

May 2022

# RENTAL ALLIANCE UPDATE

A monthly newsletter published by the Rental Housing Alliance Oregon



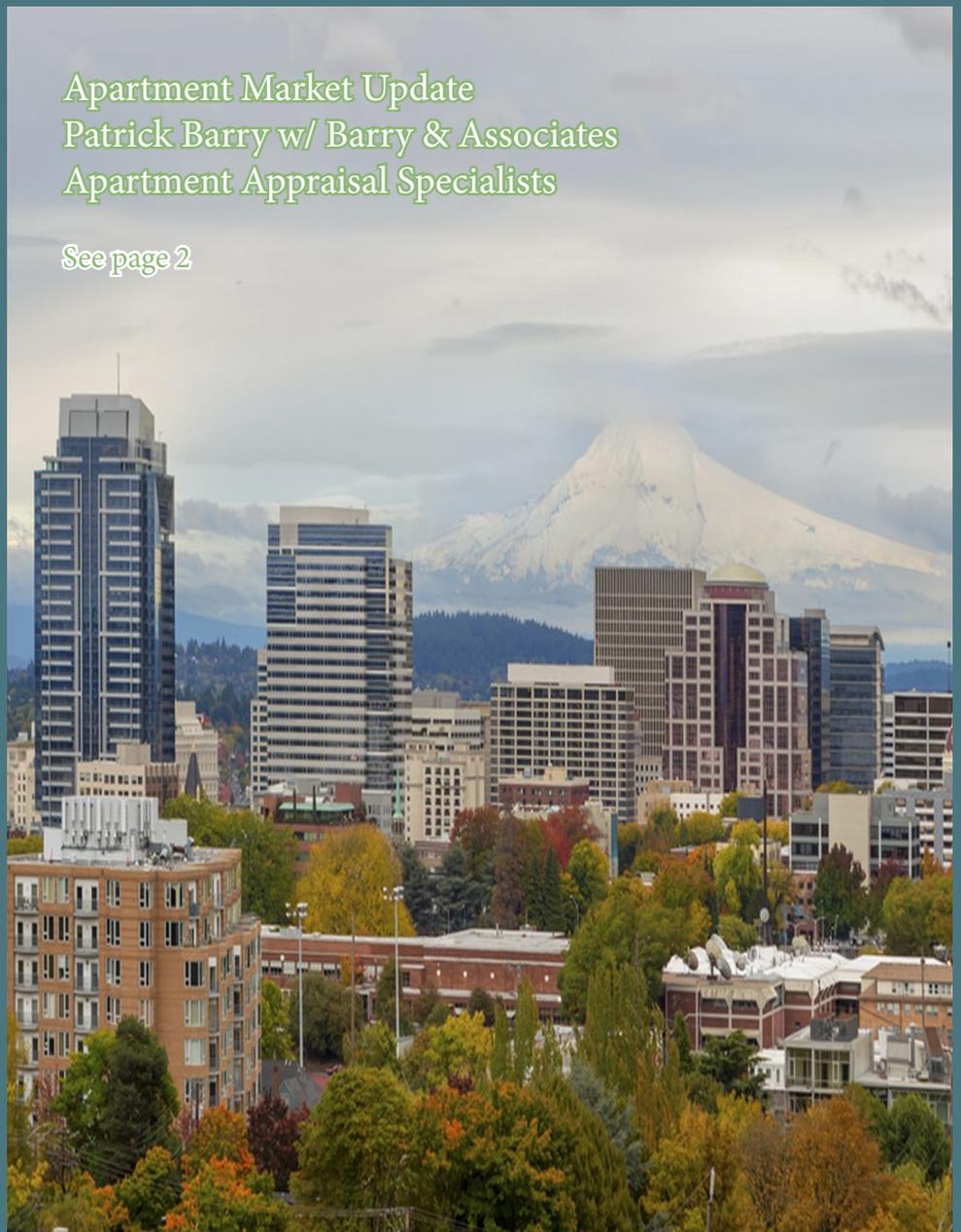
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Apartment Market Update  
Patrick Barry w/ Barry & Associates  
Apartment Appraisal Specialists

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# RENTAL HOUSING ALLIANCE EVENTS & CLASSES

Join RHA Oregon for our monthly dinner meeting!!!

