

2013
Community Association
Fact Book

for
Oregon



All rights reserved. Reproduction in whole or in part is not permitted without the expressed, written consent of the Foundation for Community Association Research.

Foundation for Community Association Research
6402 Arlington Boulevard, Suite 500
Falls Church, VA 22042
(888) 224-4321
www.cairf.org

[The Foundation for Community Association Research](#) (FCAR) was founded in 1975. FCAR is a 501(c)(3) organization that supports and conducts research and makes that information available to those involved in association development, governance and management.

FCAR provides authoritative research and analysis on community association trends, issues and operations. Our mission is to inspire successful and sustainable communities. We sponsor needs-driven research that informs and enlightens all community association stakeholders—community association residents, homeowner volunteer leaders, community managers and other professional service providers, legislators, regulators and the media. Our work is made possible by your tax-deductible contributions. Your support is essential to our research.

This publication is designed to provide accurate and authoritative information in regard to the subject matter covered. It is sold with the understanding that the publisher is not engaged in rendering legal, accounting, or other professional services. If legal advice or other expert assistance is required, the services of a competent professional should be sought.

—From *A Declaration of Principles*, jointly adopted by a Committee of the American Bar Association and a Committee of Publishers

Version 3-28-14

Table of Contents

Acknowledgement

Contributors

Sources and Notes on Data

Introduction

Community Association National Trends and Issues

1. Oregon Population & Housing Characteristics - 2012

- 1.1 General Characteristics
- 1.2 Population - Age & Sex
- 1.3 Families - Owners & Renters
- 1.4 Occupancy - Owners & Renters
- 1.5 Housing - With & Without Mortgages
- 1.6 Property Values & Real Estate Taxes

2. Oregon Community Associations

- 2.1 Condominiums in 1980 & 1990
- 2.2 Association Statistical Snapshot - 2013

3. CAI in Oregon

- 3.1 CAI Chapter
- 3.2 CAI Designations, Business Services & Manager Licensing
- 3.3 CAI Legislative Action Committee (LAC), Roster & Tracking Report
- 3.4 Approved Condominiums: Fannie Mae, FHA & Dept. of Veterans Affairs

4. Oregon Associations – Community Services as an Association Core Function

- 4.1 An Introduction to Community Association Living
- 4.2 From Good to Great Communities
- 4.3 Community Matters – Know Before You Buy
- 4.4. Community Harmony and Spirit
- 4.5 Community Security
- 4.6 Judging Community Association Success

5. Oregon Associations – Governance Services as an Association Core Function

- 5.1 Governance
- 5.2 Strategic Planning
- 5.3 Transition
- 5.4 Oregon Community Association & Related Statutes
- 5.5 Oregon Association Volunteer Immunity
- 5.6 Oregon Association Standard of Care for Directors & Officers
- 5.7 Oregon Community Association Deed Based Transfer Bans
- 5.8 Oregon Community Association Clothesline Ban
- 5.9 Oregon Community Association Ombudsman Programs
- 5.10 Oregon Community Association Solar Rights and Easements
- 5.11 College of Community Association Lawyers (CCAL) State Pages

Table of Contents (cont.)

6. Oregon Associations – Business Services as an Association Core Function

- 6.1 Oregon Condominium Insurance Requirements
- 6.2 Oregon Condominium Flood Insurance (RCBAPs)
- 6.3 Oregon Lien Priority
- 6.4 Oregon Reserve Requirements
- 6.5 Community Association Insurance
- 6.6 Community Association Risk Management
- 6.7 Preventing Fraud and Embezzlement
- 6.8 Energy Efficiency [FCAR Best Practices]
- 6.9 Financial Operations [FCAR Best Practices]
- 6.10 Green Communities [FCAR Best Practices]
- 6.11 Reserve Studies Management [FCAR Best Practices]

Acknowledgement

General Editor

Clifford J. Treese, CIRMS
President, Association Data, Inc. (ADI)
Pleasanton, CA

The information in the *Community Association Fact Book* was developed with significant assistance from Clifford J. Treese, CIRMS. A member of CAI almost since its inception, Treese is a past president of both CAI and the Foundation for Community Association Research (FCAR). We express our gratitude for his invaluable contributions. He can be reached at clifford.treese@gmail.com.

Assistant Editors

FCAR Executive Director: David Jennings, SPHR, CAE, Falls Church, VA
FCAR Director of Programs: Jake Gold, CAE, Falls Church, VA

Foundation Board of Directors, 2013-2014

President: Debra Warren, CMCA, PCAM
President Elect: Lynn Voorhees, RS
Vice President: Elise V. Saadi, Esq.
Treasurer: Kathy Beaulne, AMS, PCAM
Secretary: Brenda Harrington
Immediate Past President: Sandra K. Denton, CMCA, LSM, PCAM
Philip Adams, CMCA, PCAM
Tyler P. Berding, Esq.
Lynn Boergerhoff
Kathryn C. Danella, CMCA, LSM, PCAM
Skip Daum
James H. Dodson, IV, CMCA, AMS, PCAM
Malchiel Raj Doraisamy
Christine Danielson Isham
Jack McGrath
Joseph Patrick Waldron, AMS, PCAM, CIRMS

CAI Board of Trustees, 2014

President: Julie McGhee Howard, Esq.
Immediate Past President: Dennis C. Abbott, CMCA, AMS, PCAM
Chief Executive Officer: Thomas Skiba, CAE

