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To: Chair Keny-Guyer, Vice Chairs Stark and Sanchez and Members of the Committee,

My name is Alyssa Isenstein Krueger and I am a real estate broker in Portland at Living Room Realty. I have been a real estate broker for 10 years, and I have been actively involved with and advocated for affordable housing issues in Portland for 20 years.

I am writing to request your support for HB 2004 to provide stability to for the nearly 40% of Oregon households that rent.

As we all know, the market has been really good for most property owners over the last couple of years. With property values having risen well over 20% in some neighborhoods over the past 24 months, property owners as a whole are generally doing ok. As a real estate broker I have assisted dozens and dozens of moderate and low income families buy homes in Portland for 10 years. Over the last couple of years I have experienced a huge increase in the number of people who contact me desperate to become first time home buyers as soon as possible because they have received a no cause eviction notice. In every single case I've been involved with, it is because the rental was either sold or the landlord wanted to "rehab" the rental to take advantage of the lucrative rental market and rent it out for more than twice the amount the tenant was paying. And I work with the few lucky ones who have the means to be able to make the leap to become homeowners. So many others who contact me are just not in a position to jump from being renters to home buyers and are having to fight tooth and nail to remain in Portland.

For cause evictions and massive rent increases are unnecessary and the driving force behind the mass displacement of tenants Portland has been experiencing over the last few years. For landlords who need to remove problem tenants, there are already legal mechanisms for removing problem tenants with just cause evictions. Renters everywhere live in fear that any day they could receive a no cause notice or a notice of a mass rent increase. With reasonable actions from the state, we can provide tenant protections from massive rent increases, retaliatory actions from landlords when tenants complain of housing safety violations, and the end to no cause evictions, all which will help create a more stable housing market. With a more stable housing market, landlords will still be allowed to make a reasonable profit.

Housing is not a privilege, housing is a human right. Landlords have the moral obligation to provide stable housing, and when the morality of a landlord or large corporate firm cannot be trusted, then it becomes time to institute laws that provide tenants due protection. Now is that time, and I urge the committee to support bills like HB 2004 to help provide stabilization for some of our most vulnerable communities.

I want to thank the committee for all of your hard work on these issues as I understand how challenging these issues are.

Sincerely,
Alyssa Isenstein Krueger