Wednesday May 18, 2022 at 6:00pm

Ernesto's Italian Restaurant

8544 SW Apple Way, Portland, OR 97225

\$42.00 per person when registered by 5/13/22

\$52.00 per person when registered after 5/13/22

**Buffet Menu**  
**Caeser Salad**  
**Focaccia Bread**  
**Bruschetta**  
**Sauteed Vegetables**  
**Spaghetti with Meat Sauce**  
**Fettucine Alfredo**  
**Meatballs in Meat Sauce**  
**Chicken Cordon Blue**

Speaker: Patrick Barry w/ Barry & Associates Apartment Appraisal Specialists

- YTD 2022 Portland Metro Apartment Market Update
  - Macro trends
    - Employment, population, home ownership, interest rates, apartment construction
  - Apartment Fundamentals
    - Rents, income, vacancies, expenses
  - Apartment Sales & Values
    - Value trends with an emphasis on 5-75 unit apartments
  - Other Issues
    - Politics city of Portland, regulation, Etc.
  - Trends for the years ahead
    - Forecasts

DATE	EVENT	LOCATION	TIME	INFORMATION
05/11	Board Meeting	RHA Conference Annex	4:00pm	
05/21	Mentor Round Table	Zoom	11:00am	
05/30	RHA Oregon Office	RHA Oregon Office	CLOSED	Office Closed in Observance of Memorial Day Holiday
06/08	Board Meeting	RHA Conference Annex	4:00pm	
06/23	Mentor Round Table	Zoom	11:00am	

DATE	CLASSES	LOCATION	TIME	INSTRUCTORS
05/10	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
05/10	How to Build Your Real Estate Net Worth	Zoom	6:30pm	Cliff Hockley w/Bluestone & Hockley
05/12	ADVERTISING, SCREENING, DEPOSITS, OH MY! Portland's "FAIR" Ordinances	RHA Conference Annex	6:30pm	Chris Tackett-Nelson w/ Warren Allen
05/12	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
05/17	Fair Housing, Assistance Animals, and Reasonable Accommodation	Zoom	6:30pm	Shyle Ruder w/Fair Housing Council of Oregon
05/19	SENATE BILL 608: Tenant Protections Regarding Rent Increases and No-Cause Terminations	Zoom	11:30am	Chris Tackett-Nelson w/ Warren Allen
05/24	Legislative Update to include HB291 & SB15	RHA Conference Annex	6:30pm	Dan Hayes w/ Real Property Management
05/24	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
05/26	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
06/07	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
06/09	Holding a Rental Property in A Self-directed IRA	RHA Conference Annex	6:30pm	Dan Hayes w/ Real Property Management
06/09	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
06/16	Strategies for Selling an Occupied Rental Property	RHA Conference Annex	11:30am	Dan Hayes w/ Real Property Management
06/23	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
06/21	Landlording 102	RHA Conference Annex	6:30pm	Chris Tackett-Nelson w/ Warren Allen
06/28	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network



# From the desk of the Executive Director

Ron Garcia, RHA Oregon Executive Director of Public Policy



Rental Housing Alliance Oregon was established in 1927 and has a rich legacy of assisting Landlords throughout the state to become successful and more professional. Through a variety of services including Training, Networking, and Up-to-date Forms, RHA Oregon has long been a steadfast advocate for property rights, high standards of practice, and promoting fair and affordable housing. Much of our base membership includes long-term members that have 2nd and even 3rd generation family members; sons and daughters who have taken over and/or absorbed their “family business” as independent rental property providers.

Small Landlords are small business owners. They take on all the financial responsibilities and risks to provide a valuable product to their communities: housing. Like small business owners everywhere, their success drives an important and substantial segment of the state’s economy. Small landlords, like most small business owners, add unique personalities and take personal pride in their endeavors. This trait is lost on large “big box” or institutional owners who cannot replicate it. Buying a handcrafted belt or purse from a local store, for example, is not the same experience as picking something off the rack from Macy’s or Fred Meyers. Likewise, renting a house or a unit in a duplex from a long-term independent Landlord is not the same experience one might have as when moving into a large apartment complex.

Over the past four years, much has changed for these Landlords due to increased regulations levied on them by new state laws. While promoted as means to help increase affordable housing, these laws have had just the opposite effect. Current market trends tell it all. Vacancies are significantly down. Higher rental rates are pacing at record year-over-year rates. Since the government made it nearly impossible to evict a tenant for non-payment of rent for the last 2 years, many small owners have now decided to sell. Rental homes as well as 2-4 unit properties are either being purchased by owner occupied buyers, (thereby eliminating more rental inventory), or picked up by institutional investors who eagerly seek highly regulated markets in order to reap the mega-rewards of hidden profit margins.

