

December 2021

RENTAL ALLIANCE UPDATE

A monthly newsletter published by the Rental Housing Alliance Oregon



www.rhaoregon.org

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Happy Holiday's

See page 3 for the Executive Directors Message





RHA Oregon
Holiday Dinner Party

When:
Wednesday, December 15, 2021 at 6:00pm

Location:
Portland Golf Club
5900 SW Scholls Ferry Road
Portland, OR 97225

Price:
\$65.00 if registered by close of
business Friday, December 10
\$75.00 if registered after close of
business Friday, December 10

Dinner Menu
Prime Rib Carving Station
Grilled Salmon

With:
Roasted Fingerling Potatoes
& Rice Pilaf
Grilled Seasonal Vegetable
Caesar Salad



**Installation of Officers & Directors will
take place December 15, 2021**

(at the Holiday Party)

Officers-
Melinda McClelland, President
Jerad Goughnour, President Elect
John Sage, Vice President
Elaine Elsea, Treasurer
Lynne Whitney, Secretary

Nominations for Directors ~ Two Year Term-
Tamara Collins
Charles Kovas
Phil Owen
Diana Lindemann
Rod Akroush
Sebastian Sanchez
Mark Passannante (Executive Member at Large)

Directors Continuing to Serve~ One Year Term
Remaining-
Jim Herman
Katie O'Neal
Doug Moe
Jake Ramirez
Violet Anderson

Please bring an unwrapped gift for the Snowcap Toy Drive and a gift to participate in the gift exchange.

DATE	EVENT	LOCATION	TIME	INFORMATION
12/08	Board Meeting	Zoom	4:00pm	
12/24	Christmas Eve	Office Closed	Closed	RHA Office closed in honor of Christmas holiday
12/31	New Years Eve	Office Closed	Closed	RHA Office closed in honor of New Years holiday
01/15	Mentor Round Table	Zoom	11:00am	

DATE	CLASSES	LOCATION	TIME	INSTRUCTORS
12/01	Improve Your Chances of Collecting Covid-Era Rent	Join.me	7:00pm	Robert Collier with LandlordReference.com
12/07	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
12/09	Rental Owners, the Biden Tax Plan and 1031 Exchanges	Join.me	7:00pm	Robert Collier with LandlordReference.com
12/14	Improve Your Chances of Collecting Covid-Era Rent	Zoom	6:30pm	Rick Gann with 1031 Capital Solutions
12/16	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
12/16	Notices of Termination – Selling Tenant Occupied Properties	Zoom	11:30am	Charles Kovas with Charles Kovas Law
12/22	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network

*RHA Oregon is diligently putting together our 2022 education calendar. visit :
<https://rhaoregon.org/calendar/2022-01/> For additional information*

For additional class/event information visit: <https://rhaoregon.org/education>



From the desk of the Executive Director

Ron Garcia, RHA Oregon Executive Director



Happy Holidays!

Merry Christmas. Hanukkah Sameach. A very happy Diwali to you and your family. Joyous Kwanza. Blessed Bodhi Day. Wishing you a joyous Mawlid al-Nabi. Another Festivus Miracle! Happy Solstice.

'Tis the season of giving. A time to be merry and bright. Another year over, a new one in sight.

It does not take a deep study to recognize the beauty of our diversity. Whether we sing Feliz Navidad or say Chúc Mừng Giáng Sinh; whether our children sit on Santa's lap or spin a dreidel made of clay; whether we kneel in front of baby Jesus in a manger, or give homage and prayers to our sacred roots; or ski or hike or hunt the rugged outdoors, or pass out lunches to homeless neighbors, or spend a needed day off work, binge-watching marathon episodes of CSI, or maybe, finally, making time to call that needy family member or friend... we individually recognize that something has occurred, once again this year, in this season, that brings us all into community. (And maybe it's more than just the holiday sales).

No matter how different we are, we seem to carry the same concerns, joys, sorrows and needs.

