



19 March 2025

Senate Committee on Housing and Development
Oregon Legislature

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

RE: Senate Bill 722

My name is Jimmy Jones, and I am the Executive Director of the **Mid-Willamette Valley Community Action Agency** in Salem. We serve low-income residents of Marion, Polk, and nine other counties across Oregon. Annually, we provide more than \$80 million in services and direct client assistance for housing, homelessness, energy and weatherization, and early learning programs to more than 60,000 Oregonians in poverty. I also serve as the Vice President for Legislative Affairs at the Community Action Partnership of Oregon, sit on the Housing Committee of the Racial Justice Council, and previously was a member of the House Bill 2100 Task Force on Homelessness and Racial Disparities, and recently Chaired the Legislature's Joint Task Force on Hospital Discharge. For many years, I have been an advocate for the homeless and housing unstable residents of our state.

Oregon continues to face an affordable housing crisis. Senate Bill 722 introduces crucial reforms by prohibiting the use of certain rent-setting software and reducing the exemption period for rent increase caps on new rental units. Software that relies on non-public competitor data to set rents or determine occupancy artificially inflates rental prices, by prioritizing profits over fair housing access. Banning these practices will create a more transparent and competitive rental market. In addition, reducing the exemption period for new rentals from 15 years to seven strikes a fairer balance between incentivizing new development, while protecting tenants from unsustainable rent increases.

I have witnessed the impact of escalating rental costs and the barriers they create for individuals and families seeking stable, affordable housing. Passing Senate Bill 722 would be a meaningful step toward making Oregon's rental market more transparent, accessible and fair.

For all of these reasons, we urge your strong support of this bill. Thank you for the opportunity to submit testimony and for your service to Oregon communities.

Respectfully,

A handwritten signature in blue ink, appearing to read "JJ".

Jimmy Jones
Executive Director