



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

March 23, 2023

Senate Committee on Housing and Development
900 Court St NE, S-409
Salem, OR 97301

Re: SB 919-1 technical amendment recommendations

Chair Jama, Vice-Chair Anderson and Members of the Senate Committee on Housing and Development,

Thank you for the opportunity to provide verbal and written testimony in support of SB 919-1. In response to issues raised at the public hearing on March 22, the City of Portland offers the following technical amendments for your consideration:

1. SB 919-1 intends to disqualify properties that are placed in short-term rental use from participation in the exemption. The phrase “transient lodging” is provided in subsection (1)(a)(B)(ii) and subsection (8)(a)(B) but is not defined. In order to capture the full range of short-term rental uses, we recommend replacing the phrase “transient lodging” with the more specific phrase “transient occupancy or vacation occupancy, as defined in ORS 90.100.”
2. SB 919-1 would benefit from additional clarify on the nature of the occupancy described in subsection (1)(a)(B)(i). We recommend changes that clarify that just one unit on the property—including but not limited to a single-family dwelling associated with a new accessory dwelling unit—must be used as a primary residence.
3. SB 919-1 applies to accessory dwelling units and conversions of single-family dwellings into duplexes, triplexes, and quadplexes. The bill is not intended to apply to construction of new single-family dwellings. To ensure that construction of new single-family dwellings—including



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those that may contain an accessory dwelling unit—are not eligible for the exemption, we recommend specifying in subsection (1)(a)(A) that the primary structure on the property must have been constructed on or before a specific date, such as “January 1, 2023.”

The City of Portland looks forward to supporting SB 919 as it is refined to incorporate these and other technical and implementation improvements.

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