

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

My name is Shelley Beaulieu, and I am writing in strong support of SB 722, which will help prevent displacement and extreme rent spikes by strengthening Oregon's rent stabilization laws and prohibiting the use of price-fixing software to inflate rents. And, I strongly oppose the Dash 1 Amendments which would gut the bill.

As a board member of Community Alliance of Tenants (CAT) and a concerned community member of Happy Valley, I am deeply committed to housing stability and affordability. CAT—Oregon's only statewide, grassroots, tenant-controlled tenant-rights organization—works to ensure that all renters have access to safe, stable, and affordable housing, the foundation of a strong and thriving community.

SB 722 is the only policy tool this session that would provide immediate, measurable protections for Oregonians suffering from rent spikes driven by our state's affordable housing crisis. Studies consistently show that rent stabilization policies help keep tenants stably housed and reduce evictions.

Key provisions of SB 722 include:

- Reducing the rent stabilization exemption for new construction from 15 years to 7 years, providing protections for an additional 40,000 housing units and between 80,000 to 100,000 Oregonians. This strikes a balance—encouraging new development while preventing long-term gentrification and price inflation.
- Prohibiting price-fixing AI software used to artificially inflate rents. Oregon has joined a federal lawsuit against this predatory practice, and many local jurisdictions are taking action. Allowing algorithm-driven price fixing in our rental market worsens our housing crisis and must be stopped.

At CAT, we hear from renters every day who are struggling to stay in their homes. Without action, more families will be priced out of their communities, forced into housing instability, or left without options. Renters across Oregon need these protections now.

For all these reasons, I urge your strong support of SB 722 and your opposition to the Dash 1 amendment. Thank you for your time, consideration, and service to Oregon communities.

Sincerely,

Shelley Beaulieu
CAT Board Member and Secretary