

Submitter: Kim Gaube
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB1523

I am writing to express concern that SB 1523, as drafted, would have unintended consequences and should be opposed by the committee.

While I support efforts to advance accessibility and equity in housing, SB 1523 would significantly limit housing providers' ability to use standard digital tools that support efficient, accurate, and fair rental housing operations. The bill's provisions related to rental applications and tenant portals would increase administrative burden and slow the application process, lengthening the time for residents to get housed.

Housing providers already operate under Fair Housing requirements, including established obligations to provide reasonable accommodations, such as paper applications, if needed. SB 1523 risks undermining these existing processes by restricting the standardized tools that help ensure consistency, accuracy, and compliance across housing operations.

As written, the bill would increase operating costs, slow the application process, and divert resources away from property maintenance and resident services. Over time, these impacts could contribute to higher housing costs and reduced housing availability—outcomes that run counter to the bill's stated intent.

I respectfully urge the committee to oppose SB 1523 as drafted and to engage housing providers, advocates, and other stakeholders in developing a more balanced approach—one that improves accessibility while preserving the operational efficiency and housing supply our communities depend on.

Sincerely,
Kim Gaube