

This bill doesn't make sense for the property owner and tenant. I'm in the manufactured home industry . Selling and building manufactured home parks for customers to place new homes . I built the last manufactured home park built in Oregon 15 years ago. That's right15 years ago ...why.... because it doesn't add up and make economic sense with all the city, county and state permits ... if you have rent control and it doesn't make sense or, simply put, the bank won't loan the money and their projects won't be built. Allowing tenants have a choice in the market place makes sense and 15% vacancy is good but when it's a tight market rents go up, that's not the landlords fault...the old adage "supply and demand". Ten years ago you had a choice of many types of homes because the market was soft and there were many to choose from. Owners were going brokeLoosen the ropes to build. People are moving to the NW for our life style . Rent control will stop the building ... the state of Oregon with their high SDC permit, electrical and plumbing inspections have prevented low cost housing, and high land costs. Rent control will stop the home builder and apartment builder, and speculation owners not to invest in Oregon. Every time a renter moves out there is a cost of refurbishing the **rental facilities of \$5,000 to \$8,000** and even higher, depending on how long they have lived in the unit. As an owner, my costs go up all of the time. No one every thinks of insurance costs, banking costs, sewer dump costs, management fees, professional fees, personal property taxes, supplies, computer and internet, and wages are always going up. **Vote no.** Dean Pollman, owner operator of Canby Manor, Pine Crossing 130 sites total in Canby OR. And 50 sites in Country Oak, in Donald, OR, and 182 RV resort in Turner, has been self-employed for 44 years in this industry and I have never seen taxes or any of these expenses go down.

Dean W. Pollman