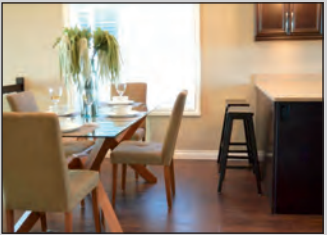


What To Expect  
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How to Choose  
the Right Flooring  
for a Rental

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Bill Seeks to Ban  
Landlords from  
Charging Pet Rent

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## Young Adults, Retirees Prefer Apartments

### RENTAL HOUSING JOURNAL

A new report analyzing the market shows that the multifamily market cycle is continuing strong as young adults and retirees choose to live in apartments.

The strong job growth plus the choice to live in apartments, Yardi Matrix says in U.S. Multifamily Outlook for Winter 2019, means “2019 should be another good year for the multifamily industry,” despite the fading impact of the 2017 tax reform and potential trade disruptions.

### RENT GROWTH TRENDS SHOW YOUNG ADULTS AND RETIREES

“Fresh off another year marked by steady improvement, the rental sector looks to extend what is already a

*See ‘Young’ on Page 16*

# Oregon Senate Bill Aims to Set Rent-Control Limits on Landlords

### RENTAL HOUSING JOURNAL

A bill in the Oregon Senate, SB 608, would limit landlords to a 7 percent rent increase each year and essentially ban no-cause evictions after a year.

Oregon Governor Kate Brown has signaled her support for the bill. Brown believes those ideas “are innovative and will give renters some peace of mind,” spokeswoman Kate Kondayen told Oregon Public Broadcasting.

Powerful House and Senate leaders have lined up behind the bill which looks to pass in this legislative session.

“Speaker Tina Kotek (D-Portland) and Senator Ginny Burdick (D-Portland) have innovative proposals that will give renters some peace of mind. Oregon families are counting on

us. They are counting on us so they don’t have to make a choice between paying the rent and staying home with their newborn,” the governor said.

House Speaker Kotek proposed in 2017 to eliminate no-cause evictions and lift the state’s 1985 ban on rent control, allowing cities to create their own rent control policies. That effort failed in the Senate after passing in the House.

“We need to make progress here,” Kotek told OregonLive. “So we needed to have a bill that could get support in the Senate.”

Portland Mayor Ted Wheeler has endorsed the concept of the bill but said he still has some questions about various aspects of the bill, including how it will affect affordable housing.

*See ‘Proposal’ on Page 19*



# Rent Growth In 2019 Will Be Led By Metros In the Southwest, West And South

### RENTAL HOUSING JOURNAL

Since January 2011, rents nationally have increased by 31%, while annual rent growth has been at least 2.9% in every year save 2017. Rent growth has topped 3% in six of the last eight years.

### Multifamily national report shows calm amid the storm

2018 proved to be a solid year for the multifamily sector, and 3.2% rent growth slightly exceeded going-in expectations. Despite the recent volatility in the financial markets, we foresee more of the same in 2019, with strong demand producing rent growth just shy of 3% nationally.

Las Vegas (7.3%), Phoenix (6.5%) and the Inland Empire (5.5%) are the



Top 3 metros, highlighting a trend of outperformance among secondary markets.

Rent growth in 2019 will again be led

by metros in the Southwest, West and South regions.

Late-stage markets Las Vegas and

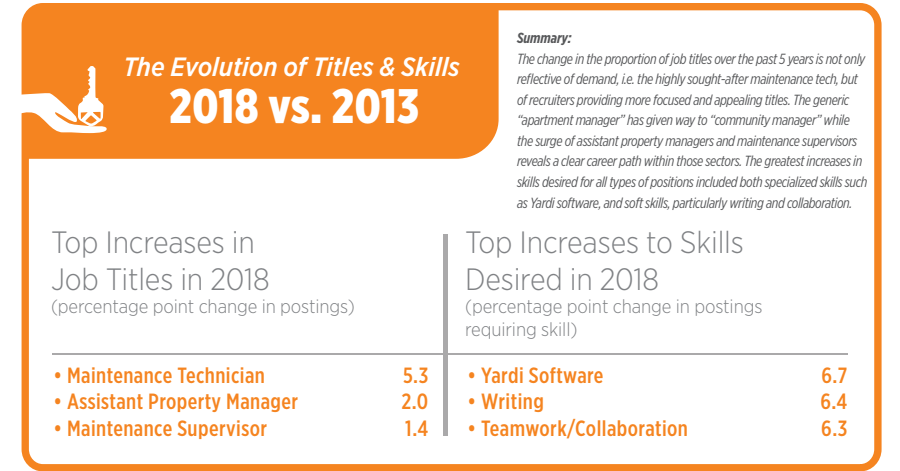
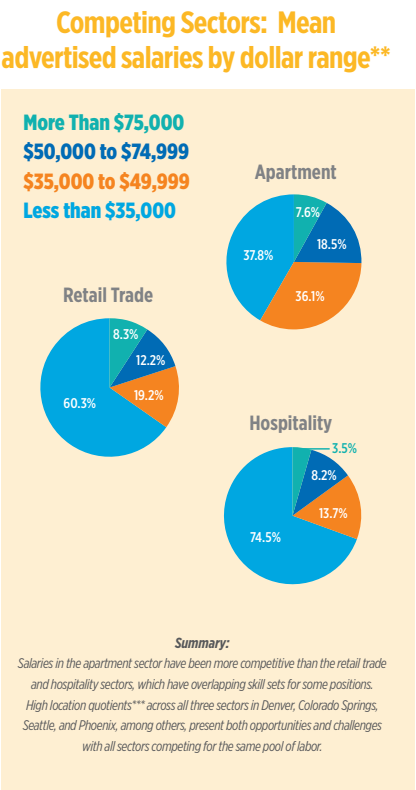
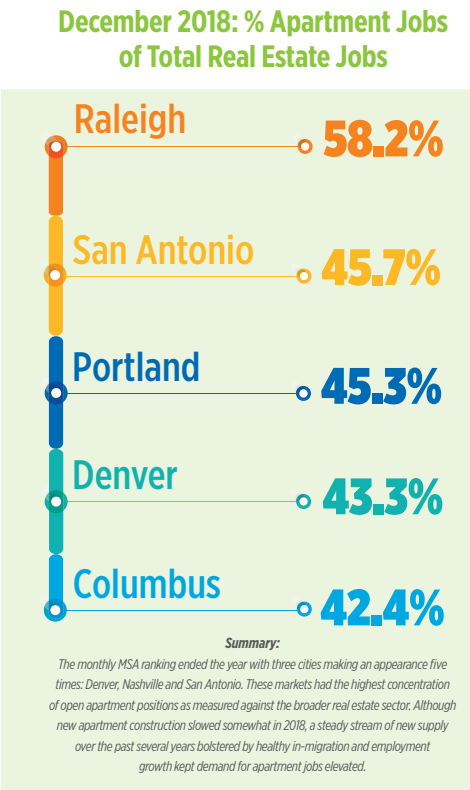
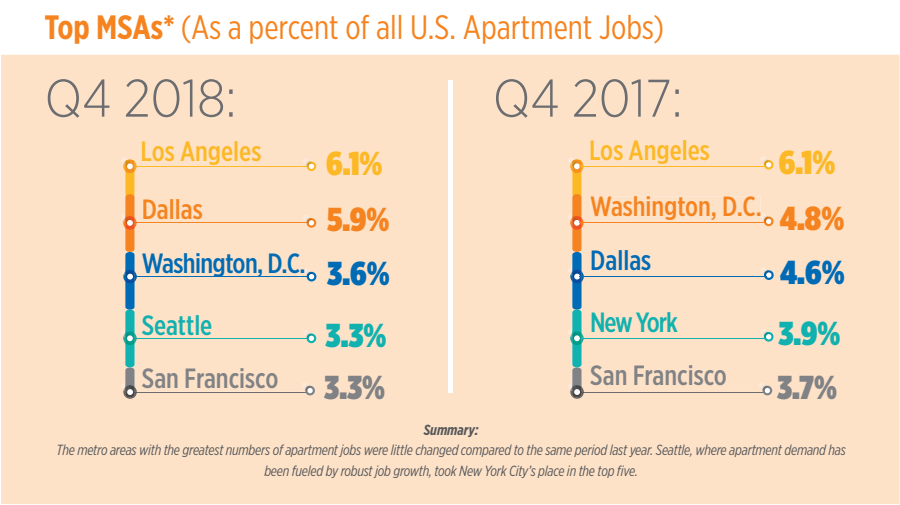
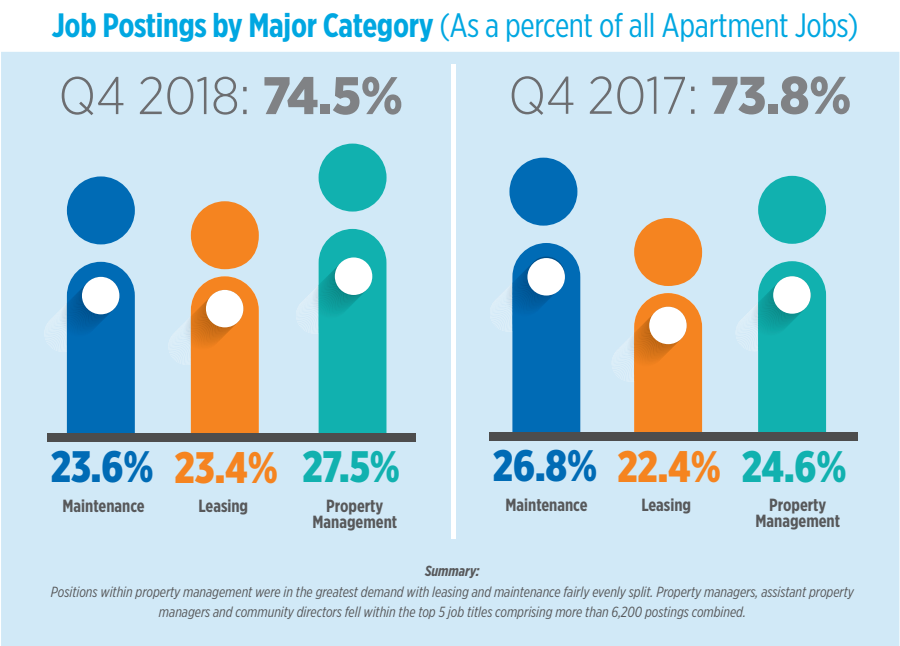
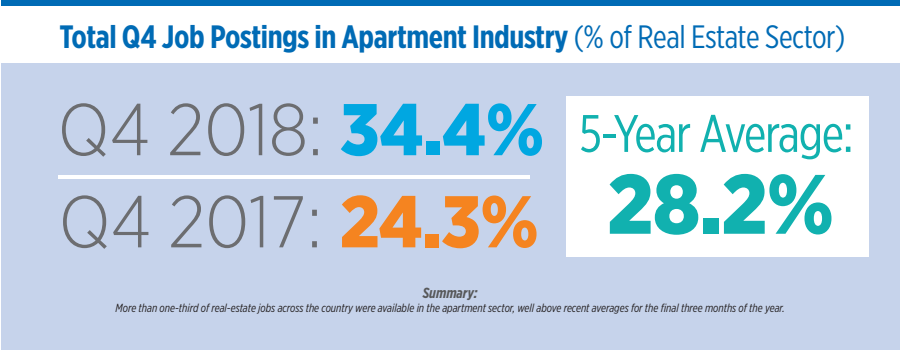
*See ‘Rent’ on Page 8*

