

Submitter: Eliyahu Weisman

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB54

As a citizen who is involved with property management across a wide spectrum of properties from very basic to luxury units, I would like to share my perspective.

There are many tenants who can afford the costs of air conditioning, and if important to them, they will pay adequate rent to ensure that they get it. This is the backbone of economic freedom - where the invisible hand shines. The burden of mandating "universal" A/C would incur additional housing costs that would be immediately reflected in higher rental costs for basic housing, pricing out our most vulnerable who are already on the margins, and exacerbating the housing crisis.

Other than increasing demand for A/C units and electricity which would benefit some people within those industries, I don't see how this could reasonably be expected to benefit our fellow citizens already struggling the most to pay their current rents, or our society as a whole.

In addition, I would like to add that I've encountered what strikes me as an unintended consequence of such mandated installations. At one property in Texas where A/C was installed due to such a mandate, it was immediately removed by the tenants, and in all likelihood sold to fuel their substance addiction, which the tenants appeared to place as a higher priority to keeping the A/C that they viewed as a luxury.

Maintaining cooling centers is a fine and generally practical idea to afford more people protection from harsh, and potentially dangerous heat. Increasing the costs of basic housing, however, would be expected to push more of our most vulnerable into homelessness and significantly increase the net dangers that they would be constantly exposed to.