



February 3, 2025

Co-Chairs Helm and Owens
House Committee On Agriculture, Land Use, Natural Resources, and Water
900 Court Se. NE
Salem, OR 97301

RE: City of Eugene Opposes HB 3013

HB 3013 and the -1 amendments will have a dampening impact on a local government's ability to support housing construction within our Urban Growth Boundaries (UGB). The Legislature in the past number of legislative sessions has steadily moved state law to reduce barriers for housing development within an adopted UGB. HB 3013 is counter to this initiative and will create increased dissonance within state land use laws for cities to implement.

The City of Eugene's adopted policies, Governor Kotek's Housing Priorities, and the Legislative leadership is focused on bringing all tools to the table to address the housing supply crisis in Oregon. HB 3013 runs counter to this work by increasing the legal appeals risk that housing development projects, including Affordable Housing projects, would face in Oregon.

As written, HB 3013 and the -1, would require cities to make land use regulations effective upon acknowledgment, but we are not sure if that is possible if we are also required to meet a state-imposed deadline. Additionally, the bill does not provide clarity on who the lawsuits this bill authorizes can be filed against. For instance, if it is the property owner or developer who did something in reliance on an unacknowledged land use regulation, this seems to be a 'buyer beware' situation. But if the bill is interpreted to allow a new category of standing for appeals of a city land use decision, this would negatively impact a city's ability to implement new housing developments and also increase legal appeals costs at a time when city's are facing service budget cuts.

Eugene understands that there is a local land use issue within the bill sponsors districts, and we encourage those stakeholders to work through the outlined process within the Housing and Accountability Office and related process, rather than legislating a blanket approach to land use appeals. HB 3013 and the -1 only complicates the matter of housing development further within this state and does not support the state's goals for housing production. For these reasons the City of Eugene asks that the Committee oppose the bill as written.

Respectfully,

submitted electronically

Ethan Nelson, Intergovernmental Relations Manager