Throughout the years, and including the recent past,

Rental Housing Alliance Oregon has continued to work with lawmakers to find balanced solutions, no matter what the prevailing party’s strategy “du jour” happened to be. After all, a fundamental basis of promoting good business practices is the importance to follow the law, whether the opinion is that it’s a good or bad regulation.

As part of this long tradition, RHA Oregon has made a practice of avoiding recommendations for political candidates. In other words, in the end, we know that we need to work with those that hold office. So the question has arose: “How’s that been working out for you?”

The answer is, not too well I think. But it’s complicated... In my opinion, recent housing policies have had a short-term negative impact on small landlords. (Duh. I am probably not alone in that conclusion.) But honestly, I believe the real damage is being done to the tenants who will continue to suffer a long-term consequence of these poor policies.

Yet even as I say this, many may accuse me of being self serving and obfuscating facts to prove a point. What’s not complicated is that good rental property providers can’t be in business without good renters. We are all on the same page to desire safe and affordable housing. Forcing landlords, for example, to approve non-qualified tenants (whose income does not support the rent) means that the qualified candidates who missed out on the unit are forced to pay higher rents in a tighter market. And the neighbors of the disruptive tenant who can’t be terminated other than for a legal action “for-cause”, are forced to choose to move away and find replacement housing that has skyrocketed in price, due to low supply. It’s just an example of how a cyclic process that has no cap self-perpetuates. What’s the end result? Choose your scenario: If the bottom falls out (like it did in 2009) everyone suffers (remember zombie houses?) If it continues to escalate, who are the winners? Large investors who were trying to be tamed in the first place, because the smaller landlords got strangled in the imposed over-regulations.

So here is my solution today, as of May 1, 2022: Vote. Make sure the check box goes to a candidate who supports

*(continued on page 5)*

# Dear Maintenance Man

by Jerry L'Ecuyer & Frank Alvarez

**Dear Maintenance Men:**

**My units have hardwood floors. What is the best way to clean them after a tenant moves out?**

**Davis**

Dear Davis:

As you might guess, water is the enemy of hardwood floors. Water can damage wood floors and may cause staining, cupping, expansion and separation. Certain cleaning items to avoid are wet mops, ammonia, and floor cleaning products not meant for wood floors. It is important to determine which clear finish was used on your wood floors as a protective coating. For example, penetrating oils, lacquer, polyurethane, etc. Each finish will dictate a specific solvent or cleaning product. Most wood floors can be cleaned and maintained by first vacuuming dirt and debris from the floor and finishing with a soft natural brush or broom, remove dust and residual dirt. If the floor needs deeper cleaning, determine the finish used on your floor and visit a wood floor dealer or home center that sells wood flooring. They will carry cleaning products for wood floors and can help you determine a proper cleaning procedure.

**Dear Maintenance Men:**

**The angle stop valves under the kitchen sink are very hard to close. I attempted to replace the valves but could not remove the brass collar around the copper pipe.**

**The new angle stop valves do not thread up and the old nut is trapped behind the collar.**

**What can I do? Also, how often should I routinely replace my under-sink water flex lines?**

**Fredric**

Dear Fredric:

On the first question, it is always best to remove the old collar. That is easier said than done. You cannot pull off the collar with your fingers; it is too tight. Pliers will damage your soft copper pipe and cutting the line behind the collar is OK if you have enough pipe to spare. But, in most cases the space is limited and cutting the line won't work. The hardware or plumbing store sells a compression sleeve puller (\$20.00 or less) designed for this job and it will not damage your pipe. You can now install your new angle stop valve. An alternative once you remove the collar is to solder a male or female 1/2" fitting to the end of the copper pipe. Install a male or female angle stop valve and never again deal with a stubborn brass collar. If you ever need to replace the valve, just twist it off and install a new one. We also recommend that you install "quarter turn ball valves" when replacing the old angle stop valves. The ball valves are less susceptible to sticking in the open position after many years of use.

On your second question about replacing under sink water lines; if any of your lines are the white plastic lines, replace them immediately; they are a flood waiting to happen. We like using the stainless-steel braided flex lines. They last a long time, don't seem as susceptible to fatigue or abuse. A way to spot a bad flex line before they leak or burst, is to look for telltale signs of rust, calcium build-up, loose or broken braids, tight kinks, brown spots or they just look bad. If you are replacing angle stop valves, install new water lines at the same time.

