

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

My name is Cristal DeJarnac. I am writing in strong support of SB 722, which will help prevent displacement and extreme rent spikes by extending coverage of our state's rent stabilization statutes and prohibiting the use of price-fixing software to inflate rents.

Being a State paid Care Provider; I currently make \$20.75 an hour. I live in Bend, where housing is the most expensive in the State. Up until this year, housing costs haven't really affected me personally, because I have had stable housing up until now, that is. Next month that is all changing for me. Due to the State's Estate Recovery Program, I am having to move so the property I've lived on these last 9 years can be sold to pay back the State. We are a family of 5 and have three generations living here, and we are all going to have to move next month. With the costs of housing and the shortage of truly affordable housing in Bend, we are most likely going to end up living in an RV and a 5th wheel trailer somewhere.

SB 722 is the only policy tool on the table this session that would provide immediate and measurable protection for Oregonians suffering due to rent spikes as a result of our state's affordable housing crisis.

The bill reduces the current 15 year exemption for new construction from our statewide rent stabilization statute down to 7 years. This change would provide reasonable rent stabilization protection for an additional 40,000 housing units and between 80,000 to 100,000 Oregonians. This proposed change strikes a balance between continuing to encourage new units to come into the market and ensuring that those units do not contribute to long-term gentrification and price inflation.

The bill also amends the Landlord-Tenant Act to prohibit the use of price-fixing AI software to artificially inflate rents. These kinds of products are the subject of [national attention](#) and concern, and Oregon has joined a federal lawsuit against this practice. Many local jurisdictions are taking steps to curtail this practice. Price fixing has no place in Oregon, and we cannot afford to allow this practice to exacerbate our housing crisis.

The majority of regular workers like me, can't afford to live where they work and this is also causing a workforce staffing crisis for local businesses, to where some have had to close and go out of business.

For all of these reasons, we urge your strong support of this bill. Thank you for the opportunity to submit testimony and for your service to Oregon communities.

Sincerely,

Cristal DeJarnac