Staff

Sr. Manager, Web Projects: Amy Adler
Sr. VP, G&PA: Dawn Bauman, CAE
Editor, Common Ground: Daniel Brannigan
Creative Director: Cori Canady
Sr. Manager, State Affairs: Matthew Green
Sr. Director, G&PA: Michael Hedge
Sr. Director, CAI Press: Debra Lewin
Education Manager: Shari Lewis
VP, Communications: Frank Rathbun
Chief Financial Officer: Bruce Townsend, CPA

Contributors

State Lien Priority Matrix: Hugh Lewis, Esq.
Minnesota GIS Community Associations Map: Lynn Boergerhoff
Volunteer Immunity and Standards of Care: Marc D. Markel, Esq.
50 State Condominium Insurance Survey: George E. Nowack, Jr., Esq., reviewed by Laurie S. Poole, Esq.
Community Association Data: Clifford J. Treese, CIRMS
Chronological History of Federal Involvement: Clifford J. Treese, CIRMS

Sources

American Community Survey (ACS)
Census – Statistical Brief 1994
CAI: Common Ground magazine
CAI Government & Public Affairs (G&PA)
CAI Press
California Department of Real Estate
California Law Revision Commission
Colorado Department of Regulatory Agencies
Connecticut Judicial Branch Law Libraries
Department of Agriculture – Rural Development
Department of Veterans Affairs (VA)
Federal Emergency Management Agency (FEMA)
Federal Home Loan Mortgage Corporation (Freddie Mac)
Federal Housing Administration (FHA)
Federal National Mortgage Association (Fannie Mae)
Florida Department of Business & Professional Regulation
Florida Division of Condominiums, Timeshares and Mobile Homes
Foundation for Community Association Research
Hawaii Real Estate Branch
Maryland Montgomery County Office of Common Ownership Communities
National Association of Homebuilders (NAHB)
National Association of Realtors (NAR)
Nevada Real Estate Division
Urban Land Institute
Virginia Common Interest Community Board

Notes on Community Association Data: The *Fact Book* is based on information from six sources grouped in two categories:

- Public Data: (1) Census data, (2) State data, (3) Related housing industries data such as that from the National Association of Realtors (NAR) and the National Association of Homebuilders (NAHB),
- FCAR and CAI Data: (4) FCAR data accumulated over time, (5) CAI data, also, accumulated over time, and (6) Data provided by CAI members.

The public data is largely from the Census and the American Community Survey (ACS). This Census data has a lag time to publication, i.e., the ACS 2013 data may not be available until late in 2014. Some public association data is available from individual states. This state data, also, may have a lag time from collection to publication. Usually, both the few states with association data and the ACS data lack specificity in critically identifying the three basic types of associations: condominiums, cooperatives and planned communities. Similarly, the public data may count certain association units, but not the entities (the associations) themselves. From a timing viewpoint, FCAR, CAI data and CAI member data are more readily available. Because of the timing issue, the *Fact Book* data generally will be one year ahead of public data.

Introduction

It's been said that the growth of community associations (condominiums, planned communities and cooperatives) offers the greatest single extension of homeownership opportunities since the housing reforms of the New Deal and the provision of GI Bill benefits just after World War II. The Community Associations Institute estimates that in 1970 there were 10,000 community associations nationwide. In 2013, there are 328,500 associations housing more than 65 million Americans.

The [Community Associations Institute](#) (CAI) is a national nonprofit 501(c)(6) organization founded in 1973 to foster competent, responsive community associations through research, training and education.

The [Foundation for Community Association Research](#) (FCAR) is a national, nonprofit 501(c)(3) organization devoted to common interest community research, development, and scholarship. Incorporated in 1975, the Foundation supports and conducts research in the community association industry.

Community Association Fact Book is published by FCAR and it documents the history, current status, trends and future issues of U.S. community association housing in general. The *Fact Book*, also, provides, community association information on a state-by-state basis. The *Fact Book* and any one of the State Summaries will facilitate, demonstrate and provide an understanding of four areas:

- **Evidence-Based Decisions:** Facilitate the creation, publication and analysis of credible data such that evidence-based decisions on various community association issues and topics can be made.
- **Contributions to the Economy and Society:** Clearly demonstrate the role of community associations in maintaining housing as shelter, as a neighborhood benefit and as an investment.
- **Core Services:** Provide an understanding that the three core services delivered by associations (governance, community and business-like services) – that these core services are complimentary to a broad range of both local and national housing goals and of related public policy considerations.
- **Associations as a Housing Market:** Demonstrate that all three types of community associations (condominiums, cooperatives and planned communities) in and of themselves, are an important housing market that needs to be understood and analyzed in a comprehensive manner.

Community Association National Trends and Issues

In *Democracy in America*, Alexis de Tocqueville reflected in differing ways on the constant activity that characterized American society in the 1830s as it strived for continuous improvement at all levels of society and government. Little has changed since that time. He would be right at home at a community association board meeting, at a CAI Chapter program or at a national CAI Conference or Law Seminar. The best way to keep up with association trends and issues (and the need for continuous improvement) at either or both the national or local level is through the links that follow:

At the National Level

[CAI Issues and Advocacy](#)

- From federal affairs, to state issues, to amicus briefs and more – this is constantly updated. Topics include regulatory issues with FHA and FEMA, new mortgage rules and CAI's Public Policies

[CAI Common Ground Magazine Key Issues](#)

- From aging in place, to fostering participation, to manager licensing and more – key themes from the Magazine articles. A subscription to [Common Ground](#) is part of CAI Membership, but separate subscriptions are available.

[Chronological History of the Federal Involvement in Community Associations](#)

- From the 1930s through today, you can track over 40 major federal initiatives that have impacted community associations.

