



Senate Committee on Housing and Development
900 Court St NE
Salem, OR 97301

March 19th, 2025

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

SETA is a non-profit, public service organization dedicated to renters' rights and interests. We provide free community resources, including our free Tenant Hotline, and we directly serve about 240 renter households every month through combinations of several programs.

SETA strongly supports SB 722, an essential bill that will prevent massive unplanned rent increases.

Submitted alongside my testimony will be an aggregated report of data from our Hotline. You will see exactly what we hear every day from tenants - the top reason tenants need some type of support is ultimately due to housing affordability.

SB 722 provides essential reforms by banning AI price fixing software and shortening the exemption period for rent increase caps on new constructed rental units. Rent-setting software that uses non-public competitor data to determine prices will artificially inflate rents, prioritizing profits over equitable access to housing. Additionally, this bill will reduce the exemption period for new rentals from 15 years to seven years, which strikes a fairer balance between encouraging new development and protecting tenants from massive rent spikes.

On passage, this bill would provide reasonable rent stabilization protection for an additional 40,000 housing units and between 80,000 to 100,000 Oregonians. These are all tenants who are currently at risk of massive rent spikes, evictions without needing any reason, or any other protections this body worked hard to already pass.

Opponents of this bill argue that development is the only cure to housing affordability, but are scarce in bringing forward concrete data to reflect that a reduction of rent stabilization exemptions would reduce development. On the contrary, we are seeing and hearing every day the deep consequences of not addressing housing affordability - evictions, displacement, and



homelessness continue to rise. Ultimately, SB 722 asks a vital question: will we sacrifice today's tenants for a suggested future?

During our historic housing crisis, it is imperative that we prioritize housing stability over corporate profits. SB 722 is necessary to protect our most vulnerable residents from further displacement and to prevent the deepening of the homelessness crisis in our state.

We urge you to join us in strong support of SB 722 as a vital safeguard for renters who cannot afford to wait.

If you'd like to connect with me, please reach out to
tmorris@springfieldeugenetenantassociation.com. Thank you for your consideration.

Sincerely,

Timothy Morris
Executive Director
Springfield Eugene Tenant Association