

City of Roseburg

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4/29/25

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

On behalf of the City of Roseburg Economic Development Commission (EDC), we are pleased to provide our support concerning HB 3921. This important legislative bill is designed to increase residential development capacity to meet Roseburg's housing needs.

The EDC recognizes that a severe shortage of housing is an impediment to local economic development objectives. Available housing is a key component to retaining and attracting people to work within our area. The lack of available housing at any price point in Roseburg is a barrier for many people interested in our community.

HB 3921 will approve a UGB swap project that has the potential to add significant housing development, which in turn provides substantial economic benefits to our region. The concept of exchanging steep and inaccessible acres for lands more capable of development is an example of good government and planning. The costs of infrastructure and site development are significantly lower on relatively flat land as compared to the majority of Roseburg's existing vacant residential property that is on steep slopes. If approved, amending the UGB will provide a much-needed opportunity for an increase in available housing for Roseburg.

Based on a current application process, it is evident that the City has addressed necessary criteria and worked with numerous affected parties to develop a solution to housing development needs in the City. It is unfortunate that the application has been repealed by DLCD and that the process must begin all over again. The project has been worked on for more than six years. This new hurdle could add even more years onto a housing problem that needs to be solved now.

We urge the Senate Committee on Housing and Development to approve HB 3921, thus approving the UGB swap immediately.

Sincerely,

Zack Weiss
Chair
City of Roseburg Economic Development Commission

