

Submitter: Aaron Douglas

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB54

As an investor in five multifamily properties across Oregon—from Bend to Beaverton, and Eugene to Portland—I feel compelled to voice my opposition to SB 54 and SB 722 during this housing crisis. Instead of creating hurdles that increase costs, we should be promoting policies that encourage housing development.

Opposition to SB 54:

SB 54 seeks to enforce expensive cooling systems for multifamily units without offering financial aid to cover these costs. Furthermore, there has been no consultation with utility companies about the electric grid's capacity to handle such increased demand, especially as the grid strains to avoid blackouts! Is anyone in Salem reading the newspaper?.

While states with hotter climates like Arizona and California don't have similar mandates, Oregon's unique regional climates—such as the coastal areas and those near mountains—raise questions about the practicality of these requirements. Would air conditioning even be necessary in many parts of the state? The financial burden of electrical upgrades in our unreinforced century-old masonry buildings in NW Portland and throughout the city and our entire state could reach \$25,000 per unit, likely leading to significant rent increases and, in many cases, requiring tenants to vacate units for the necessary work—further exacerbating our rental shortage and pushing more people into precarious housing situations.

SB 54 reflects a lack of common-sense housing policies. We need to focus on fostering a climate that encourages housing supply rather than restrictions that can harm both providers and renters alike. Our goal should be to create viable rental options, maintain investment in housing, and ultimately strengthen our community.