

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

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.

We are experiencing a dire housing crisis and shortage of affordable housing. If the only housing being built is then being price fixed for maximum profitability that solves zero problems and further digs us into the housing crisis. Millions live paycheck to paycheck, just steps away from losing their security and housing. Oregon already has tens of thousands experiencing houselessness. I think of my mom, in her 70s on a fixed income priced out of anything near any types of social supports or resources. I think of millennials just starting to get their footing as adults at a clear disadvantage. I fear for marginalized communities already disproportionately discriminated against and also at economic disadvantages.

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.

We need policy to create equity and these AI tools are the opposite of equitable. We need policy that helps people like my mom, emerging adults, marginalized communities to secure housing, instead of ways to help developers and landlords make more record profits.

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.

Doug Martin, 97232