

Monday, October 26, 2026

7:30 - 8:30 **Check-In**

8:00 - 6:30 **Exhibitors Available**

7:30 - 9:00 **Breakfast Buffet**

8:30 - 9:45 **Proactive Strategies for Problem Residents: Avoiding Evictions and Lawsuits**

Phil Querin, Attorney, Querin Law, MHCO Legal Counsel

This session covers practical strategies for addressing problem residents and resolving complaints before they escalate into evictions or litigation. Topics include implementing a three-strikes rules violation protocol to document and address recurring issues, establishing a mandatory mediation process prior to filing any eviction, and instituting a required rent-payment protocol through a third party to prevent tenants from withholding rent during a dispute. Attendees will leave with concrete tools to de-escalate conflict early and protect their communities from unnecessary legal exposure.

9:45 - 10:00 **Break**

10:00 - 11:15 **Oregon MH/RV Park Valuations: Reset, Repricing, or Resilience**

Rand Hoffman, Senior Vice President, Kidder Mathews & John Wallace, Broker, Kidder Mathews

This session examines the latest trends in Oregon manufactured housing and RV park values. Drawing on current sales volume and cap rate data, we'll trace how Oregon's regulatory environment has shaped buyer behavior and pricing, then share real deal stories from recent transactions: what buyers are paying, where offers are landing, and how a competitive marketing process can protect value. Attendees will leave with a clear picture of where the market stands and what it means for their parks.

11:15 - 12:30 **Lunch**

12:30 - 1:30 **Screening Tenants and Enforcing Community Rules Without Inviting a Lawsuit**

Anna McCormack, Attorney, Warrnen Allen LLP

Screening and rule enforcement are where most fair housing and retaliation claims against manufactured home, RV, and floating home communities originate — often because inconsistent process creates the appearance of discrimination even when none was intended. This session gives owners and managers a practical framework for building objective, defensible screening criteria and applying community rules consistently, with an emphasis on documentation that holds up if a complaint is filed. Attendees will leave with concrete tools to reduce legal exposure while maintaining an orderly, well-run community.

1:30 - 1:45 **Break**

1:45 - 2:45 **Employment Law: Best Practices for Manufactured Home Communities, RV Parks, and Floating Home Communities in Oregon**

Christie Totten, Attorney, Davis Wright Tremaine

Employment seminar for Employer-Owners only regarding compliance with Oregon employment laws. This is a break out session in a separate room and will NOT be available on streaming. This is only available for 'in-person' attendees.

Manufactured home communities, RV parks, and floating home communities rely on small, close-knit staff — often resident managers living on-site. That setting involves distinct employment law issues. This session gives owners and operators a practical framework throughout the employment life cycle (including hiring, compensating, and terminating staff), to be better prepared for legal compliance and best practices.

1:45 - 2:45 **Protecting Yourself from Personal Liability: A Guide for Managers and Non-Owners**

Bill Miner, Attorney, Davis Wright Tremaine, MHCO Legislative Counsel

Managers and other non-owners are often surprised to learn they can be personally named in a lawsuit — even when they don't own the property or business in question. This seminar breaks down the concept of "vicarious liability" and explains the specific circumstances under which non-owners face personal legal exposure. Attendees will leave with practical, actionable best practices to reduce their risk and protect themselves in the course of their day-to-day work.

2:45 - 3:00 **Break**

3:00 - 4:30 **Back Talk - Owners Forum and Legislative Update with Bill Miner**

Bill Miner, Attorney, Davis Wright Tremaine, MHCO Legislative Counsel

Back by popular demand — attendees asked for more Q&A time, and this session delivers. Join landlord-tenant attorney Bill Miner (Davis Wright Tremaine) for a fast-paced, audience-driven session tackling the real issues facing owners of manufactured home communities, RV parks, and floating home communities. Submit your questions in advance for quick-fire, 30-second answers on the challenges you're navigating right now, plus a preview of the legislative fights ahead in the next Oregon Legislative Session. This is your chance to get direct answers from one of the state's leading voices on landlord-tenant law.

4:30 - 5:30 **Break**

5:30 - 6:30 **Cocktail Reception with Conference Exhibitors**

6:30 - 9:00 **Dinner with Prize Drawing**

Tuesday, October 27, 2026

7:30 - 8:30 **Check-In**

8:00 - 3:30 **Exhibitors Available**

7:30 - 9:00 **Breakfast Buffet**

8:30 - 9:45 **MHCO Forms**

Phil Querin, Attorney, Querin Law, MHCO Legal Counsel

MHCO offers a library of more than 70 forms for manufactured home communities, RV parks, and floating home communities — routinely updated to reflect changes in state and local law and the latest court decisions, and widely regarded as the best in the business. In this session, attorney Phil Querin, MHCO's creator and "keeper of the forms," walks through the most frequently used forms, offering practical guidance on completing them correctly and the pitfalls that most often lead to trouble. Attendees will leave with a clearer understanding of how to use MHCO's forms with confidence and reduce their legal risk.

9:45 - 10:00 **Break**

10:00 - 11:00 **Fair Housing 101: Avoiding Liability Under Federal & Oregon Law**

Bradley Kraus, Attorney, Warren Allen LLP

This session gives manufactured home community owners and managers a practical, working knowledge of fair housing obligations under the federal Fair Housing Act and Oregon's expanded protected-class statute (ORS 659A.421). It's designed for hands-on operators, not just legal staff — focused on the day-to-day decisions (screening, rules enforcement, accommodation requests) where liability actually arises.

11:00 - 12:15 **Lunch**

12:15 - 1:45 **Mandatory Oregon Landlord-Tenant Management Training - ORS Chapter 90 (Part 1)**

Mark Busch, Attorney at Law, Mark L. Busch, PC

Oregon law requires owners and managers of manufactured home communities to complete mandatory training, and this comprehensive session covers everything you need to stay compliant. Topics include the latest legislative updates, rules governing non-payment of rent and utilities, tenant infrastructure ownership issues, mandatory mediation requirements, abandonment procedures for both homes and vehicles, handling the death of a tenant, accommodation requests, unauthorized occupants, caregiver arrangements, and disclosure requirements when selling a park. This session satisfies your state-mandated training requirement while equipping you with practical, up-to-date guidance for running a compliant, well-managed community.

1:45 - 2:00

Break

2:00 - 3:30

Mandatory Oregon Landlord-Tenant Management Training - ORS Chapter 90 (Part 2)

Blake Robinson, Counsel, Davis Wright Tremaine, LLP

This session continues MHCO's state-mandated training series, covering the essential legal framework for the tenant lifecycle from move-in to eviction. Topics include the rental application process, structuring the rental agreement and properly starting tenancy, required Statement of Policy disclosures, and a clear breakdown of landlord and tenant rights and responsibilities. The session concludes with a detailed look at eviction notices and the FED (Forcible Entry and Detainer) court process. Attendees will leave with a solid working knowledge of the legal requirements governing tenancy from start to finish.

3:30

Conference Adjourns - Certificates Available