



November 2017

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**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 Vice President  
**Sage Coleman**

**Q. As the new Vice President of ORHA can you tell the members a little bit about yourself and the chapter you represent?**

**A.** Thank You for this opportunity to speak to our Statewide Group. I am a resident of Coos Bay/North Bend (Not the Northside of Bend) and I have been a member of the Rental Owners Association of Southwestern Oregon since joining in 1997. I became involved at our local board level in January 2016 after being hijacked and nominated to our board of directors by past president Herb Yussim during the Christmas Party of 2015 which I attended as a Member/General Contractor with business cards and the purest intention of offering my Property Maintenance Services to fellow members.... Two weeks later I became responsible for the monthly newsletter and began my first monthly commitment to serving on the Board of Directors for a non-profit organization. During that first year I began learning the basics of planning and running landlord education meetings I had been attending off and

on for the prior 19 years. The following Christmas party of 2016 I was voted President of ROA-SWO.

**Q. You were quite active last year in the battle to defeat HB-2004. What action do you think most benefited ORHA members?**

**A.** Grassroots Networking. Talking to Each Other. Engaging our Representatives. There were quite a few active elements involved with confronting and maneuvering against the Tenant groups and we needed them all.

- Mass emails to fellow members
- Phone calls: to fellow landlords, Senators and Representatives
- Trips to Salem to meet with Legislators face to face
- Monthly Video Conferences with our State Representatives from our Local Community College
- Attending Work Sessions to provide testimony on our personal landlording experiences

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## Q & A with ORHA Vice President Sage Coleman

*Continued from page 1*

Organizing and Attending Landlord Training Sessions with the mission to inform our membership that our livelihood was meaningfully under attack and to quickly educate or re-educate ourselves on how the legislative and political process works

As President I felt a duty to inspire action within our membership and with the encouragement of SO MANY OTHERS in our organization I realized that the best way to achieve that goal was to be active myself through emails and phone calls and ENGAGE OUR POLITICAL REPRESENTATIVES followed by immediately sending out calls to action within our local membership by sharing what I had just done via email. This was the most politically active I have been in my life.

### Q. What do you hope to accomplish most as our Vice President?

**A.** I intend to suit up and show up. To Listen and Learn as much as possible so that I will be able to recognize when my skillsets and experience can bring meaningful input to our Organization. We are a group of strong individuals with a deep pool of experience managing property.

### Q. What opportunities do you see for ORHA chapters and their members this next year, and which most excites you?

**A.** ORHA Chapters have a tremendous opportunity to build on the increased bonds built on this past legislative battle. We have the opportunity to use our recently oiled lines of communication to gather and educate one another. What most excites me is the opportunities we have to leverage ourselves into building more housing. Rents are Rising, Vacancies are low. Homelessness isn't a legislation problem. "It's the Economy Stupid". Time to build. LET'S DO IT!

## Ways to Keep up with Changing Compliance Laws in Rental Housing

By **Ellen Clark**

Ever-changing compliance news is a challenge to keep up with.

One of the trickiest things about compliance training is keeping up with changing compliance laws, rules, and regulations.

You can create a great compliance course, assign it to your learners or set a date for training, and a month later, it needs to be updated. This can feel like an endless, overwhelming cycle.

To help, here are some practical tips for managing the ever-changing compliance world.

1. Make a plan to keep up with the changing compliance laws. Plan to update training regularly. Have processes in place and resources set aside so you aren't repeatedly scrambling for time or budget.
2. Make "change" a big idea in training "The world of compliance is ever-evolving" is a fundamental concept that is important for learners to understand. Providing learners with big ideas like this equips them with a framework around which they can learn in a coherent way.

3. Be proactive and keep up with changing compliance laws. To avoid surprises and the scrambling that inevitably results, block time on your calendar every week or two to scan HUD, EEOC or state agency websites for important compliance news.

Retain an expert. If you have the resources, retaining experts such as a law firm for legal compliance or a CPA for compliance with the tax code is very useful.

Work with them to identify priority issues so you aren't overwhelmed with information you may not need. Have them create short summaries of why the change is law, rule, or regulation or other information important to your business specifically.

As a trainer, your work is never done. This is one of the most challenging aspects of our job, but it can also be one of the most invigorating.

Actively managing the changing world of compliance can help you be ready for whatever the compliance world throws your way.

