



SB 722 - Rent Stabilization & Anti-A.I Price Fixing

March 26th, 2025

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

Thank you for the opportunity to testify in support of SB 722. For the record, my name is Hannah Alzgal and I am the Housing Justice Policy Coordinator at Unite Oregon, a multiracial organization with grassroot bases across urban and rural Oregon. I speak on behalf of thousands of our members, the majority of whom have only ever been able to rent, when I urge you to support SB 722 and oppose the dash-one amendment.

We have a crisis of an unaffordable housing market. Four out of every ten Oregonians are renters and their common experiences comprise of receiving eviction notices for nonpayment because their wages don't keep up with the cost of rent, and pulling from life-essential budgets for groceries and medicine to cover the costs. They're routinely having to uproot their lives and families to find affordable housing. This tool could protect renters from being price-gouged out of their homes by rent hikes set by landlords and artificially-inflated ones set by software.

At Unite Oregon, we have a referral system for those who have tried finding anywhere possible to support them with groceries, rent, medical expenses, school, and other essential costs of living. 75% of all referrals we make are for support with rental assistance to prevent eviction and displacement, with most requests coming from communities of color.

We need policies that prevent new construction from exacerbating the current crisis. Renters in our organization are watching new units being constructed in their neighborhoods and onto the same properties they rent from that are deeply unaffordable. Without the proper anti-displacement measures in place, these are units that are bound to price them out of their current homes, creating an inescapable cycle of poverty.

New housing without rent stabilization will only create more instability to current and potential renters. I urge you to pass SB 722. Thank you for your time, dedication, and service to resolving this crisis.