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NAA Apartment Jobs Snapshot

Q4 2018

# West Coast Markets Dominate Demand for Apartment Jobs

**RENTAL HOUSING JOURNAL**

The apartment industry labor market held its momentum through the final three months of the year, with apartment jobs representing more than 34 percent of job openings in the real estate sector.

The latest National Apartment Association jobs report shows demand levels were well above the recent average of 28.2 percent for this quarter.

West Coast markets Los Angeles, Seattle and San Francisco dominated the top cities for apartment job demand in terms of the sheer number of available positions.

Both Denver and Colorado Springs had the highest location quotients, meaning demand in these markets was three times the U.S. average.

## PROPERTY MANAGER JOBS IN HIGH DEMAND

Positions in property management were in the greatest demand, with leasing and maintenance fairly evenly split, according to the December report.

Property managers, assistant property managers and community directors were in the top five job titles, comprising more than 6,200 postings combined.

## SALARIES FOR APARTMENT JOBS MORE COMPETITIVE

Salaries in the apartment sector have been more competitive than the retail trade and hospitality sectors, which have overlapping skill sets for some positions.

High location quotients in Denver, Colorado Springs, Seattle, and Phoenix, among others, present both opportunities and challenges as all sectors are competing for the same pool of labor.

## MAINTENANCE-TECH SKILL SET STILL HIGHLY SOUGHT

The change in the proportion of job titles

over the past five years is not only reflective of demand, i.e. the highly sought-after maintenance tech, but of recruiters providing more focused and appealing titles.

The generic “apartment manager” has given way to “community manager,” while the surge of assistant property managers and maintenance supervisors reveals a clear career path within those sectors.

The greatest increases in skills desired for all types of positions included both specialized skills such as Yardi software, and soft skills, particularly writing and collaboration

The jobs report focuses on jobs that are being advertised in the apartment industry as being available, according to Paula Munger, Director, Industry Research and Analysis, for the National Apartment Association’s Education Institute.

## JOBS REPORT BACKGROUND

“Our education institute is a credentialing body for the apartment industry. They hear often that one of the biggest problems keeping our industry leaders up at night is the difficulty in finding talent, attracting talent and retaining talent,” Munger said. “Labor-market issues are happening in a lot of industries, certainly with the tight labor market we have.”

NAA partnered with Burning Glass Technologies. “They have a labor-job posting database that is proprietary,” she said, and they can “layer on data from the Bureau of Labor Statistics (BLS). We looked at that and thought we could do something that is really going to help the industry and help benchmark job titles and trends as we go forward.” NAAEI’s mission is to provide broad-based education, training and recruitment programs that attract, nurture and retain high-quality professionals and develop tomorrow’s apartment industry leaders.

Highest Location Quotients\*\*\*

Apartments		Retail Trade		Hospitality	
Denver	3.0	Seattle	2.1	Las Vegas	3.9
Colorado Springs	3.0	San Francisco	1.7	Nashville	2.4
Austin	2.9	Denver	1.7	Denver	2.3
Portland	2.7	Colorado Springs	1.7	New Orleans	2.2
Raleigh	2.7	Burlington, NC	1.7	Phoenix	2.1

\* MSAs with 100 or more apartment job postings. \*\* Sample size for apartment job advertised salaries was 8,544 positions. \*\*\* Location quotients show how concentrated demand is within a particular geography. US-wide average demand equals 1.0; an LQ of 1.2, for example, indicates 20% higher demand than the US average (or 1.2 times the US concentration).

Sources: NAA Research; Burning Glass Technologies; Bureau of Labor Statistics; CoStar Group (Job postings data are not seasonally adjusted)

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

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## RHA Oregon President's Message

# Are You Ready and Willing to Step up as a Volunteer to Help Keep Our Organization Moving Forward?

*“Volunteering is the ultimate exercise in democracy. You vote in elections once a year, but when you volunteer, you vote every day about the kind of community you want to live in.”*  
– Unknown

I have been fortunate to have lived in several communities over the course of my life where, through volunteering, I have had the opportunity to “cast my vote” about the kind of community I wanted for me and my family. I became involved with Rental Housing Alliance Oregon when I moved back to Portland three years ago in part because of the commitment of our members to community service. Most of our members are small business owners and operators, whether landlords, or vendors, or both. As such, we are all very busy people. Yet I am consistently impressed at the number of RHA members that find the time to volunteer to make our community a better place. This devotion

to volunteering and community service is embodied in our slogan, which affirms that we “...set the standard for community participation by landlords.”

We have had some changes in the membership of our volunteer board. After many years of dedicated service, Ami Stevens, Liz Carpenter, and Mihyun Pratt are taking a break from their board service, although they will continue to be involved in committee and subcommittee work. At our December holiday dinner, we recognized these volunteers along with our immediate past president Ron Garcia, who also received the Al Moulton and Sharon Fleming-Barrett Volunteerism Award. I encourage you to thank them for their work with RHA the next time you see them at one of our functions.

At that same December meeting we installed three new board members: Tamara Evans, Jake Ramirez, and Violet Anderson. Please seek them out as well and thank them for their willingness to help our organization.

Now it's your turn.

We need volunteers to serve on our board, as well as on several committees. I know that every member of RHA has a skill that can be brought to bear improving our organization. With the support of the board, our

committee chairs are taking charge of several aspects of RHA in order to make it the premier resource in Oregon for landlords and vendors.

For example, the Membership/Marketing committee will be focused on growing our membership through new marketing efforts, including social media. That committee will also be exploring ways in which our landlords and our affiliate members can more effectively connect. The Program Committee is always seeking out knowledgeable dinner speakers and venues, as well as individuals to help with Starry Night and our Annual Picnic this summer. The Education Committee is already selling out classes this year; demand for timely, quality instruction is only going to increase as statewide legislation and local ordinances change how we operate our businesses. Our committee chairs and board members are amazing folks, but they cannot do this work alone. We need your help. Please call the office and let them know that you are interested in volunteering for RHA in order to help make our community a great place to live.

Sincerely,  
Ken Schriver, RHA Oregon President

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# What To Expect From Millennial Renters In 2019

By HOLLY WELLES

A landlord’s ability to adapt has a substantial impact on their success. Potential tenants will always choose properties that align with their interests and values, and as these interests and values change, year after year, landlords need to remain aware of shifting trends to capitalize on them.

This fact is especially true of the millennial demographic. Projections show that millennials will soon surpass baby boomers as the nation’s largest living adult population, making them an even higher priority for landlords. So what can these landlords expect from millennial renters in 2019?

Let’s consider three trends that will shape the way landlords appeal to millennials.

