

To the members of the Oregon House:

As a single-unit landlord in Portland (97227), I am writing **in support of HB 2004**. This is a completely wild bill, granting huge protections to tenants. It does me no favors. But that's exactly the point, and it's why I support this bill.

As a landlord, I stand to profit from my rental property. Someone else is putting their money towards my mortgage, with no long-term payoff for themselves.

I was incredibly fortunate to be able to save enough for a downpayment in our increasingly expensive city. Almost by definition, my tenants are not that fortunate. Because I was able to save up enough money for a downpayment, I now benefit from others contributing directly to my equity. My early advantage has become a long-term, compounding advantage. Money makes more money.

Tenants deserve long-term security to make up for this disadvantage. In my lease, I provide a renewing two-year no- eviction-without-cause clause on a month-to-month lease. New tenants are often confused by the concept and ask me why I do this. I do it to provide long-term security, stability, and peace of mind to my tenants.

This bill takes this idea one step further. I likely wouldn't write the terms of this bill into my lease of my own volition (I'm generous, but not this generous!), but I will be happy to comply when the bill becomes law.

Tenants in any property will turn over in their own time as their lives change. This bill simply encourages landlords to wait until their tenants are ready to move, or to pay some of their profits back to their tenants for the incredible inconvenience of being forced to move.

I urge you to support HB 2004.

Thanks,

Alyssa Hursh

--

Alyssa Hursh
952 270 6773
alyssahursh.com