

March 18th, 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 B.F., and I am writing in strong support of SB 722 and SB 611 to advocate for rent stabilization and fair housing policies that protect Oregon renters from unchecked rent increases and corporate landlord practices.

While I have not personally experienced housing discrimination, I, like many Oregonians, struggle with the high cost of rent. Rent increases consistently outpace wage growth, making it increasingly difficult for working families to afford stable housing. This imbalance places undue financial strain on tenants who are simply trying to remain in their homes.

Large property management companies continue to buy out smaller landlords, prioritizing profit over tenant well-being. This results in poorer maintenance service, slower response times, and a lack of accountability. Rent caps are not just about affordability—they are about ensuring that landlords, particularly smaller and responsible ones, can continue to provide quality housing rather than being outcompeted by corporations seeking to extract as much profit as possible.

By passing SB 722, the Legislature can help extend rent stabilization protections to thousands of additional tenants by reducing the new construction exemption from 15 years to 7 years. Additionally, this bill will prohibit the use of price-fixing AI software that has been used to manipulate rent prices, making housing even less accessible for renters. SB 611 further strengthens rent caps to prevent excessive and destabilizing rent hikes that force people out of their homes and communities.

Oregon must take action to protect its residents from the exploitative practices of large corporate landlords and create a fairer housing market for all. I urge you to pass SB 722 and SB 611 to ensure that renters are not left at the mercy of unchecked rent increases and corporate greed.

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

Sincerely,

B.F.