## 1. SMART-HOME TECHNOLOGY

Millennial renters are familiar with the range of smart-home technology available on the market today. Many of them are interested in the benefits of smart thermostats, smart lighting, smart security systems and other products that provide convenience and energy efficiency. Landlords see the appeal as well.

For example, residents can save as much as 10 percent per year on heating and cooling by turning the thermostat back seven to 10 degrees from its average setting for eight hours a day. A smart thermostat allows for this kind of regulation without input, earning considerable energy savings for a rental.

While it’s often unrealistic for landlords to purchase smart lighting systems for every unit in an apartment complex, they can invest in smaller — though no less substantial — changes, like smart security. A wireless camera system allows landlords a more extensive view of their property, and they impress upon tenants a sense of safety and security.

Tech-savvy landlords who integrate smart-home devices into their properties also enjoy a higher profit. A survey from Wakefield Research found that 86 percent of millennials are willing to pay more for a rental property if it features smart-home technology. Both landlords and tenants see the value in these products.



## 2. SHIFT TO NEW LIFE STAGES

Millennials are growing older, and as they settle down and have children, finding properties with family-friendly features becomes a higher priority for them. While more urban rental markets will largely miss this trend, smaller communities may see more tenants who are starting to raise families while paying rent.

Sure, home ownership becomes much more popular at this stage in life. But research shows that millennials are entering this stage later than generations in the past, and their first children are those most likely to live in rented housing. Buying a house takes a lot of capital, and renting still makes a lot of sense for some young families.

Landlords who are located in more suburban areas can benefit from understanding a young renting family’s needs. These landlords can market elements of the surrounding area — schools and parks, for example. A space for children to play and explore catches the attention of new families, and they’ll gravitate toward properties where these features are within walking distance. Accessibility is crucial.

More widely, millennials are also searching for rentals where their pets are welcome. Many of them have a furry

family member, and they don’t want to have to pass over the perfect property just because the landlord doesn’t allow cats and dogs. Landlords who prohibit pets should consider an adjustment in their policies.

In short, landlords need to adjust their perception of the average millennial. Depending on your location, you can adjust your listings and marketing to attract the interest of households with small children and pets. This can set you apart in a market that largely caters to tenants with fewer obligations.

## 3. ECO-CONSCIOUS LIFESTYLE

Now more than ever, millennials are aware of their impact on the planet. In the face of fluctuating temperatures, unseasonable weather and more frequent natural disasters, many have taken it upon themselves to adopt an eco-conscious lifestyle. Sustainability and environmental conservation are significant considerations.

Millennials want to rent from a landlord who shares their values. Between a progressive, eco-friendly landlord and one who hasn’t made an effort to improve their buildings, most young tenants will choose the former. This decision not only lessens their carbon footprint, but it can save money on monthly utilities.

Landlords can appeal to these young tenants in a number of different ways, such as by installing smart-home technology like the energy-efficient devices mentioned above. They can make smaller changes too, like fixing low-flow attachments to faucets and shower heads, as a comparatively inexpensive alternative.

However landlords choose to address this trend, it’s essential that they make a point to advertise their property’s eco-friendly features. Whether it’s something as simple as a set of new lightbulbs or as complex and costly as solar panels, potential tenants are interested to know how their living space aligns with their belief system.

## LEARNING TO ADAPT

Landlords need to at least be aware of trends to sustain interest in their properties. To attract millennial renters in 2019, they have to appeal to their desires for smart-home technology, their interest in family-friendly features and their commitment to an eco-conscious lifestyle.

As the priorities of these millennials continue to shift, landlords and property managers can benefit from adapting to meet their needs.



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When you contact the utility company and make service arrangements, please obtain your new account number and list it below for Owner/Agent's records. Please return this sheet with the information. **Without exception, this document will be required before your keys can be issued.**

The following information may be helpful in making contact:

UTILITY COMPANY	PHONE	NEW ACCOUNT # (FUTURE RESIDENT FILL IN)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Your efforts to take care of this matter in a timely way will greatly assist in the move-in process.

☒ RESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

☒ RESIDENT \_\_\_\_\_ DATE \_\_\_\_\_ ☒ OWNER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

☒ RESIDENT \_\_\_\_\_ DATE \_\_\_\_\_ ADDRESS \_\_\_\_\_

☒ RESIDENT \_\_\_\_\_ DATE \_\_\_\_\_ TELEPHONE \_\_\_\_\_

☒ RESIDENT \_\_\_\_\_ DATE \_\_\_\_\_ EMAIL \_\_\_\_\_

☒ RESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

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

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This is a form to better structure move-ins to show which utilities service the rental, with the expectation that the approved applicants will contact the utility companies and set up accounts in their names as a prerequisite of signing the Rental Agreement and receiving keys. Ideally, this form would be distributed at the time the approved applicant signs the Agreement to Execute Rental Agreement form when an execution deposit is collected.

*The Multifamily NW Forms Collection is available immediately and electronically at [www.RentalFormsCenter.com](http://www.RentalFormsCenter.com), via electronic subscription software through [www.tenanttech.com](http://www.tenanttech.com) & by mail or pick-up of printed triplcate forms at [www.multifamilynw.org](http://www.multifamilynw.org).*

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**ANNE SADOVSKY**  
11-11:50AM      BREAKOUT SESSION 1  
-ASSISTANCE/COMPANION ANIMALS  
-FAIR HOUSING CASES/PENALTIES  
-SEXUAL HARASSMENT  
12-12:30PM      LUNCH  
12:45-1:35PM      BREAKOUT SESSION 2  
-LGBTQ PROTECTED CLASSES  
-NEW SCREENING/LEASING FOR SUCCESS  
-RESOURCES FOR DIFFICULT SCENARIOS  
1:50-2:40PM      BREAKOUT SESSION 3  
-REASONABLE ACCOMMODATION THROUGH  
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FEB 8	IT’S THE LAW: PROTECTING YOUR ASSETS	12:00 PM - 1:00 PM
FEB 11	LANDLORD/TENANT PART II	1:00 PM - 5:00 PM
FEB 13	HR ISSUES: CREATIVE POSITIVE WORKPLACES	12:00 PM - 1:00 PM
FEB 20	CAM: MARKETING	9:00 AM - 4:00 PM
FEB 21	FAIR HOUSING FAIR EDUCATION CONFERENCE	8:00 AM - 4:00 PM
FEB 27	PEST CONTROL	1:00 PM - 4:00 PM
MAR 5	CAM: PROPERTY MAINTENANCE	9:00 AM - 3:00 PM
MAR 6	FAIR HOUSING 101	9:00 AM - 12:00 PM

# 5 Rental Features that Appeal to Young Professionals

KEEPE

Demand from millennials and young professionals with higher incomes are major drivers of the current rental market. Rental properties can easily be redeveloped or rebranded to include target-market needs and amenities.

If your property wants to target young professionals, here are 5 rental features that are emerging trends.

1. EASY ACCESS TO CENTER-CITY JOBS

Easy travel to the main city center is a key factor for young professional renters. Short commutes to town centers and multiple transportation options can boost interest in your rental.

2. COMPETITIVE RENTAL PRICES

Young professionals are not very price-sensitive, but in a competitive market, it's important to be sensitive to your competitors' rates and take into account what other amenities they are offering that could capitalize on this renter market.

3. TRENDY AREA

City centers and areas with an abundance of new restaurants, bars and nightlife make for the best areas for millennials and young professionals. If your property is in an urban area, be sure to spotlight these areas in your marketing efforts.

4. SOCIAL AMENITIES

A fitness center, clubhouse or common spaces for socializing are very attractive to this demographic. Young professionals are out and about working and networking most of the day, so smaller apartments will fit their needs perfectly well. On the other hand, social amenities - areas in the property that can allow for entertaining and shared activity - become more valuable and necessary. As for fitness centers, offering free classes that encourage group participation and socializing trends to draw in more young professionals.

5. BUSINESS CENTER

Similarly, renters are demanding a co-living environment where they can entertain but also work. A common space for co-working and remote office work is an important element that this demographic desires.



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# Rent Growth in '19 Will be Led by Metros in South, West, SW

Continued from Page 1

Phoenix remain atop our rankings, as job and population growth drive demand in the desert.

Both markets are benefiting from migration out of high-cost and tax-prohibitive areas in California and the Midwest. Job growth in tech and finance have attracted educated millennials, and warm weather and a lower cost of living continue to bring retiring Baby Boomers.

Considering the late stage of the current cycle and significant new supply that has been added in the past three years, multifamily rent growth performed quite well and exceeded expectations in 2018

While acknowledging concerns that the unusually long cycle has played out, a report on the survey cites “reasons to believe multifamily fundamentals will remain vigorous in 2019 and beyond,” YardiMatrix says in the report.

Chief among those reasons is ongoing strong demand is that job growth remains robust, and social factors—such as student loan debt that limits first-time homebuyers, families remaining renters longer, and retirees downsizing and moving into rentals—are also likely to maintain demand for multifamily.

Multifamily trend similar to hotels

Multifamily could be taking a trajectory much like hotels, which have

had nine consecutive years of above-trend revenue growth.

Hotels benefit from business profitability and travel, but also from lifestyle changes that lead individuals to spend more on experiences.

