



March 24, 2025

RE: Support for SB 722 (oppose Dash 1 Amendment)

Chair Pham, Vice Chair Anderson, and Members of the committee

My name is Kim McCarty and I am the Executive Director of Community Alliance of Tenants, Oregon's only statewide tenants' rights organization.

We strongly urge you to support SB 722 a critical bill that will protect more Oregon tenants from predatory rent increases and the devastating consequences of displacement and homelessness. But we oppose the Dash 1 amendment.

Just this month we heard from tenants with the following rent-gouging scenarios:

- Nate who had an 11.6 % rent increase and the landlord is fighting for their right to relocation assistance.
- Michelle had a 22% rent raise despite negligence involving habitability repairs.
- Tyler with 4 rent increases over 2 years, all over 10%. His rent went from \$1900 to \$3750 per month.
- Brenda with a 15% increase at a Multnomah County triplex in SE Portland and had to relocate due to the increase
- Judiaann got an increase above 14% at an apartment in Tigard which has caused her to move. She fears the same will happen to others after a year of living at this apartment building.

I want to share in detail the story of a woman named Jessica Israel came to this body for the first time to share her story. She and her family had been priced out of Portland, so they found a 3-bedroom apartment 30 minutes outside of the city that they could afford in 2022 with their toddler. A year later, they were asked to foot a more than 30% increase to their rent, totaling to about \$7,000 in additional fees a year.

Faced with a massive rent hike at Cannery Row Apartments, Jessica, and her family were forced to leave not just her new apartment, but the state.

When asked by local news stations about the massive hike, the property management company at her complex, the Cannery Row Apartments said they were just keeping up with market rates.

Unfortunately, they are right. Predatory hikes are common in this market, leaving more and more people with nowhere to go in our state, but the streets. This is high-rent homelessness.


Researching Cannery Row Apartments in Sherwood, we found how deeply the problem ran from several online Cannery Row tenant complaints and news stories. One former tenant spoke of the 30% increase they and other tenants received, writing in a Google review: "Please re-think your decision of moving here as when this new company took over it pushed out over half of the residents that had lived here for years, myself included." Their comments included that the company is using AI price fixing to set the rents, an increasingly and alarmingly more common practice.

Unfortunately, Cannery Row rent hikes are not unique. Last summer Oregon put a limit on annual rent increases, but loopholes in the law left far too many Oregonians subject to the predatory rental market.

This is why, asking working people, oftentimes to work more, to pay more with less left in our pockets cannot continue to be the Oregon way.

This is why at the end of this year, we will be re-declaring a Renters' State of Emergency to mark the 10th anniversary of us identifying this crisis.

We urge you to vote in favor of SB 722 and oppose the Dash-1 amendment. Closing the 15-year loophole is one of the least things we could do right now to bring costs down for communities across Oregon.

Sincerely,


Kim McCarty
Executive Director
Community Alliance of Tenants