

To Whom It May Concern,

I won't be able to make the February 4th hearing. However, I'm hoping you will read what I have to say about the rent control and the struggles we face on rentals. Please tell me what, or why a cap on high rent, and how often a rent can be raised will be accomplished? I understand the thought process, but it won't help toward solving the housing shortage, I believe ZONING CHANGES will help with housing shortages so more people can build. I can see that this will make it worse and landlords will not be able to maintain the properties. When someone purchases a home you shouldn't be able to control what they can charge. It is there investment just like when you purchase stocks. You are taken away freedom of the people.

We run a small (21) mobile home park in Rowena, which is 7 miles from The Dalles. This park was established in the 1930s and is on well water. Since taking over park this has been a huge undertaking. This park is on a private well and all the water pipes in the park are of all different size and material. There is only so many shut off valves, which it would be best to have a shut off valve to each house, along with other issues. So we are getting ready to try to secure loan funding through the state, if possible, or find a different route because this park is in great need for a new water system. An engineer gave us an amount that could cost \$160k. That is a ton of money for this small park along with having to try to constantly repair all of these units.

Another issue is we have a tenant, that we are trying to evict due to them not following the rules/non payment of rent, etc.. rent since July 2017, and have given so many chances. Rent is \$820.00/mo, which is affordable. The tenant has now been living RENT FREE since May 2017 and the attorney bill is 10K-15K. The tenant was supposed to be out by Jan 31, 2019, as that is what they agreed too. The tenants have still not vacated the property and going back to court. These are things that people don't factor in when looking at the rental control.

It is a huge struggle to keep these rentals affordable for folks with all the repairs, legal fees, etc... so I don't think trying to control rent is the key.

Rent payments are going back into the park. This park is way under-market and we have had to raise the rents a few times already, just to help with these costs. I mean there is a ton of repairs needed, such as new roofs, water system, electrical issues, etc... this park starting in the 1930s, so there is a lot of upkeep. So to give a cap on landlords on how often and when is not right.

When talking with The Dalles City Development, I believe it comes down to changing zoning laws to allow for more homes. This will create more housing, which will include single family, multi-family and apartment developments. With the City of The Dalles being a rent burden place, I feel like I'm very familiar and understand what is needed for more affordable housing. On a lot of in The Dalles, you can't even put a singlewide home on a standard lot. A majority of the Eastside of town is high density, meaning you can't even put a singlewide home on the lot, it requires a doublewide. However, most standard double wides are 26.5' wide and for a 50 x 100 you would have to ask for an adjustment. Singlewide homes are extremely affordable for any family.

Then there is large amount of land that can't be split, such as 160 acres. In Wasco County, you can't split those plots of land to create more homes.

Another example, across from the mobile home park we have over 2 acres of bare land. We can't develop the land into part of the park (even though it is right across the street) because of the Gorge Scenic Act and the zoning, which it won't allow. Even though this 2 acres is part of this park and this park was established starting in 1930s.

I understand we all need to factor in the environment, scenery, etc... and what it does when splitting these plots of land, but a lot of people have moved to this state and we need MORE housing. It's not right for the landlords to have rental control when we still have to maintain the land and housing.

I appreciate you time in this matter and hope you consider what I have discussed.