This of course goes for housing providers and renters. We rely on one other. This is a season to offer respect by providing service to each other, in spite of "everything else". It may be picking up trash in the parking lot or dropping off a space heater in advance of a winter storm. We can all contribute to the call for safe and affordable housing. Nothing is perfect and small acts of kindness don't eliminate others' complete responsibilities. Nor is it true that a single holiday will cure all ills. But it's a great reminder!

In that spirit, I want to share a poem my wife discovered many years ago. Our family celebrates Christmas, and we think this poem captures the essence of what it means to us. I hope you like it too.

Ten Reasons Why I Believe in Christmas – by Patricia Curtis

Because when human beings do something cruel to other

human beings, there's always somebody who protests.

Because babies are born.

Because when a sea creature, dumb and almost insentient, forms a shell around itself, it makes mathematically perfect whirls and exquisite colors and the most gloriously complex patterns.

Because when things are rough, there's always someone who can make you laugh anyway.

Because most of us feel guilty when we lie or cheat or steal.

Because you can plant a sunflower in the ground and be sure that if anything comes up, and it probably will, it most certainly will be a sunflower and won't double-cross you and come up a petunia instead.

Because of the way snow enshrouds the harshest city with marvelous soft white contours and mutes the city noise softly.

Because if you open yourself to it, you can commune with animals and even plants and other forms of life we share this planet with.

Because pain eventually goes away.

Because even if some people believe it's a legend and not a precisely true event, I think the story of that baby in a manger, the angels, the shepherds and what it all meant to the world is still the most beautiful story I ever heard.

FIND EVICTIONS STRESSFUL?

Full FED Service
First Appearances
Small Claims

503-242-2312
evict@landlord-solutions.com

LSI
Landlord Solutions Inc.

The advertisement features a man in a white shirt and tie sitting at a desk, looking extremely stressed with his hand on his head. The background shows an office setting with windows and a desk lamp. The text is overlaid on the image in a bold, sans-serif font.

Eliminate Tax for Beneficiaries with a 1031 Delaware Statutory Trust

by: Austin Bowlin, CPA – Partner at Real Estate Transition Solutions

Investment property owners have many considerations when estate planning.

The financial and lifestyle objectives of investment real estate owners change as they enter new chapters of life. Many of the property owners we work with no longer want to spend time managing tenants, addressing new regulatory issues and paying for large capital projects. What they want instead is to spend more time with their children and grandchildren, traveling and pursuing hobbies. Oftentimes, we hear these owners say, “I want to simplify my life”, which is a very worthy goal.

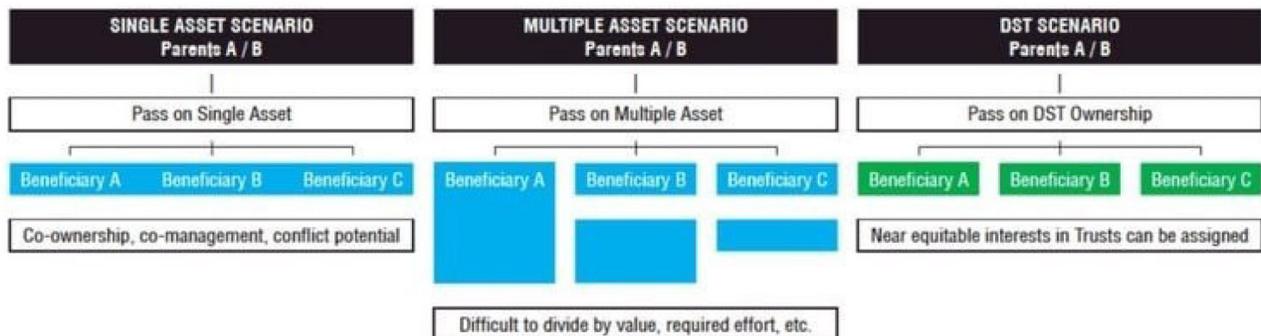
Around the time of life in which owners begin to place a higher value on time, they should also begin addressing estate planning. Estate planning brings with it many considerations. However, simply choosing to sell highly appreciated investment real estate because it seems like the easiest option can expose owners to a large capital gains tax liability and eliminates the opportunity to use real estate to reduce one’s future estate tax liability. If owners of investment real estate find themselves in this situation, they should consider the approach outlined below.

