

Submitter: Susanna Abrahamson

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB54

I am a landlord in Central Oregon and I am really struggling with SB 54 that will require all rental units to have air conditioning starting in 2036. There are a variety of reasons that I struggle with this. First of all, it is a financial burden in a market that is already very expensive. Secondly, in the high desert, we actually don't have that many very hot days and they are often bookended with cool nights. This makes it easy to open windows at night, close shades during the day, and live comfortably. Any time something is mandated across a very diverse state, it feels short-sighted. We have such a variety of needs and costs, that rules for the entire state usually don't make sense. And this is one of them.

Cooling units are expensive and this bill is not offering any offset or assistance in the cost. If the state is requiring something, then the state should help offset the cost, and this bill does not help with the cost in anyway. Buying and owning real estate in Central Oregon is already expensive. This is not a huge money-making endeavor for my family, but rather a slow, long-term investment for us. Adding additional cost to providing housing may not make it financially viable when we already have small margins. We pride ourselves on providing affordable housing for working-class people in our community that cannot afford to buy their own homes. Please don't additionally burden that goal.

On a larger scale, affordable housing is a priority of our current governor. Adding additional cost burdens to landlords of larger units, which are traditionally less expensive to rent, does not help keep prices down.