



August 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.

## Legislative Update –

By **Jim Straub**, ORHA Legislative Director



### Dear Valued ORHA Member:

I trust you have heard by now that House Bill (HB) 2004 failed to pass in the Oregon Legislature this session. This is an enormous victory for landlords that merits celebration. Our work here is far from done, though. HB 2004 will undoubtedly be back next legislative session, and we can bet the fight will be even tougher.

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.

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## PRESIDENT'S MESSAGE

By **Jason Miller**



To Shawn Miller, Lobbyist; Jim Straub, Legislative Director, On behalf of Oregon Rental Housing Association and its members, we thank you for your investment of time and due diligence in the fight to defeat HB2004.

A quote from Dr. Martin Luther King, Jr, "Our lives begin to end the day we become silent about things that matter."

We all saw the importance of the power of the pen or keyboard and personal conversations that developed connections with our representatives, and we know change can start with us.

You are both very much appreciated.

OREGON RENTAL HOUSING ASSOCIATION  
**Board Meeting**  
*Schedule*  
September 16, 2017  
Bend Oregon

## Preparing for the August 2017 Total Solar Eclipse

On Monday, August 21, 2017, a total eclipse will cross the entire country, coast-to-coast, for the first time since 1918. Weather permitting; the entire continent will have the opportunity to view an eclipse as the moon passes



result is that the sun and the moon appear to be the same size from our perspective. When they line up just right, the moon can obscure the sun's entire surface, creating a total solar eclipse. The line-up occurs once every 12 to 18 months. Partial solar eclipses, on the other hand, occur when the alignment is such that the moon blocks only part of the sun and these can occur more frequently.

During a total eclipse, we have the rare opportunity to look directly at the sun's vast, striking outer atmosphere, the corona. The corona appears as pearly white rays and streamers, radiating around

in front of the sun, casting a shadow on Earth's surface. And plans for this once-in-a-lifetime eclipse are underway- scientists are submitting research proposals, NASA is sharing information on safe eclipse viewing with community centers, and citizen science projects are developing.

The total solar eclipse begins near Lincoln City, Oregon, at 10:15 a.m. PDT (1:15 p.m. EDT). Totality ends at 2:38 p.m. EDT near Charleston, South Carolina. The partial eclipse will start earlier and end later, but the total eclipse itself will take about one hour and 40 minutes to cross the country. NASA will fund a host of science projects that will occur during this unique period of time.

Solar eclipses occur when the moon blocks any part of the sun. Total solar eclipses, however, are only possible on Earth because of cosmic quirk of geometry: The sun's diameter is 400 times wider than the moon's, but it is also 400 times farther away. The

lunar disk. The August 2017 eclipse will present this exciting opportunity to millions across the entire country.

But total solar eclipses are more than simply beautiful to look at. They provide unique opportunities for science- and many kinds of science at

that. Indeed, total eclipse throughout history has paved the way for major scientific findings across various disciplines.

"Ancient people in different civilizations were able to discern celestial patterns and predict eclipses without understanding the science," said Ramon Lopez, a space physicist at the University of Texas Arlington.

"An eclipse teaches us so many things, but the 2017 eclipse is especially unique because of the

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**It's Here!**

Oregon Rental Housing Association  
**LAW BOOK**  
2017 EDITION

Oregon Rental Housing Association, Inc.  
1462 Commercial St. NE, Salem, OR 97301  
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# AROUND



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

**Thursday, August 24, 2017**  
**3 CE**

12:00 PM – 3:00 PM  
From Evictions to Collection  
Salem, OR  
Call 503-370-4020 for more information

**Thursday, September 21, 2017**  
**3 CE**

11:30 AM – 3:00 PM  
Landlord/Tenant Law Update  
Albany, OR  
Call 541-286-5033 for more information

**Thursday, September 28, 2017**  
**4 CE**

12:00 PM – 4:00 PM  
Salem, OR  
Call 503-370-4020 for more information

## Legislative Update – *Continued from page 1*

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. I 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.

Make no mistake – this was a very public defeat for Speaker of the House Tina Kotek. Speaker Kotek personally spearheaded this bill and fought strenuously for its passage until the last possible moment. In her closing statement of the 2017 Legislature, she made it abundantly clear that she'll be back with this bill next session in a mere six months' time. Regardless of how you feel about Speaker Kotek's politics, I think we can all agree that Speaker Kotek is very intelligent, a good political strategist, and she will not make the same mistakes twice. We may have won the battle, but the war is far from over.

I feel so strongly about this cause, as ORHA Legislative Director I will personally pledge a \$1,000 donation to the ORHA KEY PAC. I challenge all of our members to match this pledge, and I further challenge property management companies to raise the donation to \$5,000 each. The consequences of not pledging now will eclipse the financial consequences of losing the right to issue no-cause notices, rent control, of having to pay relocation assistance to tenants if legislation like HB 2004 were to pass in the next legislative session.

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.

The ORHA KEY-PAC can accept 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.*

**Jim Straub**  
ORHA Legislative Director



# Total Solar Eclipse

Continued from page 2

uninterrupted land masses it will pass over,” said Lika Guhathakurta, and astrophysicist at NASA Headquarters in Washington. “This will allow us to maximize our chance to collect data and connect the shadow of the moon to Earth science.”

## Day to Night and Back Again: Earth’s Ionosphere During the Total Solar Eclipse

The moon will slide in front of the Sun for a brief moment; day will melt into a dusky night. Moving across the country, the Moon’s shadow will block the Sun’s light, and weather permitting, those within the path of totality will be treated to a view of the Sun’s outer atmosphere, called the corona.

It is in the corona that we observe giant solar eruptions like solar flares and coronal mass ejections, and the origin of the solar wind, the continuous flow of charged particles from the sun. All of these constantly shape the very nature of the space around Earth and the other planets. Studying the corona and its role in the interconnected sun-space system is crucial for understanding not only the relationship between Earth and the sun, but also the space environment our satellites and astronauts must travel through for future exploration.

There is a whole spectrum of colors of light that our eyes cannot see. From these different colors, we can directly probe into the physics of the corona. Different colors provide unique information about the temperature and composition of solar material in the corona.



Links

[http://rentalhousingjournal.com/articles/2017/07/18/7-questions-and-answers-canine-liability-insurance?utm\\_source=Master+Investor%2FOwner%2FProp+Mngr%2FSocial&utm\\_campaign=785cb87168-EMAIL\\_CAMPAIGN\\_2017\\_07\\_19&utm\\_medium=email&utm\\_term=0\\_1df36dfca7-785cb87168-155978881](http://rentalhousingjournal.com/articles/2017/07/18/7-questions-and-answers-canine-liability-insurance?utm_source=Master+Investor%2FOwner%2FProp+Mngr%2FSocial&utm_campaign=785cb87168-EMAIL_CAMPAIGN_2017_07_19&utm_medium=email&utm_term=0_1df36dfca7-785cb87168-155978881)

## 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*



For more information contact  
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or [office@oregonrentalhousing.com](mailto:office@oregonrentalhousing.com)

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