



April 2017

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NEW FEATURES

Do You Know? We'll be combing the world of rental housing to find interesting tidbits and information to surprise you.

News Around Oregon – We're gathering news from around Oregon. What's happening in LaGrande is just as important as what's happening in Portland, or Medford.

National Housing Headlines – We'll report on rental housing trends across the nation.

Housing Links – Want more information? Need contact numbers? Who, what, where and when? Check out these helpful links to sites that can help you.

Oregon Legislative Update

By **Jim Straub**, ORHA Legislative Director



This morning, April 4th, the Oregon House voted in favor of HB 2004 and its amendments. It didn't pass by much – the vote was 27 to 31. 31 votes is the minimum to pass a bill out of the House, and this shows the tremendous impact and response of our members! I want to especially recognize the energy and support our members put into contacting our legislators and lobbying against this bill. Our grassroots effort came very, very close to succeeding this time!

The bill now passes to the Senate, where it will receive a first reading tomorrow and be assigned to a committee. **Our work isn't done, as there is still hope to defeat this bill in the Senate.** Please watch for further updates and

emergency alerts via email with more information about how you can do your part to stop this bill.

Additionally, More Housing NOW! is a landlord advocacy group addressing these issues in Oregon. Visit and follow their Facebook and YouTube pages for more information and to stay informed as new developments arise:



www.facebook.com/morehousingNOW/



www.youtube.com/channel/UCrlp-EWOUJgkK6jYJYWFmPA

Thank you,
Jim Straub
ORHA Legislative Director

OREGON RENTAL HOUSING ASSOCIATION
**Board Meeting
Schedule**
May 20, 2017 - La Grande
July 15, 2017 - Springfield

ORHA PRESIDENT TERRY TURNER RESIGNS



Terry Turner, President of the Oregon Rental Housing Association resigned March 18, 2017. Resigning from the

Board of Directors of the Central Oregon Rental Owners' Association as well, Terry spent many years volunteering her services and expertise to the organizations dedicated to the rental housing industry.

The face of rental housing education for both ORHA as well COROA, Terry's contribution to the state was immeasurable. With over 20 years of property management experience, Terry's knowledge made her a state-wide resource for landlord education. Providing classes and seminars throughout Oregon, Terry's expertise and experience were unparalleled.

Spending many hours manning both the Oregon Rental Housing Landlord helpline as well as the Central Oregon Rental Owner's hotline, Terry's dedication to the industry will be missed.



Rental Owners' Association.

Erika is a Licensed Real Estate Principle Broker and Owner/Operator of a Bend based Real Estate and Property Management firm. She is hard at work stepping in to fill the vacancy, and committed to helping the transition go smoothly. Let's all welcome Erika and give her the support she needs.

WELCOME NEW PRESIDENT ERIKA MORRIS

Welcome new ORHA President, Erika Morris. Erika, who was the Vice President, assumes the leadership upon the resignation of Terry Turner on March 18, 2017. Erika brings with her many hours of dedicated service on both the ORHA board as well as her current position as Vice President of the Central Oregon

What's in it for Bee?

By **Anthony Battistella**, Graham Landscape and Design, Lane ROA Industry Associate

When you look at your landscape do you think of its impact? Often times people look at their landscape as just plants, grass, and trees. It is so much more than that! You can have a beautiful landscape that is beneficial to the environment without breaking the bank. This sounds like the perfect equation, right? Luckily, there is a perfect equation for every landscape, and you can achieve it through utilizing native plants.

A native plant is defined as a species that is indigenous to a specific geological area. These plants have

co-evolved with animals, soil biology and pollinators, to form a complex network of relationships. They are the foundation of our ecosystems and natural communities. Below are some key factors to how these heroic plants can benefit your landscape:

Stormwater Management

You can use water-loving plants in a flood prone garden to slow down and absorb rainwater. Use them in bioswales and wetland detention areas to purify and absorb large amounts of runoff.

Less Maintenance

These plants are already adapted to this localized environment. Look

Continued from page 3

Looking for a way out
of your investment property?

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**April is Fair
Housing Month**

www.FHCO.org

AROUND

Here

Do You Want to Travel to One of Our Chapters for a Seminar? Here is the Class Schedule for April.

Saturday, April 29, 2017 – 4 CE hrs

12:00 PM - 4:30 PM

Landlording 102

Newport, OR

Call 503-364-5468 for more info

Saturday, April 29, 2017 – 4 CE hrs

11:00 AM - 5:00 PM

Ontario, OR

Acts of God and Other Disasters & Property Maintenance 101

Call 541-823-6950 for more info

Friday, April 28, 2017 – 4 CE hrs

4:00 PM - 8:30 PM

Pendleton, OR

Form #60- One Form Does it All & Maintenance for Rental Owner

Call 541-215-1770 for more info

Monday, April 24, 2017 – 3 CE hrs

6:00 PM - 9:00 PM

Portland, OR

Fair Housing Class- Portland ROA

Call 503-999-0477 for more info

Saturday, April 22, 2017 – 7 CE hrs

8:30 AM - 4:30 PM

Albany, OR

Landlord Boot Camp 2017 - LBRHA

Call 541-286-5033 for more info

Friday, April 21, 2017 – 1 CE hr

6:00 PM - 8:00 PM

Albany, OR

Section 8

Call 541-754-6851 for more info

What's in it for Bee? *Continued from page 3*

forward to using less water, little to no fertilizer, little to any pesticides, less pruning, and less of your time.