At the Local Level

[CAI Local Chapters](#)

- This will help you find and contact any of CAI's Chapters.

[CAI Grass Roots Advocacy Center](#)

- CAI's Government & Public Affairs provides political information and intelligence for the association industry.

At all Levels for All Interests

[CAI Press](#): CAI Press, the publishing division of CAI, is dedicated to publishing the very best resources for community associations. We offer the largest collection of over 100 books on association governance, management and operations. Browse by category, view our most popular products and discover what's new. Check back frequently to see our Featured Products and to take advantage of our money-saving promotions.

[Webinars](#): CAI webinars offer specialized, professional training without leaving your home or office. Conducted via internet and audio teleconference, the programs are hosted by industry experts to keep you up to date on the latest legislative activity, management trends, industry best practices and subjects of special interest to community managers and homeowners. More than 100 [on-demand webinars](#) are now available, and new live webinars are added every month. Continuing education credit for management credentials is available.

If you are just interested in finding out more about community associations, this *Fact Book* and a State Summary is the place to start. If you live in an association or work in the association industry, this *Fact Book* will help keep you and your association current on the latest facts, trends and issues.

1. Oregon Population and Housing Characteristics – 2012

1.1 General Housing Characteristics

Subject	Oregon	
	Estimate	Percent
HOUSING OCCUPANCY		
Total housing units	1,682,531	1,682,531
Occupied housing units	1,516,957	90.2%
Vacant housing units	165,574	9.8%
Homeowner vacancy rate	1.9	(X)
Rental vacancy rate	4.7	(X)
UNITS IN STRUCTURE		
Total housing units	1,682,531	1,682,531
1-unit, detached	1,071,380	63.7%
1-unit, attached	77,858	4.6%
2 units	48,708	2.9%
3 or 4 units	75,017	4.5%
5 to 9 units	71,066	4.2%
10 to 19 units	58,873	3.5%
20 or more units	135,302	8.0%
Mobile home	140,360	8.3%
Boat, RV, van, etc.	3,967	0.2%
YEAR STRUCTURE BUILT		
Total housing units	1,682,531	1,682,531
Built 2010 or later	12,871	0.8%
Built 2000 to 2009	267,623	15.9%
Built 1990 to 1999	285,211	17.0%
Built 1980 to 1989	186,562	11.1%
Built 1970 to 1979	339,942	20.2%
Built 1960 to 1969	163,825	9.7%
Built 1950 to 1959	136,891	8.1%
Built 1940 to 1949	94,364	5.6%
Built 1939 or earlier	195,242	11.6%
HOUSING TENURE		
Occupied housing units	1,516,957	1,516,957
Owner-occupied	933,775	61.6%
Renter-occupied	583,182	38.4%
Average household size of owner-occupied unit	2.55	(X)
Average household size of renter-occupied unit	2.46	(X)
MORTGAGE STATUS		
Owner-occupied units	933,775	933,775
Housing units with a mortgage	637,990	68.3%
Housing units without a mortgage	295,785	31.7%

American Community Survey (ACS) 2012

[Review the General Housing Characteristics for All U.S. States](#)

1.2 Population – Age & Sex

Subject	Estimate
OREGON TOTAL POPULATION 2012	3,899,353
SEX AND AGE	
Male	49.6%
Female	50.4%
Median age (years)	38.9
Average household size	2.51
Average family size	3.06
PLACE OF BIRTH, CITIZENSHIP STATUS AND YEAR OF ENTRY	
Native	3,526,586
Male	49.6%
Female	50.4%
Foreign born	372,767
Male	49.6%
Female	50.4%
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH	
Population 5 years and over	3,667,240
English only	85.3%
Language other than English	14.7%
Speak English less than "very well"	6.0%

American Community Survey (ACS) 2012

[Compare with All U.S. States](#)

1.3 Families – Owners & Renters

	Oregon 2012	
	Estimate	Percent
Total:	1,516,957	
Owner occupied:	933,775	61.6%
Family households:	671,014	71.9%
Married-couple family:	570,016	
Other family:	100,998	
Male householder, no wife present:	32,831	
Female householder, no husband present:	68,167	
Nonfamily households:	262,761	28.1%
Householder living alone:	211,081	
Householder not living alone:	51,680	
Renter occupied:	583,182	38.4%
Family households:	293,878	50.4%
Married-couple family:	159,365	
Other family:	134,513	
Male householder, no wife present:	36,227	
Female householder, no husband present:	98,286	
Nonfamily households:	289,304	49.6%
Householder living alone:	209,204	
Householder not living alone:	80,100	

American Community Survey (ACS) 2012

[Introduction to All U.S. Families and Households YR2012](#)

1.4 Occupancy – Owners & Renters

			Oregon 2012	
			Estimate	Percent
Total:			1,516,957	
Owner occupied:			933,775	68.8%
	Householder 15 to 24 years		5,533	1.0%
	Householder 25 to 34 years		77,153	9.7%
	Householder 35 to 44 years		148,261	15.5%
	Householder 45 to 54 years		188,021	21.7%
	Householder 55 to 59 years		119,305	11.6%
	Householder 60 to 64 years		115,492	11.2%
	Householder 65 to 74 years		161,450	16.8%
	Householder 75 to 84 years		85,179	9.4%
	Householder 85 years and over		33,381	3.2%
	State Owner Householders 55+			52.1%
	National Owner Householders 55+			50.9%
Renter occupied:			583,182	31.2%
	Householder 15 to 24 years		66,331	11.6%
	Householder 25 to 34 years		160,027	25.8%
	Householder 35 to 44 years		110,109	20.8%
	Householder 45 to 54 years		89,551	16.4%
	Householder 55 to 59 years		37,887	7.0%
	Householder 60 to 64 years		34,799	5.5%
	Householder 65 to 74 years		37,742	6.9%
	Householder 75 to 84 years		24,832	3.9%
	Householder 85 years and over		21,904	2.1%
	State Renter Householders 55+			25.4%
	National Renter Householders 55+			25.9%

