



January 2018

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### NEW FEATURES

**Q&A with ORHA Executive Staff**

**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 RENTAL HOUSING ASSOCIATION  
**Board Meeting**  
*Schedule*  
January 20, 2018  
Salem Oregon



with ORHA Treasurer  
Jill Maricich

**Q. Jill you stumbled into property management and found a passion for the industry. Is there one specific thing that really drives that passion and revs up your desire to be an expert in this field?**

**A.** If I had to pinpoint one thing it would be the fact that many landlords and PM's in Oregon are very uneducated (yes, tenants too). I really felt that this was something I wanted to change, to make better, to make easier. Educating landlords, and tenants, I feel, will greatly improve property management in Oregon, and in turn, lessen the need for 'unfair' landlord tenant laws.

**Q. As the new Treasure for ORHA how do your skills as a property manager and business owner influence your approach in recommending budgetary considerations to the ORHA Board of Directors?**

**A.** As a business owner, property manager as well as being on the

board of other Oregon nonprofits, I am always creating and following budgets as well as staying ahead of current financial trends, which helps when looking at the big picture for ORHA. I feel our biggest financial challenge is the continued need for new education, as well as funding the mentorship program. Keeping these two things current and running will greatly improve our income. ORHA's newly designed strategy [education/mentorship], as well as the 'think tank' approach with our new board will greatly improve these two very important subjects.

**Q. What most excites you about the new year, and the next round of legal challenges ahead for landlords?**

**A.** I'm not sure I am particularly excited about what's up coming in the world of landlord tenant laws and the potential changes, but I am on board to speak out, mail letters, send emails and rally our owners and landlords!!

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## Now is the time to support Oregon Rental Housing KEY-PAC

Dear Member,

As you may have heard, House Bill (HB) 2004 failed to pass in the Oregon Legislature this last session. This was an enormous victory for landlords and included the defeat of tenant efforts to rollback prohibitions on rental control and to do away with no-cause notices of termination.

Our work here is far from done, though. Some version of HB 2004 will undoubtedly be back next legislative session, and we can bet the fight will be even tougher. In fact, in the next legislative long session in 2019, we expect tenants to introduce restrictions on the amount of security deposits which landlords could charge incoming tenants.

So, it's time once again to please contribute to the **Oregon Rental Housing KEY-PAC** so we can stop or

moderate policies that would drastically affect your rental business.

Remember that Oregon gives a dollar-for-dollar tax credit up to \$100 per couple (\$50 Individual). **That's free money to support a cause that's supporting your business.**

HB 2004 did not pass because the final vote count in the Senate would have been 15-15, and a tie doesn't pass. If a single Senator had changed their vote or a single Senator that would have voted against this bill loses their seat in a re-election campaign, it will have catastrophic consequences. I cannot allow this to happen.

HB 2004 rightfully scared the tar out of Oregon landlords. The only way we were able to defeat this bill was because of the involvement of every single one of our members across the state. We issued numerous calls to action that were important and immediate, and our members responded enthusiastically. This is the kind of commitment, dedication and involvement that it will take to continue our successes in the Legislature next session.

ORHA's legislative successes are

built upon getting the right legislators elected! Regardless of a candidate's political affiliation, **ORHA KEY-PAC** helps elect candidates who will help protect your ability to own, operate and manage rental property.

The largest landlord associations in Oregon have banded together to strategically plan to combat these demands made by tenant advocates. To accomplish this, we have employed in-house counsel, public relations specialists, legislative analysts, and strategic advisors to protect landlord and rental property investors' interests

The reality of politics in this day and age is that to defeat something, you must spend money. We absolutely cannot play defense next legislative session. In order to affect change, we must have the political and financial capital to elect and retain landlord-friendly legislators. We can't do this without you. Join me today and make your contribution now.

**We need your help to continue to make our presence known!**

The ORHA KEY-PAC can accept

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### Q & A with ORHA Treasurer Jill Maricich

*Continued from page 1*

**Q. You exhibit a fun and witty personality. Tell the members a little bit about what characteristic you feel most influences your business success.**

**A.** I think the fact that I need to know everything, not just what pertains to the task at hand, plays a rather large part in being successful. I have a strong desire to go above and beyond, to be involved, to make a difference. I truly believe if everyone did just a little more than what is expected, we will all (as a society) be better off. I try not to get stressed about things, to just do everything step by step, to make lists and check things off. In a nut shell, I aim to keep all things, whether business or professional, organized and translucent.

### Need Tenant Screening or Legal Services?

**541-548-7368**

**Sharrol Lyons**  
can assist you with all your needs

[www.NWTenantScreening.com](http://www.NWTenantScreening.com)  
[www.CascadeProcessServices.com](http://www.CascadeProcessServices.com)

