

City of Roseburg

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April 25, 2025

Honorable Chair Pham, Vice-Chair Anderson, and Committee Members:

My name is Nikki Messenger and I have the honor of serving as Roseburg's City Manager. Thank you for the opportunity to expand on my enthusiastic support for HB 3921, a critical bill approving an Urban Growth Boundary exchange for the City of Roseburg.

Roseburg is in a housing crisis and it is impacting our current and future economic growth and stability. We have studied the issues, been through the planning processes, held the open houses and public meetings, and made the adjustments we can make. We've adopted middle housing and ADU codes. But the fact remains that we are saddled with lands within the UGB that are steep and inaccessible for urban development. Roseburg needs to build housing in an efficient and affordable way to make it attainable to our residents across the housing continuum. The best way to make this happen is to increase the amount of flat buildable land within our UGB. And we need your help to make that happen.

Roseburg's 2019 Housing Needs Analysis shows we need to be building 93 'single family' units annually. Over the last five years, Roseburg has averaged 26 new units per year, and available lots are in very short supply. But that can change. The proposed solution is to exchange 290 acres of steep hillsides for 220 acres of flat land located in the lower elevations of Roseburg. The area targeted for inclusion in Roseburg's UGB is known as Charter Oaks. Analysis has shown up to 673 homes could be built in this area.

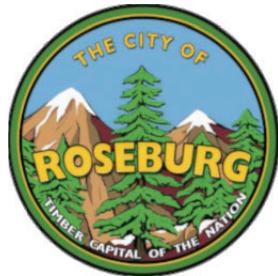
The City of Roseburg and Douglas County Planning Commissions have reviewed and recommended approving this UGB Exchange. The Roseburg City Council and the Douglas County Board of Commissioners have approved the exchange. The application has been submitted to DLCD, who did not object to our application. The process has been held up by an appeal submitted by Charter Oaks residents, causing the decision to be remanded. This process could take several years to resolve, and Roseburg will continue to fall farther behind in our meeting our community's need for housing.

This committee is scheduled to hear nearly 90 bills on housing and development. This bill can make a difference now, by cutting through the red tape and opening up available land for desperately needed housing. I ask for your support in making this happen. If I can answer any questions, please contact me at 541-492-6866 or nmessenger@roseburgor.gov.

Respectfully,

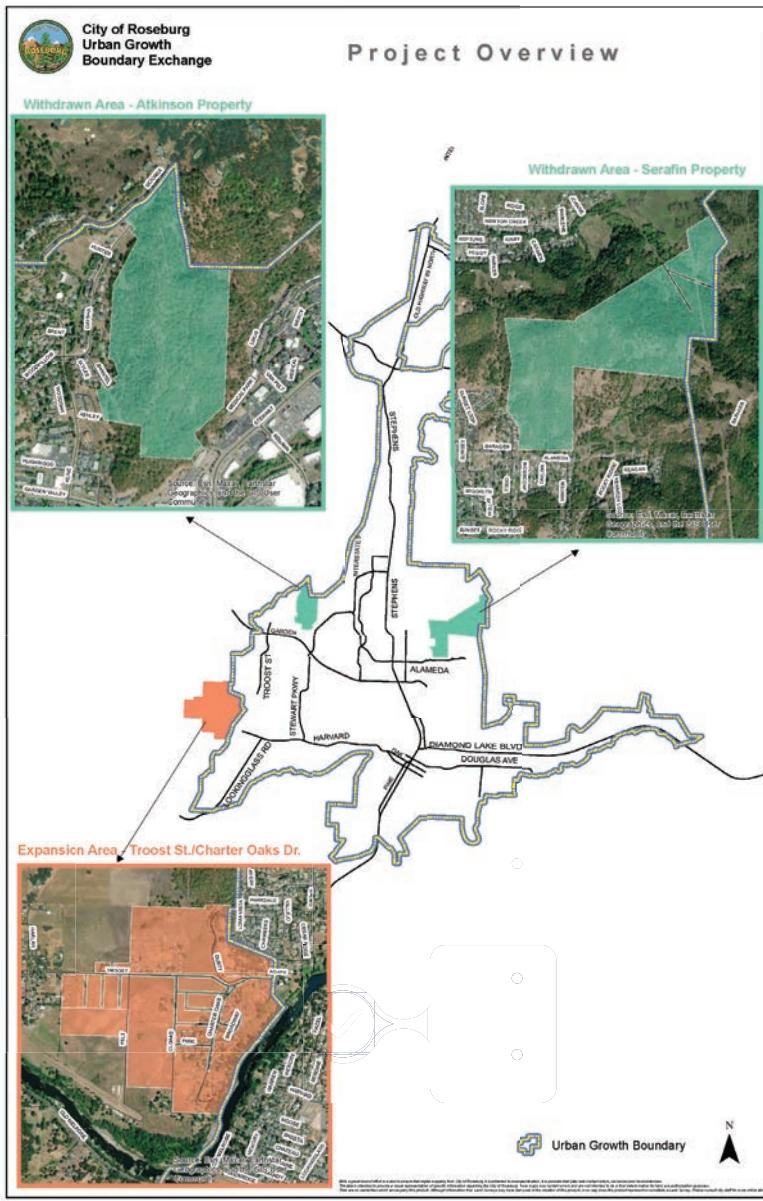


Nikki Messenger, P.E.
City Manager



2025 Regular Session HB3921

The City of Roseburg is experiencing a housing crisis caused by a lack of **buildable** land within the Urban Growth Boundary. As a remedy, the City is proposing to swap undeveloped residential land at higher elevations and with severe slopes for flat residential land. On paper, the UGB has enough land to build housing. In reality, the cost of infrastructure to serve these existing areas is prohibitively expensive and the slopes would not allow for urban density development. By **exchanging** the steep property for flatter property that is already served by a County road and City water system, development costs become reasonable and **attainable** workforce housing projects become viable. The lack of workforce housing is currently impacting all industries and threatens Roseburg's economic future.



Roseburg needs housing now for economic growth

The Problem: The current areas designated for development are on steep slopes, lack infrastructure and are in fire and wildland interface areas.

The Solution: Swap the "Atkinson" and "Serafin" properties for the Charter Oaks properties. The City proposes to exchange 290 acres of steep slopes for 220 acres of flatter lands immediately adjacent to the existing UGB. This area has been identified by the City and Douglas County for 'future urbanization' *for over 30 years* and could provide for over 650 homes of workforce housing.

Local support: Roseburg has received strong local support from a broad range of employers, property owners interested in developing their parcels, and representatives of local healthcare and education systems.

No Surprises: Opposition is likely from neighbors who do not want changes in or near their neighborhood.