

Submitter: Alexandra Perez Urbina
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB722

Dear Members of the Senate Committee on Housing and Development,

My name is Alexandra Perez Urbina and I am a concerned constituent from Portland. I am writing to strongly urge you to vote YES on SB 722, a bill that provides vital protections for tenants and ensures fairer practices in the rental market. This policy proposal takes measurable steps to protect affordability and deliver real benefits to tenants who are struggling right now. By passing SB 722, we can create a more just and stable housing market that prioritizes the needs of renters over corporate profit.

I am a renter in Portland, and formerly in Eugene. I experienced rent increases without notice, which was rather shocking and unfair while I was a full time student. I am also a therapist and many of my clients are renters and live paycheck to paycheck. These individuals dread the moment their lease renewal is up due to a fear of being displaced and being unable to have enough to pay for a deposit for a new apartment. I have clients who are 1 step away from being on the street; all it would take is a rent increase and we would have one more unfairly unhoused family in our community.

SB 722 is an essential piece of legislation that will help create more affordable housing, protect tenants, and encourage fairer rent-setting practices. This bill will:

* Reduce the Exemption for New Dwelling Units: The first few years after a project is developed is a tumultuous time for the landlord, but after a few years, the financial picture stabilizes. Tenants are facing massive rent hikes upwards of \$300-\$400 and sometimes \$700+ a month, nearly 10 years after an apartment enters service. There is no need for such dramatic increases which leads directly to displacement. It's price gouging, plain and simple.

* Prohibit Rent-Setting Software: The bill's provision to ban certain software tools that set rent rates and occupancy limits is a necessary step to protect tenants from unfair and automated pricing decisions. By restricting software that doesn't take into account the real-life needs and circumstances of tenants, SB 722 ensures that rent increases are made with more care, transparency, and fairness.

SB 722 is a balanced and thoughtful approach to improving the rental market. It addresses the affordability crisis, promotes fairness for renters, and doesn't affect the construction of new housing. I urge you to support this bill and vote YES on SB 722.

Thank you for your time and consideration.

Sincerely,
Alexandra Perez Urbina