
April 20, 2023

Representative Maxine Dexter, Chair
House Committee on Housing and Homelessness
900 Court Street, NE
Salem, OR 97301

RE: SB 1013 -2

Chair Dexter, Vice-Chair Gamba, Vice-Chair Helfrich, and Members of the House Committee,

Multnomah County supports adopting the -2 amendments to SB 1013. The base bill requires counties to permit a recreational vehicle to be used as housing in unincorporated rural areas (including areas both inside and outside the UGB, but not within an Urban Reserve) zoned as Rural Residential and similar (not on farm or forest zones) if hooked up to approved services – water, sanitary sewage disposal, and electrical.

The bill is similar in many respects to SB 391(2021), which gave Counties the option to permit one ADU on Rural Residential zoned lands. This bill (SB 1013) would expand on the previous bill, meaning that rural residential property owners would be able to place an RV for rental purposes regardless of county factors often considered when creating new housing.

One key difference between SB 391 (2021) and SB 1013 (2023) is that SB 1013 requires counties to allow the RVs as housing, whereas the previous ADU bill allowed counties to adopt ADU rules or opt out altogether. We support the -2 amendment because they contain the same optional provisions as SB 391 (2021). Some counties facing a rural worker shortage may well seek to adopt the rules right away, but not all Rural Residential zones are the same. Counties need to be able to study and carefully consider if or where both ADUs and RVs may be appropriate on Rural Residential lands.

At issue for Counties are some of the following factors:

- What is the likely demand?
- How far from jobs and urban services should additional housing be placed?
- How much of an increase in vehicle miles traveled would be acceptable, especially considering County and statewide GHG reduction targets?
- Can existing services support this use? Is an increase in services warranted and at what cost?
- Are there areas zoned rural residential that have notable physical constraints that may preclude the placement of additional housing?

The -2 amendments afford local decision makers the opportunity to weigh the above factors. We encourage the committee to adopt them as they move this bill forward.

Thank you,
Taylor Steenblock
State and Regional Affairs, Multnomah County