

Submitter: Aaron Douglas

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB722

As an investor in five multifamily properties across Oregon—from Bend to Beaverton, and Eugene to Portland—I feel compelled to voice my opposition to SB 54 and SB 722 during this housing crisis. Instead of creating hurdles that increase costs, we should promote policies that encourage housing development.

Opposition to SB 722:

SB 722's prohibition on rent-setting and occupancy management software will significantly hinder our ability to run efficient operations. Without these tools, we must rely on less accurate methods, such as combing through websites like Craigslist and Apartments.com or making calls to local neighborhoods to gather essential market data. This isn't just an inconvenience; it's a step backward. In other industries, such as ridesharing and airlines, AI-driven pricing models are standard practice. Why should the housing market be any different? In fact, rents in Oregon have remained flat or have even decreased over the past couple of years, indicating that this legislation addresses a non-issue rather than the real housing challenges we are facing every day in our state.

Additionally, the proposal to reduce the new construction rent cap exemption from 15 years to just 7 is deeply concerning. This change could deter much-needed development at a time when our Governor and numerous Oregon cities are declaring housing emergencies. Ask any developer, and you'll hear them say loudly and clearly that this is a non-starter for investing in our state. As a native Oregonian and someone who wants to provide housing, I would be forced to invest in other states as well.