The financial market volatility issue

Indicators in employment, supply and occupancy trends forecast rent growth.

Volatility in the financial markets over the last few months has been caused by concerns about a slowdown in global economic growth and policy uncertainty that includes the potential for increasing tariff fights.

Despite the volatility in stocks and unexpected rally in Treasury prices, economic fundamentals such as employment and GDP remain healthy.

Demand for real estate such as multifamily is not likely to fluctuate much in the short term, and volatility could even bring capital into the sector.

View the full Yardi Matrix Multifamily National Report for December 2018 for additional detail and insight into 127 major U.S. real estate markets.

Metros	2019 Rent Forecast % Change	YoY Change December 2018
National-All Markets	2.8%	3.2%
Sacramento	6.5%	4.4%
Tacoma	5.8%	4.6%
Salt Lake City	4.6%	4.5%
Inland Empire	4.5%	5.5%
Dallas	4.3%	2.4%
Orlando	4.0%	4.4%
Las Vegas	4.0%	7.3%
Colorado Springs	4.0%	2.4%
Seattle	4.0%	2.9%
Los Angeles	4.0%	4.2%
Phoenix	3.9%	6.5%
Tucson	3.7%	4.4%

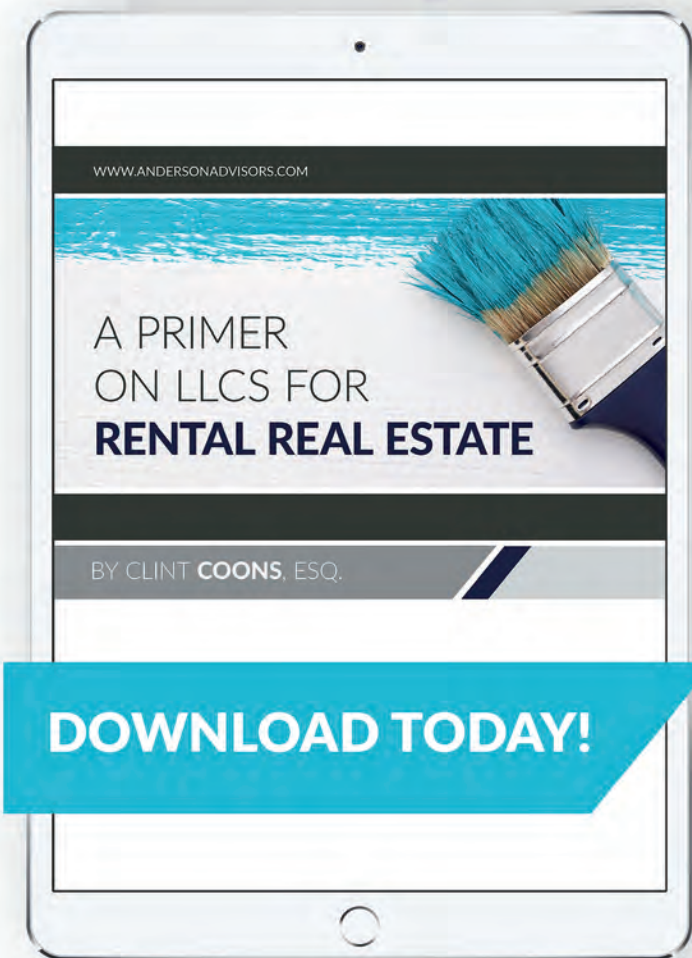
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# How to Choose the Right Flooring for a Rental Property

By Lillian Connors

Choosing the best flooring for a rental property differs greatly from going with your personal preferences. It's very different from furnishing your own home.

Rental spaces face a lot more wear and tear, as many tenants don't take care of the flooring as the owner would. In addition, you've invested in the rental to make money, and the choice of the floor should follow the line. In short, an ideal rental flooring needs to be affordable, durable, and low-maintenance, but also easy to install and aesthetically pleasing. Let's review the options.

### Affordability

The cost of a new floor depends on three factors – the cost of material, the cost of installation, and cost of maintenance. Just like with every kind of product, there are high-end and low-end versions of each type, but for the greatest part, the floors that lean toward the affordability end of the scale include tile, cork, wood tile, vinyl sheets, vinyl tile, laminate and linoleum.



### Ease of Maintenance

A floor that is easy to keep clean and good-looking is the one that doesn't need regular maintenance, such as waxing, oiling, or buffing. This is an important consideration for a rental property, as there are tenants who completely forgo regular maintenance. In addition, maintenance often requires that all furniture is removed from the room, which means the best time to do it is between tenants, which increases your workload at tenant turnovers. As the ease of maintenance is concerned, the list goes like this: engineered hardwood, cork, vinyl sheets, vinyl tile, laminate and linoleum.

### Aesthetics

Naturally, your primary goal is to rent your unit easily, so the aesthetic aspect of your floor needs to go hand in hand with the affordability and ease of maintenance. For a more cohesive, upscale look, it's always recommended to go with the same flooring throughout the unit, except the bathroom and the kitchen, as these



rooms require water-resistant flooring. In addition, having the same flooring in the entire apartment helps it look bigger and more up-to-date. On the aesthetics side, the winners are vinyl tile, laminate and linoleum. Let's look into each option separately.

### Vinyl Flooring

For many landlords, vinyl is an absolute favorite, not only because it comes in tile, planks or sheets, but also due to the fact that it resembles raw materials. Also, vinyl floors are highly water-resistant, which makes them suitable for kitchens as well. Another bonus is the fact that it doesn't require prepared subflooring, which makes the installation easier. If you decide to go with contemporary vinyl planks, you'll be surprised by the amazing range of natural looks of wood, stone and ceramics, now made possible with 3D printing techniques.

### Wood Laminate

Another affordable option, wood

laminate is easy and quick to install. Unlike vinyl, however, it's best that you apply a tough finish layer to protect the floor from fading, staining or premature wear from traffic. As a cost-effective hardwood alternative, laminate floors are an ideal option for landlords on a budget who believe in the undisputable charm of wood floors.

### Linoleum

From its invention in the mid-1800s to the early 1950s, linoleum was among the most popular flooring materials in the world. This naturally sourced material has anti-static properties that prevent dust particles from sticking to its surface, while its anti-microbial properties make it a popular choice for kitchens and kids' rooms. Although early forms used to be much more brittle, manufacturing processes (along with watertight installation) have made this durable material popular again. On the aesthetic side, its hues and patterns extend down through the wear layer, so there is no risk of fading or discolouring.

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Manufactured Fireplaces: Better to Replace or to Repair?

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Many rental units, especially apartments and condominiums, are equipped with manufactured fireplaces.

Over time, various parts of these manufactured fireplaces will wear out; most commonly, the interior fireplace area called the firebox. The firebox consists of the back-wall panel, two side-wall panels and the floor panel.

When the manufactured fireplace is cleaned and inspected by a certified chimney sweep who finds cracks or holes in the panels, these panels should be replaced soon after by the chimney sweep as a follow-up service.

The manufactured fireplaces are basically appliances and it is vital to their longevity to provide routine maintenance and part replacement as needed. If they are left to deteriorate or are not repaired, replacement of the manufactured fireplace is then needed, which is much more costly. Not to mention being a fire hazard for the property itself.

\*The National Fire Protection

Association recommends annual inspections and cleanings of fireplaces.

“13.2 Annual Inspection. Chimney, fireplaces and vents shall be inspected at least once a year in accordance with the requirements of Section 14.2.”

“I 4.2.1 Selection of Inspection Type»  
“Level I”

“Annual inspection as required by Section 13.2: during routine cleaning of chimney flue; upon direct replacement of connected appliance with one of similar type, input rating and efficiency.”

In the Great Northwest fireplaces abound for brick masonry and manufactured fireplaces. Let’s keep them clean, properly maintained and ready for use.

Reference: National Fire Protection Association 211

Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances 2010 Edition. Chapter 13 Maintenance & Chapter 14 Inspection of Existing Chimneys.



Manufactured fireplaces are basically appliances and it is vital to their longevity to provide routine maintenance and part replacement as needed.



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# Renters Typically Spend More for a Studio Apartment Than for a One-Bedroom Rental

RENTAL HOUSING JOURNAL

Renting a typical studio apartment costs more each month than renting a typical one-bedroom home or apartment, according to a new HotPads analysis in a release.

Across the United States, the median rent for a studio apartment is \$1,385 per month. The median rent for a one-bedroom rental is \$1,260 per month – about \$125 per month less.

- Los Angeles has the biggest price difference between studio and one-bedroom rentals – the median rent for a studio in Los Angeles is \$3,800 per month, \$1,650 more than the median rent for a one-bedroom unit.
- In San Francisco, the median rent for a studio apartment is about \$1,400 higher than for a one-bedroom.

WHY THIS PRICE DIFFERENCE?

“Many renters looking to strike out on their own assume they’ll get a rent discount if they sacrifice the privacy of a bedroom,” said Joshua Clark, economist at HotPads, in a press release.

“But when it comes down to it, location can be more important than floor plan or size when it comes to saving on rent. Renters determined to live in the heart of the city might still save by leasing a studio, but those looking for the best deal are likely better off searching for a slightly larger place farther from the middle of town,” Clark says.

