

City of Roseburg

900 S.E. Douglas Avenue Roseburg, Oregon 97470 | www.cityofroseburg.org | Phone (541) 492-6700

April 25, 2025

Dear Chair Pham and Members of the Senate Committee on Housing and Development,

My name is Stuart Cowie. I am the Community Development Director for the City of Roseburg. Thank you for the opportunity to provide written testimony concerning HB 3921. This adjustment to our Urban Growth Boundary (UGB) can pave the way for up to 673 new homes within our community.

The City of Roseburg has tried to expand its UGB for many years, but each attempt has been unsuccessful. Six years ago, the City was approached by two landowners seeking to have their property removed from the City limits due to significant development constraints. The City looked at this request as an opportunity to re-evaluate the possibility of a new attempt at adjusting the UGB. This process of a one-to-one land exchange—approximately 290 acres for 220—without increasing the total development capacity is referred to in statute as an "Urban Growth Boundary Exchange". The process involves removing constrained land with steep, unserviceable slopes from the UGB and exchanging it with flat property that has an equivalent amount of potential dwelling units. In this case 673. The area to be included in the UGB is referred to as Charter Oaks. This area has been acknowledged in long-range planning documents for decades as a suitable location for future urban growth.

To be successful, the City has performed extensive studies, developed a robust application, and completed an involved public hearing process. The UGB Exchange was approved locally by the Roseburg City Council and Douglas County Board of Commissioners, but unfortunately has been held up by the Department of Land Conservation and Development (DLCD) based upon objections raised by residents of Charter Oaks. DLCD has now remanded the decision back to the City, based on technicalities within the application. This remand could take years for the City to resolve, including more costs, analysis, hearings, and possible appeals. We simply can't afford to fail again in adjusting our UGB to create more housing opportunity.

In order to meet the housing needs of the population of Roseburg, the 2019 Housing Needs Analysis identifies the City must construct at least 93 new single family detached and attached (e.g. duplexes, townhomes, ADU's) dwelling units per year. In the last five years, the City has averaged only 26 new units per year. This is less than a third of the type of housing needed to meet our projections.

HB 3921 can help to solve this problem! Future development within the Charter Oaks area will enable the construction of both traditional single-family dwellings, plus the opportunity for new middle housing options such as duplexes and townhomes. It will help to provide workforce-related housing for our communities most significant employers, many of whom struggle to attract and retain qualified employees because of the shortage of housing, one of the greatest obstacles to economic growth within our area.

We urge you to approve HB 3921 and help us provide the housing we need. If I can answer any questions, please contact me at 541-440-6750 or scowie@roseburgor.gov.

Sincerely,
Stuart Cowie



Community Development Director