

Submitter: Joe Meyer  
On Behalf Of:  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: HB3921  
Chair Pham, Vice chair Anderson, members of committee:

My name is Joe Meyer, I was born and raised in the Charter Oaks area of Roseburg, and after 60 years still live here.

Well known is the history to annex the Charter Oaks area, the west side of Roseburg, through the decades. These attempts have often failed due to inaccurate numbers and improper procedures. An example of this would be LUBA 2010-004, when the city was trying to use a 17% Annual Growth Rate, predicting the city would grow towards 50,000 people. When the US Census came out the actual AGR for Roseburg was .57%.

The predicted AGR for 2026 from Portland State University is .3 -.1%. The cities application is based on a full 1%, meaning the need to build 94 houses annually is again inaccurate, by roughly 3 times.

This attempt to annex the area is now in a land exchange. The Department of Land Conservation and Development has gone through the many details and has remanded it back for 5 objections. The city first improperly removed over 18,000 acres from their study areas. When they later narrowed down the study to three priority areas, Diamond Lake Blvd/ Dixonville (east Roseburg) was found to be the #1 area. They then mis-applied Goal 14 to make Charter Oaks #1. That action was another reason for remand for essentially creating their own ranking system. The east side already has a 5 lane highway, sewer, and water; the west side has a grandfathered water system, no sewer, and currently a narrow winding two lane road for its only access.. The traffic study included in their application suggested a new bridge over the South Umpqua river for a secondary access for the new 673 homes to be built in the area. The complicated traffic report could also be highly questioned about accuracy.

The Housing Needs Analysis and Economic Analysis previously released originally conflicted each other. The HNA concludes with a need for 60% new single family dwellings, however the Economic Analysis indicated that 60% of the median income of Roseburg could only afford apartments. The Buildable Land Inventory currently shows a surplus of lands zoned for single family dwellings of which this land exchange is targeted for. It states that about 2/3 of it are on sloped ground, below a 25% grade which makes it usable for housing. The argument of added expenses on sloped ground is only a part of current high house prices. The price of labor, concrete, lumber, and other building materials has raised exponentially through the

years and also makes it difficult to be affordable to build houses.

Developments can be made in the Diamond Lake Blvd, east Roseburg area as part of their study has shown with better infrastructure already in place. I'm aware of one such developer that has been interested in this for many years.

There are many more details of this land exchange indicating problems and concerns. DLCD has gone through the details and has again remanded it back for more inaccuracies and procedural issues. House Bill 3921 eliminates DLCD's expertise of the matter and it specifically orders them to overlook the errors in the application. HB3921 destroys Goal 1 of public involvement in this local governed land use decision which is part of the check and balance of the system. The city has again produced an application with large "errors" as it has in the past, it shouldn't get an end-around pass from legislature, which can set a precedence for other cities to follow.

I strong urge you not to pass HB3921.

Thank you,  
Joe Meyer