**NORTH WEST TENANT SCREENING, LLC**  
Fast - Easy - Affordable  
Credit, Background, Employment, Landlord

**Cascade Process Services, LLC**  
When You Call, We Answer  
Landlord Legal Services - Beginning to End

# AROUND

# Here

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

**Wednesday, January 17, 2018**  
**2 CE**

12:00 PM – 2:00 PM

How to Deal with Bedbugs

Springfield, OR

Contact 541-485-7368 for more information

**Tuesday, January 23, 2018**  
**2 CE**

6:00 PM – 8:00 PM

Buying or Selling Rental Property

Bend, OR

Contact 541-323-6110 for more information

**Thursday, January 25, 2018**  
**3 CE**

12:00 AM – 3:00 PM

LARRC – Law & Rule Required Course

Salem, OR

Contact 503-370-4020 for more information

## Now is the time to support Oregon Rental Housing KEY-PAC

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your credit card payment, or become a supporting member by arranging for a monthly recurring credit card contribution, at [Oregonrentalhousingpac.org](http://Oregonrentalhousingpac.org). Paper checks may be written to the ORHA KEY-PAC and mailed to:

ORHA KEY-PAC –  
89286 Cranberry Lane,  
Bandon, Oregon 97411

Thank you for your continued support, and I look forward to working with you all again next legislative session to defeat bills like HB 2004.



### Oregon Rental Housing Key PAC

89286 Cranberry Lane  
Bandon, Oregon 97411

OREGON RENTAL HOUSING ASSOCIATION PRESENTS

## EDUCATION IN PROPERTY MANAGEMENT

### NOW AVAILABLE

#### WORKSHOPS (3-4 hour)

- Landlord/Tenant Law
- LARRC
- Evictions
- Fair Housing
- Section 8
- Conflict Management
- Property Management
- Landlording 101
- Landlording 103
- Landlording 301
- Tenant Selection
- Maintenance

#### SEMINARS (1 hour)

- Tenant Screening Tips
- Temporary Residents
- Security Deposits
- Abandoned Property
- Medical Marijuana
- Radon



ORHA offers workshops and seminars to our member locals to improve skills in managing property. ORHA is a certified provider with the state of Oregon and these courses qualify as hours required for licensed certification. Presenters have extensive experience in the property management field.

For more information contact:

#### ORHA State Office

1462 Commercial Street NE • Salem, OR 97301

Ph: (503) 364-5468 • Fax: (503) 585-8119

Email: [office@oregonrentalhousing.com](mailto:office@oregonrentalhousing.com)

*We have what you are looking for – just call today!*

## 5 Ways to comply with Fair Housing on social media

An excerpt from *Rental Housing Journal*

Here are some tips to ensure you and your employees are using social media in a way that complies with fair housing laws:

- 1. Train everyone on Fair Housing** – before being given access to your social media account, each person should complete fair housing training and acknowledge your company policies and procedures.
- 2. Show diversity in images** – consider all federal and locally protected classes. For example, show males and females, people of different races, people with disabilities, variety of ages, families with and without children to comply with fair housing. Show diversity when using avatars, animated characters, and illustrations too.
- 3. Use welcoming language** -Social media messages must not position your community as more or less suitable for someone based on membership in a protected class. Avoid things like racial or ethnic terms, references to religion, exclusions based on disability, and limitations based on familial status. A good rule of thumb is to describe the community, not the people.
- 4. Designate a point person to regularly review all social media posts** – reviews should look for words or images that discriminate, limit or deny equal access to your community based on membership in any federally, state or locally protected classes. Also look for posts in which prospective or current residents indicate they feel they've been treated fairly, don't feel welcome in your community, or feel they are being discouraged from living in your community.
- 5. Display the Equal Housing Opportunity Logo**

### Links

[http://rentalhousingjournal.com/articles/2018/01/01/can-i-say-no-pot-my-apartments-when-it-s-legal-my-state?utm\\_source=Master+Investor%2FOwner%2FProp+Mngr%2FSocial&utm\\_campaign=0002414d78-EMAIL\\_CAMPAIGN\\_2018\\_01\\_03&utm\\_medium=email&utm\\_term=0\\_1df36dfca7-0002414d78-155978881](http://rentalhousingjournal.com/articles/2018/01/01/can-i-say-no-pot-my-apartments-when-it-s-legal-my-state?utm_source=Master+Investor%2FOwner%2FProp+Mngr%2FSocial&utm_campaign=0002414d78-EMAIL_CAMPAIGN_2018_01_03&utm_medium=email&utm_term=0_1df36dfca7-0002414d78-155978881)

<http://imgnorthwest.com/news/what-to-watch-in-2018-7-housing-market-predictions/>

<https://www.apartmentlist.com/rentonomics/national-rent-data/>

<https://housing-works.org/build-my-future/faqs-for-section-8-landlords/>

### FORMS HIGHLIGHT:



### ORHA Forms are Available Online!

Oregon Rental Housing Forms are just a click away!

- [www.oregonrentalhousing.com](http://www.oregonrentalhousing.com)
- Click (top right): "Click to Get ORHA Forms Online"
- Input your local association code in the field labeled "Enter Your Member ID" to receive ORHA forms **1/2 PRICE**
- Choose a form
- Click on the form
- Input your information
- Click "Generate PDF"
- Click "Check Out" – This will direct you to PayPal
- 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

Jason Miller, *President*  
Sage Coleman, *Vice President*  
Tia Politti, *Secretary*  
Jill Maricich, *Treasurer*  
Michael Steffen, *Past President*



For more information contact  
Virginia at: (503) 364-5468  
or [office@oregonrentalhousing.com](mailto: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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Jim Straub, Legislative Director | [legislative@oregonrentalhousing.com](mailto:legislative@oregonrentalhousing.com)