American Community Survey (ACS) 2012

[Review the Owner and Renter Data for All U.S. States](#)

1.5 Housing – With and Without Mortgages

	Oregon 2012	
	Estimate	Percent
Total:	933,775	100.0%
Housing units with a mortgage:	637,990	68.3%
Householder 15 to 34 years	72,978	11.4%
Householder 35 to 44 years	135,196	21.2%
Householder 45 to 54 years	156,094	24.5%
Householder 55 to 59 years	87,345	13.7%
Householder 60 to 64 years	76,248	12.0%
Householder 65 to 74 years	81,962	12.8%
Householder 75 years and over	28,167	4.4%
State All Units with a Mortgage		68.3%
National All Units with a Mortgage		65.7%
State 55+ Units with a Mortgage		42.9%
National 55+ Units with a Mortgage		37.6%
Housing units without a mortgage:	295,785	31.7%
Householder 15 to 34 years	9,708	3.3%
Householder 35 to 44 years	13,065	4.4%
Householder 45 to 54 years	31,927	10.8%
Householder 55 to 59 years	31,960	10.8%
Householder 60 to 64 years	39,244	13.3%
Householder 65 to 74 years	79,488	26.9%
Householder 75 years and over	90,393	30.6%
State All Units without a Mortgage		31.7%
National All Units without a Mortgage		34.3%
State 55+ Units without a Mortgage		81.5%
National 55+ Units without a Mortgage		76.3%

American Community Survey (ACS) 2012

[Review the Mortgage Data for All U.S. States](#)

1.6 Property Values and Real Estate Taxes (RET) in 2012

State	Median Value of Homes	Median RET	RET Rank	Med. RET per 1,000 of value	RET Rate rank	Property Tax Share in S&L Government Revenue from Own Sources
Oregon	223,900	2,474	15	11.05	24	35.8%

Source: American Community Survey, 2012; Annual Survey of State and Local Government Finances, 2011.

[See NAHB Eye on Housing Table 1](#)

[By County: Property Tax, Home Value, Rank, 2007-2011](#)

Note: The median value is the mid-point of a frequency distribution where half of all values will be above the median value and half will be below that value.

2. Oregon Community Associations

2.1 Condominiums in 1980 & 1990

Condominium Units – Year	Number of Condo Units	Rank in Terms of All Condo Units	As a Percent All Housing Units	Rank in Terms of All Housing Units
1980	15,272	28	1.40%	26
1990	21,040	33	1.80%	33

[U.S. Census Condominiums – Statistical Brief, 1994](#)

2.2 Oregon Community Associations – 2013

State	Association Rank	Estimated Number of Associations	Estimated Associations in the State as Percentage of All Associations	Estimated Number Living in Associations
Oregon	25	3,700	1.10%	740,000

Estimated Board & Committee Volunteers	Estimated Value of Board & Committee Time	Estimated Value of Homes in Associations	Estimated Annual Assessments	Estimated Annual Reserve Fund Contributions
26,000	\$19,000,000	\$52,000,000,000	\$732,000,000	\$230,000,000

[From the FCAR 2013 Statistical Brief](#)
[Review the FCAR 2012 Statistical Brief](#)

3. CAI in Oregon

3.1 [CAI Oregon Chapter](#)

3.2 Oregon – CAI Professional Designations, Business Services & Manager Licensing

[Community Associations Institute](#) (CAI) and [Community Association Managers International Certification Board](#) (CAMIBC) are pleased to provide this [database of credentialed professionals](#). This database allows you to locate community managers and professionals who have earned the following credentials:

Management Credentials	Other
Certified Manager of Community Associations (CMCA)	Reserve Specialist (RS)
Association Management Specialist (AMS)	Community Insurance and Risk Management Specialist (CIRMS)
Professional Community Association Manager (PCAM)	College of Community Association Lawyers (CCAL)
Large-Scale Manager (LSM)	Educated Business Partner – Distinction
Accredited Association Management Company (AAMC)	

- [Learn more](#) about what these designations mean to you and your community.
- [Oregon Manager Licensing](#) [Only states with licensing are listed]

3.3 Oregon – Legislative Action Committee (LAC), Roster & Tracking Report

- [Oregon Legislative Action Committee](#)

The CAI Oregon Legislative Action Committee (CAI ALAC), a committee of CAI, is the official voice of CAI to legislators and regulators in Oregon. CAI ALAC exists to speak with one voice on legislative and regulatory matters that affect community associations, community association managers and CAI business partners. CAI ALAC is made up of a balance of CAI members and appointees from the chapter within the state. CAI ALAC is a committee of CAI's national office and is a partner with the CAI chapter within its state.

- [Oregon Legislative Action Committee Roster](#)
- [Oregon Legislative Tracking Report](#)

3.4 Oregon – Approved Condominiums: Fannie Mae, FHA & Department of Veterans Affairs

- [FHA Approved Condominium List – Oregon](#)

[Search by state and zip code]

- [Fannie Mae Approved List – Oregon](#)

- [Department of Veterans Affairs Approved List – Oregon](#)

[Search by checking box #2 for approved condo and search by state in number #5]

4. Oregon Associations – Community Services as an Association Core Function

4.1 [An Introduction to Community Association Living](#)

Introduction: The purpose of An Introduction to Community Association Living is to introduce community volunteer leaders and members to community associations, provide a greater understanding of exactly how a community association works from both an organizational and people standpoint, and to endow members with the information necessary for fully enjoying and benefiting from community association living.

