



October 2017

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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.



with ORHA President Jason Miller

Jason started his Real Estate career in 2006 listing and selling residential properties. In 2008 during the housing collapse he decided to switch his focus from housing sales to management and received the designation of Certified Residential Investment Specialist in 2014.

In 2013 Jason joined the Linn-Benton Rental Housing Association, where he became membership director, and then later President in 2015. Jason is always willing to share his knowledge with anyone who asks. He has been an active member attending every local meeting/class and as many state board meetings possible. In June of this year Jason was elected to President of ORHA.

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FHA Violations–Unfortunately, even good landlords commit them

By **Christian Bryant–President Portland Area ROA/IRC Enterprises**

As I travel around teaching classes to landlords, I hear way too many stories about the landlords that unintentionally commit FHA violations. These stories hit me especially hard because, if they would have attended one of my FHA classes they would have known how to avoid these mistakes. Don't get me wrong though, I don't believe for a second that all FHA violations are unintentional. The sad reality is that most violations are committed by the very small percentage of landlords that make the rest of us look bad.

The FHEO Annual Report on Fair Housing (<http://portal.hud.gov/hudportal/documents/huddoc?id=FY2016FHE0Annua1Report.pdf>) came out earlier this year. This yearly report summarizes everything HUD/FHA related for the July

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OREGON RENTAL HOUSING ASSOCIATION

Board Meeting
Schedule

November 18, 2017
Salem Oregon

Portland City Council Extends “Housing Emergency”

The Portland City Council voted Wednesday to extend the Housing State of Emergency for 18 months and its previously approved tenant protections for six months. A permanent renter protection policy is expected to be considered before the current one expires.

The housing emergency declaration allows the city to suspend zoning and other regulations to speed the opening of emergency homeless shelters, among other things. The tenant protection measure requires landlords to pay relocation fee for tenant’s subject to no-cause evictions or who chose to move if rents are raised more than 10 percent in one year.

HELPFUL LINKS:

House Bill 2944: <https://olis.leg.state.or.us/liz/2017R1/Downloads/MeasureDocument/HB2944/Enrolled>

House Bill 2724: <https://olis.leg.state.or.us/liz/2017R1/Downloads/MeasureDocument/HB2724/Enrolled>

Information about the Housing Choice Landlord Guarantee Program: <http://www.oregon.gov/ohcs/Pages/housing-choice-landlord-guarantee-assistance.aspx>

OAR 813-360: http://arcweb.sos.state.or.us/pages/rules/oars_800/oar_813/813_360.html

Q. Can you tell the members about your leadership style and what vision you bring forward as you begin your Presidency?

A. I am not a leader who tries to do everything himself, I think we have a lot of people in our organization who are very talented and my job is to take all this talent, focus it on what needs to be done, and improve our organization.

Q. With so much push this past year to effect legislative change to the current laws, what message do you want to most convey to ORHA members this year?

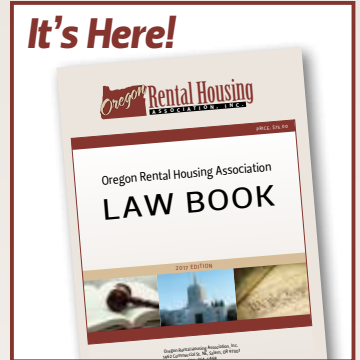
A. I believe ORHA’s best asset is their membership’s dedication to the cause, it was a key component to defeating last year’s legislation. My message would be to continue the good work, stay involved and give to the key pac as we will be facing similar legislation in the years to come.

Q. What has most impressed you about this organization and the members?

A. The membership’s dedication and enthusiasm impresses me the most, everyone is fired up to make our organization better and help others be the best landlord they can be.”

Q. As the leader of an organization made up of many chapters, what challenges do you face in addressing the needs of landlords throughout the state?

A. Sometimes the needs of the smaller associations unintentionally get ignored as we are all focused on big cities and their anti-landlord agendas. I encourage the smaller associations to contact me and let me know what they need. ORHA is full of talented people who are willing and eager to help landlords anywhere in Oregon.”



