

Submitter: Ramsay Weit

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB1523

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

I am writing in support of SB 1523, which is designed to maintain traditional methods of relations between tenants and their landlords..

Despite recent technological advances, many tenants and seniors are unaware of or struggle with the "simple" electronic versions of paying rent or accessing necessary facilities on site. They are used to the option of paying by check or other commercially reasonable method, applying for housing on paper, and using a non-digital key to access facilities. These are low-cost, existing tools that landlords can simply continue to offer.

SB 1523 codifies three requirements to ease these barriers.:

Keep the option to pay by check or other commercially reasonable method: Electronic portals are confusing, hard to access on a mobile device, and may fail at critical moments. They may also charge extra fees, as well expose users to potentially costly mistakes in entering information..

Keep the option of a paper application: Digital applications can be exceedingly difficult to complete on a mobile device or without consistent internet access.

Keep the option of a non-digital key to access essential facilities: Digital app-based entry systems require that someone have an up-to-date smartphone, which is not the case for ten percent of Oregonians and 25 per cent of those over 65, according to Pew Research. . Similarly, tenants sometimes are required to use a physical mechanism such as a keypad or keyfob to access essential services such as laundry, parking, trash, and recycling. This legislature has already acted to codify this principle for accessing the front door of a housing unit.

These budget-neutral solutions simply preserve common systems already used by landlords and property managers.

Good Bill,.should pass;

I urge you to support SB1523

Sincerely,

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