Submitter: Emily Ausman

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 in strong support of SB 722, which help 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.
I am currently a renter whose unit is protected under SB 611 because I do not live in a new build apartment. I cannot imagine facing a rent hike hirer than 10% and urge you to expand the strength of our rent stabilization.

SB 722 is the only policy tool on the table this session that would provide immediate and measurable protection for Oregonians suffering as a result of our state's affordable housing crisis.

The bill reduces the current 15 year exemption for new construction from our statewide rent stabilization statute down to 7 years. This change would provide reasonable rent stabilization protection for an additional 40,000 housing units and between 80,000 to 100,000 Oregonians. This proposed change strikes a balance between continuing to encourage new units to come into the market and ensuring that those units do not contribute to long-term gentrification and price inflation.

The bill also amends the Landlord-Tenant Act to prohibit the use of price-fixing AI software to artificially inflate rents. These kinds of products are the subject of national attention and concern, and Oregon has joined a federal lawsuit against this practice. Many local jurisdictions are taking steps to curtail this practice. Price fixing has no place in Oregon, and we cannot afford to allow this practice to exacerbate our housing crisis.
Link the testimony back to your personal story or your organization's mission.
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.
Sincerely,

Emily Ausman