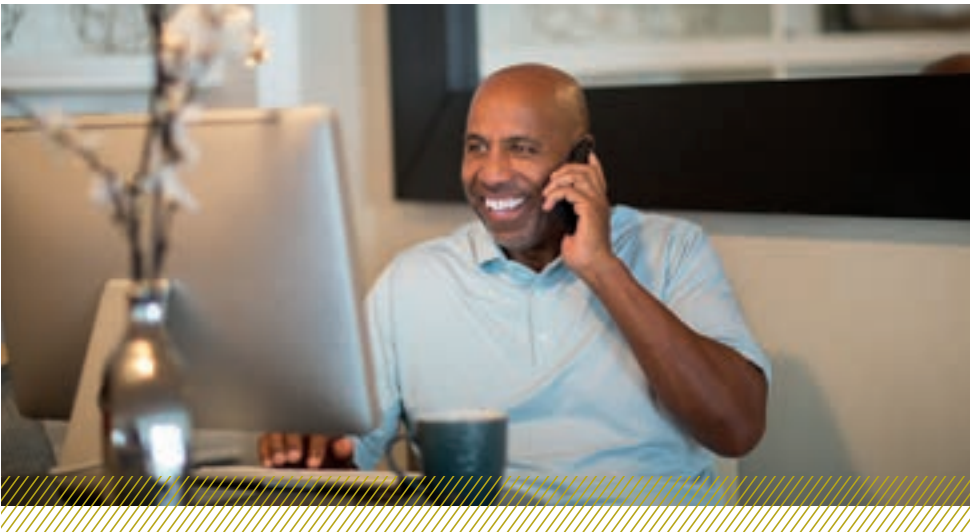
**YOUR
LAUNDRY.
OUR ONGOING
SUPPORT.**

SINCE 1964, WE'RE HERE FOR YOU.

Hainsworth Laundry Company isn't your typical laundry service company. We're a family. We give you our best every single day. We go beyond customer service by actually getting to know you and your needs—and then bringing you smart technology solutions that'll fit whatever you're looking for.

Let us know how we can help you.

Call **800-526-0955** to get started.
hainsworthlaundry.com



FREE ENERGY-EFFICIENCY SERVICES

Energy Trust of Oregon remains committed to serving multifamily customers through our incentives and services.

As you adjust to new operating standards, Energy Advisors are available by phone, video chat or email to assist with project consulting, applications, safety concerns, capital planning and other operational improvements.



To learn more, visit **www.energytrust.org/mfcashincentives** or email **multifamily@energytrust.org**.

Serving customers of Portland General Electric, Pacific Power, NW Natural, Cascade Natural Gas and Avista.





President: Ken Schriver • **Vice President:** Phil Owen
President Elect: John Sage • **Past President:** Ron Garcia
Secretary: Lynne Whitney • **Treasurer:** Sandra Landis • **Office Manager:** Cari Pierce



10520 NE Weidler, Portland, OR 97220
503-254-4723 • Fax 503-254-4821

info@rhaoregon.org
www.rhaoregon.org

RHA Oregon President's Message

All's Well With the World? Not Quite

Summer has finally arrived! The days are warm, the skies are blue, and all Oregon counties are in some stage of reopening. All is well with the world. Well, not quite.

As I write this, the Oregon Legislature is meeting in a Special Session to pass legislation primarily related to the COVID-19 pandemic and police reform. I had hoped to write that with respect to the statewide moratorium on evictions put in place by Governor Brown's executive order, a new, more balanced law was being put in place. However, that is not quite how it turned out.

By the time you read this, I am sure there will have been several news reports and summaries regarding the legislation, House Bill 4312. Here is my short version: Oregon landlords may not terminate any lease or evict a tenant for non-payment of rent, or terminate any lease without cause, at least through September 30, 2020. One exception: landlords may terminate leases if they have accepted an offer to purchase the dwelling from someone who intends to occupy the dwelling.

As exasperating as this legislation is, it does not go as far as the "rent-forgiveness" position advocated by various tenant organizations. Unfortunately, it does place many landlords, especially the "mom-and-pop" landlords that comprise most members of RHA, in

financial peril.

We all recognize the moral hazard this bill creates by allowing any tenant to simply not pay rent until October 1, with no penalty and no guarantee that the missed rent will ever be paid. Despite testimony offered by landlords and organizations like RHA Oregon, MFNW, and ORHA, the legislature did not adopt a means test or restrict the rent deferral to those tenants impacted by COVID-19. This feature distinguishes Oregon's approach from places like Los Angeles and New York City. I suspect that someone will file a lawsuit in response to this, but given the backlog caused by the closure of the courts, it is unlikely any such suit would be resolved before the end of the emergency period.

So where do we go from here? Here is what Rental Housing Oregon will focus on during the next 90 days:

- We will provide education in the form of virtual courses, panels, and mentor sessions to clarify the impact of the legislation; I encourage you to sign up for one of these Zoom presentations on our website at rhaoregon.org.
- We will prepare forms for your use in October that meet the requirements for giving notice and negotiating a repayment plan for tenants.

- We are advocating for rental assistance for landlords, in the form of legislation to be taken up in the next special session; please be prepared to add your testimony when that time comes!

As we are unable to hold either our Under a Starry Night event or our Annual Picnic this summer, we are instead undertaking fund raising to assist our members in severe financial distress. This is a great way that those of us who are not affected by the COVID-19 crisis can assist our colleagues who are.

I wish to thank our lobbyist and the members of the RHA Legislative Committee for their work and encouragement during the special session. I also thank everyone that participated in the RHA Oregon and MFNW rent surveys in April, May, and June. Your comments were especially helpful. We joined with MFNW to provide our members, the governor, and the legislature with a picture of the landlord-tenant landscape during COVID-19. We will take a break and see how the situation plays out for the next 90 days, with our next survey likely in October.

Happy Independence Day!

Ken Schriver
RHA Oregon President

Where *strength and stability* meet.

Multifamily and Commercial Real Estate Lending



Luther Burbank®

Savings

You're *worth* more here.®



Founded in 1983, customers look to Luther Burbank for competitive lending products, market expertise and quality service. For purchase or refinance transactions, we offer:

- Hybrid and adjustable rate programs
- Flexible loan structure and pricing
- Zero loan fee option
- Loan amounts up to \$20,000,000



Call today to learn more.

Rich Marcus

Income Property Loan Officer
503.914.1340
rmarcus@lbsavings.com
lutherburbanksavings.com



Financing for apartment buildings, mixed-use and commercial properties. Loans subject to credit approval. ©2020 Luther Burbank Savings