

Submitter: Joe Meyer  
On Behalf Of:  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3921  
Chairman Marsh, Vice-chairman Andersen, members of the committee:  
Thank you for the opportunity to submit testimony. I urge you to oppose HB3921.

My name is Joe Meyer and have lived in Roseburg for nearly 60 years and I'm currently a member of Sane Orderly Development (SOD). For decades this organization has participated with the City of Roseburg's and Douglas County's development plans. Because of the large errors presented, SOD has always resulted with favorable rulings with our disagreements.

Currently the proposed Urban Growth Boundary Exchange after it's final review from Department of Land Conservation and Development (DLCD), is in the appeal process and was remanded back to the City again for rather large errors and not following Oregon State Land Use Laws. This would include improperly removing around 18,000 acres from their study and miss applying goal 14, creating their own ranking system. Full build out of the expanded area plans for 673 new dwellings, however the transportation study only accounts for 642 dwellings for the expansion area + lands outside the expansion boundary. This study does not account for duplexes and the possibility of two schools previously proposed. All traffic only has one road into the area which could create a possible danger in the event of an emergency. A new bridge is suggested across the South Umpqua river but there is no financial planning for it. Infrastructure in another part of Roseburg is better but this area is not desired.

The expression of "the need for affordable housing" is often used. SOD members were present when the 2019 Housing Needs Analysis AND Economic Analysis was first presented. Interesting the two were in direct conflict revealing that 60% of the median income of Roseburg could ONLY afford apartments, not the needed 60% single family dwellings shown in the Housing Needs Analysis. The Economic Analysis is not included in the exchange application and the term "affordable" is barely used. This exchange is set up for low density housing of which the city already has a surplus of low density lands in their inventory.

Another important factor to consider is that some data being used in the Urban Growth Boundary Exchange is about eight years old. The Annual Growth Rate predicted from Portland State University for next year is significantly less than when this application started, which in turn results in less demand of new houses built each year.

I've been building houses in the Roseburg area for the last 35 years. In this time my wages have never decreased and the cost of building materials have increased exponentially. The problems of the Roseburg area economics are a larger factor than just the need to build "affordable" housing and generate financial income for the city.

Previous legislature has shifted some jurisdiction that this proposed exchange fits under from the Land Use Board of Appeals to DLCD, HB3921 will now bypass the knowledgeable work and expertise of DLCD. DLCD has gone through the fine details of the application, their judgement should not be discarded by HB3921.

Thank you  
Joe Meyer