

February 15, 2019

To: Old Mill RV Park tenants

Due to the Oregon legislature passing mandated state-wide rental controls [SB-608], the Old Mill, effective immediately, will be discontinuing rental terms of more than 6 months. All tenants will have to vacate at 6-months or less. Whether any tenant will be allowed back into the park will depend upon the final rules adopted after the bureaucrats get finished creating the details, and on whether the OM continues to operate as an RV Park .

It is unlikely that the RV Park format will be continued. The new law was a surprise to us. Our rebuilding and upgrading has been planned based on creating a better environment for up to 100 monthly tenants. Site upgrades to fit monthly tenants that were planned for this year are now on hold.

If you feel that you will be inconvenienced by having to relocate, consider how the OM feels about investing \$100,000's in the last several years, along with another \$150,000 planned for this year, specifically to attract more long-term tenants. For transient guests we would have been doing different projects.

The last legislative session passed a prototype rent control law that was made available to any county that chose to adopt it. When few counties did so, the legislators decided to force it on the entire state. Give credit to our state Senator Betsy Johnson who voted against it. Representative Tiffany Mitchell is scheduled to vote on Feb 18, but passage of 608 is a forgone conclusion. The governor has already stated that she will sign it into law.

This memo also serves as the required 90-day notice that monthly rents will be increasing by 10%. There was no plan to increase this year, but due to the law removing a landlord's right to increase in an amount and at a time they choose, increases will be necessary whenever legal.

The law also severely restricts a landlord's rights of eviction, particularly the method used when multiple complaints are received from other tenants. Few of the people making complaints want to be identified on record. Without documented evidence, evictions of problem tenants based on anonymous complaints will be impossible.

SB-608 will do just the opposite of its stated goal of creating more affordable housing. At the Old Mill a tenant with an RV can live for \$500/month, including all utilities and restrooms with free showers. Even if an RV must be purchased, \$200/month will buy a unit that can house a family. \$700/month less than "affordable" apartments, and is one of the last methods available to those wanting to live simply, or to those saving to purchase a home. Unfortunately, this law guarantees both increased costs, and an even more limited availability of low cost housing.