

Submitter: Douglas Kean

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4113

Hello, my name is Douglas Kean. I am submitting this testimony on behalf of Andrew Heritage of Hillsboro, Oregon. Andrew is not able to submit before the 3pm deadline, and gave me authorization to submit the following on his behalf:

HB 4113 represents a fair resolution of a long-standing issue stemming from the 2009 Metolius legislation.

When the State established the Area of Critical State Concern, a substitute development opportunity was created to compensate affected property owners who had an approved project on that land. Invalidating those approved development rights was a taking on part of the state. A taking must be properly compensated, otherwise this sets a very dangerous precedent. The TDO mechanism proved to be economically unworkable. If it is not fixed, then you will have a scenario where property owners were subject to a taking with no compensation, setting the precedent that the government can take your land and approved development rights away without any compensation.

HB 4113 modernizes the TDO framework by tying it to workforce housing, while securing permanent conservation of the Metolius parcel. Fixing a decades long stalemate that must be resolved.

Thank you.

This is about integrity, conservation, and housing — not weakening land use protections.

Please support HB 4113.