Delaware Statutory Trusts can be an effective estate planning tool for many property owners.

Highly appreciated property can be sold and 1031 exchanged into a Delaware Statutory Trust (DST). DSTs are trusts of institutional real estate managed by national real estate sponsors and are considered “like-kind” property for 1031 exchange purposes. Generally, DSTs have the following characteristics:

- Owning strong, stable institutional property such as large “Class A or B” multi-family buildings, self-storage, medical-office, etc.
- Third party management, eliminating the headaches of active management by investment property owners
- Producing predictable cash flow

What’s more, DSTs are an effective estate planning tool. Because they have relatively low minimum investment requirements of \$100k, and 1031 exchange laws allow for multiple properties to be exchanged into, the proceeds from the sale of a single real estate asset can be exchanged into multiple DSTs of equal amounts. Effectively this allows for an even distribution of real estate among the estate’s beneficiaries by specifically identifying DSTs for each beneficiary. Consider the following comparison:



Here we see that DSTs can allow for a far more even allocation of assets among beneficiaries. Furthermore, the beneficiaries do not need to actively manage the property and are free to pursue their careers and busy lives while still reaping the benefits of ownership such as potential for predictable cash flow and the opportunity to continue to tax defer through exchanges.



To register call: 503-254-4723

Or go to:

www.rhaoregon.org/store/category/events

Wednesday December
15th 6-9pm

at

Portland Golf Club

5900 SW Scholls Ferry Road

Portland, OR 97225

RHA Oregon's 2021 Holiday Dinner Party

Dinner Menu

Buffet

Prime Rib

Salmon

Accompaniments

Roasted Fingerling Potatoes

Rice Pilaf

Grilled Seasonal Vegetables

Cesar Salad

Beverages

No-Host Bar

Gift Exchange

Please bring a nice gift for the
gift exchange

-One per person-

And a toy for the
Toy Drive

Dinner Price

\$65 per person if registered
by 5pm Friday December 10,
2021

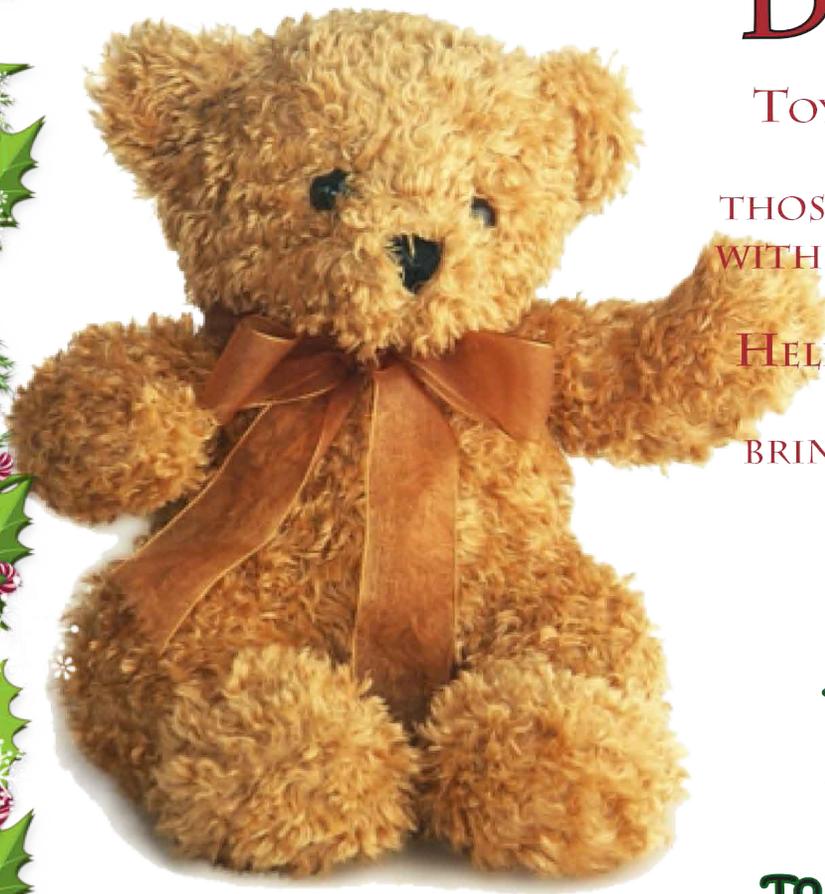
\$75 per person if registered
after 5pm Friday December
10, 2021