One-bedrooms are typically 730 square feet, while studios are typically smaller, at 500 square feet. But the reason is location – in the metros analyzed, studios were typically a third of a mile closer to major job centers than one-bedroom rentals, and dense and desirable urban areas where studios are concentrated can yield higher rents.



ONE-BEDROOM UNITS COMMON

One-bedroom units are more common overall, and locations range more broadly throughout a metro area and farther from a metro area’s core, where rents tend to be more affordable.

In Detroit, Atlanta, New Orleans and San Jose, a one-bedroom rental is typically more expensive than a studio apartment. Atlanta and Detroit renters can expect

to spend \$100 more on a one-bedroom each month than they would on a studio, while renters in San Jose and New Orleans pay \$70 to \$75 more each month for a one-bedroom.

*HotPads is a Zillow Group-owned apartment and home-search platform for renters in urban areas across the United States. For more information on the U.S. rental market, visit [HotPads.com](https://www.hotpads.com).*

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TRAINING TIP  
OF THE MONTH

# Slow Down Your Decision-Making to Avoid Showing Subconscious Bias



By ELLEN CLARK

Shortcuts can be based on social norms and stereotypes, which can lead us to form quick opinions that may not be accurate.

Unconscious bias is a phenomenon that affects almost everyone’s decision-making processes and is something we all have to some degree, although we may not be aware of it.

### How DOES UNCONSCIOUS BIAS WORK?

Our past experiences affect the decisions we make, and we tend to create “mental shortcuts” to help us process new information.

Unfortunately, these shortcuts can be based on social norms and stereotypes, which can lead us to form a quick opinion about a situation or a person without having enough information to form that opinion.

Unconscious biases can lead us to make incorrect assumptions based on flawed logic, stereotypes, and poor interpretations of data. These biases can be damaging in day-to-day interactions with others.

Fighting these biases requires first acknowledging that they exist and then employing purposeful strategies to overcome them. Here are some tips.

### 3 STEPS TO AVOID SUBCONSCIOUS BIAS

1. Perspective-taking: Putting yourself in another person’s shoes and focusing on how his or her experience in a situation may be different from your own may help you recognize biases you didn’t even know you had. When you can, before you make a decision, try to “walk a mile in the

other person’s shoes” or imagine the world from their vantage point.

2. Creating processes: Because unconscious biases happen at lightning speed, overcoming them can be helped by slowing down our decision-making. For example, next time you are about to tell a joke or rib someone, ask yourself, “How would I feel if someone told a joke like that about me, or about something important to me, like my race, religion, or physical appearance?”
3. Creating an inclusive environment: Think about new ways to engage, collaborate, and step out from your usual group at work. Share ideas or challenges with members of other teams—you may tap into expertise you didn’t realize was there. If you can, leave your desk and try working in a different area for a few hours. This change of perspective may lead you to interact with people you otherwise wouldn’t.
4. Recognizing assumptions: Think of those teen movies where the shy guy doesn’t ask the girl out because he thinks she’ll say no. When he finally does, she says yes—and asks what took so long? Next time you find yourself making an assumption about someone, stop yourself. Ask the person the question so they can answer for themselves. Even if you confirm your assumption, you now have information that can help in

future interactions.

### SUMMARY

Stepping out from your usual group at work may provide a new perspective and lead you to interact with people you otherwise wouldn’t.

The topics of inclusion and diversity can seem overwhelming. But the more aware we are of our biases, and how important it is to look outside of our “group,” the more we can consciously challenge our decisions and help improve our work environment.

Remember, you are part of a larger team, and you can’t solve the inclusion problem all on your own. You do, however, play a part in minimizing the impact of biases and embracing the benefits of a diverse, and inclusive workforce.

*Ellen Clark is the Director of Assessment at Grace Hill. Her work has spanned the entire learner lifecycle, from elementary school through professional education. She spent more than 10 years working with K12 Inc.’s network of online charter schools – measuring learning, developing learning improvement plans using evidence-based strategies, and conducting learning studies. Later, at Kaplan Inc., she worked in the vocational education and job training divisions, improving online, blended and face-to-face training programs, and working directly with business leadership and trainers to improve learner outcomes and job performance. Ellen lives and works in Maryland, where she was born and raised.*



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To Hub or Not To Hub? What You Should Know

By Sean Miller

I started out against hubs. They just seemed like an unnecessary cost and complication as part of home automation setup.

But, just as broadband internet needed WiFi routers to help permeate internet access through our households, so, too, do I now see hubs as a critical component to delivering IoT’s (internet of things) potential in the home.

HUBS CRITICAL TO FULL

ADVANTAGE OF A SMART HOME

Let me start by explaining what a hub is. A hub is a device that facilitates communication between individual devices by serving as a common connection point for devices in a network. Hubs we most often use in our everyday life are WiFi routers, cell phones (just think of how many wearables, headphones and accessories communicate back and forth between our mobile devices), and cellular communication towers.

Great. There are already hubs around us. So, then, why do we need to use yet another hub for home automation? The short answer is that as home automation continues to be a bigger part of our everyday lives, we want those devices to use a communication method that fits the unique need of the devices and technology running home automation systems.

WHY DO WE NEED ANOTHER HUB IN OUR LIVES?

WiFi routers are the first thought many turn to as an option for a home automation hub because they are already in the vast majority of homes and thus carry upfront cost savings.

However, WiFi routers carry significant direct and indirect costs for home automation systems.

From a direct cost standpoint, once you start adding more than a couple WiFi-based devices, many routers have performance issues. The cost of buying a new router that can handle all of the home automation devices, plus the connected TVs, video game systems, tablets, computers, cell phones, and other connected devices that are now part of our everyday lives typically far outweigh the cost of a dedicated home automation hub.

From an indirect standpoint, WiFi is designed for delivering large amounts of data rather quickly, but it’s not always the most reliable (Cisco estimates that 43 percent of U.S. households have experienced an internet outage at least once a month) or secure (all it takes is a quick Google search to see the dangers of whatever is the most recent WiFi hack) communication method.

This is fine for data streams where the occasional data packet drop is inconsequential (pixelating Netflix, for example, doesn’t bug us much), but when home access or occupancy based HVAC control is reliant on the chosen communication method, you don’t want to have a communication breakdown.

There are a few hubs that use protocols designed for other applications, like Bluetooth, or proprietary frequencies, like Insteon or Lutron. These options have some benefits, but there are always concerns about the cost, long-term viability, and interoperability of proprietary technologies. Security can also be a concern when using technologies for purposes outside of their original design intent (for example, recently revealed Bluetooth vulnerabilities).

Home automation-specific hubs, such as

PointCentral’s, are designed to use modern home automation-specific communication protocols, like Zwave or ZigBee.

These communication technologies allow hubs to balance security (Zwave uses the same 256-bit encryption as major banks) with performance (home automation protocols utilize mesh technology to bounce messages off the nearest device and daisy chain communication back to a hub versus having to have enough power to communicate directly back to the hub through dead spots and interference).

FACTORS TO CONSIDER WHEN BUYING A HUB

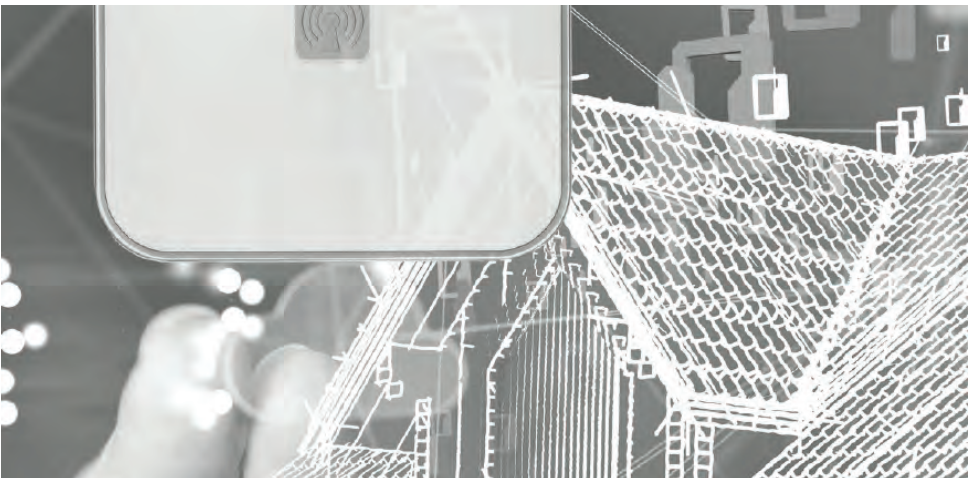
At one level, choosing a hub is about the method that different devices use to communicate to one another and to the internet.

But choosing a hub is also about the communication enhancements (i.e. apps, dashboards, and voice assistants that help facilitate interaction with the devices in the home) and the home automation provider.

At the end of the day, the hub is the embodiment of the greater home automation platform that is being purchased. A good platform has a lot going on but should still be easy to use and designed to leverage economies of scale to deliver a better experience than one individual or enterprise could deliver on its own.

