



Senate Committee on Housing and Development
900 Court St NE
Salem, OR 97301

March 26th, 2025

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

SETA is a non-profit, public service organization dedicated to renters' rights and interests. We provide free community resources, including our free Tenant Hotline, and we directly serve about 240 renter households every month through combinations of several programs.

SETA strongly supports SB 722, and stands opposed to the -1 amendment, an essential bill that will prevent massive unplanned rent increases.

Submitted alongside my testimony will be an aggregated report of data from our Hotline. You will see exactly what we hear every day from tenants - the top reason tenants need some type of support is ultimately due to housing affordability.

SB 722 provides essential reforms by banning AI price fixing software and shortening the exemption period for rent increase caps on new constructed rental units. Rent-setting software that uses non-public competitor data to determine prices will artificially inflate rents, which will consistently prioritize profits over people and destroy equitable access to housing. Additionally, this bill will reduce the rent stabilization exemption period for new rentals, which strikes a fairer balance between encouraging new development and protecting tenants from massive rent spikes.

On passage, SB 722 will extend Oregon's prohibition on extreme, price-gouging rent increases to cover the residents of some 40,000 additional homes statewide. and between 80,000 to 100,000 Oregonians. These are all tenants who are currently at risk of massive rent spikes, evictions without needing any reason, or any other protections this body worked hard to already pass.

Opponents of this bill argue that development is the only cure to housing affordability, but are scarce in bringing forward concrete data to reflect that a reduction of rent stabilization exemptions would reduce development. On the contrary, we are seeing and hearing every day the deep consequences of not addressing housing affordability - evictions, displacement, and



homelessness continue to rise. Ultimately, SB 722 asks a vital question: will we sacrifice today's tenants for a suggested future?

During our historic housing crisis, it is imperative that we prioritize housing stability over corporate profits. SB 722 is necessary to protect our most vulnerable residents from further displacement and to prevent the deepening of the homelessness crisis in our state.

We urge you to oppose the -1 amendment and join us in strong support of SB 722 as a vital safeguard for renters who cannot afford to wait.

If you'd like to connect with me, please reach out to tmorris@springfieldeugenetenantassociation.com. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Tim".

Timothy Morris
Executive Director
Springfield Eugene Tenant Association