4.2 [From Good to Great Communities](#)

Every community has its own history, personality, attributes and challenges, but all associations share common characteristics and core principles. Good associations preserve the character of their communities, protect property values and meet the established expectations of homeowners. Great associations also cultivate a true sense of community, promote active homeowner involvement and create a culture of informed consensus. The ideas and guidance conveyed in this brochure speak to these core values and can, with commitment, inspire effective, enlightened leadership and responsible, engaged citizenship

4.3 [Community Matters – What You Should Know Before You Buy](#)

Whether you are considering buying a home in a community that is newly developed (either new construction or a conversion), a resale in an existing community or you are renting with the possibility of buying—you need to consider certain key points.

4.4 [Community Harmony & Spirit \[FCAR Best Practices\]](#)

How do managers and boards increase resident involvement within community associations? By treating all residents as stakeholders and developing and conducting community harmony and spirit-enhancing programs and including residents in the initial stages of program development. Building community spirit is more than informing residents about board action and improvements. It's asking their opinions and developing programming that they will enjoy that will spur further community involvement.

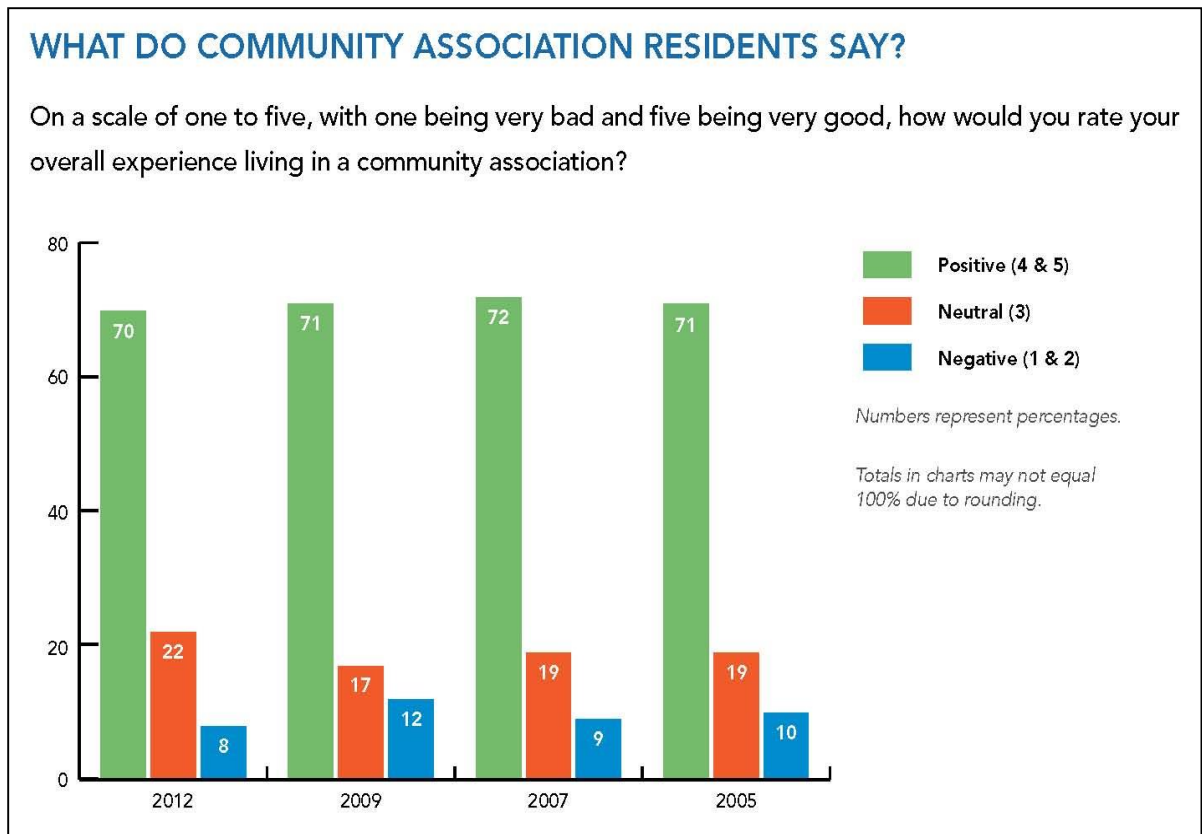
4.5 [Community Security \[FCAR Best Practices\]](#)

The goal of this Best Practices Report is to give you an assessment and review of many community security systems and features—including useful tips and tools—to help meet residents' crime prevention needs.

4.6 Judging Community Association Success

The Foundation for Community Association Research commissioned a national survey of association residents in February 2012, by IBOPE Zogby International, and the results affirm what we learned from similar national surveys in 2005, 2007 and 2009. Here are some of the key findings:

- 70 percent of residents in common-interest communities say they are satisfied with their community association experience, while 8 percent express dissatisfaction and 22 percent are neutral on the question.



- 88 percent of believe their association board members strive to serve the best interests of the community, while 12 percent say the opposite or aren't sure.
- 73 percent say their professional managers provide value to their communities, while 21 percent say the opposite is true and 6 percent say they aren't sure.
- 76 percent believe their own community association rules “protect and enhance” property values. Only 3 percent say the rules harm property values, while the rest see no difference.
- 81 percent of residents say they get a “good” or “great” return for their association assessments, while 18 percent say the return is “not so good or bad.” The reminder weren’t sure.