**Dear Maintenance Men:**

**I have just installed a new garbage disposal and now my dishwasher won't drain. I hooked everything back up the same as before. What did I do wrong?**

**Brian**

Dear Brian:

This mistake is surprisingly common. Luckily, it has a simple and cheap solution. Look under the sink and find where the dishwasher's drain line hooks up to the garbage disposal. It is typically a three-quarter inch rubber or plastic line. Undo the hose clamp at the disposal end of the line and temporarily remove it. Now take a big, long flat screwdriver and insert it into the garbage disposal nipple where you just removed the rubber drain line. The screwdriver will stop about two inches in and hit the drain knockout. Use a hammer and gently hit the screwdriver until the knockout breaks open. Remember to retrieve the knockout from inside the garbage disposal. Now, reassemble the dishwasher drain line to the garbage disposal, tighten the hose clamp and run your dishwasher through one cycle. Check for leaks and proper operation of the dishwasher. Everything should work just fine.

WE NEED Maintenance Questions!!! If you would like to see your maintenance question in the "Dear Maintenance Men:" column, please send in your questions to: [DearMaintenanceMen@gmail.com](mailto:DearMaintenanceMen@gmail.com)

**Bio:**

If you need maintenance work or consultation for your building or project, please feel free to contact us. We are available throughout Southern California. For an appointment please call Buffalo Maintenance, Inc. at 714 956-8371 Frank Alvarez is licensed contractor and the Operations Director and co-owner of Buffalo Maintenance, Inc. He has been involved with apartment maintenance & construction for over 30 years. Frankie is President of the Apartment Association of Orange County and a lecturer, educational instructor and Chair of the Education Committee of the AAOC. He is also Chairman of the Product Service Counsel. Frank can be reached at (714) 956-8371 [Frankie@BuffaloMaintenance.com](mailto:Frankie@BuffaloMaintenance.com) For more info please go to: [www.BuffaloMaintenance.com](http://www.BuffaloMaintenance.com)

Jerry L'Ecuyer is a real estate broker. He is currently a Director Emeritus and Past President of the Apartment Association of Orange County and past Chairman of the association's Education Committee. Jerry has been involved with apartments as a professional since 1988.



# Get a Permit or Face the Consequences: City of Portland Tree Trimming Requirements

by Tamara Collins, Chair of Membership & Marketing Committee RHA Oregon

As a property owner in Portland, you are likely aware that there are new tree trimming requirements. Many things now require a permit, and not following the regulations can lead to some pretty severe consequences. In this article, we will go over what you need to know about the new tree trimming requirements in Portland. We will also provide some tips on how to make the process as smooth as possible for you!

The city of Portland has recently updated its tree trimming requirements. Many property owners are now required to get a permit before trimming their trees. Failure to obtain a permit can result in some pretty severe penalties.

If you are a property owner in Portland, it is important that you familiarize yourself with the new tree trimming requirements. According to the City of Portland Code department, a permit is required in these instances:

**Street Trees:** A permit is required to remove any street tree. Except for sucker shoots or self-sown trees that are less than 1/2 inch in diameter. Learn to measure the diameter at <https://www.portland.gov/trees/how-measure-tree>

Staff will let the applicant know if the property is in a regulated historic or environmentally sensitive zone or plan district, additional requirements may apply.

**Private Trees:** Generally a removal permit is needed for trees 12 inches diameter at 4.5 feet tall (DBH) and larger.

More information on removing trees on private property at <https://www.portland.gov/trees/treepermits/do-i-need-permit-remove-trees-private-property>

More information on private tree replacement criteria at <https://www.portland.gov/trees/private-property-tree-replacement>

**Heritage Trees:** A permit from Urban Forestry is required before removing, pruning, inoculating, or doing any other tree work on a Heritage Tree.

Prior to doing any landscaping or clean-up be sure that

you follow these guidelines to ensure that you are in compliance with city regulations. These regulations are in place to protect our trees and ensure that they stay healthy and thriving and maintain a uniform feel and look for the city.

What are your thoughts on the permit requirements? If you have any questions, please contact the Urban Forestry Division at <https://www.portland.gov/trees> or visit their website. Thank you for helping to keep Portland green!



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Executive Director's Message Cont...  
**CONTINUED FROM PAGE 3**

sensible economics. If you can't determine the best candidate, look at the record of the incumbent. Are they supportive of the free market or are they proponents of social change? And (this is where I might be accused of going off-road) if nothing else is evident, choose a candidate whose party has NOT been in power for the last 4 years just to add some necessary balance in all federal, state, and local housing solutions. Either way, remember, Rental Housing Alliance Oregon will stay open for business.

