

To whom it may concern,

My name is Sandy Brown. My husband and I own three rentals in Southern Oregon. We have loans on each of our rentals and are making just a few hundred dollars above our costs, which does not include any major renovations that might be needed over time. We purchased these homes thinking this would be a good way to pay for our son's future college expenses (he just turned 12).

We are not making a substantial amount of money on these rentals at all and passage of this law would affect us greatly. If we had to pay relocation costs to a tenant because we decided to no longer have a certain tenant would make it unaffordable for us to own these homes. One of our tenants has consistently paid rent late and has broken several items in the home, which has essentially made us break even on the house given our costs in repairs. Even with that, we have retained the tenant, but if we think this bill is going to pass, we will give them notice now and I know several people who will do the same.

Passage of this bill would lock us into our relationship with this tenant. And I'd like to note that we have only raised the rent on this tenant one time in 3 years, by \$25, because our tax and insurance rates went up the same. Even though our taxes and insurance rates go up yearly, we have absorbed those costs. If HB 2001 passes, rent might be controlled by our local government. You need to be aware that the net effect of this legislation would be an uncompensated taking, a seizure of some of the value of private property for public benefit. I find this outrageous. We are doing the right thing by retaining our tenants and charging less than market rate rents but it is our choice who we rent our homes to, not the legislature.

I work as a real estate agent and I work with many people who purchase homes as investment properties. None of the people I have worked with are making substantial sums off their rentals and would be greatly affected by this law. I think the unintended consequence if this passes would be more landlords selling off properties to avoid having to pay relocation costs.

You need to consider both sides as well as the State of Oregon as a whole. The market is not the same in Southern Oregon as it is in Portland, and you will negatively affect most of the state without giving this greater consideration.

Thank you for considering my comments,  
Sandy

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Sandy J. Brown  
Real Estate Broker, Land Use Planner  
**Western Properties of Southern Oregon**