

Submitter:

Regina Harra

On Behalf Of:

Committee:

House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3921

Thank you for accepting testimony on this bill that curiously and oddly, specifically mentions my little neighborhood of Charter Oaks/Troost in Roseburg.

I am typically on the side of simplifying development and freedom for landowners. I understand that increasing inventory is a key piece of the housing affordability puzzle. However, development of the Charter Oaks/Troost area will not lend to "affordable" housing unless you consider \$500K homes "affordable". If approved in the manner set before you, development of this area will also not lend to "safe" housing and has the potential to pose serious safety hazards to those living here. I am not opposed to bills that make it easier for landowners to develop their land. In fact, I am very much FOR such options, but I do Not believe that development of the Charter Oaks/Troost area is the simplest solution to the affordable housing crisis. This is about DESIREALBE housing propelled by developers, not AFFORDABLE housing- or the city would expand by HWY 138 where there is land to re-zone, & infrastructure already exists along a 4-lane Hwy where they have already allowed new multi-unit developments. A quicker, simpler solution!

When I purchased here I actually expected that at some point, development would take place in the area, but I did Not think development would precede or Could Legally precede the necessary infrastructure to provide a SAFE living situation. Last year there was an explosive fire on a property two lots away. We quickly turned on the little bit of irrigation we had and started grabbing very basic items in case we had to retreat. It was a Very Real threat and Absolutely Terrifying! Emergency responders did a fantastic job as wind died, but spectators blocked our narrow Troost St & driveways. I literally thought I might have to tear across fields and fences to get my children to safety. This, from a structure fire without the added HUNDREDS of addit'l homes proposed (each adding a min of two cars per household & per the bill that allows additional units within city limits, could DOUBLE the number of proposed homes and drivers along Troost!!!). The city's traffic reports are not accurate and does NOT adequately take into consideration the full scale of traffic that would be added to our little neighborhood if approved. In meetings, the city has stated that it does Not have the resources to address traffic concerns, will rely on the developers to address the issues over time- NOT ahead of time. They state they MIGHT be able to secure SOME grant money to help address concerns but CANNOT even apply for said grant money until development is approved?! How can a governing body charged with health and safety, in good conscience, add approx 400 homes to a small area that will put approx 800 additional vehicles min on an already shoddy road, and then potentially double that once the new law is applied that allows for ADUs, and say it is in the public's best interest W/O REQUIRING a SECOND EGRESS?!

Last week when faced with flooding, I tried to run to the store. As I traveled down Troost Street, the area between Loma Vista and Cedar Ridge was dangerously close to being flooded! I realized that in such a situation, we could literally be trapped on our property as there is NO OTHER EGRESS and city officials do NOT plan on providing or requiring one ahead of development! It sounds dramatic because \*it IS\* yet is a Reality that MUST be taken into consideration BEFORE approvals are given and SOLUTIONS MUST be REQUIRED to be INCORPORATED before and during the development process and not the sole responsibility of developers who may not have an additional egress available to them. The city has allowed multi-unit dwellings in the area of Hwy 138, where infrastructure already exists along a four-lane hwy. There is land that IS available and Can be re-zoned to ease the actual AFFORDABLE Housing burden immediately without putting homeowners at risk of being trapped in an emergency!