



May 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.

## Contact your state senator today!

By **Jim Straub**, ORHA Legislative Director



House Bill (HB) 2004 passed the House with the minimum votes necessary and is now being considered in the state Senate.

There is still time to stop this bill, but we must have your help!!

There's power in numbers, and ORHA has members in every constituency in the state of Oregon! We need to leverage this to our benefit. If every single ORHA member contacted their state senator, this fight would be over!

Please call, e-mail or write your state senator today! If you've done this already, thank you – please do it again and keep doing it! This is a critical time for our industry. Together we must make our voices heard.

**In your own words, let your senator know how this legislation negatively impacts you and your ability to do business as a landlord in Oregon.**

The day after or no later than two days after your e-mail or letter is sent, please

call your senator's office in Salem and:

- Let them know you are a constituent. "Hi, my name is XX. I'm a constituent and live in XX city or county."
- Let them know you are calling to confirm they received your email or letter regarding HB 2004.
- Ask them to vote in **opposition** to HB 2004 and its amendments to effect rent control, the elimination of No Cause Notices of Termination, or to repeal the statewide prohibition of cities and counties to regulate rents.

It is extremely important that you follow up on your emails or letters with a personal telephone call to your senator's office. The email counts as one contact from a constituent, and each telephone call counts as a second contact. In making the call, you've essentially doubled the power and impressed upon the senator the importance of your message.

Log onto <https://www.oregonlegislature.gov/findyourlegislator/leg-districts.html> for an interactive map to find your state senator.

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

Contact your state senator

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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/](http://www.facebook.com/morehousingNOW/)



[www.youtube.com/channel/UCrlp-EWOUJgkK6jYJYWFmPA](http://www.youtube.com/channel/UCrlp-EWOUJgkK6jYJYWFmPA)

Thank you,  
Jim Straub  
ORHA Legislative Director

PRESIDENT'S MESSAGE By Erika Morris



I would like to encourage "Balance" this month which is movement between extremes or opposites. Attempting to stay on one side or the other is being out of balance. We are all connected in one way or another. Landlords and tenants are supposed to work together as should the legislators protecting our rights. When the Landlord Tenant Coalition did not meet this year to work on HB2004 together, things became out of balance.

This is a challenging time for all of

us in our business, as most of us have family and friends as tenants as well as landlords. We technically represent landlords, but always keep our tenants' interests at heart as well.

My point is that we should all, landlords and tenants alike, be in opposition to HB 2004. We've been doing a good job fighting HB 2004, and now we need to keep the pressure on. If we let up, thinking we've gotten our message across to the legislators, we create an opportunity for our opponents. Our ORHA Lobbyist Shawn Miller and Legislative Director Jim Straub have given me a full briefing on our strategy to defeat HB 2004, and I'm cautiously optimistic about the future of this bill in the Senate. But politics will be politics and anything can happen, so that's why it's imperative that we keep the pressure on. Please help Shawn and Jim help you by responding quickly and completely to their email requests for calls to action.

Next month I will have one more letter to you as the President of ORHA. I am the interim President with a new Executive Staff incoming in July. My short term has been rewarding and it has been a pleasure to work with so many of you. I look forward to continuing as a member of the board, and hope for success in achieving our common goals of fair, affordable housing for all.

DO YOU KNOW

HUD-Assisted Housing FY 2017 Income Limits Released

April 19, 2017 | Federal / Agency News

HUD has released FY 2017 income limits pertaining to eligibility for Public Housing, Section 8, Section 202, and Section 811 programs. According to the Notice published on April 14, the national Median Family Income (MFI) increased 3.5% to \$68,000

compared to last year. The cap on increases is the greater of twice the amount in change or 5%, so the cap on increases is 7%. No geographic changes were made to Fair Market Rent area definitions.

[https://www.huduser.gov/portal/datasets/il.html#2017\\_data](https://www.huduser.gov/portal/datasets/il.html#2017_data)



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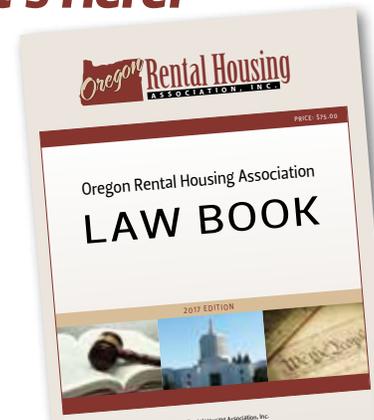
A Delaware Statutory Trust (DST) is a 1031 exchange in which multiple investors pool funds to buy income-producing commercial properties -- without the burden of property management. **We know DSTs.**

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It's Here!