Consider the following factors when choosing a home automation platform:

- 1. Cost:** Not just the upfront costs, but the recurring fees as well. While you may think you can find a solution that doesn’t require recurring fees, ask yourself how the vendor will provide updates without a revenue stream to fund software/app updates along with system enhancements and continual security improvements.
- 2. Security:** Nothing is completely hack-proof, but some options provide more robust hardware and software security than others. How does the hub you are considering keep communications secure within the network (between devices and the hub, and between apps and the hub/devices)? What about from the hub to the cloud? How is the cloud designed and tested for data security?
- 3. Management Dashboards and End User App Experience:** Different users require different things. If you are deploying home automation in a B2B or B2B2C scenario — like PointCentral’s for short- and long-term property managers and their tenants — does the system offer a dashboard tailored to business needs or is it simply a DIY hub designed for an individual homeowner? Also, for business applications, does the home automation system integrate with other systems — like property management systems — to help simplify work for staff? From an end user (or B2C), standpoint what apps and integrations are available to allow users to interact with all their devices and services via their computer, phone, tablet, wearable, and voice?
- 4. Reliability:** Will the vendor be here a year from now to continue providing updates and support? Do they have customer references (for business applications) or positive, unbiased customer reviews (for consumer hubs)?



- 5. Installation:** Does your potential home automation vendor provide adequate hardware and system training? Do they offer certified national installation partners in case you want to supplement or replace internal resources?
- 6. Analytics:** How is the system helping turn the data from the hardware devices into intelligence that helps improve operations? Does it have the scale to accurately test and refine algorithms to deliver accurate information? Do they have a policy to ensure customer data will not be sold without consent?

SUMMARY

Market experts predict strong growth for hubs and the IoT. Gartner projects 20.4 billion connected devices will be in use by 2020, up from 8.4 billion in 2017.

NPD recently reported that there was a 50% increase in home automation adoption by U.S. households between 2016 and 2017,

jumping up to 15% of US households.

In the midst of all this growth, one thing will be certain — home automation (and the technologies that power it) will continue to evolve. In order to maximize your investment, make sure you choose a hub and a home automation provider that will be a long-term partner and not a short-term vendor.

*Sean Miller is President of PointCentral, headquartered in Portland, Oregon, and a subsidiary of Alarm.com. PointCentral designs, manufactures and markets enterprise-grade Smart Home solutions for the vacation rental, residential, and multi-family property management markets. PointCentral solutions provide customers in these markets with the ability to monitor and control smart home technology across all properties in their inventory over a best-in-class secure and reliable network – reducing risk, improving security, controlling assets, reducing energy costs and improving guest/tenant satisfaction.*

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# Dear Landlord Hank: A Tale of Woe Regarding Handling a Security Deposit

By HANK ROSSI

I recently had an owner come to me for help leasing his condo.

He said he could manage the tenant thereafter.

He seemed new to me to property management so I asked him if he knew how to handle his recently departed tenant's hefty security deposit.

He said he wasn't sure so I passed on a copy of the Florida Statutes regarding this situation, an accounting sheet to make it easy, and an FAQ.

Then I told him that the issue was time-sensitive and that if this was not dealt with properly, the tenant may be entitled to a full refund of deposit.

A week went by and I asked the owner if the deposit had been dealt with. He said he was waiting on more receipts from work.

I again stressed that he only had so much time to deal with the situation.

Well, you can guess what happened.

Due to holidays, and other excuses, the owner didn't have all work completed with receipts until after the 30-day time limit had expired. In Florida, if you are going to make a claim against a tenant security deposit, you must do so within 30 days of the date the tenant vacated-no exceptions.

The owner received a letter from tenant's attorney demanding a full refund of the deposit due to non-compliance with the law.

So the owner was forced to make a full



refund. Instead of having the tenant funds to take care of tenant damage, the owner had to pay for all repairs himself.

Be smart and do the right thing and follow your state's laws. If you don't know for sure what the laws are in your area find out today!

\* \* \*

**Dear Landlord Hank:** If a rental property has been burglarized, is it the landlord's place to put up security cameras? - **Joyce**

**Dear Landlady Joyce:** It is the

landlord's responsibility to have reasonable security at your property.

Usually that means locking doors and windows. You do not have to put up security cameras or use a home security system, as that would be something the tenant could pay for if they want it.

I would have the damaged door or window, where burglars gained entry, repaired today, so your tenant feels safe.

Does your tenant have renters insurance to pay for stolen items?

It should be mentioned in your lease



that you strongly urge tenants to have renters insurance.

At my apartment buildings I have the exterior well-lighted at night so tenants feel safe walking from their vehicles to their doors. Walkways and hallways are well-lighted as well.

If your place is a single-family home or duplex, you may want to make sure you have exterior lighting.

You could have a couple of flood lights on the corners of the property and on a motion detector.

But if tenants don't keep the switch to that light on it won't work, and that would be tenant responsibility.

Don't be surprised if your tenant wants to move. Let them bring it up though.

They don't have the right to break the lease, unless you were somehow negligent, but you may want to consider letting them out of the lease.

Do you have a neighborhood watch? It is a great idea. And, the Neighborhood Watch sign alone is a deterrent.

*"Landlord Hank" Rossi started in real estate as a child watching his father take care of their family rentals in small-town Ohio. As he grew, Hank was occasionally his dad's assistant. In the mid-'90s he decided to get into the rental business on his own, as a sideline. In 2001, Hank retired from his profession and only managed his own investments. A few years ago he and his sister started their own real estate brokerage, focusing on property management and leasing.*

## Young Adults and Retirees Continue to Choose Apartments

Continued from Page 1

prolonged market cycle," the report says.

"With year-over-year growth crossing the 3.0% mark nationally in 2018—slightly above initial expectations—the multifamily sector showed that it still has some legs going into 2019. We expect rents to continue to rise in 2019, at a rate of 2.8%, marking another year of consistent improvement. "The market is underpinned by strong demand based on household formation that tops one million annually and positive employment growth. The number of young adult households is continuing to rise, families are remaining renters longer than they did in the past, and some retirees that sell homes with expensive property tax burdens are turning into renters," the report says.

### SUPPLY OF NEW APARTMENTS

"Development activity will remain strong in 2019. We expect deliveries to come in at about 300,000 units this year, 2.2% of total current stock and largely in line with 2018 totals," the report says.

"This will mark the fourth year in a row of completions in the 300,000-units range, which is entirely appropriate given

the strong demand that we expect to continue for another few years.

### MULTIFAMILY TAKES A LARGER SHARE OF TOTAL CONSTRUCTION

"Another factor boosting multifamily development is that it is taking up a larger share of total housing construction," the report says. "Single-family construction is lagging, in part because rising costs make it difficult for developers to build at entry-level price points, which are in more demand than large suburban homes.

"With a wider availability of rentals and fewer costs attached to renting, that dynamic is likely to continue. Millennials, which now represent the largest population cohort in the labor force, are starting to buy their first homes, but affordability is a problem due to student loans and rising mortgage rates. Their propensity for technology- and entertainment-driven markets is effectively pricing some of them out of home buying," the report says.

*About Yardi: The data presented in this outlook is provided by Yardi Matrix, the data and information service for real estate professionals. Email or call them at 480.663.1149 to learn more and schedule a demo of the industry's most comprehensive market intelligence service.*

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# Bill Seeks to Ban Landlords from Charging Pet Rent

## RENTAL HOUSING JOURNAL

Saying it unfairly penalizes animal and pet owners, legislators in Oregon have introduced a bill to ban landlords from charging pet rent.

Three Oregon legislators—Reps. Rob Nosse (D-Portland), Karin Power (D-Milwaukie), and Tawna Sanchez (D-Portland)—have filed a bill that proposes to outlaw pet rent, according to The Oregonian’s Gordon Friedman, who first spotted the bill.

“I understand the importance of deposits to account for possible tenant pet damage,” Power told Willamette Week, “but pet rent unfairly increases a tenant’s cost to rent without any causal relationship to the impact that their pet

may or may not have on the premises.

“Pet rent simply penalizes pet ownership by charging a premium to those tenants, and can be exorbitant—more than a few hundred dollars a year.”

House Bill 2683 would prohibit landlords that allow pets from charging tenants additional rent or fees based on possession of pets.

The bill states a landlord may not increase the rent or charge to a tenant a one-time, monthly or other periodic amount based on the tenant’s possession of a pet.

If the bill passes it would “only apply to rental agreements that are entered



into, renewed or modified on or after the effective date.”

The bill defines rent as “any payment to be made to the landlord under the rental agreement, periodic or otherwise, in exchange for the right of a tenant [and any permitted pet] to occupy a dwelling unit to the exclusion of others and to use the premises.” “Rent” does not include

security deposits, fees or utility or service charges.

The bill also defines a security deposit as a “refundable payment or deposit of money, however designated, the primary function of which is to secure the performance of a rental agreement or any part of a rental agreement.” “Security deposit” does not include a fee.

# Efficient HVAC Systems For Multifamily Homes

## KEEPE

The type of heating, ventilation and air-conditioning (HVAC) system that you install in your multifamily property is an important decision that will have long-term implications.