RHA OREGON'S ANNUAL



DRIVE

TOYS WILL BE GIVEN TO
FAMILIES OF
THOSE WHO ARE HOMELESS
WITH CHILDREN THROUGH
SNOWCAP
HELP BRIGHTEN THE LIFE
OF A CHILD,
BRING AN UNWRAPPED GIFT
OR GIFT CARD.



**Please bring new
unwrapped toys to
the RHA Oregon at:
10520 NE Weidler
Portland, OR, 97220
OR,
To RHA'S Holiday Dinner
Party**

**GIFTS FOR CHILDREN
AGES 9 & UP ARE
ESPECIALLY NEEDED**



Post-COVID Property Management: What Have We Learned?

by David Crown, Reprinted with permission of the Apartment Owners

With three COVID-19 vaccines now in distribution, the end of the pandemic is finally in sight, and we can transition toward planning for a post-COVID world. The novel corona virus has impacted virtually every industry, and property management is no exception. Though the pandemic has brought tragedy and difficulty with it, we can at least salvage something positive by learning from it. So, in this article I want to focus on how property managers should apply the lessons they've learned from the pandemic to their post-pandemic operations.

Keep Communicating

Back in March of 2020, I was concerned about the possibility that property managers and tenants might turn against one another in an ugly way. And though I don't doubt isolated instances like that have occurred in the time since, that largely hasn't been the case. I've seen smart property managers show compassion for their tenants by hearing them out and listening to the details of their hardships rather than setting a precedent of zero tolerance. I've seen understanding tenants meet them as best they could. It all starts with both parties being able to speak freely to one another. At our company, we're on better terms with our tenants than ever before, and I know we're not the only ones. That's why we don't plan to simply revert to the way we did business before all of this; we're going to maintain the level of communication we've achieved with our tenants. If you're a manager, I recommend you do the same.

Keep Vetting Thoroughly

Another way I've seen a lot of manager's step their game up during the pandemic is in their processes for vetting prospective tenants. Since eviction hasn't been an option, the margin for error in accepting tenant applications has grown even thinner. Accepting a tenant who eventually gave you no choice but to evict them was a bleak prospect before. During the pandemic, managers have learned the far worse repercussions of accepting a problem tenant who couldn't be evicted. As such, the smart ones started working harder at applicant analysis, in part to make sure their tenants wouldn't skip out on balances owed. They're doing more thorough and widespread background checks, calling more of a tenant's previous landlords and doing a better job of verifying reliable income. These are all things we should carry forward with us into a post pandemic landscape.

Don't Expect Pre-COVID Reality

Things will never go back to exactly the way they were before the virus hit, and that's a fact we all need to come to terms with on our own. A phenomenon that stops the world spinning on its axis like this is inevitably going to have permanent residual effects. As with any great hardship, the best we can do with this one is to learn from it and let it prepare us for anything that might come in the future. In property management, we've learned that improved communication benefits both landlords and tenants in all situations — whether the issue is maintenance, financial hardship or other concerns. I'm confident that the industry will adapt, learn and improve as a result, making 2021 a better year than 2020.

David Crown is the C.E.O. of Los Angeles Property Management Group, and has over twenty-five years of experience managing all types of income properties. A hands-on leader who has managed properties in 16 states, Mr. Crown has been asked to serve as an expert witness in property management matters, and currently serves on the Forbes Real Estate Council. He can be reached directly at 323-433-5254. Reprinted with permission of the Apartment Owners Association of California, Inc. <http://www.aoausa.com>

Keep Us Informed



Moved?
Hired or fired a manager?
New email address or phone number?

Keep RHA Oregon office up to date with your current information.