### Need Tenant Screening or Legal Services?



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# AROUND

## Here

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

### Tuesday, November 21, 2017 2 CE

6:00 PM – 8:00 PM

Speaker Attorney Kevin Stout  
Central Point, OR

Contact [Info@soroa.net](mailto:Info@soroa.net) for more information

### Thursday, November 30, 2017 4 CE

12:00 PM – 4:00 PM

Managing Conflict  
Salem, OR

Call 503-370-4020 for more information



## Renting homes is overtaking the housing market. Here's Why

By **Bob Sullivan, credit.com**

Single family rentals, either detached homes or townhouses, are developing faster than any other portion of the housing market. These rentals outpace both single-family home purchases and apartment-style living, according to the Urban Institute.

"Almost all the housing demand in recent years had been filled by rental units," says Sara Stochak, a research assistant with the Urban Institute. She also states that single-family rentals have gone up 30% within the last three years.

This change is unique to newer generations. But when did rentals become so popular? And why are people more inclined to rent than to buy?

The housing bubble collapse and the recession that followed shattered the decades-old tenet of American wisdom that you can't go wrong buying a home. Most of the housing market fallout from the Great Recession has finally receded, foreclosures and underwater mortgages are back to traditional levels and housing values recovered in most places. But one thing hasn't recovered: American's unquestioned desire to own a home.

Today, single-family rental homes and townhouses make up 35% of the country's 44 million rental units, compared to 31% in 2006.

Millennials are leading the way to single-family rentals, and myriad factors contribute to this trend. Many young adults aren't in a hurry to lay down roots, whether they're prone to traveling or simply aren't ready to commit to one area or one home. Student loans are stagnant incomes can also make it harder to save up for a down payment. And it's inevitable that young people who came of age



during the housing bubble would be reluctant to take a leap of faith and commit to a 30-year mortgage.

"While the age distribution of the U.S. population suggest most millennials are reaching the age of household formation and demand for single-family homes, much of this demand is likely to be channeled into the rental market," says Stochak.

However, it's not just young people. Americans over 55 have also grown more interested in renting. According to RENTcafe, the number of renters ages over 55 has grown by a whopping 28% between 2009 and 2015. Many of them want to rent homes instead of apartments. From 2010 to 2016, single-family rental households in the US increased by nearly 2 million, 1.26 million of those renters were 34 to 65 years old, while just under a half million were 65 or older, according to a RENTcafe.

But as prices have recovered, small-time landlords now dominate the market, explains Stochak. Investors who have fewer than 10 units own 87% of all single-family rentals, while investors who have only one rental unit own 45%.

Credit.com (<http://blog.credit.com>)

# Winterization Checklist

## Important Steps to Preparing Your Rental for Winter

Preparing your rental property for winter can save you large sums of money and inconvenience. Here are a few important steps.

- **Prevent Plumbing Freezes** – Disconnect and drain garden hoses. Most frozen pipes are a result of failure to disconnect hoses or turn off shut off valves. If you have shut off valves for your hose spigots in your house or basement, don't forget to turn them off. Insulate and exposed plumbing pipes.
- **Heating System** – Have your heating system inspected and/or serviced. Make sure you have plenty of heating fuel. Do not allow oil to run low, you run the risk of running out and freezing pipes. The bottom oil sludge in your oil tank causes clogs in your oil line and nozzle.
- **Fireplace** – If your home has a fireplace, be sure the chimney is cleaned and ready for use before lighting any fires. Inspect the flu and make sure it closes properly to eliminate draft when fireplace is not in use.
- **Windows & Doors** – If your home has storm door(s), be sure to place the glass in position as many storm/screen doors require you to slide the glass into place when the weather gets colder. If the home has storm windows, remember to close them or replace them properly.
- **Roof & Gutters** – Check your roof for loose or broken shingles. Be sure your gutter have been cleaned free of leaves, sticks and debris, so you will have proper drainage.

## Links

[http://www.oregonlive.com/front-porch/index.ssf/2017/11/metro\\_weighs\\_affordable\\_housin.html](http://www.oregonlive.com/front-porch/index.ssf/2017/11/metro_weighs_affordable_housin.html)

<https://mmt.org/news/how-housing-equity-shows>

<https://www.landlordology.com/long-appliances-last/>

<https://www.energytrust.org/residential/evaluate-your-home/>

## FORMS HIGHLIGHT:



## ORHA Forms are Available Online!

### Oregon Rental Housing Forms are just a click away!

- 1 [www.oregonrentalhousing.com](http://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

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



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