



American Planning Association

Oregon Chapter

Creating Great Communities for All

February 12, 2026

To: House Committee on Housing and Homelessness

Re: HB 4113

Position: Oppose

Dear Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson, and members of the committee:

The Oregon Chapter of the American Planning Association (OAPA) appreciates the opportunity to provide testimony on HB 4113.

OAPA is a nonprofit professional membership organization of over 800 planners and those who work with planning in formulating and implementing development and conservation policies at the state and local level. OAPA works to create sustainable and vibrant Oregon communities through professional development, advocacy for sound planning, providing resources to meet the challenges of growth and change, and embracing and promoting diversity, inclusion and equity.

OAPA **opposes** the proposed amendments to House Bill 4113-1, which fundamentally alters the intent and scope of the original 2009 Metolius Basin protection measures. While preserving the Metolius Resort site remains a worthy goal, this legislation attempts to achieve that conservation by transferring massive development rights to our coastal communities under the new guise of a "conservation-offset housing opportunity." This rebranding hides a drastic increase in density and dismantles environmental safeguards that were previously agreed upon.

The most alarming aspect of this proposal is the sheer scale of the development it authorizes in rural areas. Under the 2009 law, these developments were limited to "small-scale recreation communities" of 240 units on 320 acres, but this amendment quadruples that density, allowing for up to 960 residential units on a smaller tract of only

200 acres. Furthermore, the bill mandates an urban density of at least 10 units per net residential acre, effectively dropping a high-density town into rural settings in Clatsop, Coos, Curry, Douglas, and Lincoln counties without adequate infrastructure or planning.

Equally concerning is the systematic removal of environmental protections that were essential to the original compromise. The proposed amendments explicitly delete the requirement that 50 percent of the tract be dedicated to permanent open space. Also removed is the critical limitation that restricted impervious surfaces, such as rooftops and pavement, to just 35 percent of the total site area. The bill strikes the language that mandated protective buffers between these developments and our public lands, removing the requirement that buildings be located at least one-quarter mile from the nearest state park. This threshold is significantly higher than what is typically considered workforce or low-income housing, yet the bill grants these developments a statutory bypass, declaring them an "acknowledged exception" to statewide land use planning goals. **We urge you to reject this proposal, which sacrifices the integrity of our coastal land use system and environmental standards for a density bonus that does not genuinely address our state's deepest housing needs.**

HB 4113 grants a single private interest unique development rights outside of our planned Urban Growth Boundaries. This action threatens natural resources and the orderly planning for transportation and utilities without any clear community benefit. OAPA believes in protecting Oregon's land use program and advancing our land use efforts to further equitable outcomes and sustainability. This bill moves in the opposite direction on all of those fronts and should be rejected.

Sincerely,



Tabitha Boschetti
Chair, Legislative and Policy Affairs Committee
Oregon Chapter of the American Planning Association
www.oregonapa.org