



HB 3921

Amending the Roseburg Urban Growth Boundary

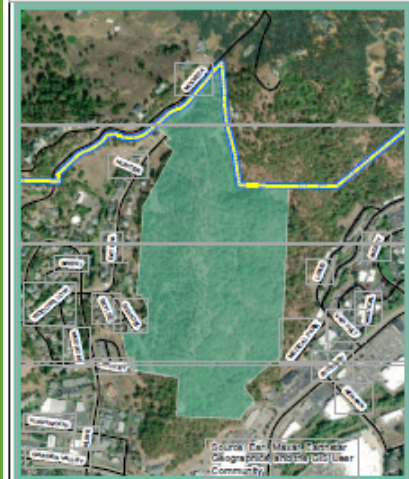
HOUSE COMMITTEE ON HOUSING &
HOMELESSNESS

MARCH 31, 2025

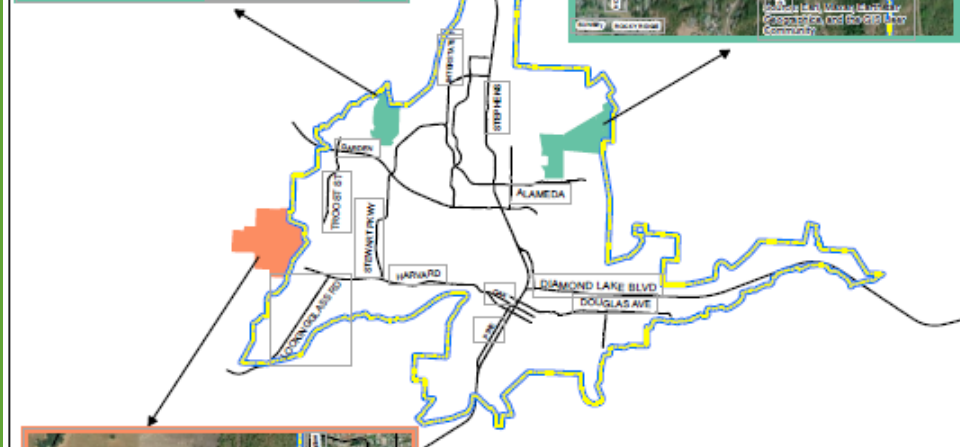
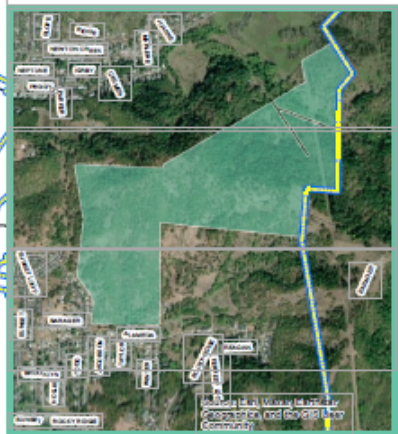


Project Overview

Withdrawn Area - Atkinson Property



Withdrawn Area - Serafin Property



Expansion Area -
Charter Oaks



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Approves an Urban Growth Boundary exchange –

- Remove steep hillside parcels – 290 acres
 - Difficult and expensive to develop
 - Infrastructure cost prohibitively expensive
 - Not appropriate for urban densities
- Replace it with flatter land served by city water – 220 acres
 - Reduced development cost
 - Existing infrastructure to expand upon
 - Up to 673 homes

Roseburg's Housing Needs Analysis (2019)

SINGLE FAMILY HOMES

Includes: Detached, attached, duplex, tri-plex, quad-plexes, townhomes, ADU's

1875 new units over 20 years = **93.75/year**

Over last five years, **Avg = 26 per year**

Behind by 67 units per year = 338 units (so far)

