



March 18, 2025

Senator Khanh Pham
Chair, Senate Committee on Housing and Development
900 Court St NE, S-407
Salem, OR 97301

RE: Support for Senate Bill 722

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

I am writing on behalf of The Oregon Housing Alliance to ask for your support for Senate Bill 722. This bill makes improvements to Oregon's rent stabilization and prevents predatory rent spikes by (1) decreasing the new building exemption from 15 years to 7 years and, (2) banning the use of AI software to set rents.

The Oregon Housing Alliance is a statewide coalition of over 100 member organizations, including tenant organizations; affordable housing developers and operators; social service providers and shelter operators; Community Action Agencies; Public Housing Authorities; housing industry businesses and professionals; city and county governments; and community-based nonprofits.

We have members at every step of the housing development process from pre-development to lease up and wrap around services. We understand that Oregon is experiencing a housing shortage, but rising rents is the single biggest cause of homelessness. Oregon renters at every corner of the state cannot wait for housing production to catch up.

We need to employ all tools to address our housing crisis, SB 722 is one of the many tools we need to employ. It provides immediate relief to over 80,000 Oregonians and costs taxpayers nothing. We also need to ensure rents are set in a transparent process. Rents should be set based on the unique conditions and needs of a property, not some third-party AI software.

Thank you for the opportunity to provide testimony. The need for SB 722 is vast. I urge your support

Sincerely,

Rebekah Markillie
Oregon Housing Alliance
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