

Submitter: Betty Holladay
On Behalf Of: Self
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB722

Hello Chairs and Members of the Committee:

I am a 75 year old lifelong renter. I have lived in Marion, Washington, Multnomah, and now Clackamas county – all since moving to Oregon in 1990 – to attend Willamette University Law School. I'm writing to support SB 722.

I've seen the housing market diminish along with rising rents. However, after the passage of SB 608 in 2019 and then SB 611 in 2023, I have watched some measure of stabilization and fairness come to rent amounts and their implementation. Oregon has come a long way. There are tweaks that are needed in order to beef up our system.

ProPublica first reported about the use of AI in generating a rental monopoly system among corporate landlords. The US Dept of Justice has already taken up this issue with regard to one system, Real Page. Some of the landlords being sued are located here in Oregon. Breaking this monopolistic system and others created by AI is a badly needed step in reintroducing the free market concept back into the rental market. Competition can indeed be helpful in bringing rents down along with creating inherent fairness. Choice is optimal for tenants. I support methods to create more of it.

Current law also calls for rent caps on property that has been rented out for 15 or more years. My housing options have fallen into this category as a way to stabilize my rent increase amounts. I'd love to be able to rent in newer housing communities so that I am less burdened with repair issues that accompany older buildings. Developers have 6 years to regain any costs through rental of newly built units as well increases in the rent amounts that are not subject to the rent cap. As a result, I'm supporting a change to the law on rent caps to reduce the age of building being covered to 7 years or more.

I'm a reliable renter with a stellar credit history. I'd just like to not go bankrupt in trying to find a decent place to live – particularly in a tight housing market. And it is tight. Again with an increase in the number of rentals covered by the rent cap, my choice is enhanced. I am now renting from a mom and pop landlord after rent increases at my older complex became unsustainable. I negotiated a new two year lease in November, 2024. I was lucky. My search for the prior two months had not been successful. However, I just happened to run across a query on Facebook about this little charming condo. Timing was everything along with an instant rapport

between a young couple and myself. I'm paying the same rent I paid in 2024 at my old place - with no rent increases for two years. Still, when I'm 77, I may be looking for another place should my new residence be put up for sale. I live on the edge - hoping for more choices in housing in the next couple of years. And that is why I am supporting SB 722. I encourage you to do the same.

Thank you

Betty Holladay