Beautiful Plantscapes

Native wildflowers, flowering vines, shrubs, and trees offer a wide range of colors, textures and forms to create dynamic seasonal displays.

Nectar for hummingbirds, butterflies, and Bees

Native plants provide the appropriate berries, nectars, and pollens that promote the health of natural pollinators. This means better tasting fruits and vegetables!

Community and environment

As more people use native plants in their urban landscaping the available habitat for wildlife increases and benefits the community as a whole. No harsh chemicals or invasive behaviors. Going native helps save our natural heritage for future generations.



Lady bug and Large leafed Lupine



Native honeybee on a Ribes Sanguinum blossom



Western Sword fern

Consider using native plants in your landscape. The perfect equation for the environment is also the perfect equation for your landscape!

Need Tenant Screening or Legal Services?

541-548-7368

Sharrol Lyons

can assist you with all your needs

www.NWTenantScreening.com
www.CascadeProcessServices.com

Storm Damaged Property Tax Relief

If this winter's storm, such as the unusually high snow loads of Central Oregon, caused your home or business significant damage, you might be eligible for a discount on your property taxes. Oregon law includes a provision that allows property owners who experience a casualty loss due to an "act of God" or fire to apply for a reduction of property taxes. The proration of tax applies to taxable structures or property, but not to items such as vehicles or residential personal items.

The application for property tax proration and additional information is online and can be found at: <https://www.oregon.gov/DOR/forms/FormsPubs/303-619.pdf>.

Applications are also available at your local county tax office. Applications must be submitted by June 30, 2017.



Links

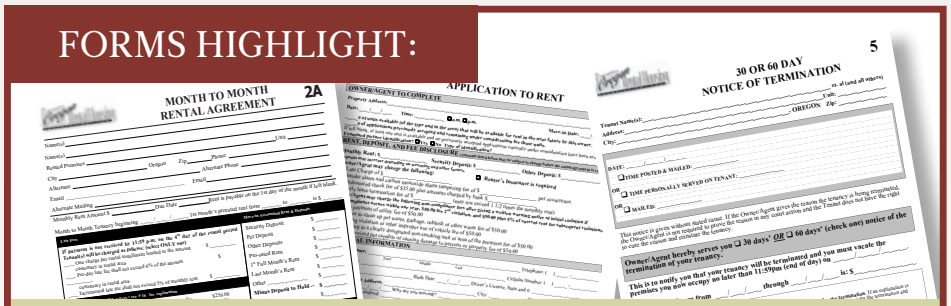
<http://www.wweek.com/news/city/2017/03/21/a-developer-offers-the-portland-mayor-300-apartments-at-a-deep-discount-and-waits-for-a-reply/>

<http://www.seattletimes.com/seattle-news/politics/seattle-landlords-sue-challenge-citys-first-come-first-served-rental-law/>

<http://fhco.org/index.php/discrimination-in-oregon/protected-classes>

<http://wemakeitsafer.com/Fire-Smoke-CO-Alar>

FORMS HIGHLIGHT:



ORHA Forms are Available Online!

Oregon Rental Housing Forms are just a click away!

- 1 www.oregonrentalhousing.com
 - 2 Click (top right): "Click to Get ORHA Forms Online"
 - 3 Input your local association code in the field labeled "Enter Your Member ID" to receive ORHA forms 1/2 PRICE
 - 4 Choose a form
 - 5 Click on the form
- 6 Input your information
 - 7 Click "Generate PDF"
 - 8 Click "Check Out" – This will direct you to PayPal
 - 9 Follow payment directions. Once complete, PayPal will return to the ORHA Forms page to "Print Link." This link will also be sent to your email address.

oregonrentalhousing.com

Officers 2017-2018

Erika Morris, *President*
 Jason Miller, *Secretary*
 Dennis Chappa, *Treasurer*
 Michael Steffen, *Past President*



For more information contact
 Virginia at: (503) 364-5468
 or office@oregonrentalhousing.com

FROM THE EDITOR: The articles in this newsletter are intended to inform the membership and are not intended to convey legal, accounting or other advice. The articles are the opinions of the authors and are not necessarily the official positions and/or the views of Oregon Rental Housing Association. The editor and ORHA assumes no liability for loss or damage as a result of reliance on the material provided in this Newsletter. Appropriate legal, accounting or other expert assistance should be sought from competent professionals.

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