

Submitter: Daniel Hayes

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB1523

Subject:

Oppose SB 1523 as Drafted

Body Copy:

Chair Pham, Vice Chair Anderson, and Members of the Senate Committee on Housing and Development,

I am a small house provider and native Oregonian, and I am writing to share concerns about SB 1523 and to urge the committee to oppose the bill as currently drafted.

Everyone needs access to affordable, safe and well-maintained housing and while I 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 accommodation. SB 1523 undermines those existing processes by restricting standardized tools that help ensure consistency, accuracy, and compliance.

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 housing costs and reduced housing availability.

Our State has implemented a significant number of rules and regulations in an attempt to suppress rent increases through price controls (which have been proven to have the opposite effect), improve access and enhance fair housing. All well intended to be sure. However, please keep in mind that this complexity has been a MAJOR factor in chasing small housing providers out of the market, leaving the void to be filled by large corporations or not filled at all, all exacerbating our current housing shortage.

With SB 1523, it looks a lot like "here we go again".

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.