



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

April 26, 2023

Senate Committee on Finance and Revenue
900 Court St NE
Salem, OR 97301

Re: Support for SB 919 as amended

Chair Meek, Vice-Chair Boquist and Members of the Senate Committee on Finance and Revenue,

The City of Portland supports the property tax provisions included in SB 919, as amended, as a measure to increase housing production through the conversion of existing homes and construction of accessory dwelling units (ADUs). As stated in the City of Portland's previous testimony on SB 847 and SB 919, this bill is a modest financial tool that will encourage residential property owners to meaningfully participate in solving the state's housing shortage. Of particular interest to the City of Portland, SB 919 aligns with recent zoning and other regulatory changes that encourage the conversion of existing buildings to middle housing uses.

SB 919 provides a five-year property tax special assessment for the construction of an ADU or conversion of an existing single-family house into a duplex, triplex or quadplex. The amended bill requires permanent occupancy by the primary resident (owner) and does not allow the resultant housing units to be rented on a short-term basis.

Although Portland's land use regulations allow for residential conversions, the adaptation of existing homes into middle housing presents significant structural and financial challenges, especially with respect to meeting modern fire and life safety codes. The modest financial incentive provided by SB 919 will help offset some of those costs, which are often prohibitively expensive for typical single-family homeowners who may otherwise be inclined to add housing units to their property.



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Thank you for considering this bill.

Sincerely,



Donald Oliveira
Director, Bureau of Planning and Sustainability

