

Submitter: Keeley Reiners
On Behalf Of: Rogue Action Center
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB722

Dear Chair Senator Khan Pham, Vice Chair Senator Dick Anderson, and Committee members,

Rogue Action Center, is an advocacy organization that serves the residents of Jackson and Josephine counties. We are writing to express our strong support for Senate Bill 722, which addresses critical issues in residential tenancies, particularly concerning rent-setting practices and protections for renters. This bill is a significant step forward in ensuring fairness, stability, and transparency in housing across Oregon, and it will greatly benefit our communities here in Southern Oregon. The proposed legislation focuses on prohibiting landlords from using commercial software that relies on nonpublic competitor data to set rents or leave units vacant. This practice has been a growing concern in our region, as it exacerbates rent inflation, making housing increasingly unaffordable for many residents. Jackson and Josephine counties are experiencing a housing crisis where many families, seniors, and individuals with low or fixed incomes are struggling to keep up with rising rents. SB 722's provisions will help curb speculative rent increases and prevent practices that disadvantage tenants. Nonpublic competitor data, such as actual rent prices, occupancy rates, and lease start and end dates, has been used in ways that are detrimental to renters, driving up costs without transparency. The bill's prohibition on using such data to establish rents or intentionally leave units vacant will prevent this practice and make the rental market more predictable and fair. This provision will directly benefit residents in our counties, where affordable housing is already in short supply, and housing instability is a major concern. Furthermore, SB 722 will establish stronger rent increase regulations, which will provide better protections for tenants. In our region, many residents are living paycheck to paycheck, and the threat of excessive rent increases can be catastrophic. The bill's restrictions on how and when rent can be increased, such as requiring landlords to give at least 90 days' notice of any increase and limiting the number of increases within a year—will provide much-needed relief and security for tenants, allowing them to plan and budget more effectively. The bill also provides a significant penalty for landlords who violate these regulations. If a landlord establishes rents in violation of the bill or leaves units vacant, they will be liable for actual damages plus \$500 per violation. This provision strengthens the enforcement of these protections, ensuring that landlords are held accountable for unfair practices and that tenants have a means of seeking redress. In Jackson and Josephine counties, where affordable housing options are already scarce, SB 722 is a crucial piece of legislation that will help stabilize the rental market and prevent further displacement of vulnerable residents. This bill's focus on fairness, transparency, and accountability will provide much-needed protections for our

neighbors and ensure that our housing market works for everyone, not just for corporate interests. We urge you to support SB 722 and vote in favor of this important bill. By doing so, you will help ensure that all Oregonians, including those in Jackson and Josephine counties, have access to stable, affordable housing.

Thank you for your time and consideration.

Sincerely,
Keeley Reiners
Rogue Action Center