There are several options, depending on factors such as the size of the property and your energy-efficiency needs. Also do your tenants respond better to a centralized system? Or a decentralized system that gives them individual-unit control?

Consider the following centralized and decentralized HVAC systems that offer both heating and cooling as you update or begin your HVAC development.

## CENTRALIZED VS. DECENTRALIZED HVAC UNITS

Both centralized and decentralized HVAC systems provide key elements that aid multifamily property management. HVAC systems are often easy to maintain, give tenants in-unit control that maximizes comfort, and allow for flexibility when handling peak demand.

## CENTRALIZED HVAC SYSTEMS

Centralized HVAC systems are supported from a central location such as a mechanical room in the basement of the building. Centralized systems tend to run more efficiently than decentralized HVAC systems.

On the other hand, installation costs run higher, which make this ideal for a larger property that would be considered mid-rise or high-rise.

## Most common types of centralized HVAC systems:

1. Four-pipe systems: This system includes four insulated pipes, two supply and two return lines. One is set to chilled water while the other is dedicated to hot. The pipes run to air handlers, which use the needed water to change the air temperature. The air handlers can be kept in mechanical rooms or in spaces above the ceiling. These systems are expensive to install, but run efficiently.
2. Geothermal systems: Geothermal systems are one of the most efficient types



of HVAC systems. This rental heating-and-cooling system transfers heat from the ground. The system relies on heat transfers between the air and the ground to provide heating and cooling to units.

Geothermal heat pumps are considered a form of high-efficiency heat pump. Although the upfront costs are high, geothermal HVAC systems can cut utility bills by 30 to 70 percent.

## DECENTRALIZED HVAC SYSTEMS

Decentralized HVAC systems are compartmentalized, meaning that each unit in the building receives separate heating and cooling. Decentralized systems are more cost-effective to install, but most lack maximum efficiency.

## Most common types of decentralized HVAC systems:

1. Packaged thermal air conditioner: This HVAC option is a self-contained heating-and-air-conditioning system. PTCAs are designed to go through a wall, having vents and heat sinks both inside and outside the building, requiring comprehensive installation. This forced-air system unit tends to have a shorter life cycle, and is not very efficient when compared to alternatives.
  2. Self-contained systems: These systems are forced-air systems that deliver heating and cooling to individual units. These packaged systems are installed in each unit, allowing easy access in cases where HVAC services are required. In addition to being energy-efficient, these systems are easier and less expensive to install and convenient for properties with a smaller unit capacity.
- In addition to a high-effect HVAC system, other factors in your property — such as

sealing heating and cooling ductwork — can instantly optimize a system.

Smart control sensors are also a great high-tech tool to monitor HVAC performance and maintenance needs that could help you optimize your HVAC performance.

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*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>*



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# Portland Rents Up Moderately Over Past Month

## APARTMENT LIST

Portland rents have increased 0.3% over the past month, but have been relatively flat at 0.1% in comparison to the same time last year, according to the January report from Apartment List.

Currently, median rents in Portland stand at \$1,120 for a one-bedroom apartment and \$1,320 for a two-bedroom.

Portland’s year-over-year rent growth leads the state average of -1.1%, but trails the national average of 1.0%.

## RENTS RISING ACROSS CITIES IN THE PORTLAND METRO

Throughout the past year, rents have remained steady in the city of Portland, but other cities across the entire metro have seen rents increase.

Of the largest 10 cities that have data in the Portland metro, nine of them have seen prices rise.

- Oregon as a whole logged rent growth of -1.1% over the past year. Here’s a look at how rents compare across some of the largest cities in the metro.
- Hillsboro is the most expensive of all Portland metro’s major cities, with a median two-bedroom rent of \$2,010; of the 10 largest cities in the metro that we have data for, Bend, where a two-bedroom goes for \$980, is the only major city to see rents fall year-over-year (-0.2%).
- Springfield, Vancouver, and Beaverton have all experienced year-over-year growth above the state average (2.4%, 2.0%, and 1.9%, respectively).

## PORTLAND RENTS MORE AFFORDABLE THAN MANY COMPARABLE CITIES NATIONWIDE

Rent growth in Portland has been relatively stable over the past year; some other large cities have seen more substantial increases. Portland is still more affordable than most similar cities across the country.

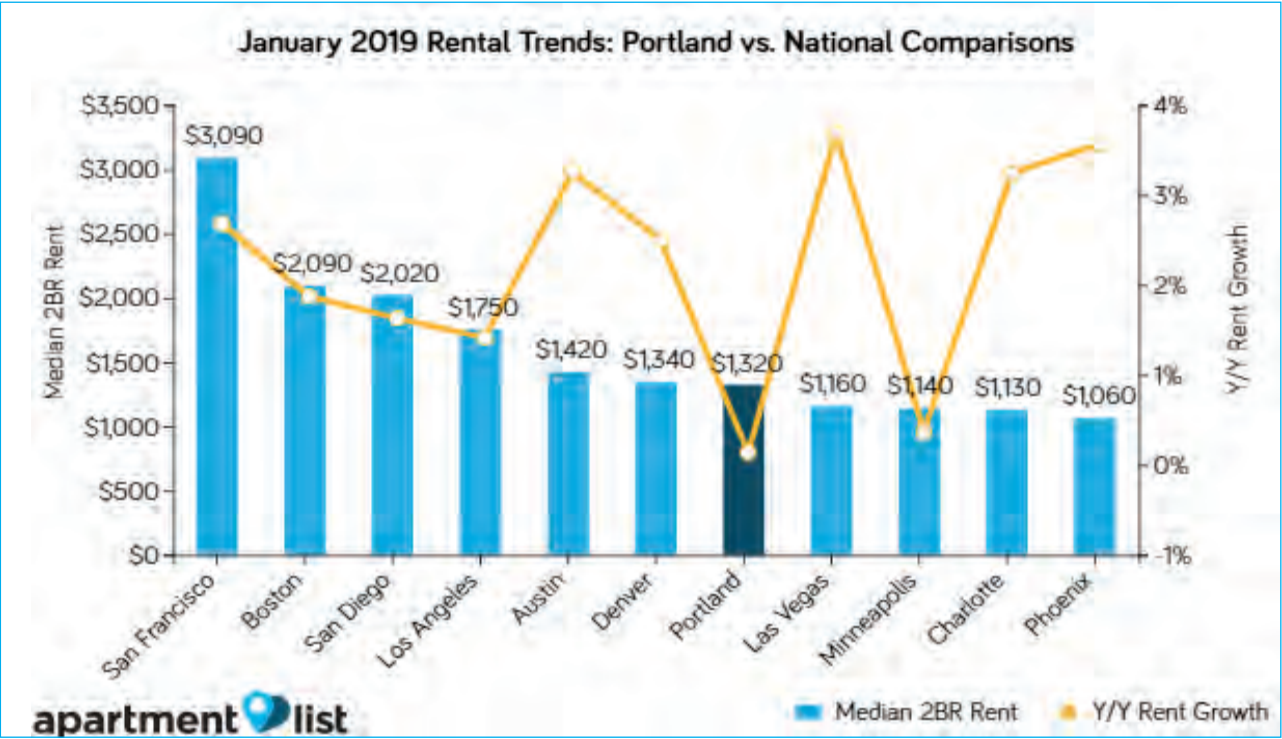
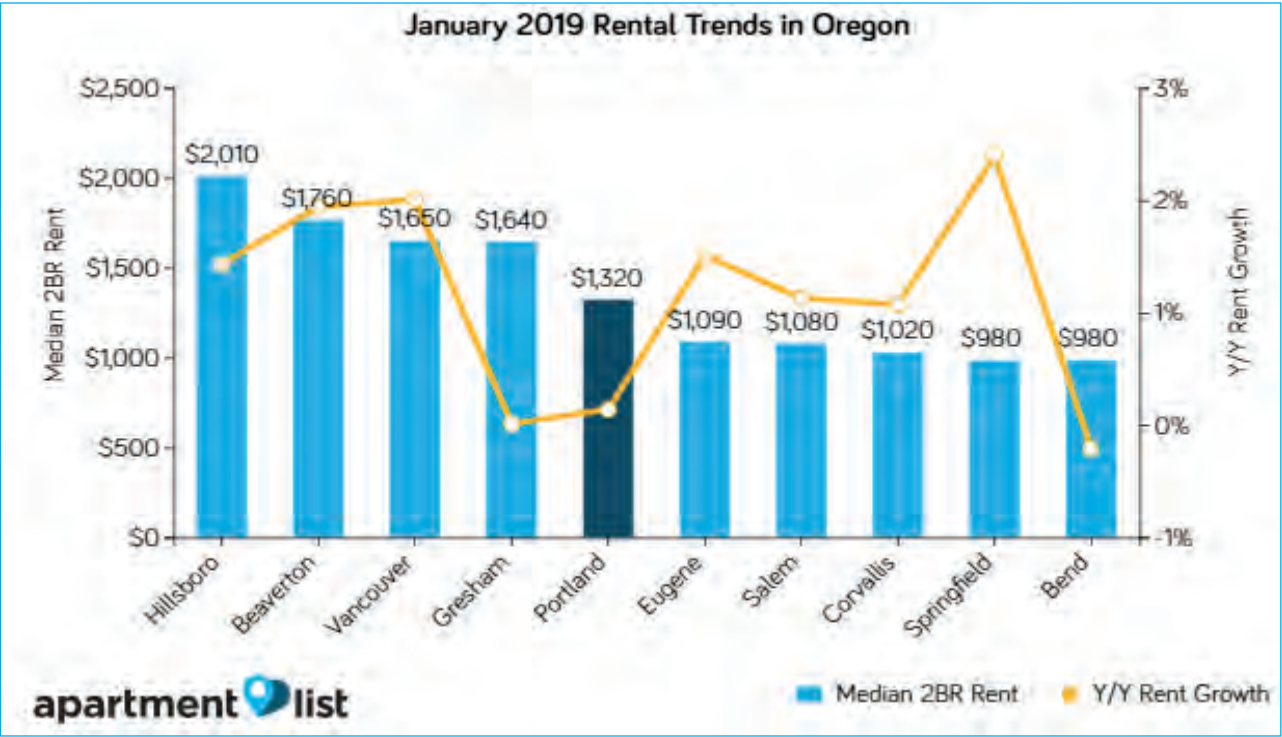
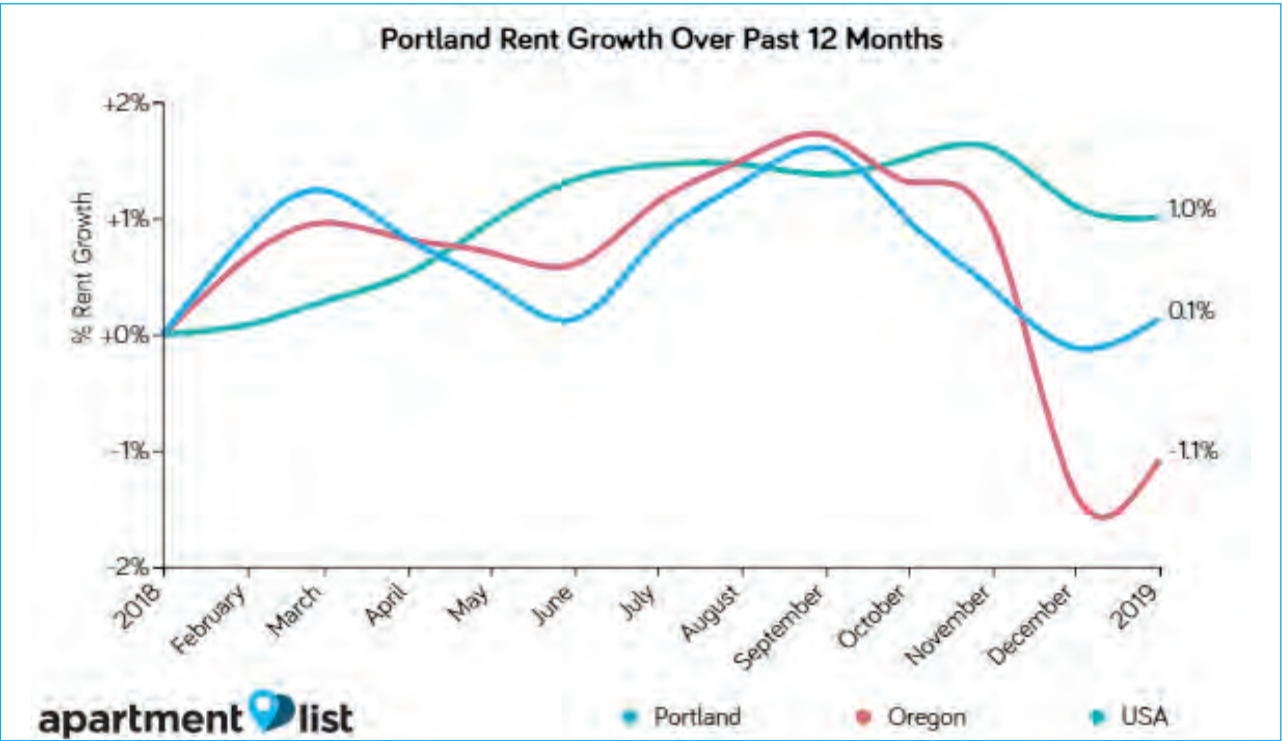
Portland’s median two-bedroom rent of \$1,320 is above the national average of \$1,170. Nationwide, rents have grown by 1.0% over the past year compared to the stagnant growth in Portland.