# Considering A Guarantor While Screening Applicants

By Lea Leong, Permission to reprint by RHAWA Current

We all find ourselves unwillingly placed into this post pandemic phase. Many landlords are asking how they are going to continue to find responsible individuals to pay rent and maintain the property. Many of your applicants might be students or individuals who are coming out of a financial crisis. They may not be able to meet the housing provider's screening criteria requirements when it comes to the rent-to-income ratio. In these cases, you may require the applicant finds a guarantor. The applicants may also come to you and ask if you're willing to accept a guarantor, also known as a co-signer.

A guarantor is an individual that is financially stable enough to help take on the financial responsibility of another individual in the event they default. Guarantors help cover the cost of the rent during the tenancy if the tenant is not able to. They also can be held responsible for any financial obligation in the event of an eviction.

If you screen an applicant and see they do not meet your criteria, you can choose to offer them the opportunity to obtain a guarantor. When it is decided to require a guarantor/co-signer you will need to fill out and provide each of the applicants with an Adverse Action Notice and use it to approve them with conditions. The condition you will state is the use of a guarantor.

A few perks to having a guarantor are they give the housing provider assurance that if the tenants can't pay the rent, their guarantor will step in and make the rent payment. The guarantor is the responsible party that agrees to "take on," or assume the financial obligations that are set forth within the lease. They do not reside in the rental unit.

Here are some examples for when a guarantor could be requested:

- Non-U.S. resident or international student (some landlords may accept an international credit history)
- Low Credit Score
- Limited available funds or lack of consistent employment income
- Unconventional source of income (i.e., non-liquid source of income)

The Housing Providers screening criteria should state the income requirements for the applicants to determine if they will meet the income qualifications.

## Income Requirement

When checking for sufficient income, most landlords only use verifiable garnish able wages or government and/or charity program vouchers or government issued payments. Typically,

an income to rent ratio of 3:1 is common (i.e., rent should not exceed 33% of gross income). Some landlords choose to require a flat, monthly income in lieu of using an income to rent ratio. Some lower income properties set this at 2.5:1, while higher end homes often require a 4:1 ratio. Many housing providers include criteria that the applicant's debt does not exceed 20% of their income.

The guarantor should be able to exceed the income requirements section of your minimum screening criteria. Keep in mind your guarantor should be someone financially stable enough to meet all their financial responsibilities plus help your applicant if or when needed.

A guarantor may add additional assurance not only for your prospective tenants but for you as a landlord/housing provider. They add a bit of protection as a credit-worthy third party without having to worry about the renter's inability to pay their rent due to unforeseen financial pressures.

When you or your applicant(s) ask about a co-signer/guarantor, you will want to screen the guarantor to decide that they are able to meet your screening criteria's income requirements. Either have them fill out an online application or give them a hard copy application. If your RHAWA Membership is certified to receive credit, be sure to screen them with the Basic Screening package. This package will provide you with their full credit report, which includes their credit score, credit history and public records, for example a bankruptcy or court ordered child support. (Note for Editor- for Oregon contact your tenant screening company and see if you qualify for full credit reports).

Once you have determined that your prospective tenant's guarantor exceeds the financial qualifications and you decide to approve the prospective tenant, the next step is the lease. The guarantor does not sign the lease but instead you will have the guarantor complete the Guarantor Addendum form which is found under Rental Leases+Forms, Optional Lease Signing Addenda Forms. The Guarantor Addendum explains in detail their responsibility (Note from Editor\* RHA Oregon members the Co-signer Agreement is form #204).

*Disclaimer: This article contains general information and is not intended to apply to any specific situation. If you need legal advice or have questions about the application of the law in a particular matter, you should consult an attorney.*

# Portable Cooling Devices and the ORLTA: How SB 1536 Affects You as a Landlord

By Bradley S. Kraus w/ Warren Allen LLP

The 2022 legislative session has concluded. When compared to the sessions of the past two years—and the flurry of new laws landlords have had thrown at them arising from the same—this session seemed less noteworthy. However, the legislature did pass SB 1536, a bipartisan piece of legislation amending the Oregon Residential Landlord and Tenant Act. This law tackles restrictions on the use of “portable cooling devices” from May to September of each year and imposes new requirements that housing provide cooling devices in new construction.

