

Submitter: Jessie Dhillon

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB1576

Dear Committee Members,

I am a developer (multifamily housing) and a manager (multifamily housing). While I appreciate the lawmakers good intentions behind this proposed legislation, I challenge the data that has been provided to back up the need and public desire. One of the sources mentioned that 40% of Oregonians require adaptive housing. This is not what I've experienced in 19 years of experience in Multifamily Housing within the Portland Metro. Older communities have no adaptative units, and we receive less than .5% of our Residents/Tenants (of over 2100 units) that ask for a Reasonable Accommodation to modify the apartment home for adaptive use. The most common request is grab bars in the shower area.

During Management:

Materials needed for replacement in the Type A (ADA Compliant) unit, is different, and more expensive, than that of a Type B unit (adaptive capable). manufacturers often make models of appliances and materials that are very customized for that job / that area / and are not easily replaced. The backorder timelines are long, and the cost is higher. This means we may have to displace a person from their home, into a hotel temporarily, when an essential service items fails, and we the replacement parts are on back order (i.e. Refrigerator, water heater, range, plumbing parts, etc. ).

During New Construction Lease Up:

Upon opening the doors of a new apartment community in 2017, only two applicants (of a 168 plex) have asked for an adaptive unit. Upon opening the doors of a new apartment community in 2024, only one applicant (of a 162 plex) asked for an adaptive unit (we built 4).

The whole process of Framing, Plumbing, Electrical, HVAC, Insulation, Finish Work requires additional attention to detail. Often, one issue can cost the project months of time, and many thousands of dollars in increased expenses. For Example, if all bedroom doors are 32" wide, but a Type a requires a 36" wide door, and one is missed, the finished material (drywall, carpet, doors, handles, paint) has to be torn out, and redone. All of our stakeholders in the building process have a responsibility to build to the plan specs, but usually, there are issues with the Type A, ADA units (2% currently) and often have issues, and require a lot more time, attention and details, because we are not getting economies of scale to build those units.

Developers pay a premium for these units in both tangible (money) and intangibles (time). The legislature is considering if we should increase the requirement for new

development by 5x the current requirement. But the demand is not there, and the cost is very high.

Please consider voting NO on this bill. The system is not broken, the data presented on the need is skewed.

This would HINDER more housing from being developed, further, which Oregonians cannot afford.