Lack of units artificially inflates prices

MULTI-FAMILY HOMES

Includes apartment complexes, SROs more than 4 units

803 units over 20 years

Over last five years – **406+ units constructed**

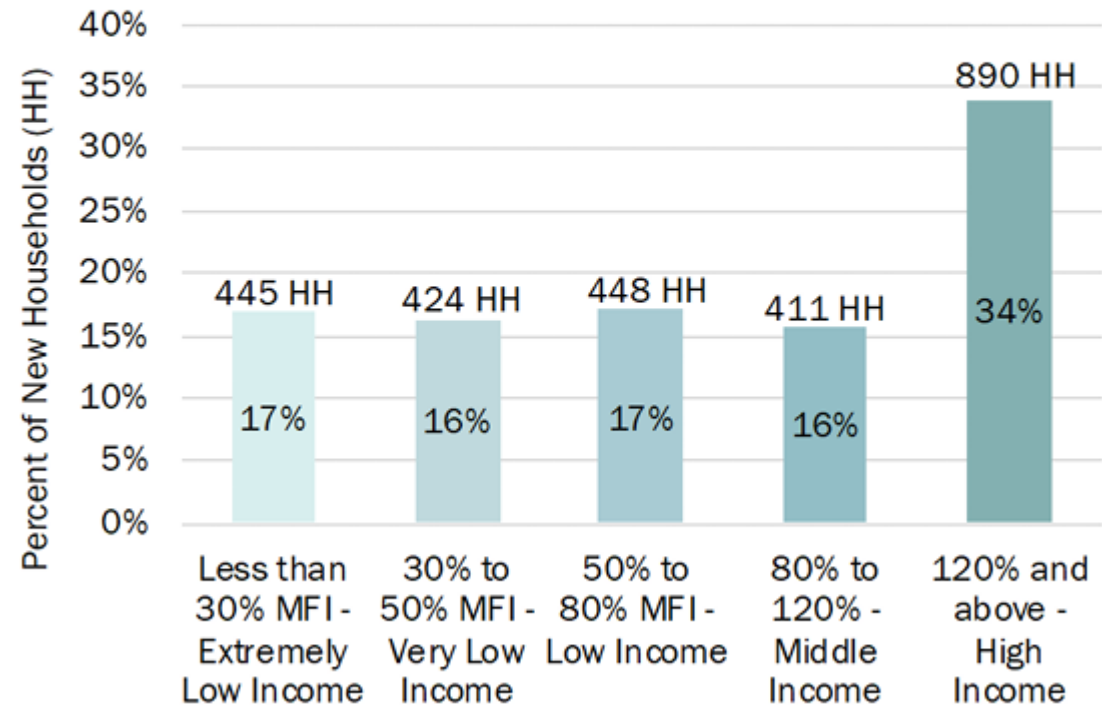
- 68-unit veteran's preference/low income
- 144-unit low income
- 194 units of market rate in two developments
and
- UCC has purchased and repurposed two commercial buildings in downtown Roseburg for student housing and can house **79** students.
- Private developer – 32 low-income SRO downtown

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Roseburg needs housing across all income levels.

Exhibit 70. Future (New) Households, by Median Family Income (MFI) for Douglas County (\$52,100), Roseburg UGB, 2018

Source: U.S. Department of Housing and Urban Development. U.S. Census Bureau, 2012-2016 ACS Table 19001.



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Not a new concept

Charter Oaks was identified in the Douglas County/ City of Roseburg Urban Growth Management Agreement in 1994 – as an area of mutual interest for

“future urbanization”

