

2/4/2026

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

I am writing to urge you to oppose SB 1523 as currently drafted.

While I support improving accessibility and equity in housing, SB 1523 would restrict housing providers from using the standard digital tools that make rental operations efficient, accurate, and fair. The bill's provisions on rental applications and tenant portals would force providers to run duplicate systems, increasing administrative workload without meaningfully improving access or outcomes for applicants.

Housing providers already comply with strict Fair Housing requirements, including providing reasonable accommodations. SB 1523 weakens existing compliance practices by limiting standardized tools that help ensure consistency, accuracy, and accountability.

If passed as written, SB 1523 will increase costs, slow the application process, and divert resources away from property maintenance and resident services. Over time, these impacts will contribute to higher housing costs and reduced housing availability.

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

Thank you for your time and consideration.

All the best,

A handwritten signature in black ink, appearing to be 'Dean Halpern', written over a horizontal line.

Dean Halpern