

To whom it may concern,

My name is Rachel Broughton, I am a licensed real estate broker in Oregon and Washington and have been in property management for 4 years. I live and work in the Columbia River Gorge and our area covers over 60 miles. Due to the extreme stress and confusion that our legislators have placed on homeowners, landlords and property managers, our company owner committed suicide in July 2020. We have lost the majority of our team shortly after and are unable to hire qualified members that are willing to take the risk to work under the current environment. The lack of clear, thoughtful and consistent regulations has left the only ones receiving benefits as tenants that do not need the assistance. Our **ONLY** unpaid balances are from tenants that have been working with little or no reduction of hours, refuse to communicate and due to the increased use of their rental are submitting more maintenance requests. The homeowners are unable to pay their bills, unable to pay management and cannot afford the costly attorney fees that would be required given the confusing rules and regulations. We are asking for relief!

Those tenants that have truly needed assistance have been able to easily find resources or have been directed to housing authority and assistance professionals. Please, send emergency funds to those professionals as quickly as possible and allow them to continue doing the amazing job they are set up and qualified to do and allow us to remove those that are taking advantage. This would also allow more available housing in a market that has historic low inventory. Our employees and homeowners are not trained or set up to apply for the type of programs outlined in LC-18 and we would still have to receive less while giving more. We are asking for relief!

Thank you for your time.

Rachel Broughton



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