



A STRONG VOICE FOR OREGON'S WORKERS

To: Chair Pham, Vice-Chair Andersen, and Members of the Senate Committee on Housing and Development

FR: Tan Perkins, Oregon AFL-CIO

RE: Support HB 3194

Date: 03/19/2025

Re: Support for SB 722

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

My name is Tan Perkins with the Oregon AFL-CIO, we represent over 300,000 workers and their families and strive to be a voice for all in the legislative process.

I am writing in strong support of SB 722, which will help us meet and institute our state's housing goals by protecting renters from extreme rent spikes by extending coverage of our state's rent stabilization statutes, and prohibiting the use of price-fixing software to inflate rents.

We believe that all workers should have equitable access to housing that they can afford. Workers in this country are up against massive wealth held by a few, and wages that are struggling to keep up. And yet, we are seeing housing prices continue to climb.

Working people need help, and SB 722 is the only policy tool on the table this session that would provide immediate and real protections against extreme rent hikes.

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. Allowing folks to have more stable housing while still encouraging new construction.

The bill also amends the Landlord-Tenant Act to prohibit the use of price-fixing AI software to artificially inflate rents. These programs are predatory and



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result in artificially high rent prices. Price fixing creates a dangerous cycle of new housing being built and then making it immediately unaffordable, deepening our housing crisis.

We must deliver for workers this session and show them that we are hearing their concerns. The opportunity to make a direct and substantial impact in working people's lives is in front of us.

For all of these reasons, we urge your strong support of this bill.

Sincerely,

Tan Perkins, Oregon AFL-CIO