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**ROSEBURG URBAN RENEWAL AGENCY**  
**BOARD MEETING AGENDA**  
**May 13, 2019**



**City Hall Council Chambers**

**(Immediately Following the 7:00 p.m. City Council meeting)**

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1. **CALL TO ORDER:** Larry Rich, Chairperson
  
  2. **ROLL CALL OF BOARD MEMBERS**

Beverly Cole	Bob Cotterell	Alison Eggers	Linda Fisher-Fowler
Ashley Hicks	Brian Prawitz	Tom Ryan	Andrea Zielinski
  
  3. **CONSENT AGENDA**
    - A. Minutes of April 22, 2019 Meeting
    - B. Stewart Parkway - Edenbower to Aviation Construction Management Task Order Authorization
    - C. Downtown Street Lighting Improvements, Phase 3 Project
    - D. Resident Observation Master Contract Award
    - E. Stewart Parkway Pavement Rehabilitation Edenbower to Aviation Bid Award Recommendation
  
  4. **AUDIENCE PARTICIPATION**
  
  5. **RESOLUTIONS**
    - A. Resolution No. UR-19-04 – Property Tax Exemption for UCAN Properties at 928 and 932 SE Pine Street
  
  6. **ADJOURNMENT**

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Please contact the office of the City Recorder, 900 SE Douglas Avenue, Roseburg, Oregon, 97470; phone (541) 492-6866, at least 48 hours prior to the scheduled meeting time if you need an accommodation in accordance with the Americans With Disabilities Act. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

**MINUTES OF THE ROSEBURG  
URBAN RENEWAL AGENCY BOARD MEETING  
April 22, 2019**



A meeting of the Roseburg Urban Renewal Agency Board was called to order by Chair Larry Rich at 8:14 p.m. on Monday, April 22, 2019, in the Roseburg City Hall Council Chambers, 900 SE Douglas, Roseburg, Oregon.

**ROLL CALL**

**Present:** Board Members Beverly Cole, Alison Eggers, Linda Fisher-Fowler, Ashley Hicks, Brian Prawitz, Ryan and Andrea Zielinski

**Absent:** Board Member Bob Cotterell

**Others Present:** City Manager Lance Colley, City Recorder Amy Sowa, City Attorney Bruce Coalwell, Public Works Director Nikki Messenger, Human Resources Director John VanWinkle, Police Chief Gary Klopfenstein, Fire Chief Gary Garrisi, Community Development Director Stuart Cowie, Library Director Kris Wiley, Management Assistant Koree Tate and Management Assistant Autumn David.

**CONSENT AGENDA**

Board Member Ryan moved to approve the minutes of the January 28, 2019 meeting. Motion was seconded by Board Member Prawitz. Motion was approved with the following vote: Board Members Cole, Eggers, Fisher-Fowler, Hicks, Prawitz and Zielinski voted yes. No one voted no.

**ARTS AND SIGNAL INTERCONNECT PROJECT BID AWARD RECOMMENDATION**

Ms. Messenger stated this item was discussed earlier during the City Council meeting. The background is as follows:

Staff had been working on two different traffic signal projects and made a decision to combine them to increase efficiency and eliminate potential conflicts that may have occurred if the projects were bid separately. Separate bid schedules were used in order to track the costs.

In 2015, the Oregon Department of Transportation implemented the All Roads Transportation Safety Program (ARTS) with the intent of identifying and funding projects that will reduce Fatal and Injury A (serious injury) crashes. The ARTS program has two types of projects – systemic and hotspot. In 2015, the City worked with a consultant to identify projects that were eligible for one or both of these categories. The City submitted two grant applications, both of which were funded and combined into one grant. The ARTS portion of the project includes the following improvements:

- a. A pedestrian activated warning system and raised median refuge on Stephens Street near Roseland Avenue,
- b. Pedestrian countdown signal heads on Stephens Street at Edenbower Blvd., Newton Creek Road and Stewart Parkway,
- c. Pedestrian countdown signal heads on Harvard Avenue at Stewart Parkway, Keady Court, Centennial Drive and Umpqua Street,
- d. Reflectorized signal backplates on all approaches on Stewart Parkway at the Walmart

- entrance, Renann, Mercy Drive, Aviation Drive and Airport Road,
- e. Convert the Stewart Parkway approach from protected/permitted doghouse signal heads to flashing yellow arrow heads at Mercy Drive, Renann Avenue and Airport Road and to protected-only heads at the Walmart entrance and Aviation Drive.

The Traffic Signal Coordination and Interconnect portion of the project involves the installation of electrical, telecommunications and programming of existing signals on Stewart Parkway from Walmart to Edenbower. The intent is to coordinate and improve green wave timing to reduce traffic congestion and improve corridor efficiency. ODOT will be coordinating the programming with the Contractor and maintaining thereafter under an existing Intergovernmental Agreement with the City. The City received a grant from ODOT for \$462,946 for the ARTS portion of the project. The matching funds are programmed in the Transportation and Urban Renewal Funds. The Traffic Signal Coordination portion of the project is programmed for Urban Renewal Funding. Money has been budgeted and is available to construct the project. The Public Works Commission discussed this project at their April 11<sup>th</sup> meeting. The Commission recommended awarding the project to the lowest responsible bidder, Kunert Electric LLC, for \$519,829.