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www.NWTenantScreening.com
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AROUND



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

Thursday, October 19, 2017 **3 CE**

4:00 PM – 7:30 PM
Landlording Basics & Maintenance
LaGrande, OR
Call 541-963-0511 for more information

Monday, October 23, 2017 **3 CE**

5:30 PM – 8:30 PM
Inspections, Maintenance & Tenant Violations
Portland, OR
Email info@portlandarearoa.com for more information

Saturday, October 28, 2017 **7 CE**

8:30 AM – 5:00 PM
Landlord Bootcamp
Salem, OR
Call 503-370-4020 for more information

FHA Violations-Unfortunately, even good landlords commit them –

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2015-June 2016 fiscal year. There were 8,385 FHA violation complaints and of those that were found in violation (about 800) received \$25,297,453 in civil penalties/fines. That's an average of close to \$30,000 per violator. HUD civil penalties I fines have maximum limits that range from \$19,787 -\$98,935 per violation depending on the circumstances. Keep in mind that these are just the amounts that go to HUD and do NOT include the plaintiff's actual damages, legal fees, and punitive damages. These can range anywhere from \$10,000 to well into the millions in some cases.

After you factor in the defendant's legal expenses defending their actions the total cost can quickly hit the \$100,000 mark. Most landlords have less than 5 units and an expense like this will surely send them into bankruptcy and their properties into foreclosure. For those that are intentionally discriminating, I say good riddance. Sadly though, there is always a small percentage of landlords penalized that did something as simple as advertising that their unit would be ideal for families with children, because it is close to a good school.

Of all the complaints filed, well above 75% of them involved some form of discrimination violation within the terms, conditions, privileges, facilities, advertising, and/or statements. That means that most violations occur before the tenant even applies for the unit. To learn the ins and outs of FHA & Discrimination laws, you really need to attend a continuing education class. This article merely touches on the surface of all that you should know.

I can give you a general guideline to follow that will help you avoid the most common unintentional FHA violations. A landlord's job is to provide the facts a tenant needs to determine what is

best for them. A landlord does not have a right to influence the tenant's decision. When you are creating your unit advertisement or answering questions about the property, this is very important to remember. Did you stick to the facts and allow the tenant to determine why your unit is or is not ideal for them? Typically, this all comes down to how you word things. A common mistake I see is when landlords are advertising a unit close to a school.

Incorrect, "Great rental unit across the street from Lincoln Elementary is ideal for a family with young children."

Correct, "Great rental unit across the street from Lincoln Elementary School."

A tenant that does not have a family could see the first example and assume that by saying it is good for families with young children, it is not a good choice for them. By sticking to the facts like in the second example, you don't push them towards that assumption. The tenants with young children will naturally come to their own conclusion that your unit is ideal for them. Simply by changing the wording you still get to advertise the good things about your unit without unknowingly committing a FHA violation. You allow the tenants to decide if your unit is ideal for them without nudging them in either direction.

Personally, I don't disagree with any of the FHA I Discrimination laws and I am not proposing that we change them. They exist to provide some protection for people that truly need it. I simply want to point out the risks for landlords and thus the importance of attending continuing education classes on a regular basis. There are very simple things that you can do to protect yourself, but you don't know what you don't know. Right?

ORHA Thanksgiving Message

We give thanks for our clients, business partners and community, which we value so greatly. Wishing you a happy and healthy Thanksgiving

Friendship Cake

- 1 cup greetings
- ½ cup of smiles
- ½ cup of love
- 1 tsp. sympathy
- 2 lg. handshakes
- 2 cups hospitality

Cream greetings and smiles. Add handshakes, beaten slightly. Add love slowly. Sift sympathy and hospitality. Serve humility.

Recipe from 1998 Platt SD Hospitality Recipe book

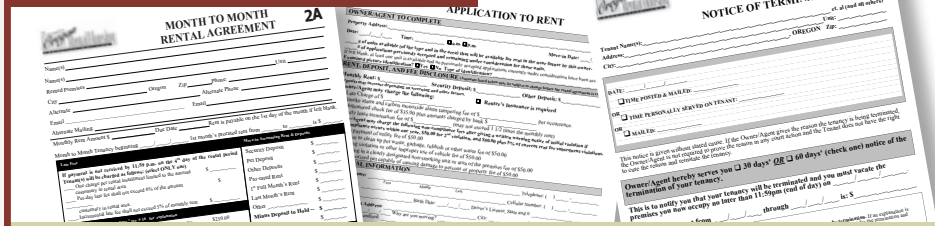
Links

<http://rentalhousingjournal.com/>

<http://www.oregon.gov/ohcs/DO/newsreleases/2017/08-08-2017-News-Release-Cornerstone-Apartments.pdf>

<http://rentalhousingjournal.com/articles/2017/09/26/seattle-area-landlords-pay-95000-settle-discrimination-complaint>

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

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



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