



April 29, 2025

Re: Support for House Bill 3921

Dear Chair Sen. Pham, Vice-Chair Sen. Anderson, and Members of the Senate Committee on Housing and Development:

On behalf of Aviva Health, I am pleased to submit this letter in strong support of House Bill 3921, which authorizes recent updates to the City of Roseburg's Urban Growth Boundary (UGB) and related land use provisions. As a Federally Qualified Health Center serving over 18,000 patients and employing more than 300 staff in rural Douglas County, we recognize HB 3921 as an important measure that directly impacts rural health care access and the strength of our workforce.

Douglas County continues to face economic challenges, with the shortage of affordable housing standing out as one of the most urgent. The rising cost and limited availability of housing have made it increasingly difficult for families, individuals, and businesses – including health care providers like Aviva Health – to recruit and retain essential workers. Today, we are actively recruiting for approximately 50 open positions, including critical clinical roles. Yet housing shortages remain one of the biggest barriers to filling these positions, directly affecting our ability to deliver quality, accessible and compassionate health care services to our community.

HB 3921's approval of the City of Roseburg and Douglas County ordinances paves the way for new housing development by facilitating the expansion and annexation of land that is truly buildable. Enabling the creation of more housing will help Aviva Health and other local employers meet staffing needs while supporting the broader economic vitality of our region. Specifically, it will allow us to continue growing our provider teams – physicians, dentists, behavioral health specialists, and critical support staff – to better serve the health needs of Douglas County residents.

Importantly, this legislation reflects thoughtful and responsible land use planning. By exchanging steep, undevelopable land for flatter, infrastructure-ready parcels, HB 3921 promotes efficient, cost-effective residential development. For Aviva Health, this means greater opportunity to fulfill our mission of promoting health and wellness for all community members, especially those who are underserved.

We are also excited about the longer-term benefits of HB 3921 for workforce development. Expanding access to affordable, workforce-oriented housing will make rural health care training programs more accessible and sustainable. When emerging health professionals can find housing locally, they are more likely to live, work, and stay in our communities, helping to build a durable rural health workforce.



AVIVA HEALTH

Concerns regarding developable land are addressed through this land swap's careful design: prioritizing flat, infrastructure-ready areas to make affordable housing projects more financially feasible. This will go a long way in addressing the severe housing shortage impacting Roseburg's economic growth, workforce development and community well-being.

The City of Roseburg and Douglas County have worked collaboratively to shape this land exchange, and the legislature's support through HB 3921 is essential for moving this solution forward. By passing this legislation, you will help ensure that Roseburg – and other rural communities like ours -- can continue to grow, thrive, and meet the evolving needs of our residents.

We respectfully urge your support of House Bill 3921.

Thank you for your leadership and for championing rural communities across Oregon.

Respectfully submitted,

KC Bolton
CEO
Aviva Health