

March 17th, 2025
Senate Committee on Housing and Development
Oregon State Capitol
900 Court St NE Salem, OR 97301

Re: Support for SB 722

Chair Pham, Vice-Chair Anderson, and Members of the Committee,

My name is Gordon Stuart, and I am writing in strong support of SB 722, which will help prevent displacement and extreme rent spikes by strengthening Oregon's rent stabilization laws and prohibiting the use of price-fixing software to artificially inflate rents.

I have lived with chronic fatigue for 34 years, a condition that makes it extremely difficult for me to keep up with household tasks and navigate daily life. I have spent over \$800 on cleaning assistance because I physically cannot do it myself, adding another financial burden to my already limited income.

While I receive Section 8 assistance, which helps stabilize my rent, I am still affected by rent increases. Periodic hikes add stress and uncertainty, making it even harder to manage basic necessities. My landlord and property manager have ignored essential maintenance issues, like a faulty washing machine, and when I tried to address it myself, I was met with scolding instead of support. This lack of stability and accountability leaves renters like me vulnerable to unsafe conditions and financial hardship.

A clear and enforceable limit on annual rent increases is critical for tenants, particularly those on fixed incomes or living with disabilities. SB 722 would extend rent stabilization protections to thousands of Oregonians, ensuring that housing remains affordable and predictable. Additionally, prohibiting price-fixing AI software is an essential step in protecting renters from artificial rent inflation driven by profit-driven algorithms rather than actual housing market needs.

Housing should not be a source of constant anxiety, especially for those of us who already face significant health and financial challenges. For all of these reasons, I urge lawmakers to pass SB 722 to protect vulnerable tenants and ensure fairness in Oregon's housing market.

Thank you for your time and for your commitment to protecting Oregon renters.

Sincerely,
Gordon Stuart