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for Affordable Housing*

*Kymberly Horner, Vice
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*Kristy Willard,
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*Shannon Tenant,
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*Trell Anderson -
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Alternatives*

*Jessica Blakely -
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*Julie Delgado, The
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*Aubre Dickson -
Community Housing
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Rita Grady - Polk CDC

*Andrew Heben -
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*Erica Ledesma -
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*Dominique
Merriweather - Proud
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*Erica Mills -
NeighborWorks
Umpqua*

*Margaret Salazar -
Reach CDC*

*Sheila Stiley - NW
Coastal Housing*

Feb 3, 2026

Re: Support for SB 1523

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

My name is Kevin Cronin, and I am writing on behalf of Housing Oregon, a statewide association representing nonprofit affordable housing developers, public housing authorities, and other mission-driven housing organizations across Oregon. Our 147 member organizations own and operate tens of thousands of affordable homes and work every day with renters navigating an increasingly difficult housing search.

Housing Oregon supports SB 1523, and our members have voted to support this bill after reviewing it through our organizational equity lens.

Affordable housing landlords across the state are seeing a troubling pattern: adults who are otherwise eligible for housing are struggling to complete basic steps in the housing process because systems have shifted too quickly to digital-only platforms. For many renters, particularly seniors, people with disabilities, and low-income households, electronic portals and app-based systems are not reducing barriers. They are creating new ones.

The digital divide is not just about internet access. It includes limited smartphone familiarity, inconsistent data plans, difficulty navigating portals on small screens, and a lack of reliable technical support. When rent payments, applications, or access to essential facilities depend entirely on electronic systems, small errors or system failures can have serious consequences for housing stability.

SB 1523 takes a practical approach by preserving options that many affordable housing landlords already offer. The bill ensures tenants retain the option to pay rent by check or another commercially reasonable method, apply for housing using a paper application, and access essential facilities through a non-digital mechanism such as a

key, fob, or keypad. These are low-cost, existing systems that landlords can continue to offer to ensure equal access to housing.

From an equity standpoint, these protections matter. Seniors, renters with disabilities, and lower-income households are less likely to have reliable access to smartphones or feel comfortable navigating digital systems. Affordable housing landlords serve these populations every day and are seeing firsthand how digital-only requirements can delay lease-ups, increase confusion, and push people out of the housing search entirely.

Housing Oregon represents affordable housing landlords committed to housing stability. SB 1523 supports that goal by reducing unnecessary friction in the housing process and ensuring technology does not become a gatekeeper to housing.

For these reasons, Housing Oregon urges your support for SB 1523. Thank you for the opportunity to submit testimony and for your service to Oregon communities.

Sincerely,
Kevin Cronin
Director of Policy and Advocacy

Housing Oregon