

Submitter: Jason Eckhoff
On Behalf Of: HB4113
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB4113

I live in Bend, but we have a home in Camp Sherman. I and recognize how special both places are. I support HB 4113 because it represents a fair and balanced resolution to what could best be termed as a “taking” with the 2009 creation of the Metolius Area of Critical State Concern.

In 2009, the State permanently protected the Metolius Basin and extinguished a previously approved resort proposal. A substitute Transfer of Development Opportunity (TDO) framework was enacted as compensation. While the conservation outcome succeeded, the TDO structure never became workable despite legislative extensions. In fairness to the owners of the approved resort property, a solution needs to be granted to allow for the rightful use of the TDO.

HB 4113 responsibly aligns that substitute opportunity with today's housing needs by allowing workforce housing in communities experiencing documented shortages. It also secures permanent conservation of the 627-acre Metolius property.

This proposal does not weaken Oregon's land use system. It completes a 2009 legislative framework in a way that supports conservation, fairness, and workforce housing.

Please move HB 4113 forward for refinement.

Thank you for your consideration.

Jason Eckhoff