Call the office with all changes:
503-254-4723

FREE for RHA Oregon Members

1031 Exchange Webinars

How to Plan for a Successful 1031 Exchange

Learn 8 key steps in the exchange process and how to maximize your 1031 Exchange strategy

RSVP at re-transition.com/rhaor



Why Consider a DST Property for Your 1031 Exchange

Learn why Delaware Statutory Trust real estate is growing in popularity with Oregon landlords

RSVP at re-transition.com/rhaor

How to Find the Right 1031 Replacement Property

Learn about replacement properties and how to select the right property to meet your objectives

RSVP at re-transition.com/rhaor



Questions About a 1031 Exchange?

Selling your rental property? Contact Real Estate Transition Solutions at **503-832-6463** to schedule a complimentary consultation with one of our licensed 1031 Exchange Advisors.



The information herein has been prepared for educational purposes only and does not constitute an offer to purchase or sell securitized real estate investments. There are risks associated with investing in real estate properties including, but not limited to, loss of entire investment principal, declining market values, tenant vacancies, and illiquidity. Because investor situations and objectives vary, this information is not intended to indicate suitability for any particular investor. This material is not to be interpreted as tax or legal advice. Please speak with your own tax and legal advisors for advice and guidance regarding your individual situation. Real Estate Transition Solutions offers securities through Aurora Securities, Inc. (ASI), member FINRA/SIPC. Advisory services through Secure Asset Management, LLC (SAM), a Registered Investment Advisor. ASI and SAM are affiliated companies. Real Estate Transition Solutions (RETS) is independent of ASI and SAM.

Real Estate Transition Solutions | 503-832-6463 | info@re-transition.com | www.re-transition.com/rhaor



Delaware Statutory Trusts is considered ownership of a “minority share of a non-public entity” meaning they are eligible for a “discount for lack of marketability” (DLOM). This discount can reduce the value of the real estate owned by as much as 35% from fair market value when calculating the total assets within the estate should an owner want to reduce their overall estate value for estate tax purposes. Additionally, DST properties are commonly located outside Washington State, thus avoiding being subject to Washington estate tax which has the lowest exemption amount of all states in the country.

Furthermore, since ownership of beneficial interests in DSTs is tangible real property, a surviving spouse would still receive a complete step-up in tax basis in a community property state such as Washington.

There are many ways to approach estate planning considerations and the right approach is dictated by your individual objectives, assets and family dynamics. Delaware Statutory Trusts tend to be a versatile form of ownership that can potentially satisfy many objectives of owners who are in the third and fourth quarters of life, both during their own lifetime and in the transference of assets to their beneficiaries.

If you are interested in learning more about DST ownership as a tax-deferral strategy, I encourage you to download our free guide, “Investing in Delaware Statutory Trusts” by visiting re-transition.com/rhaor. To speak to one of our 1031 Exchange professionals or to schedule a complimentary consultation, call us at 503-832-6463 or email info@re-transition.com

IMPORTANT INFORMATION

The information herein has been prepared for educational purposes only and does not constitute an offer to purchase or sell securitized real estate investments. Such offers are only made through the sponsor's Private Placement Memorandum (PPM), which is solely available to accredited investors and accredited entities. Case studies and examples are for illustrative purposes and not representative of future results. There are risks associated with investing in real estate properties, including, but not limited to, loss of entire investment principal, declining market values, tenant vacancies, and illiquidity. Because investor situations and objectives vary, this information is not intended to indicate suitability for any particular investor. This material is not to be interpreted as tax or legal advice. Please speak with your own tax and legal advisors for advice/guidance regarding your situation. DST 1031 properties are only available to accredited investors (generally described as having a net worth of over \$1 million dollars exclusive of primary residence) and accredited entities only. If you are unsure if you are an accredited investor and/or an accredited entity, please verify with your CPA and Attorney. Securities offered through Aurora Securities, Inc. (ASI), member FINRA/SIPC. Advisory services offered through Secure Asset Management, LLC (SAM), a registered investment advisor. ASI and SAM are affiliated companies. Real Estate Transition Solutions (RETS) is independent of ASI and SAM.