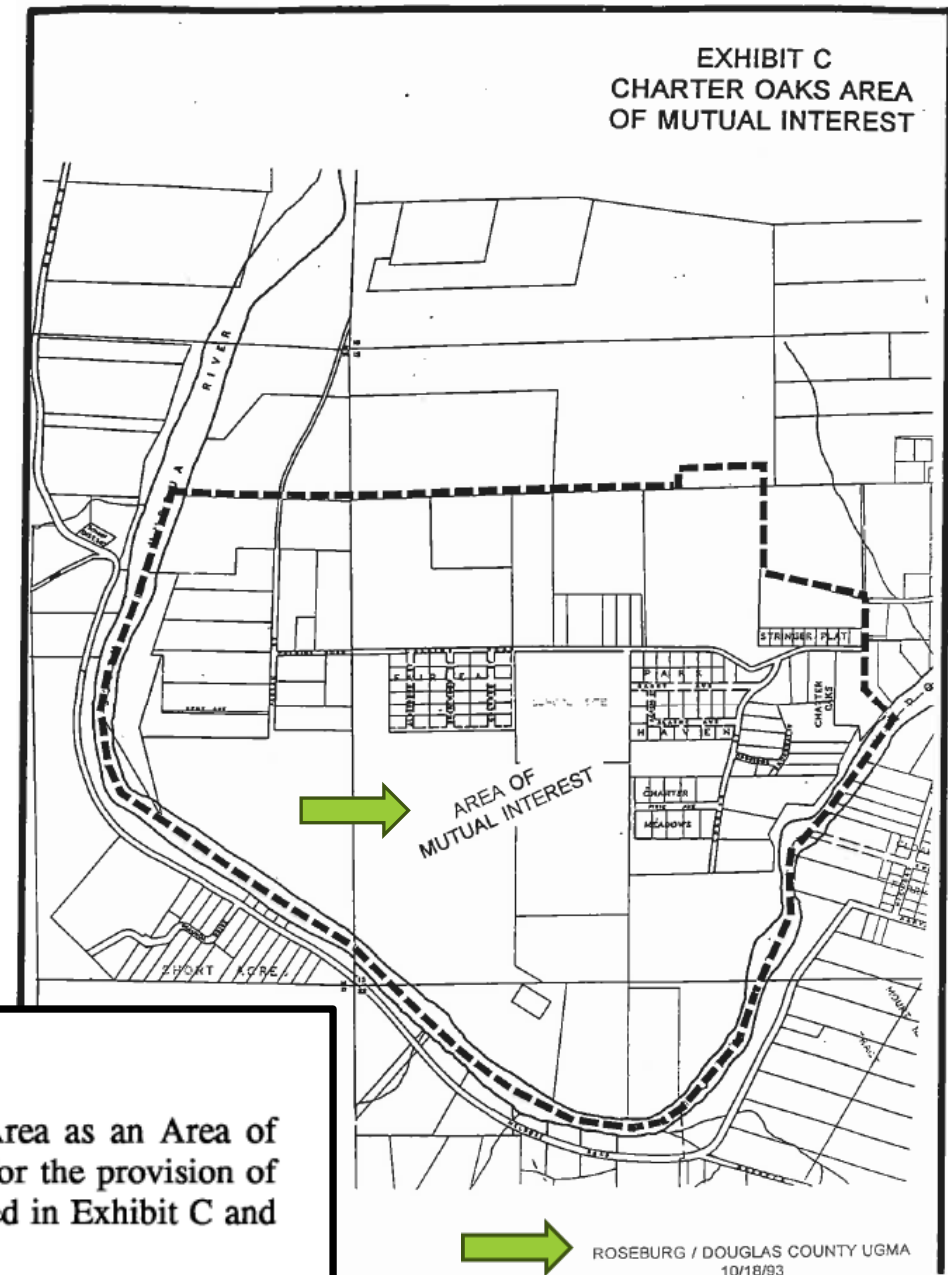
Why Charter Oaks?

An area identified for urban expansion for the last 40 years and longer.

- 1947-1966 – Six subdivisions platted in the Charter Oaks area.
- 1963 – School District obtains 17.5 acres of property for future school.
- 1977 - City purchases Oregon Water Corporation and converts it to a public utility.
- 1983 - Preliminary maps of UGB identify Charter Oaks inside the boundary, but the area was pulled prior to official adoption.
- 1989 – City Planning Commission recommends 500 acres in the Charter Oaks area be added to UGB. No final action is taken.
- 1994 – County/City Urban Growth Management Agreement (UGMA) is created and identifies Charter Oaks as an for future urbanization.
- 1996 – 39 property owners request 219 acres of their property be added to the UGB. Request is withdrawn as the Planning Commission is concerned the boundary is to irregular.
- 2006 – Buildable Lands Inventory is conducted and spurs a UGB Expansion Study.
- 2008 – UGB Expansion Study is conducted, but is never finalized as the population growth did not justify the expansion under statute.