# AROUND

# Here

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

## Wednesday, May 10 2017 – 2 CE hrs

12:00 PM – 2:00 PM

Section 8 Overview

Springfield, OR

Call 541-485-7368 for more information

## Tuesday, May 16 2017 – 2 CE hrs

6:00 PM – 8:00 PM

Pets, Deposits & Reasonable Accommodations

Central Point, OR

Call 541-842-7676 for more information

## Wednesday, May 17 2017 – 2 CE hrs

12:00 PM – 2:00 PM

The Eviction (FED) Process

Springfield, OR

Call 541-485-7368 for more information

## Tuesday, May 23 2017 – 3 CE hrs

6:00 PM – 9:00 PM

Conflict Resolution

Clackamas, OR

Call 800-924-3640 for more information

## Thursday, May 25 2017 – 2 CE hrs

12:00 PM – 3:00 PM

Managing Tenants

Salem, OR

Call 503-370-4020 for more information

# King of the Throne

By **Devin Gates**, Lane ROA Board Member, and Owner of All Around Town Property Solutions, LLC

As we enjoy our warm homes during the winter season, I can't help but think about how much closer I reside to the refrigerator. My additional seasonal endeavor consequently and amusingly causes my reflection on the resulting side of this equation. It only seemed fitting to talk about the wonderful world of plumbing and all of its conveniences. No longer low-tech with those coldly awoken trips to the outhouse, we now have a warm, more hi-tech method involving more variables. So let's talk toilets.

In 1992, the federal government mandated smarter water usage by dictating all toilets now manufactured and sold in the US to be 1.6 (GPF) "Gallons Per Flush" or less. In contrast, toilets previous to 1992 used anywhere from 3.5-7 GPF. Considering that half of a household's water usage occurs in the bathroom and half of that is toilet related, one can see the considerable cost savings of a water wise commode. The industry has had a long time to perfect their designs and they work every bit as well as an older inefficient design, perhaps more so. Interestingly enough, there are now toilets that go one step further in their endeavors and

are known as an (HET) "High Efficiency Toilet" with a water-sipping 1.28 GPF. While I have not confirmed, I was instructed that California has adopted new rules requiring only HET's to be used on any new construction. Should you have an older toilet that needs a fill valve replacement, you unfortunately will be buying a valve with a restrictive flow designed to emulate the 1.6 GPF. These generally do not work well in a toilet designed to use a large tankful of water. At this point I recommend changing out the toilet in its entirety and forego scabbing in substandard performance.

So what type of toilet and design should I install you ask yourself. It used to be that toilets that were (ADA), "American Disabilities Act", or those that were elongated carried premium price tags over the short rounded bowl. No longer is that the case. An ADA toilet sits approximately 3" higher than a standard short bowl which equates to the height of a chair. Not only is this easier for the elderly but also for all adult members of the family. I have not met a single adult that has not been vastly pleased with

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## 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

# King of the Throne *Continued from page 3*

the ease of ADA bowl height over the standard and suspect the short bowls will be eventually phased out. I additionally prefer the elongated bowls due to the better ergonomics for male users. This also results in less mess. Are you paying attention, ladies? Your husband will thank you. For the sanitation factor, I always choose the fully plastic seat and absolutely steer away from the painted or finished wood. We know how gross they get when the paint/finish starts to wear/ flake off in a few years. These really are a lifetime seat and if you get one in a soft-close design, you can insure that you or your tenant will never break the bowl by the seat slamming down. Yes, it really has happened.

What brand should I buy? Well there is a lot to this question. I absolutely will not buy cheap. Generally the cheaper toilets have a smaller trap-way and a poorer design so I leave those for the jester. I suggest sticking with the main manufacturers such as American Standard, Kohler, Toto whom are excellent brands. I have had a number of customers that have purchased their toilets from the “public wholesale membership store” that so many of us shop at. I am not a fan. These toilets like the rest of their plumbing fixtures are a generic Chinese product with little to no availability of parts or tech support making them a throwaway item. I reminisce about a struggling widow whom bought two and both leaked from the bowl to tank gasket which was not molded to the tank nut as it should have been. It was inevitable that it was going to leak and I advised her into purchasing the American Standard Champion. I favor this toilet for the reason that it is extremely well designed, elongated, ADA, equipped

with soft close plastic seat & wax ring, and has a very quick tool-less installation design. They have a large well designed trap-way and work every bit as well as a pressure assist without the pressure assist price tag and all for \$200 through our

well-known local home improvement store.

I hope I have been able to illuminate a little about the world of toilets and help make all the kings and their queens just a little bit happier.

Links

[https://www.multiphasingnews.com/post/the-future-of-reputation-management/?utm\\_source=whatcountsemail&utm\\_medium=daily%20news&utm\\_campaign=daily](https://www.multiphasingnews.com/post/the-future-of-reputation-management/?utm_source=whatcountsemail&utm_medium=daily%20news&utm_campaign=daily)

## FORMS HIGHLIGHT:

### ORHA Forms are Available Online!

Oregon Rental Housing Forms are just a click away!

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

# 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](mailto:office@oregonrentalhousing.com)

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