

Manufactured Housing Communities of Oregon 2020 Annual Conference and Management Training Seminar October 26-27, 2020 - Online - Zoom

Monday, October 26, 2020

<u>Time</u>	<u>Speaker/Topic</u>
7:00-5:00PM	Registration & Technical Assistance with ZOOM
8:00-9:30	MHC Landlord-Tenant Law and Covid - Where We Are and Where We Are Going - Latest Updates Bill Miner - Partner In Charge - Davis, Wright, Tremaine Seminar Description: Join Bill Miner for a presentation and discussion about landlord-tenant relationships in the time of COVID. Bill will update you about the implementation of HB 4213 from the last legislative special session and any new legislation that may be enacted in another special session or is on the horizon. Bill will also walk through how best to deal with tenant issues if the current emergency declarations are extended.
9:30 - 9:45	Break
9:45 -10:45	Disaster Preparedness - What we have learned from Covid Angel Rogers - Property Management Expert Seminar Description: The idea of "Sheltering In Place" was a foreign concept to us just a couple of months ago. Now we are all aware of the tremendous impact Covid -19 has had on our society, and the devastating impact it has had on our economy. Was anyone prepared for Rent deferrals, rent strikes, bans on evictions, and closed amenities that are now part of our vocabulary in Property Management? "Safer at Home" means that our residents are at home... all the time... with time on their hands! What kind of impact is this having on our property managers, our essentials? What impact does this have on our maintenance professionals? We need to recognize that in our industry, our front line employees are the ones truly bearing the brunt of this pandemic. Join us for an hour as we discuss the challenges and emotions our essentials are experiencing, as well as what we can do to support them. We will also discuss the importance of being better prepared for anything that may come our way in the future.
10:45 - 11:00	Break

<u>Time</u>	<u>Speaker/Topic</u>
11:00-12:00	<p>Rental Property: Cost Segregation and Cash Flow</p> <p>Jonathan Frizzell - Senior Director - Cost Segregation Group of CBRE</p> <p>Seminar Description: Further increasing owners cash flow through the recently passed (CARES) Act because of the CARES ACT below are Key Considerations:</p> <ul style="list-style-type: none">*Increasing Cash Flow through an engineered based Cost Segregation Study by Accelerating depreciation.*Taxpayers should evaluate the impact of the NOL carryback on any other tax benefits or liabilities incurred in prior years before deciding to amend their tax returns.*Further increasing owners cash flow through the recently passed (CARES) Act because of the CARES ACT by accelerated depreciation through engineered based Cost segregation may increase or create NOL's by accelerating depreciation expenses in the year construction acquired or construction costs.*Taxpayers could review properties placed in service as far back as 1987, but it's generally feasible to look back 15-20 years due to diminishing returns at the halfway point of the assets' depreciable life (39 years).
12:00 - 1:00	<p>Virtual Lunch With Legislators - Rep Witt, Rep Wilde, Rep Stark, Senator Byer</p>
1:00 - 2:00	<p>Selling Park to Residents - Save On Capital Gains</p> <p>Dale Strom - Oregon Community Owner</p> <p>Rose M. Ojeda - RECD Manufactured Housing Project Manager - CASA</p> <p>Phil Querin - Attorney - Querin Law - MHCO Legal Counsel</p> <p>Seminar Description: Over 20 MHCs have sold to residents - benefiting the residents with ownership stake in their community and benefiting the former community owner with substantial tax savings. Learn more about this process from a community owner who has sold two communities to residents, the organization (CASA) that facilitates this process and MHCO Attorney Phil Querin.</p>
2:00 - 2:15	<p>Break</p>
2:15 - 3:15	<p>RV Issues Post SB 608 & Oregon Special Sessions Covid</p> <p>Mark L. Busch, P.C. - Attorney at Law</p> <p>Seminar Description: There have been significant changes to RV landlord-tenant law. From the City of Portland to the Oregon Legislature, new ordinances and laws have made running an RV park or having RVs in your MHC more challenging. How do these changes impact RVs? What are some of the current challenges in managing RV parks? Evictions, abandoned personal property, non payment of rent, failure to connect services properly ... and more. Plenty of time for questions and answers.</p>

