

Submitter: Henry Smithe

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4113

Hello.

Thank you for considering my letter of support HB 4113 because it represents a fair and balanced resolution of a long-standing issue tied to 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.

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.

Henry Smithe