As you can imagine, this law was reactive to the unprecedented heat wave the Pacific Northwest experienced in the summer of 2021. Prior to SB 1536, the ORLTA had little discussion about air conditioners within the same, unless it was provided for by the landlord (at which time the landlord would have an obligation to maintain the same). From a definitional perspective, SB 1536 defines “portable cooling devices” as “air conditioners and evaporative coolers, including devices mounted in a window or that are designed to sit on the floor.” Notably, this does not include devices whose installation or use would require alteration to the dwelling unit. Senate Bill 1536 prohibits landlords from restricting tenants from installing or using portable cooling devices in most circumstances.

There are several standards to be found within SB 1536 to which tenants will need to adhere. First, the installation and use of the portable cooling device cannot violate building codes, damage the premises, or make it uninhabitable, or require electrical power that cannot be accommodated by service to the building or dwelling unit. Landlords can also require that the portable cooling device be installed or removed by the landlord or their agent, be inspected and serviced by the landlord or their agent, and finally, require that it be removed from October 1 through April 30.

There are additional restrictions allowed for portable cooling devices installed in the window. The window-installed device cannot impede necessary egress from the dwelling, interfere with the ability to lock a window, or damage the housing unit. Finally, the window-installed unit must be installed so that it is not at risk of falling. In the event the resident installs the portable cooling device (as opposed to the landlord), the landlord is immune from

liability for claims for damages, injury, or death caused by a device installed by the renter. In essence, the landlord will be able to maintain some oversight over the device—and install it themselves as detailed above, should they desire—but doing so removes this liability exception.

Finally, with respect to new construction, cooling devices are now required. In buildings where permits are issued on or after April 1, 2024, the dwelling units must have cooling facilities that provide cooling in at least one room, not including a bathroom, which conform to applicable law at the time of installation and are maintained in good working order. This can include central AC or a portable air conditioning device provided by the landlord.

The impacts of global warming are upon us. The temperatures during the summer months continue to rise. The extreme temperatures felt in 2021 may be an outlier, but similar heat waves will continue. Senate Bill 1536 became effective March 24, 2022, with input from both sides of the aisle, and Multifamily NW. As the summer months approach, landlords should handle any requests related to AC units with the above in mind and reach out to counsel if they have any questions about their rights and obligations.

*Bradley S Kraus is an attorney at Warren Allen LLP. His primary practice area is landlord/tenant law, but he also assists clients with various litigation matters, probate matters, real estate disputes, and family law matters. You can reach him at Kraus@warreallen.com or at 503/255-8795.*



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# Welcoming Pets is a Smart Financial Move in Rental Housing

By Judy Bellack

To maximize appeal to today's pet owners, here is why welcoming pets in rental housing is a smart financial move. According to the American Pet Products Association, 70 percent of American households own a pet, and pet owners in the United States spent more than \$100 billion on their animals in 2020. The popularity of pets and the amount of money we are willing to invest in them indicates that the traditional definition of a pet has changed dramatically from a cute and cuddly addition to the household to a treasured member of the family who is an integral part of our emotional well-being.

It's a happy coincidence that multifamily communities can embrace this reality while also boosting their bottom lines significantly. The 2021 Pet-Inclusive Housing Report (PIHI) which was conducted by Michelson Found Animals and the Human Animal Bond Research Institute reveals the powerful financial and operational benefits operators can experience by making their communities as pet-inclusive as possible.

## The Gains from Being Pet-Friendly

When pet owners find a welcoming environment, they want to stay. According to the PIHI report, residents in pet-friendly rental housing stay about 21 percent longer than those in non-pet friendly housing (the report defined pet-friendly housing as any housing that allows residents to have at least one pet, regardless of other restrictions). Residents tend to become familiar and dependent on their pet-friendly neighbors and communities, particularly as 72 percent of renters say pet-friendly housing is hard to find. When residents know their neighbors and communities support their pets, why make a change?

If residents are staying longer, that's fewer units for the leasing team to fill, which means reduced marketing and turn costs. And even when these units are vacated, they're not on the market for long, resulting in significantly lower vacancy loss. In the PIHI report, 83 percent of surveyed owner/operators state that pet-friendly units are filled faster, and 79 percent say that they are easier to fill. These dynamics free up leasing managers and teams to support and grow communities in other beneficial ways. All of this adds up to more net operating income.

If residents are staying longer, that's fewer units for the leasing team to fill, which means reduced marketing and turn costs.

## The Losses from Restrictions and Not Being Pet-Friendly

Apartment communities can really shoot themselves in the foot if they're not hospitable to pets. For starters, if a potential resident encounters any issue with being a pet owner, there's little chance they'll rent from that community. This is an issue that very few pet owners are flexible on since nobody wants to give up a member of their family.

