

Submitter: David Carlson

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB722

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

My name is David Carlson. As a board member of Community Alliance of Tenants and as a renter, I testify today in strong support of SB 722.

I am deeply aware and connected to the qualitative experience and systemic reality of how ever increasing rental prices and exploitative price gouging affect the lives of working class Oregonians. I have experienced rental increases every time I move. I have seen the numbers on how many single family homes are owned by giant corporations, who artificially inflate the cost of housing with AI price gouging software, while reducing the number of overall homes for sale. This has contributed to the overall unaffordability of our entire region.

I want to acknowledge the importance of passing 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. I also feel it's important to address the fact that 7 years is still not enough. Many people have to choose between mold filled homes and newer properties, which also come with a higher price tag to begin with. By leaving a 7 year gap, you continue to force those with chronic health conditions into a situation where they must pay a premium just to survive. That is not just or fair.

I continue to be dismayed by this body's decisions, given the introduction of the dash-1 amendment, to ensure private companies are comfortable while increasing numbers of people are priced out of their communities and more of our neighbors become homeless every year. When balancing the needs of the many vs the needs of the few, somehow, the needs of the few wealthy landowners outweighs the livability of our state.

SB 722 is the only policy tool on the table this session, and that's not saying much, that would provide immediate and measurable protection for Oregonians suffering due to rent spikes as a result of our state's unaffordable housing crisis.

7 years is a bar that must hold. This change would provide a minimum amount of rent stabilization protection for an additional 40,000 housing units and between 80,000 to 100,000 Oregonians. This proposed change bends towards 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.

Additionally, Portland has already moved to ban AI price gouging technology and Oregon should follow suite by passing 722 as is.

For all of these reasons, I urge your strong support of this bill. Thank you for the

opportunity to submit testimony and for your service to Oregon communities.
Sincerely,

David Carlson