



November 2014



2014 General Election Results

By **Shawn Miller**, ORHA Lobbyist

Federal Results from Oregon

- For U.S. House, all incumbents retained their seats.
 - District 1: **Suzanne Bonamici** (D)
 - District 2: **Greg Walden** (R)
 - District 3: **Earl Blumenauer** (D)
 - District 4: **Peter Defazio** (D)
 - District 5: **Kurt Schrader** (D)
- For U.S. Senate, incumbent **Jeff Merkley** (D) retained his seat.

Oregon Governor's Race

Governor **John Kitzhaber** (D) defeated **Dennis Richardson** (R) for an unprecedented fourth term.

Results in Key State Legislative Races

It appears that Democrats have over-achieved in Oregon in an off-presidential election year by bucking national trends, which further shifted the balance of power towards Republicans in Congress, while taking control of the U.S. Senate. Democrats increased their margin in both the Senate and the Oregon House of Representatives. The Senate Democrats picked up 2 seats to increase their advantage to 18-12. The House Democrats picked up one seat and now have a 35-25 advantage over House Republicans. Both chambers are just one seat shy of Democrat supermajorities.

HOUSE

- House Democrats picked up one seat:
 - ✓ House District 20 with **Paul Evans** (D) defeating **Kathy Goss** (R)
- House Democrats retained a few key seats that threatened to narrow their majority:
 - ✓ House District 22 with **Betty Komp** (D) defeating **Matt Geiger** (R)
 - ✓ House District 29 with **Susan McLain** (D) defeating **Mark Richman** (R)
 - ✓ House District 30 with **Joe Gallegos** (D) defeating **Dan Mason** (R)
 - ✓ House District 40 with **Brent Barton** (D) defeating **Steve Newgard** (R)
 - ✓ House District 51 with **Shemia Fagan** (D) defeating **Jodi Bailey** (R)
- The democrats won every contested race in the Oregon House including one open seat, and pulled off a surprise defeat with the victory of **Paul Evans** (D) in HD 20, long held by Republican **Vicki Berger**.

SENATE

- Senate Democrats picked up the following seats:
 - ✓ Senate District 8 with **Sara Gelsler** (D) defeating incumbent **Betsy Close** (R)
 - ✓ Senate District 15 with **Chuck Riley** (D) defeating incumbent **Bruce Starr** (R)
- The Democrats retained a key seat in District 3 with incumbent **Alan Bates** (D). Senate President **Peter Courtney** (D) in District 11 also retained his seat, in spite of an intense, negative Republican campaign.

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Thank You and Happy Holidays

By **Michael Steffen**, ORHA President

In this issue, Shawn Miller and Jim Straub provide recaps of recent election results and a summary of coalition activities in their respective articles. I don't have much to add this month, except to thank all of our delegates, staff and volunteers for their continued work on behalf of ORHA. Their efforts continue to strengthen our organization.

Next ORHA
Board Meeting
January 17, 2015
Salem

HAPPY
thanksgiving



Legislative Update for November 2014

By **Jim Straub**, ORHA Legislative Director

The Oregon Legislative Landlord-Tenant Coalition is currently in full swing and, as your ORHA Legislative Director, I have attended all seven coalition meetings on your behalf. Our next coalition meeting will take place on December 3rd. Several topics of discussion remain on the negotiating table. A few "housekeeping" items have been proposed that will not significantly change landlord-tenant law, but will make existing law more readable or easier to apply for all stakeholders.

Landlord advocates, including ORHA, have introduced such topics as allowing landlords to pass-through more municipal fees to their tenants, clarifying landlords' rights and obligations in the event of a catastrophic event (such as a house fire), removing the requirement that landlords give tenants who have lived at rental properties for more than one year a 60 day notice to vacate (in other words, returning the obligation to an equitable 30 days' notice to vacate from either landlords or tenants), allowing landlords to be listed as "Interested

Parties" on their tenants' renters' insurance (which would allow the insurance company or agent to notify landlords if an insurance policy changes, lapses or is non-renewed), and reviewing assistance animal laws in Oregon.

Tenant advocates have introduced topics including renegotiating the order in which tenants' payments are applied to amounts due to landlords (such as whether or not rent payments can first be applied to past-due damage obligations, for example), and responsibility for damage done to rental units by people who are not tenants' guests in domestic violence and similar situations.

The coalition will continue to meet until early January, so there is still time for these and other topics to develop. I welcome all ORHA members' feedback during this process. Please contact your local organization with your comments and suggestions, and your local ORHA legislative representative will forward those comments to me. Keep an eye on future newsletters for more information and a final summary of the coalition's Landlord-Tenant Omnibus bill.

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Ballot Measures

- **Ballot Measure 86: FAILED.** Requires creation of fund for Oregonians pursuing post-secondary education, authorizes state indebtedness to finance fund
- **Ballot Measure 87: PASSED.** Amends Constitution: Permits employment of state judges by National Guard (military service) and state public universities (teaching)
- **Ballot Measure 88: FAILED.** Driver Cards Without Proof of US Citizenship
- **Ballot Measure 89: PASSED.** Equal Rights Amendment for Women to be Equal to Men
- **Ballot Measure 90: FAILED.** Open Primary Initiative
- **Ballot Measure 91: PASSED.** Control, Regulation, and Taxation of Marijuana and Industrial Hemp Act
- **Ballot Measure 92: FAILED.** Labeling of Genetically Engineered Raw and Packaged Food

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