

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 Daniel Vandevort, and I am writing in strong support of SB 722 and SB 611 to advocate for rent stabilization policies that will provide much-needed relief to renters across Oregon.

Like many Oregonians, I struggle with the rising cost of rent. While I have been fortunate not to experience rent increases in newer buildings or direct housing discrimination, I know firsthand that wages do not keep pace with rent hikes. This leaves many tenants stretched thin, forced to make tough choices between housing, food, and other necessities.

One of the biggest issues we face is the dominance of large property management companies that prioritize profit over people. Tenants wait longer for maintenance, receive poorer service, and face impersonal, bureaucratic management practices that put them at a disadvantage. Rent caps are necessary not only to provide stability for renters but also to protect responsible landlords who are trying to maintain fair and reasonable housing practices without being outcompeted by corporate-driven pricing models.

SB 722 is a crucial step toward rent stabilization by reducing the new construction exemption from 15 years to 7 years, ensuring that more housing units fall under rent protection policies. Additionally, this bill would prohibit the use of price-fixing AI software, which has been used to artificially inflate rent prices, further driving up costs for tenants. SB 611 strengthens rent protections by capping excessive annual increases, ensuring that renters are not subjected to unpredictable and unaffordable rent hikes.

Without these protections, more Oregonians will find themselves unable to afford the very communities they have worked hard to build. I urge lawmakers to pass SB 722 and SB 611 to create a fairer and more stable rental market for all.

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

Sincerely,  
Daniel Vandevort