## INCREASES IN SIMILAR CITIES NATIONWIDE

While rents in Portland remained moderately stable this year, similar cities saw increases, including Las Vegas (+3.7%), Phoenix (+3.6%), and Austin (+3.3%); note that median two-bedroom rents in these cities go for \$1,160, \$1,060, and \$1,420 respectively.

Renters will find more reasonable prices in Portland than most other large cities. For example, San Francisco has a median two-bedroom rent of \$3,090, which is more than twice the price in Portland.

About Apartment List: Apartment List is a growing online apartment rental marketplace on a mission to make finding a home an easy and delightful process. Our Methodology: Data from private listing sites, including our own, tends to skew towards luxury apartments, introducing sample bias. In order to address these limitations and provide the most accurate rent estimates available, we now start with reliable median rent statistics from the Census Bureau, then extrapolate forward based on our own rental listing data, using a same-unit analysis similar to Case-Shiller’s approach, which compares only units that are available across both time periods to provide an accurate picture of rent growth in cities across the country.



City	Median 1BR price	Median 2BR price	M/M price change	Y/Y price change
Portland	\$1,120	\$1,320	0.3%	0.1%
Vancouver	\$1,400	\$1,650	-0.1%	2.0%
Gresham	\$1,390	\$1,640	1.1%	0.0%
Hillsboro	\$1,700	\$2,010	0.4%	14%
Beaverton	\$1,500	\$1,760	-0.3%	19%
Lake Oswego	\$1,500	\$1,770	-1.1%	-9.4%
Tualatin	\$1,620	\$1,910	14%	7.4%
Wilsonville	\$1,440	\$1,690	-0.4%	2.1%

# Apartments Sell for \$6.4 Million in Everett

RENTAL HOUSING JOURNAL

The Lakeside Apartments, a 45-unit segment of a 56-total-unit complex located on Beverly Lake in Everett, Washington, has been purchased by a [Westland Apartment Investors](#) led group.

The purchase cost is \$6.4 million, with an additional \$650,000 being committed by the investors for upgrades to the property.

“The Lakeside purchase is strongly aligned with our business model,” Erik Mattson, Westland Partner, said in a release.

“The complex is conveniently located near a rapidly expanding medical, technology and aerospace employment base.”

The property was originally built as 56 apartment units but was converted to condominiums in 2006, with 45 of the units being converted back to apartments in 2008.



Exterior and landscaping upgrades are planned to improve the property’s appeal to apartment residents and condo owners alike.

With more projects such as this on the horizon, Westland is looking to establish relationships with additional accredited investor clients. Interested investors should contact Erik Mattson at [erik.mattson@westlandinvestors.com](mailto:erik.mattson@westlandinvestors.com) or by calling (503) 297-2575.

*About Westland: Founded in 1974, the company has participated in the successful acquisition and management of more than \$300 Million in multifamily real estate investments ranging in size from 25- to 120-apartment complexes in Washington, Oregon, Idaho and Arizona. The company’s strategy is to produce greater than average returns by purchasing and managing apartments that need upgrading in communities with strong rental markets.*

## Proposal Aims to Set Rent-Control Limits on Landlords

*Continued from Page 1*

On balance, however, he supports the Legislature pursuing it, although he will reserve his final judgement until he sees the final version.

### OREGON SENATE BILL 608

- Prohibits a landlord from terminating month-to-month tenancy without cause after 12 months of occupancy. Provides exception for certain tenancies on building or lot used by landlord as residence.
- Allows a landlord to terminate tenancy with 90 days’ written notice and payment of one month’s rent under certain conditions. Exempts

landlord managing four or fewer units from payment of one month’s rent.

- Provides that fixed term tenancy becomes month-to-month tenancy upon ending date if not renewed or terminated.
- Allows landlord to not renew fixed term tenancy if tenant receives three lease violation warnings within 12 months during term and landlord gives 90 days’ notice.
- Limits rent increases for residential tenancies to one per year.
- Limits maximum annual rent increase to seven percent above annual change in consumer price index.

*Oregon Gov. Kate Brown says a proposed bill advocating limits on rent control contains ideas that “are innovative and will give renters some peace of mind,” according to a spokesperson.*



- Requires Oregon Department of Administrative Services to publish maximum annual rent increase percentage.
- “Just-cause [evictions] and rent control need to go hand and hand for either to be effective,” Nicole B. Montojo, a housing research analyst at the University of

California, Berkeley, told Willamette Week. A landlord subject to rent control but not to restrictions on evictions could kick a tenant out for no reason and raise the rent, Montojo explains. “If you had a just-cause [bill] but no rent control, the landlord could just raise the rent and force someone out.”



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