Furthermore, communities often are housing unauthorized pets

when they have restrictive pet policies and, in turn, are losing out on potential pet-driven income. According to the PIHI report, about 11 percent of pet owners reported leasing with approved pets. As a result, owner/operators are missing out on more than \$1.5 billion in potential revenue each year in the form of pet fees and deposits from pets already residing in the community.

Restrictions on size and breed continue to be one of the biggest struggles pet owners face. While 76 percent of owner/operators say their units are pet-friendly, only 8 percent of those are free of restrictions. That stance can definitely have a negative impact on a community's revenue. Consider this: of the top 10 breeds in the United States according to the American Kennel Club, six would be excluded due to typical multifamily weight and /or breed restrictions.

Broadly speaking, it's time for operators to consider relaxing their breed and weight restrictions for pets in rental housing. Many restrictions are based on decades old research that has been denounced even by the organizations that conducted it. In addition, there are services available that run background checks on specific pets and owners to vie communities a better understanding of the individual animals renters are bringing with them.

Consider increasing the number of pets permitted in each unit.

## Ways to Make Communities More Pet Inclusive

Even with many communities considering themselves pet-friendly, more than 70 percent of pet-owning residents reported difficulty in finding suitable housing, largely due to restrictions. Clearly, this presents a huge opportunity for rental housing operators.

To maximize appeal to today's pet owners and to enjoy the resulting financial benefits, consider the following steps for pets in rental housing:

**Rework Pet Deposits:** Fewer than 10 percent of pets cause any damage, so consider using regular security deposits, or raise them slightly, to pay for the relatively little damage they do cause. And if you can't entirely eliminate these fees, offer to waive the pet deposit or offer a free month of pet rent for first-time residents.

**Remove/Reduce Breed and Weight Restrictions,** and consider increasing the number of pets permitted in each unit. This is not to suggest allowing a resident to have 12 dogs, but it could be beneficial to increase your allowable pets to two per household, for instance. To pave the way for changes like these, check with your insurance company and secure a policy that is more pet-friendly. On the resident side, mandatory renter's insurance policies can help with any pet-related claims.

*(continued on page 9)*



Welcoming pets is a Smart Financial Move  
CONTINUED FROM PAGE 8

Again, there are many misconceptions about large dogs and certain dog breeds; the rule of thumb is that concerns are associated with individual dogs, not a category.

Implement an easy-to-use screening process: New services make it easier for communities to screen individual owners and pets for issues. Using these technologies also assures all residents that you're working to have a community with safe and well-behaved pets. Make sure your process is easy to use. Furthermore, getting residents to sign agreements that outline acceptable pet (and owner!) behaviors, policies and disciplinary action can protect the overall well-being of the community and ensure that any pet-related issues are handled promptly.

Embrace pet amenities: There are countless amenities that create a more pet-friendly community. Dog parks, washing stations, waste stations and pet events are all great ways to let residents know you care. Consider partnering with a local shelter to connect your residents with opportunities to adopt or foster pets and waive any pet fees if they do.

Apartment owners and operators are always looking for an edge over the competition and the next thing that's going to boost a community's performance. In today's pet-obsessed world, creating a truly welcoming environment for pets is a great way to attract and retain residents and boost the bottom line.

*Judy Bellack is the industry principal for the non-profit Michelson Found Animals Foundation, helping to advance the Pet-Inclusive Housing Initiative. She is a 30-year veteran of the multifamily industry, holding various executive leadership positions with some of the foremost supplier companies. Judy has served both as Chair of NAA's National Suppliers' Council and NMHC's Supplier-Partner Alliance and was the recipient of NAA's Outstanding Supplier in 2010. She currently operates a consulting practice advising start-up technologies in the multifamily space.*



**UNDER A STARRY NIGHT EVENT**

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JULY 20, 2022 6PM

UNDER A STARRY NIGHT

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RSVP at [info@rhaoregon.org](mailto:info@rhaoregon.org)

