



To: Senate Committee on Housing and Development

From: Oregon Education Association

Re: Support for SB 722

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

The Oregon Education Association represents nearly 42,000 educators and staff from K-12 to 11 of our state's community colleges. I am writing in strong support of 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.

Educators are not only directly impacted by high rent prices, but see the impacts of displacement and rent spikes on our communities every single day.

SB 722 is the only policy tool on the table this session that would provide immediate and measurable protection for Oregonians suffering due to rent spikes as a result of our state's affordable housing crisis.

The bill reduces the current 15 year exemption for new construction from our statewide rent stabilization statute down to 7 years. This change would provide reasonable rent stabilization protection for an additional 40,000 housing units and between 80,000 to 100,000 Oregonians. This proposed change strikes 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.

The bill also amends the Landlord-Tenant Act to prohibit the use of price-fixing AI software to artificially inflate rents. These kinds of products are the subject of national attention and concern, and Oregon has joined a federal lawsuit against this practice. Many local jurisdictions are taking steps to curtail this practice. Price fixing has no place in Oregon, and we cannot afford to allow this practice to exacerbate our housing crisis.

Our state's students need housing stability in order to have better learning environments. As such, SB 722 is a critical piece of legislation that must be passed.

For all of these reasons, the Oregon Education Association urges your strong support of this bill.