



March 18, 2025

Senator Khanh Pham
Chair, Senate Committee on Housing and Development

Re: Support for Senate Bill 722

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

Welcome Home Coalition is a multicultural and intersectional alliance of over 80 nonprofit organizations and individuals in the Portland Metro Area that uses its collective resources to build a movement for housing justice. We believe that everyone deserves to have an affordable and safe home in a neighborhood of their choice. We advocate for policies that eliminate inequities in housing outcomes based on race and class. We urge your support for SB 722. This bill is vital to prevent displacement and extreme rent spikes by extending coverage of our state's rent stabilization statutes and prohibiting the use of price-fixing software to inflate rents.

Nationally, there are examples of rent stabilization laws as effective tools to create more housing stability and affordability. Further, while rent stabilization protects all tenants, it disproportionately benefits low-income tenants, seniors, people of color, women-headed households, persons living with disability and chronic illness, families with children, and others who often have the least choice in the rental markets due to systemic inequities and are most susceptible to rent gouging.

We know that some say that rent stabilization laws can decrease incentives for development, but studies have shown that rent stabilization does not have an impact on new construction. Two examples from our neighboring state of California: The Urban Displacement Project assessed housing production from 2007 to 2013 and found that the six cities with rent control in the Bay Area produced more housing units per capita than cities without rent control. A comprehensive report by Berkeley's Planning and Development Department considers the effect of rent control from 1978 to 1994 and concludes that "the best available evidence shows that rent control had little or no effect on the construction of new housing."

We are grateful to legislative leaders like you, for your bipartisan support and immediate action to move forward with this important legislation.

Sincerely,

A handwritten signature in black ink that reads "Molly Hogan".

Molly Hogan
Director, Welcome Home Coalition