



Senate Committee on Housing & Development

Testimony in Support of SB 722

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AARP is the nation's largest nonprofit, nonpartisan organization dedicated to empowering Americans 50+ to choose how they live as they age. AARP Oregon advocates on issues important to our 500,000 Oregon members with a focus on health security, financial resilience and livable communities.

SB 722 will address the huge housing affordability issues we are facing in Oregon.

According to Statista/AARP analysis of data available by United States Census Bureau (USCB) in 2025, more than 9600 people are expected to be evicted in Oregon, with more than 3,400 of those projected to be older adults aged 55 and older.

Rent increases, while often inevitable, tend to follow annual lease renewals, city-wide trends, or broader economic conditions. But in today's world—where data moves faster than policy can keep up—tenants are facing a new challenge: AI tools determining rent.

Older renters tend to be more rent-burdened than younger renters. And 23 percent of renters in this age group spent at least half their income on rent. This leaves very little money for other necessities, such as food and health care.

Without regulatory oversight, AI-driven rental pricing will continue to squeeze renters—particularly those with limited flexibility on where and when they move.

We also believe this legislation should include:

- Transparency requirements for rental pricing algorithms—renters deserve to know how their rent is calculated.
- Consumer protections similar to those in mortgage markets, where tenants can plan and budget without fear of unexpected price hikes.

Banning AI software that relies on nonpublic competitor data is the right step towards providing a solution.