5. Oregon Associations – Governance Services as an Association Core Function

5.1 [Governance \[FCAR Best Practices\]](#)

It is CAI's purpose to foster vibrant, responsive, competent community associations that promote harmony, a sense of community and responsible leadership. Common characteristics of such community associations include good communication, trust in the management and board of directors, continuing education of board members and homeowners, and uniform, flexible and reasonable enforcement of governing documents. Inclusiveness—the involvement of as many residents of the community as possible—is a critical element in fostering a sense of community.

5.2 [Strategic Planning \[FCAR Best Practices\]](#)

Strategic planning is more than ensuring your association will remain financially sound and be able to maintain its reserves—it's projecting where your association expects to be in five, ten, or fifteen years—and how your association will get there. It is a systematic planning process involving a number of steps that identify the current status of the association, including its mission, vision for the future, operating values, needs (strengths, weaknesses, opportunities, and threats), goals, prioritized actions and strategies, action plans, and monitoring plans. Strategic planning is the cornerstone of every common-interest community. Without strategic planning, the community will never know where it is going—much less know if it ever got there.

5.3 [Transition \[FCAR Best Practices\]](#)

The purpose of this report is to provide builders and associations with guidelines they can use to develop and turn over a community association project in such a way that transition becomes much easier and less confrontational. The ultimate goal of transition is for the unit owners to take over and move forward with a good reputation, with no litigation, and word-of-mouth sales.

5.4 Oregon Community Association & Related Statutes

[Oregon Condominiums](#)

[Oregon Planned Communities at 94.550](#)

[Oregon Cooperatives](#)

[Oregon Nonprofit Corporations](#)

[Oregon Section 90.643 Conversion - Manufactured Housing to Planned Community](#)

[Oregon Subdivisions](#)

[Oregon Real Property Development](#)

[Oregon Comprehensive Land Use Planning](#)

Note: While the state condominium act and the association's declaration are critically important to governing the association, there are many other local, state and federal laws that impact a condominium and other types of community associations.

[Community Association Ombudsman Programs by State](#)

[Not all states have an Ombudsman]

See #5.5 and #5.6 next and see [Census 2012 of All State Governments](#)

Also, see [Chronological History of Federal Involvement in Community Associations](#).

5.5 Oregon Community Association Volunteer Immunity

Or. Rev. Stat. § 65.369

For more detailed information on volunteer immunity for association leaders and volunteers, see this comprehensive publication entitled [Voluntary Immunity in Community Associations](#). Volunteer directors and officers who serve on their boards face the potential for personal liability in serving the association. Although all states provide some form of immunity from liability for volunteers, the number of suits being filed each year against both community associations and their boards is increasing. The protections offered by states vary widely, and prudent board members need to consider them when formulating policy and participating in a community association. Volunteer Immunity offers a summary of volunteer immunity according to the federal Volunteer Protection Act and each state's volunteer immunity statutes and explanations of how the statutes apply to community associations and their volunteer officers and directors. Includes a chart of volunteer immunity by state.

5.6 Oregon Standard of Care for Community Association Directors & Officers

OR. REV. STAT. § 65.357

OR. REV. STAT. § 94.640

OR. REV. STAT. § 65.369

OR. REV. STAT. § 65.377

Community association directors and officers need to understand the duties they owe to their association and fellow owners, the nature of those duties, and the liability performing those duties may bring. How much a volunteer leader knows about his or her state's standard of care can be the difference between liability and immunity. *Standards of Care* provides a survey of each state's standard of care for community association directors and officers, a brief description of the standards by which they must perform their duties and recommendations for complying with their state's standard of care. Also includes a discussion of notable trends in state legislation, how the standard of care may evolve and a chart of the standard of care by state. For more detailed information on standards of care for association directors and officers, see this comprehensive publication entitled [Standards of Care in Community Associations](#).

5.7 [Oregon – Community Association Deed Based Transfer Bans](#)

5.8 [Oregon – Community Association Clothesline Ban](#)

5.9 [Oregon – Community Association Ombudsman Programs](#)

5.10 [Oregon – Community Association Solar Rights and Easements](#)

5.11 [College of Community Association Lawyers \(CCAL\) State Pages](#)

[See selected states]

6. Oregon Associations – Business Services as an Association Core Function

6.1 Condominium Insurance Requirements: Oregon

CODE SECTION	PROPERTY INSURANCE (Minimum Coverage Required)	PROPERTY COVERED	PERILS
O.R.S. § 100.435	As determined by Board	Common elements and if horizontal boundaries, units, excluding betterments and improvements	Fire and EC and vandalism and malicious mischief

DEDUCTIBLE	LIABILITY (Minimum Coverage Required)	FIDELITY / CRIME INSURANCE	DIRECTORS & OFFICERS (D&O) INSURANCE
Maximum of \$10,000 to a Unit Owner; requires resolution of Board; must send notice to all Owners	As determined by Board	N/A	N/A

See the list of *Fact Book* Contributors for more source information.

