

## Rosenberg Corey

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**From:** Sandy Brown <sandyjbrown@gmail.com>  
**Sent:** Tuesday, May 02, 2017 6:01 AM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A comments

Good morning,

My name is Sandy Brown and I am a real estate agent, land use planner and landlord in Southern Oregon. I had written previously about HB 2004 but since I am personally affected if it passes I feel the need to write again. I cannot attend the hearings as I work and I have to pick up my child from school at 1 pm so I hope this suffices for you to hear my views.

My husband and I own three rentals in Central Point. We purchased these rentals as our path to fund my son's future college expenses and to help with our own future retirement. We have loans on each of these properties so we make less than \$300 off of each rental per month. When you take into account vacancies and major repairs, that amount is even less or there are times we may not make anything (we've had to replace a dishwasher, paint the exterior, etc.). We try to charge a reasonable rent but not the highest we could charge and our goal is to maintain good tenants in place.

As a realtor, I have many clients in similar situations who have purchased properties as rentals and are making some money (it is supposed to be a business when you own an investment property), but not an excessive amount.

If HB 2004 passes, it will have extreme negative impacts on landlords like me. We do not charge excessive rent, but we are considering raising the rent now due to this legislation. It will also cause more landlords to sell their rental properties which will further reduce the rental supply. We cannot afford to pay for tenant relocation, and it should be up to the market supply to determine rent amounts. The answer should be to find ways to supply more rental housing, not excessively penalize those who are providing it.

There are many ways to provide more rental housing but this is not the answer.

Thank you for your consideration.  
Sandy Brown

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