

Support for HB 4035A: The Roseburg Perspective

As a resident of Roseburg, I am writing to urge your support for **HB 4035A**. Our city is a perfect example of why the original SB 1537, while well-intentioned, isn't enough to solve the housing crisis on the ground in Southern Oregon.

Why Roseburg Needs This Bill Specifically:

- **The 6,000-Unit Challenge:** Recent state housing reports (OHNA) show that Roseburg needs to produce almost **6,000 new housing units** to keep up with demand. We cannot meet that goal within our current boundaries without the flexibility this bill provides.
- **Fixing the "Cost-Burden" Gap:** Under the old rules, a city had to show "severe" burden to qualify. In Roseburg, we have thousands of families who are "simply" cost-burdened—paying over 30% of their income on rent. These are our working families, and HB 4035A finally counts them in the math for housing need.
- **Moving Past "Land Swaps":** Our city recently had to go through a massive legislative effort just to swap steep, unbuildable hillsides for usable land (the Charter Oaks project). HB 4035A simplifies this by clarifying what "buildable" land actually looks like, saving our local planners years of red tape and legal fees.
- **Building Complete Communities:** Roseburg's population is right on the edge of the 25,000 threshold. HB 4035A allows cities like ours to expand by up to **150 acres** if we build "complete communities." This means we aren't just building rows of houses; we're building neighborhoods with the parks and local shops that keep Roseburg a great place to live.

The Human Reality in Douglas County

Right now, Roseburg is losing its workforce. I see young people who grew up here moving to other states because they can't find a starter home, and I see seniors trapped in large houses because there are no accessible, smaller options in town to move into.

When we lack buildable land, the price of the little land we *do* have skyrockets. That cost is passed directly to the renter and the homebuyer.

HB 4035A isn't just a "land use" bill—it is a "Roseburg survival" bill. It gives our local leaders the tools they need to make sure our grandkids can afford to live in the same town where they were born.

Please vote **YES** on HB 4035A.

Sincerely,

Todd Mican
Roseburg Resident and native Oregonian
Local real estate professional