Note:

1. ACV means Actual Cash Value which typically is defined as insurable replacement cost less accumulated depreciation. In nearly all cases, a condominium will obtain RCV or Replacement Cost Value property insurance.
2. Fannie Mae, Freddie Mac and FHA have their own insurance requirements for condominiums, cooperatives and planned communities. Since many residential mortgage lenders underwrite to their guidelines, the requirements of any given state may not meet those requirements.
3. [See 50 State Condominium Insurance Survey](#)

6.2 Flood Insurance – Condominiums: Oregon

Residential Condominium Building Association Policies (RCBAPs) at **Regular Rates** in force as of 12-31-2012

NFIP RCBAP Buildings	Percent of Total RCBAP Buildings in the State to the Total	NFIP Condo Units	Percent of Units in the State to the Total Units	NFIP Insurance Coverage Buildings	RCBAP Insurance Coverage in the State as a Percent of All Building Coverage
233	0.29%	2,660	0.24%	\$336,579,200	0.18%

NFIP Insurance Coverage Contents Purchased with the RCBAP	Contents Insurance Coverage in the State as a Percent of All Contents	NFIP Insurance Coverage Total	Insurance Coverage in the State as a Percent of Total	NFIP Annual Premium	Annual Premium in the State as a Percent of Total
\$725,800	0.21%	\$337,305,000	0.18%	\$728,162	0.26%

Residential Condominium Building Association Policies (RCBAPs) at **Subsidized Rates** in force as of 12-31-2012

NFIP RCBAP Buildings	Percent of Total RCBAP Buildings in the State to the Total	NFIP Condo Units	Percent of Units in the State to the Total Units	NFIP Insurance Coverage Buildings	RCBAP Insurance Coverage in the State as a Percent of All Building Coverage
30	0.25%	523	0.31%	\$43,304,700	0.19%

NFIP Insurance Coverage Contents Purchased with the RCBAP	Contents Insurance Coverage in the State as a Percent of All Contents	NFIP Insurance Coverage Total	Insurance Coverage in the State as a Percent of Total	NFIP Annual Premium	Annual Premium in the State as a Percent of Total
\$306,700	0.70%	\$43,611,400	0.19%	\$193,296	0.24%

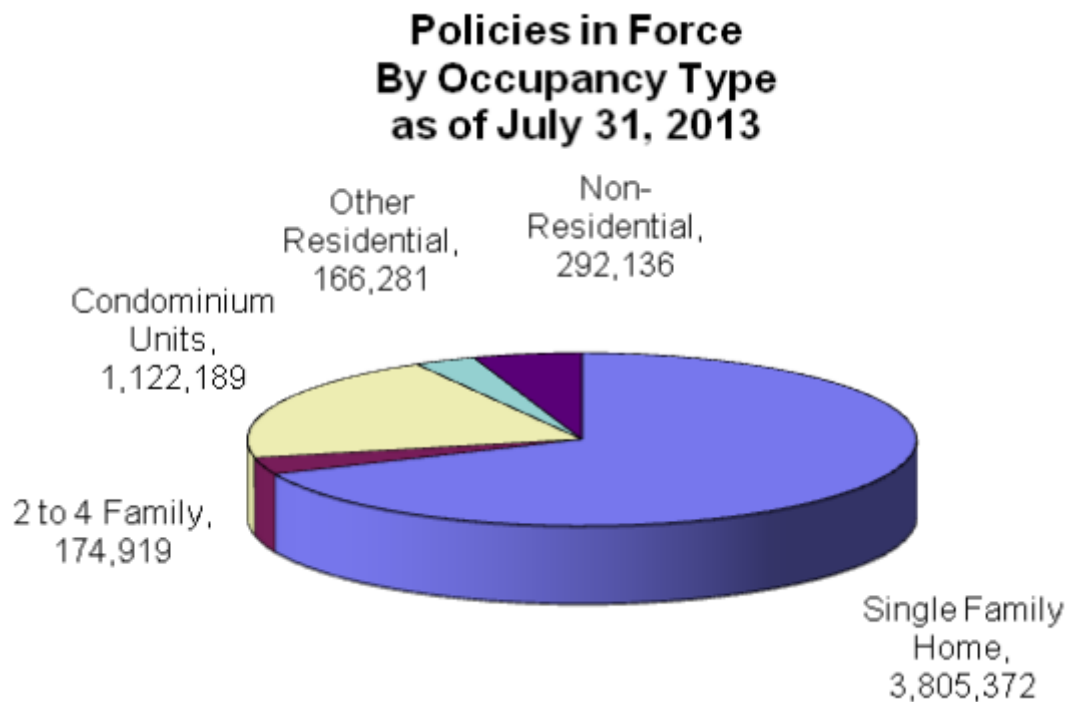
RCBAP: Residential Condominium Building Association Policy

Note: The RCBAP is written on a building by building basis only for buildings in a Special Flood Hazard Area (SFHA). If a condominium association has five buildings, but only one is in a SFHA, then the association only needs to obtain one RCBAP. The one building might have six units that would be insured in the RCBAP.

Note: Flood insurance offered by FEMA through the National Flood Insurance Program (NFIP) was subject to substantial changes in the Biggert-Waters Flood Reform Act of 2012. Not all of the changes have been enacted. See <http://www.fema.gov/flood-insurance-reform-act-2012>

See the list of *Fact Book* Contributors for more source information.

