

EVICCTIONS: Landlord concerned about investment viability

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After the six-month mark, no-cause evictions would be banned. If 90 days' notice is provided, landlords may evict month-to-month tenants for specified reasons, such as repairs, renovations or sale of the property, and they must also pay outgoing tenants one month's-worth of rent to cover relocation costs.

Many of these provisions provide exemptions for small-scale landlords who, for instance, live on the property themselves and rent out extra rooms or property owners with four or fewer units.

Additionally, the bill would allow cities and counties to adopt their own rent-control policies customized to the needs of their individual jurisdictions — a degree of autonomy that localities are not currently afforded by state law. Local rent-control policies would still have to abide by the various landlord exemptions laid out in HB 2004.

"Renters who are paying their monthly rents are paying for property mortgages, maintenance, utilities and property taxes as surely as if they were owners of the apartments or homes they live in," Barbara Ray, a Salem resident, said in written testimony last week while the bill was being debated in committee. "They deserve

reasonable notice that ... will allow them a chance to find a suitable home in today's high rent market."

A few members of the Democratic majority joined House Republicans in opposing the bill Tuesday, saying it would exacerbate the supply-shortage and rising-cost problems it aims to solve. They argue landlords, especially those whose incomes rely on one or two modest properties, would be discouraged from making necessary updates or further investing in Oregon real estate.

"Landlords feel like they are going to have to take desperate measures. The number of calls that I received from landlords freaking out about this, because they don't know if their investment is sound anymore," said Rep. Duane Stark, a Republican from Grants Pass, Oregon. "Our desperate or our extreme actions in this building are going to lead to desperate measures from landlords."

Charlie Tabasko, a property broker for Waldport Realty Co. in the coastal town of Waldport, Oregon, blasted lawmakers in testimony last week for putting property owners on the hook to solve the state's housing problems.

"As for this bill and its approach to make the landlords bear the burden of society's inequities is simply just off the wall and should die a quick and permanent death," Tabasko said.

Museum celebrates 35 years

The High Desert Museum will mark its 35th anniversary with a party and presentation on May 12.

"Diversity in the Desert: A Community Celebration" will feature live music, appetizers, kids' activities, demonstrations at the Lazinka sawmill and special presentations by guest speakers Dr. Tom Connolly, director of archaeological research and Dr. Dennis Jenkins, archaeologist, from the UO's Museum of Natural and Cultural History. Join them as they explore 15,000 years of High Desert prehistory.

Guests can also see "Capturing Time: 35 Years of the High Desert Museum," a small exhibition of artifacts from the Museum's collection.

Built on the premise that museums should be collections of unique experiences, repositories of memories and places of discovery, Don Kerr, the Museum's founder, often expressed that the Museum's role was "...to wildly excite and responsibly teach." Kerr envisioned that visitors to the Museum would leave not only with a heightened sense of the High Desert's natural and cultural worlds, but also with a commitment to stewarding the region's future.

"The Museum has a strong reputation for developing and delivering unique, thought-provoking programs and

exhibitions that stimulate conversation," said the Museum's Executive Director Dana Whitelaw, Ph.D. "We serve as a forum for meaningful discussion on a range of issues relating to the natural and cultural history of the region. We are committed to supporting diverse voices in our exhibitions and programs."

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The Museum opened in 1982 based upon an educational philosophy that placed as much emphasis on personal experience as it did on knowledge. One year later, Kerr contacted Portland Architect Thomas Hacker after seeing an article and watercolor rendering in *The Oregonian* about a national competition Hacker's fledgling firm had won for the Arizona Historical Society Museum in Tempe. Kerr was seeking an architect to partner with on the next phase of construction at the Museum, building the Earle A. Chiles Center on

the Spirit of the West, a new and expanded entrance pavilion and a new administrative wing. Beguiled by Kerr's infectious enthusiasm, thus began a long-term relationship between the architectural firm Hacker and the High Desert Museum.

Set on a 135-acre campus, the main museum building features walls constructed of lava rock gathered directly from the site and incorporates ponderosa pine columns harvested from the grounds. Paved trails lead through a forest to outdoor features such as the 1904 Miller Family Ranch, High Desert Ranger Station, Changing Forest, Donald M. Kerr Birds of Prey Center and the recently renovated Autzen Otter Exhibit. Enabling a deeper understanding of the region's arts, culture, history and natural sciences through the presentation and interpretation of visual art exhibits, historical artifacts, living history performances and wildlife encounters, the Museum has welcomed over 5 million visitors since opening its doors — and counting.

Cost to attend the May 12 event is free to members and \$7 for guests. A commemorative pint glass with five tasting tickets will also be available for \$10. RSVP by May 5 at www.highdesertmuseum.org/rsvp or by calling 541-382-4754 ext. 241.

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