SEEKING ANSWERS TO YOUR QUESTIONS?

RHA Oregon has made it easy for members to find answers to their most pressing property management questions.

Stop by rhaoregon.org/oregon-landlord-tenant-forms/forms-video-resource-landlording-101/ to access our growing library of video tutorials on how to fill out our rental forms.

Stop by rhaoregon.org/membership/rha-covid-19-resources-webpage/ for all the information you need pertaining to the Covid-19 Moratorium.

Still need additional assistance? Don't worry you can submit your questions to our landlord hotline by dialing 503/254-4723 ext. 2 or email: hotline@rhaoregon.org.



ATTENTION MEMBERS!!!

The following are changes to the RHA Oregon By-Laws that take effect January 1, 2022;

ARTICLE III – QUALIFICATIONS FOR MEMBERSHIP, FEES, DUES AND PRIVILEGES

Section 1. (2022 CHANGES)CLASSES: There shall be four total classifications of membership in the association; three shall be regular members and one shall be a limited member. Regular members are called: Active Membership, Vendor Membership, and Professional Membership. Limited members are called Designation Membership.

Section 2. (2022 CHANGES)ACTIVE Membership shall include owners/operators of any residential property which is rented or leased (aka landlords or residential housing providers).

Section 3. (2022 CHANGES)VENDOR Membership shall include any person, firm (except property management), or organization, which provides goods or services that would be of benefit to the owners or operators of rental housing. Vendor Members shall be provided opportunities to make their goods and services known to Regular and Professional Members.

Section 4. (2022 CHANGES)PROFESSIONAL MEMBERSHIP Shall include those individuals, firms or organizations that provide fee-based management services to owners or operators of rental housing (aka property managers and property management companies). This class of membership shall enjoy all the benefits of Active Membership and Vendor Membership, along with those benefits of Designation Membership. Dues shall be charged according to current schedules for Regular Membership not to exceed the maximum annual amount based on the number of units managed that constitute their Designation Members.

Section 5. (2022 CHANGES)DESIGNATION membership Shall Include clients of Professional Members (property managers) who have limited access to association benefits, including: legislative advocacy, designated classes, legal updates, and events (provided they are registered in advance by their designated Professional Member).

Sections 5, 6 and 7 to be changed to 6, 7 and 8 respectively. (All references in the By-Laws to Active- Affiliate and or Affiliate classifications to be updated to Vendor or Professional Member as appropriate).

Section 8. (2022 CHANGES)PRIVILEGES: Members of all classes shall be entitled to receive all benefits as presented in the current association Value Proposition established at the time of member's application. The Board of Directors shall approve separate privileges of membership or changes to the Value Proposition for each of the four classes no later than September 30 each year to be effective on January 1 of the following calendar year. Nothing contained in these by-laws will prevent more than one individual of a single paid membership from participating in the corresponding activities attached to that specific membership.

ARTICLE IV – VOTING RIGHTS, ELIGIBILITY

Section 1. Only Regular, Vendor or **Professional** Members shall be equally eligible to hold elective office and the President and President-Elect shall be from the Active or **Professional** membership classification, and except that the majority of members of the Board of Directors shall be Active or **Professional** members.

Section 2. All members from the **four** classes of membership shall be equally eligible to vote. Each paid membership shall be eligible to cast one vote at general membership meetings and if so elected, at Board of Director meetings.

ARTICLE V – OFFICERS AND BOARD OF DIRECTORS

Section 1. OFFICERS: The officers of this association shall be President, President-Elect, Vice President, Treasurer, Secretary, and Immediate Past President. Officers, except for the Immediate Past President, shall be elected at the general meeting of members in November and shall serve for a period of **two** years beginning on the first day of January following the election.

Section 12. There shall be at least 15 and not more than 20 members of the Board of Directors which shall include all of the elected officers, the Immediate Past President, and at least one **Vendor** Member and no more than six **Vendor** members.