10. Areas of Mutual Interest

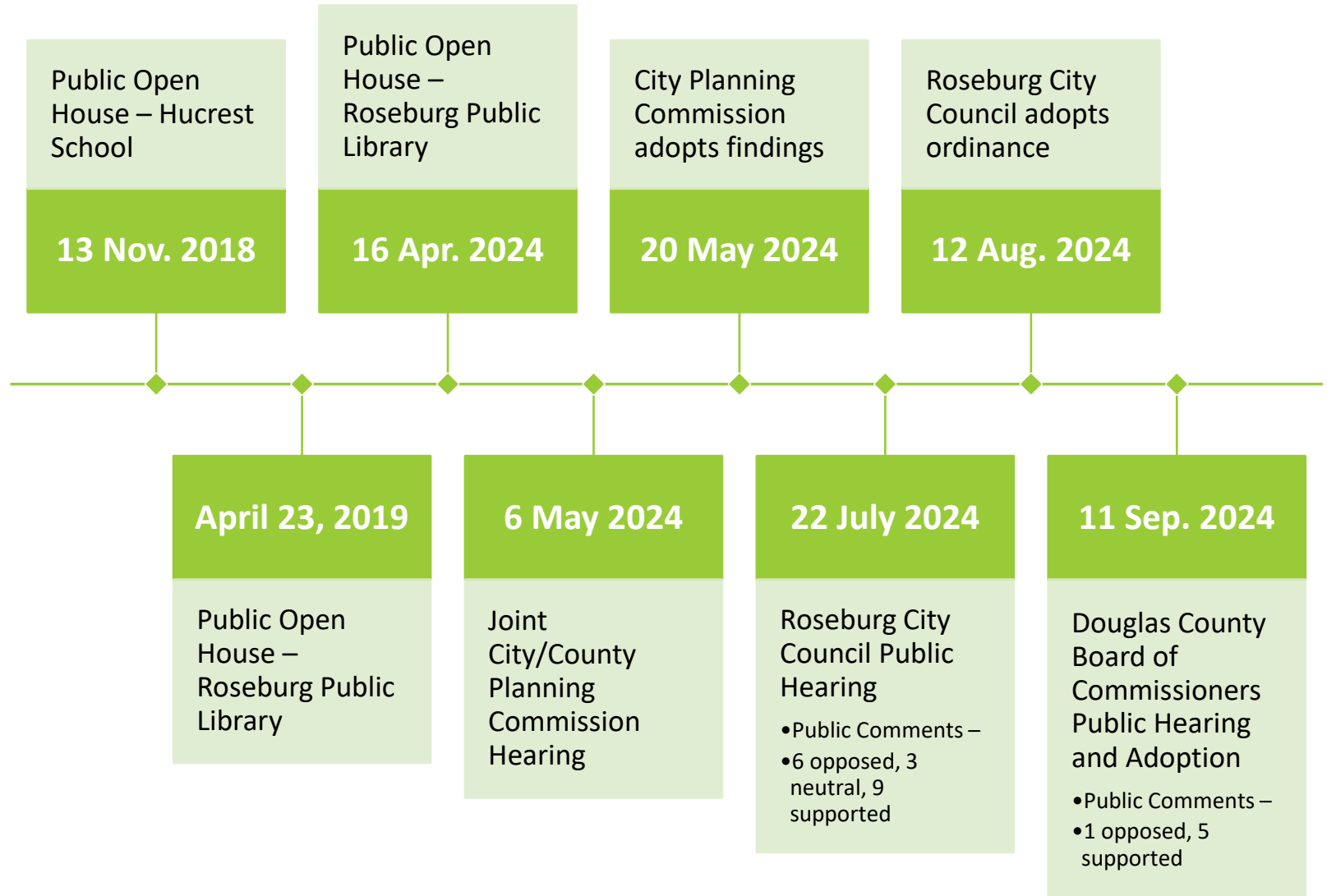
10.1. The City and County agree to establish the Charter Oaks Area as an Area of Mutual Interest outside the UGB for the purpose of establishing a process for the provision of urban services and **future urbanization.** The Charter Oaks Area is delineated in Exhibit C and is attached to this agreement.



Public Meetings & Process

Drafts submitted to DLCD for review
5/24/22 and 8/7/23
Premature Submittal to DLCD
10/25/23
Official Submittal to DLCD
4/3/24

Current Status – City's application has been appealed to DLCD by neighbors. DLCD has remanded the decision. City has filed an appeal to DLCD's remand. LCDC hearing not yet scheduled.



Challenges still to be addressed



Concerns we've heard from the neighborhood.

❖ Sanitary Sewer Design and Construction

- ❖ RUSA has issued RFQ for analysis and design work

❖ Troost Street Alignment – tight curves

- ❖ City has purchased property and budgeted for preliminary design

❖ Drainage Improvements

- ❖ All new development will be required to meet City drainage standards

None of the above will be addressed as long as the area remains in the County and outside of Roseburg's Urban Growth Boundary.

❖ Increased Property Taxes

- ❖ Bringing the area into the UGB does not change the property tax rate.
- ❖ Annexation will be dependent upon development, which requires sewer
- ❖ Island annexations – typically 3-year delay

Housing Opportunity

It is impactful for more than twenty years.

What happens in the next twenty years will impact future generations far past twenty years.



HB 3921 - *Why It's Essential*
Thank you!