RHA OREGON CONFERENCE ANNEX AND PATIO, 10520 NE WEIDLER, PORTLAND OR 97220

## RENTAL HOUSING ALLIANCE OREGON-VENDOR MEMBER LIST

CATEGORY	COMPANY	CONTACTS	EMAIL	PHONE
1031	Beutler Exchange Group LLC	Mark Adams	<a href="mailto:mark@beutlerexchange.com">mark@beutlerexchange.com</a>	(503)748-1031
1031	1031 Capital Solutions	Richard Gann	<a href="mailto:rick@1031capitalsolutions.com">rick@1031capitalsolutions.com</a>	(503)858-7729
1031	Peregrine Private Capital Corp.	Robert Smith	<a href="mailto:rs@peregrineprivatecapital.com">rs@peregrineprivatecapital.com</a>	(503)241-4949
1031	Real Estate Transition Solutions	Austin Bowlin	<a href="mailto:aabowlin@re-transition.com">aabowlin@re-transition.com</a>	(206)909-0037
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Cleaners	Fresh Aire Office Deodorize	Ed Winkler	<a href="mailto:corporate@freshaire.com">corporate@freshaire.com</a>	(503) 624-7807
Consultant	CLEAResult-Energy Trust Oregon	Eric Falk	<a href="mailto:eric.falk@clearesult.com">eric.falk@clearesult.com</a>	(541) 954-8412
Contractor	Advanced Construction & Repair	Jordan Barkhuff	<a href="mailto:jordan@advancedconstructionpdx.com">jordan@advancedconstructionpdx.com</a>	(503) 841-1323
Contractor	Arthur Donaghey Construction LLC	Arthur Donaghey	<a href="mailto:arthurdonaghey@gmail.com">arthurdonaghey@gmail.com</a>	(541) 870-3540
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Contractor	John's Waterproofing Company	John Lombardi		1(844)261-9012
Contractor	ReNew-it LLC	Emanuel Hurtado	<a href="mailto:renewitrefinishing@gmail.com">renewitrefinishing@gmail.com</a>	(503) 320-2225
Contractor	Rental Housing Maintenance Services	Gary Indra	<a href="mailto:garyindra@rentalrepairs.com">garyindra@rentalrepairs.com</a>	(503) 678-2136
Contractor	TRC supporting Energy Trust of Oregon	Maren McCabe	<a href="mailto:maren.mccabe@lmco.com">maren.mccabe@lmco.com</a>	(877)510-2130
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Flooring	Contract Furnishings Mart-Beaverton	Nicole Dehaan	<a href="mailto:Nicole.Dehaan@CFMfloors.com">Nicole.Dehaan@CFMfloors.com</a>	(503) 207-5230
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Flooring	Contract Furnishings Mart-Hillsboro	Rebecca O'Neill	<a href="mailto:Rebecca.Oneill@CFMfloors.com">Rebecca.Oneill@CFMfloors.com</a>	(503) 716-4848
Flooring	Contract Furnishings Mart-Tigard	Jim Path	<a href="mailto:Jim.Path@CFMfloors.com">Jim.Path@CFMfloors.com</a>	(503) 542-8900
Flooring	Contract Furnishings Mart-Tualatin	Brett Tohlen	<a href="mailto:brett.tohlen@cfmfloors.com">brett.tohlen@cfmfloors.com</a>	(503)471-9910
Flooring	J & B Hardwood Floors, Inc.	Darinda Cripps	<a href="mailto:rindycripps@comcast.net">rindycripps@comcast.net</a>	(503) 756-0964
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Lighting	Kay L Newell LLC	Kay Newell	<a href="mailto:kay@sunlanlighting.com">kay@sunlanlighting.com</a>	(503) 281-0453

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Tenant Screening	National Tenant Network	Marcia Gohman	<a href="mailto:mgohman@ntnonline.com">mgohman@ntnonline.com</a>	(503) 635-1118
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Tualatin Valley  
Fire & Rescue

503.649.8577

# Apartment Matters

## Fire Up the Grill...Not the Patio

As temperatures begin to warm up, so do the barbecues. Keep it safe this year by following the tips below. Residents should also check with their landlord to ensure barbecues are allowed on decks or patios.



- ◇ Read your Owners Manual prior to operating any grill.
- ◇ Never leave your barbecue unattended. Always have a hose, bucket of water, or fire extinguisher nearby in case of fire.
- ◇ If you use a barbecue lighter, do not leave it out where children can access it.
- ◇ Use charcoal lighter fluid only sparingly and with caution.
- ◇ Briquettes can stay hot for several days and burn through paper or plastic bags. It is safest to wait at least three full days before transferring briquettes/ashes to a METAL can. Store the METAL can away from things that can burn such as decks or wood siding.
- ◇ If using a propane barbecue, open the lid while igniting it.



For more  
fire safety tips,  
visit [tvfr.com](http://tvfr.com).

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