ARTICLE VI – COMMITTEES

Section 7. The MEMBERSHIP COMMITTEE shall be responsible for attracting new members and retaining existing members. It shall have a **Vendor** subcommittee whose responsibilities are directed toward gaining **Vendor** members. It shall have a Welcoming subcommittee whose responsibilities are directed toward assisting new members in getting acquainted with association activities and welcoming all members at the door at general membership meetings.

ARTICLE VII – ELECTION OF OFFICERS AND DIRECTORS

Section 1. The NOMINATING COMMITTEE shall consist of a Past President who shall chair the committee and who shall select two Active Members from the current Board of Directors and two other Active or **Vendor** members. The Nominating Committee shall remain on call during the calendar year and shall convene as needed to nominate a replacement if a vacancy occurs among any of the officers or other members of the Board of Directors.

ARTICLE X – AMENDMENTS

(2022 CHANGES)These By-Laws may be altered or repealed by other By-Laws adopted by a majority vote of the Board of Directors and then approved at a general membership meeting. A copy of the proposed changes shall be posted on the RHA Oregon website and sent via mail or e-mail to the general membership no less than once a month for two consecutive months prior to a general membership vote.



ATTENTION!!

Rental Housing Alliance Oregon Members

IF YOU USE NATIONAL TENANT NETWORK FOR YOUR TENANT SCREENING SERVICES, TENTANT SCREENING CHARGES ARE CHANGING EFFECTIVE DECEMBER 1ST, 2021

REPORT	WAS	DEC. 1ST
Decision Point Report	\$22.00	\$23.00
DP Combo Report	\$35.00	\$35.00
Credit Report	\$10.00	\$11.00
Decision Point Plus	\$25.00	\$26.00
Employment Verification	\$11.00	\$11.00
Landlord Verification	\$11.00	\$11.00
Criminal History (Oregon/Wash.)	\$15.00	\$15.00
Nationwide Criminal	\$20.00	\$20.00
Nationwide Sex Offender Search	\$10.00	\$10.00
County Criminal Search	\$13.00*	\$13.00*
Tenant Performance	\$10.00	\$11.00
Social Security Verification	\$5.00	\$5.00

*PLUS SURCHARGE

BOARD OF DIRECTORS

INSTALLATION of Directors & Officers December 15, 2021

OFFICERS

Melinda McClelland-President
 Jerad Goughnour-President Elect
 John Sage-Vice President
 Lynne Whitney-Secretary
 Elaine Elsea-Treasurer

NOMINATION FOR DIRECTORS

Two Year Term

Tamara Collins

Charles Kovas

Diana Lindemann

Rod Akroush

Sebastian Sanchez

Phil Owen

Mark Passannante-Executive Member at Large

DIRECTORS CONTINUING TO SERVE

One Year Term Remaining

Jim Herman

Katie O'Neal

Doug Moe

Jake Ramirez

Violet Anderson



Jeffrey S. Bennett

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Winter Safety

Along with keeping warm it is important to keep your family safe. Tualatin Valley Fire & Rescue offers you these tips to help during the colder months!

Personal Safety:

- ◆ Check your smoke and carbon monoxide alarms to ensure they are in working order!
- ◆ Never operate a barbecue or portable stove indoors! Unvented, these outdoor devices produce DEADLY carbon monoxide!



Electrical Safety:

- ◆ In the event of a power outage, choose safe alternatives for lighting such as a flashlight or battery-powered lanterns... rather than candles or kerosene lanterns.

Fireplace Safety:

- ◆ Make sure the area around your fireplace is clear of things that can burn, including clothing, decorations, furniture and magazines/papers.
- ◆ Install a metal fireplace screen or heat-tempered glass door to prevent embers from escaping □ as those embers may start a fire.
- ◆ Fireplace ashes can stay warm for up to a week! So dispose of all ashes safely by using a metal can with lid and keep the metal can at least 10 feet away from your home and/or deck. Never dispose of ashes in a paper bag, box, or other container... such as a plastic garbage can or waste basket.

General Safety:

- ◆ Keep all matches and lighters out of sight and reach from children.



Tualatin Valley
Fire & Rescue

503.649.8577

For more fire safety tips,
visit www.tvfr.com