- **NFIP Policies in Force by Occupancy Type**



OCCUPANCY TYPE	POLICIES IN FORCE
Single Family Home	3,805,372
2 to 4 Family	174,919
Condominium Units	1,122,189
Other Residential	166,281
Non-Residential	292,136
Unknown Occupancy	0
All Policies	5,560,897

[FEMA Flood Insurance Statistics are Continually Updated](#)

6.3 [Oregon Lien Priority](#)

100.450 Association lien against individual unit; recording notice of claim; foreclosure; priority of lien.

(1) Whenever an association of unit owners levies any assessment against a unit, the association of unit owners shall have a lien upon the individual unit and the undivided interest in the common elements appertaining to such unit for any unpaid assessments. The lien includes interest, late charges, attorney fees, costs or other amounts levied under the declaration or bylaws. The lien is prior to a homestead exemption and all other liens or encumbrances upon the unit except: (a) Tax and assessment liens; and (b) A first mortgage or trust deed of record unless:

[Review a National Matrix of Association “Super-Priority” Lien Legislation](#)

6.4 [Oregon Reserve Fund Requirements](#)

The declarant, on behalf of a homeowners association, shall conduct an initial reserve study, prepare an initial maintenance plan and establish a reserve account. A reserve account shall be established to fund major maintenance, repair or replacement of all items of common property which will normally require major maintenance, repair or replacement, in whole or in part, in more than one and less than 30 years. The board of directors of the association annually shall conduct a reserve study or review and update an existing study to determine the reserve account requirements. After review of the reserve study or reserve study update, the board of directors may, without any action by owners adjust the amount of payments as indicated by the study or update and provide for other reserve items that the board of directors, in its discretion, may deem appropriate. Section 94.595 and 100.175.

6.5 [Community Association Insurance](#)

Commercial insurance is one of the most important components of a community association's risk management program. To help managers and boards fully understand insurance issues, this guide will explore three key areas:

- Insurance terminology, in terms of coverages, policies, and practices
- Association exposures to loss and insurance coverages
- Risk management and the association insurance industry

6.6 [Community Association Risk Management](#)

Risk management is the process of making and carrying out decisions that minimize the adverse effects of accidental losses. It involves five steps:

1. Identifying exposures to loss
2. Examining alternative techniques
3. Selecting the best techniques
4. Implementing the chosen techniques
5. Monitoring and improving the risk management program

This guide will examine each phase of the risk management process. It also will help board members and managers identify risks and implement a plan that will safeguard association assets.

6.7 [Preventing Fraud and Embezzlement](#)

Community association boards should consider implementing the following ten practices and procedures to safeguard association funds.

6.8 [Energy Efficiency \[FCAR Best Practices\]](#)

CAI and the Department of Energy (DOE) are dedicated to educating the community association industry—and the significant portion of the U.S. population it represents—on the many ways to increase the energy efficiency of their homes and thereby reduce both energy consumption and costs.

6.9 [Financial Operations \[FCAR Best Practices\]](#)

The board of directors, particularly the treasurer, is ultimately responsible for association's funds and may not abdicate their fiduciary responsibility. Given the reality that community association boards are made up of diverse individuals with varied degrees of financial knowledge, below are basic guidelines that should be followed to ensure sound financial operations.

6.10 [Green Communities \[FCAR Best Practices\]](#)

This report explores “greenness” in communities, in their varied forms. It considers the concept of sustainability through better designs, new technologies and social innovations. Sustainable communities are developed to meet the “needs of the present without compromising the ability of future generations to meet their own needs.” They are regenerative, meaning they have “processes that restore, renew or revitalize their own sources of energy and materials, creating sustainable systems that integrate the needs of society with the integrity of nature.”

6.11 [Reserve Studies Management \[FCAR Best Practices\]](#)

There are two components of a reserve study—a physical analysis and a financial analysis. During the physical analysis, a reserve provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates. A financial analysis assesses only the association's reserve balance or fund status (measured in cash or as percent funded) to determine a recommendation for an appropriate reserve contribution rate (funding plan).

About the Foundation for Community Association Research

The Foundation provides authoritative research and analysis on community association trends, issues and operations. Our mission is to inspire successful and sustainable communities. We sponsor needs-driven research that informs and enlightens all community association stakeholders—community association residents, homeowner volunteer leaders, community managers and other professional service providers, legislators, regulators and the media. Our work is made possible by your tax-deductible contributions.



Your support is essential to our research. Visit www.cairf.org or e-mail foundation@caionline.org.

About Community Associations Institute (CAI)

Community Associations Institute (CAI) is an international membership organization dedicated to building better communities. With more than 32,000 members, CAI works in partnership with 60 chapters, including a chapter in South Africa, as well as with housing leaders in a number of other countries, including Australia, Canada, the United Arab Emirates and the United Kingdom. CAI provides information, education and resources to the homeowner volunteers who govern communities and the professionals who support them. CAI members include association board members and other homeowner leaders, community managers, association management firms and other professionals who provide products and services to associations.

CAI serves community associations and homeowners by:

- Advancing excellence through seminars, workshops, conferences and education programs, most of which lead to professional designations for community managers and other industry professionals.
- Publishing the largest collection of resources available on community association management and governance, including website content, books, guides, *Common Ground* magazine and specialized newsletters.
- Advocating on behalf of common-interest communities and industry professionals before legislatures, regulatory bodies and the courts.
- Conducting research and serving as an international clearinghouse for information, innovations and best practices in community association development, governance and management.



We believe homeowner and condominium associations should strive to exceed the expectations of their residents. We work toward this goal by identifying and meeting the evolving needs of the professionals and volunteers who serve associations, by being a trusted forum for the collaborative exchange of knowledge and information, and by helping our members learn, achieve and excel. Our mission is to inspire professionalism, effective leadership and responsible citizenship—ideals reflected in associations that are preferred places to call home. Visit www.caionline.org or call (888) 224-4321.

For suggestions, additions, or updates to this Community Association Fact Book State Page, please e-mail foundation@caionline.org.



6402 Arlington Blvd., Suite 500
Falls Church, VA 22042
www.cairf.org