



Main Office • 340 SE 6th Ave • Portland, OR 97214

February 11, 2026

To: Chair Pam Marsh and Members
House Committee on Housing and Homelessness

From: Mary Kyle McCurdy, Associate Director

Re: HB 4113 - Metolius

Thank you for the opportunity to testify on HB 4113. 1000 Friends opposes HB 4113. We are a nonprofit, membership organization that works with Oregonians to support livable urban and rural communities, protect family farms, forests and natural areas, and provide transportation and housing choices. 1000 Friends was closely involved in the process resulting in the Metolius basin being designated as an area of significant state concern, and in the transfer of development opportunities provided to the would-be developer of the Metolius area.

HB 4113 would give that private developer - whose development opportunity expired long ago, after many extensions - yet another opportunity to build, this time on 200 acres of rural lands somewhere in the state, and to exempt themselves from the Oregon land use system. Others have provided testimony about the history and why this bill is unnecessary and unfair - the public and this developer made a mutual agreement that this bill would break, at the expense of the public and the state's farm and forest lands and natural resources.

We address here why allowing 200 acres of development on lands outside urban growth boundaries is also poor policy *on the ground*.

The bill would allow up to 960 homes on up to 200 acres. The -1 amendment states that the development will be at a density of 10 units per acre. Conservatively estimating the amount of land set aside for right-of-way, parks, and some retail development, the density is likely to be higher. This density is absolutely appropriate for *inside* urban growth boundaries; it does not belong in the countryside, on rural lands.

Using Oregon's average household density,¹ that means approximately 2300 people - or a small town,² developed somewhere in rural Oregon without consideration of farm or

¹ 2.42 persons/household, on average, 202-2024, according to the [US Census](#)

² A pop of 2300 is larger than almost half of Oregon's existing cities.

forest lands, water, wildfire, transportation systems, wildlife and natural areas, and more. That level of development will be difficult and expensive to provide with infrastructure for sewage disposal, drinking water, emergency services, and more. Despite statements to the contrary, the public will undoubtedly end up contributing to these costs, and will experience the impacts of this large a development in a rural area, including possibly impacts on groundwater and wildfire risk. In addition, residents will need to drive for many basic needs, increasing conflicts with surrounding resource uses, adding traffic to rural roadways, and contributing to climate change.

This development is appropriate inside towns and cities, where there is urban infrastructure, schools, services, stores, and more nearby. The legislature has provided many tools inside UGBs to meet housing needs and on which we should be focused: density bonuses, state surplus lands, home start lands, Urban Renewal Areas, underutilized commercial lands, opportunity areas and zones, and more.

House Bill 4113 is not the way. We ask that the legislature not break a 17-year old agreement that the developer willingly entered into, at the expense of the public interest. Sunsets should sunset.

Thank you for considering our comments.