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February 3, 2026

Chair Pham, Vice Chair Anderson, and Members  
Senate Committee on Housing and Development  
Oregon State Legislature  
Salem, Oregon

**Re: Opposition to SB 1523, as currently Drafted**

Performance Properties is a local Residential Property Management Firm, managing single-family homes and multi-family complexes on behalf of landlords within the Portland Metro Area. We are writing to share concerns about SB 1523 and to urge the committee to oppose the bill as currently drafted.

While we support efforts to improve accessibility and equity in housing, SB 1523 would significantly limit housing providers' ability to rely on standard digital tools that support efficient, accurate, and fair rental housing operations. The bill's provisions related to rental applications and tenant portals would require parallel systems that increase administrative burden without improving access or outcomes for applicants.

Housing providers already operate under strict Fair Housing requirements, including obligations to provide reasonable accommodations. Standardized digital systems play an important role in meeting those obligations by promoting consistency, accuracy, and equal treatment across all applicants and residents. SB 1523 undermines these existing processes by restricting the use of tools that help ensure uniform application of policies and reduce the risk of disparate treatment.

Online tenant portals support nondiscrimination by applying the same workflows, timelines, and documentation standards to all tenants. These systems are used to securely host and communicate tenant-related information; process rent payments; execute, store, and retrieve lease documents, renewals, and addenda; maintain accurate and up-to-date tenant ledgers; and manage maintenance and repair requests. Centralized digital records also provide transparency and accountability by preserving a clear history of communications and open service requests, which benefits both tenants and housing providers.

As written, this bill would increase costs, slow the application process, and divert resources away from property maintenance and resident services. Over time, these impacts risk contributing to higher application fees, delayed application processing, and reduced housing availability.

I urge the committee to oppose SB 1523 as drafted and to work with housing providers, advocates, and stakeholders on a more balanced approach that improves accessibility without undermining housing operations or supply.

Thank you for your time and consideration.

Very Truly Yours,

Nori Falconeri  
President  
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