

Submitter: Keosha Dockery
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB722

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

I am writing to you today in support of SB 722. Oregon Renters deserve stable rental prices, free from unfair annual rent increases and price-fixing tools.

My name is Keosha Dockery, and I am submitting this testimony in strong support of SB 722. As a single parent, an Oregonian, and a recipient of subsidized housing, I know firsthand how difficult it is to secure stable and affordable housing in today's market. Renters across our state are being priced out of their homes, not because of natural supply-and-demand forces, but due to corporate landlords manipulating rent prices through AI-driven pricing software. This practice is not only unethical but is actively contributing to Oregon's housing crisis. SB 722 is a necessary step toward restoring fairness in our rental market by prohibiting the use of rent-setting software that drives up costs and limits housing availability.

The Urgency of SB 722

Oregon is in the midst of a housing affordability crisis. Over the last five years, rents have increased by nearly 30%, far outpacing wage growth. Families, seniors, and low-income renters are being displaced at alarming rates because they simply cannot keep up with artificially inflated rents. SB 722 directly addresses one of the root causes of these unjustified rent hikes—price-fixing software used by corporate landlords to manipulate the market for profit.

The Harmful Impact of Algorithmic Rent Setting

Investigations have shown that companies like RealPage provide landlords with AI-driven pricing tools that analyze nonpublic competitor data to artificially raise rents. The U.S. Department of Justice has sued RealPage for these practices, arguing that their algorithmic price-fixing harms millions of renters across the country. Studies suggest that up to a quarter of recent rent inflation can be traced back to these exploitative pricing models. This is not free-market competition; this is corporate collusion at the expense of struggling renters.

How This Affects Oregonians Like Me

As someone who relies on subsidized housing, I have faced barriers to securing stable housing despite having guaranteed rental assistance. Landlords using price-

fixing software inflate rents beyond what housing vouchers cover, shutting out families like mine who are trying to access safe and affordable homes. These software-driven pricing schemes also reduce the availability of lower-cost units, forcing more families into crisis. No parent should have to choose between paying rent and providing basic necessities for their child.

Addressing Opposition Claims

Some landlords argue that AI pricing tools help them adjust to market conditions. In reality, these tools do not reflect true market demand—they manipulate it. SB 722 does not prevent landlords from setting fair rents. It simply ensures that rent-setting is transparent, ethical, and free from anti-competitive practices that drive families into homelessness.

Why SB 722 Must Pass

SB 722 is a no-cost solution that will protect renters from exploitation and help stabilize Oregon's rental market. At a time when families are struggling to afford housing, we cannot allow corporations to use AI algorithms to artificially inflate rents and maximize profits at the expense of our communities. By passing this bill, lawmakers can take a meaningful and immediate step toward housing justice.

I urge this committee to support SB 722 and take a stand for renters across Oregon.

I urge you to pass SB 722 to ensure that Oregonians are protected from unfair rental increases and price-fixing tools.

Sincerely,
Keosha Dockery
Salem, OR