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February 5, 2026

Re: Support for SB 1523

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

My name is Angela Sullivan, and I am writing on behalf of LandWise, LLC in support of Senate Bill 1523. LandWise is a land development consulting firm that works closely with builders, developers, and housing partners across Oregon. From a builder and operator perspective, SB 1523 represents a reasonable and balanced approach to ensuring housing systems remain accessible while allowing providers to continue operating efficiently.

As housing delivery and property management increasingly rely on digital platforms, it is important to recognize that not all tenants have equal access to or comfort with technology. This is especially true for older adults, renters with disabilities, and low-income households. While digital tools can improve efficiency, they should not become a barrier to housing access or stability.


SB 1523 preserves simple, low-cost options that many housing providers already offer. Maintaining the ability to pay rent by check or another commercially reasonable method, allowing paper housing applications, and ensuring access to essential facilities through non-digital entry methods are practical safeguards that support tenant stability without imposing significant operational burdens on landlords or builders.

From a housing provider's standpoint, electronic portals and app-based systems can fail at critical moments, create confusion for tenants using mobile devices, or introduce fees and errors that lead to unnecessary disputes or missed payments. Preserving alternative options reduces risk for both tenants and property managers and helps prevent avoidable disruptions to housing stability, particularly for seniors living on fixed incomes.

According to Pew Research, one out of ten people does not have a smartphone, and approximately one in four people over the age of 65 lack access to one. SB 1523 addresses this reality in a measured way by ensuring that technological modernization does not unintentionally exclude a significant portion of the population from housing opportunities. SB 1523 strikes an appropriate balance between operational flexibility for housing providers and basic accessibility protections for tenants. It supports housing stability for older adults and other vulnerable renters while remaining practical and budget-neutral for the building and housing community.

For these reasons, we respectfully urge your support for Senate Bill 1523. Thank you for the opportunity to submit testimony and for your service to Oregon communities.

Sincerely,



Angela Sullivan
LandWise, LLC