<u>Time</u>	<u>Speaker/Topic</u>
3:15-3:30	Break
3:30 -4:30	Employment Law 101 Christine Totten - Attorney - Davis, Wright, Tremaine Seminar Description: Personnel is an important element of operating a manufactured home community - and requires an understanding of current Oregon Employment law. What do you as a community owner need to do when accepting employment applications, hiring, evaluating and in some cases having to remove employees.
5:00 - 6:00	Virtual Cocktail Party Hosted by Bill Miner - Davis, Wright, Tremaine So much of our interaction comes during the in between times and social gatherings at Conference. In an effort to enjoy a piece of that, please join Bill Miner for a “cocktail party” where participants can ask clarifying questions about the days’ presentations or questions that haven’t been answered. The only requirement is that you have your favorite cocktail, or mocktail in hand and be prepared to share with the group what you’re drinking and how to make it.

Tuesday, October 27, 2020

<u>Time</u>	<u>Speaker/Topic</u>
7:30 - 4:00PM	Registration & Technical Assistance with ZOOM
8:00 - 9:00	MHCO's New Long Term Lease Jeffrey S. Bennett - Attorney at Law - Warren Allen LLP Seminar Description: As Long Term Leases increase in popularity, MHCO and Jeffrey S. Bennett teamed up to create a new lease package designed to meet modern landlords’ needs. Learn the ins and outs of the new lease package, together with risks and benefits surrounding alternative leasing options.
9:00 - 9:15	Break
9:15 - 10:15	Diversity In Action Angel Rogers - Property Management Expert Seminar Description: 2020 has proven to be a difficult, but also dynamic time in our history. Now more than ever we need to be open to change, new perspectives, and shifting social norms. It is up to us to raise a greater awareness and sensitivity to diversity issues that go way beyond our current assumptions. This session will help us gain a clearer understanding of what diversity and inclusion is, and what it isn't, as well as recommended behavioral tools so that you can foster a more cohesive workplace.

<u>Time</u>	<u>Speaker/Topic</u>
10:15-10:30	Break
10:30-11:30	Fair Housing Bradley S. Kraus - Attorney at Law - Warren Allen LLP Seminar Description: Fair Housing Issues arise regularly in the Landlord/Tenant realm. While most Landlords have dealt with the occasional assistance animal request, other issues like “Tenant-on-Tenant discrimination” are hot topics in Fair Housing litigation. Join Bradley Kraus as he discusses several Fair Housing Act situations, and how you can prepare to handle such situations like a pro.
11:30 - 12:30	Lunch
12:30 - 2:00	MHC Landlord-Tenant Law in 10 Forms Phil Querin - Attorney - Querin Law - MHCO Legal Counsel Seminar Description: Manufactured Housing Community Landlord-Tenant is complicated. MHCO forms are a great way to stay within legal parameters as you face the challenges of operating a MHC. MHCO Attorney Phil Querin covers a significant portion of landlord-tenant law thru a variety of MHCO forms - from the rental application to rental agreements, for cause eviction notices, temporary occupant agreements, statement of policy, resale compliance, rent increase notice, 24 hour notice of entry, non payment of rent, and partial payment forms.
2:00-2:15	Break
2:15-3:45	Anatomy of 5 MHC Issues - Sub Metering, Rule Change, Abandonment, Sale Notice, Mediation Bill Miner – Partner In Charge - Davis, Wright, Tremaine Seminar Description: Join this upper level management course for a deep dive into sub metering, rule changes, abandonments, selling your park and mediation. Bill Miner will present and lead a detailed conversation about these often confusing topics. Each topic will last approximately 20 minutes. Please come prepared for a challenging session.
3:45 - 4:00	Break
4:00 - 5:30	Service Animal - Assistance Animal and New HUD Rules Bjorn Hess - Attorney at Law - Hazen Hess, PLLC Seminar Description: In an ever changing landscape of landlord tenant relations few issues take more time and consideration than service animals. HUD recently released new guidelines for how to handle all inquiries related to reasonable requests for service and assistance animals. This seminar will cover how to handle requests for reasonable accommodations from tenants and how to properly navigate HUD's guidelines.