Board Member Ryan moved to award the ARTS/Signal Interconnect Project to the lowest responsible bidder, Kunert Electric, LLC for \$519,829.00. Motion was seconded by Board Member Hicks. Motion passed with the following vote: Board Members Cole, Eggers, Fisher-Fowler, Hicks, Prawitz and Zielinski voted yes. No one voted no.

#### ADJOURNMENT

The meeting adjourned at 8:15 p.m.



Koree Tate  
Management Assistant



## ROSEBURG URBAN RENEWAL AGENCY AGENDA ITEM SUMMARY

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### STEWART PARKWAY – EDENBOWER TO AVIATION CONSTRUCTION MANAGEMENT TASK ORDER AUTHORIZATION

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**Meeting Date:** May 13, 2019  
**Department:** Public Works  
[www.cityofroseburg.org](http://www.cityofroseburg.org)

**Agenda Section:** Consent  
**Staff Contact:** Nikki Messenger, PW Director  
**Contact Telephone Number:** 541-492-6730

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#### ISSUE STATEMENT AND SUMMARY

Staff recently negotiated a proposed scope and fee for limited construction management and inspection (CM) services for the Stewart Parkway Paving Rehabilitation Project. The issue for the Board is whether to authorize a task order for these CM services.

#### BACKGROUND

##### **A. Board Action History.**

On December 8, 2014, acting as the City Council, awarded a Five Year Pavement Management Program engineering contract to Murraysmith, Inc. (MS). Under the master contract, each task order is negotiated separately based on the work to be accomplished.

On February 25<sup>th</sup>, the Council authorized a task order with MS to complete the design of the 2019 Pavement Management Program and completion of design for this project.

##### **B. Analysis.**

The proposed scope of work includes pre-construction services, request for information support, proposal request and change order preparation, submittal review, preparation of pay requests, limited inspection services, preparation of record drawings, and other miscellaneous services. The intent is to utilize i.e. Engineering, Inc. for inspection of daytime work including the removal and replacement of six ADA ramps and the replacement of a damaged storm drainage line. MS would provide inspection during the nighttime paving work.

##### **C. Financial/Resource Considerations.**

The design contract totaled \$49,334. The proposed cost of the construction management task order is \$59,181. Estimated cost for additional inspection services through i.e. Engineering, Inc. has not yet been negotiated but is estimated to be under \$15,000 for the daytime inspection services. Total estimated project costs are outlined in the construction bid award memo.

**D. Timing Considerations.**

The intent is to start construction as quickly as practical in order to complete the project prior to expiration of the North Roseburg Urban Renewal District in September.

**BOARD OPTIONS**

The Board has the following options:

1. Authorize a task order for construction management services with Murraysmith for an amount not to exceed \$59,181; or
2. Request additional information; or
3. Recommend not moving forward with the contract, which will require another solution for construction management and may delay the project.

**STAFF RECOMMENDATION**

Staff recommends that the Board authorize a task order with MS for construction management services. The Public Works Commission will discuss this task order at their May 9<sup>th</sup> meeting. Staff will report the results of that discussion.

**SUGGESTED MOTION**

***I move to authorize a task order for construction management and inspection support of the Stewart Parkway Paving Rehabilitation Project with Murraysmith in an amount not to exceed \$59,181.***

**ATTACHMENTS:**

None

## ROSEBURG URBAN RENEWAL AGENCY AGENDA ITEM SUMMARY



### DOWNTOWN STREET LIGHTING IMPROVEMENTS PHASE 3 BID AWARD RECOMMENDATION

Meeting Date: May 13, 2019  
Department: Public Works  
[www.cityofroseburg.org](http://www.cityofroseburg.org)

Agenda Section: Consent  
Staff Contact: Nikki Messenger, PW Director  
Contact Telephone Number: 541-492-6730

#### ISSUE STATEMENT AND SUMMARY

The City received construction bids for the Downtown Street Lighting Improvements Phase III project. The issue for the Board is whether to award the construction contract.

#### BACKGROUND

##### A. Board Action History.

On January 14, 2019, the Board amended the Five Year Capital Improvement Plan to include this project.

##### B. Analysis.

This project was bid with two schedules. Schedule A includes the following:

- Update existing non-LED antique style streetlighting downtown with LED fixtures.
- Replace the existing streetlighting on the alley east of the parking structure parallel to Jackson Street with new LED antique style lighting.
- Install new LED antique style streetlighting on Rose Street between Oak and Lane and on Cass and Lane Street from Rose to Stephens Street.

Schedule B bid includes the replacement of 3 poles and lighting fixtures at the City's public parking lot on Rose Street between Lane and Cass (aka the Penney's Lot). With the exception of the three lights in the parking lot, the contractor will supply the poles and fixtures.

Bids were opened on May 7, 2019. Two bids were received. Both bids had mathematical errors that have been corrected in the table below:

#	Bidder	Schedule A	Schedule B	Total Bid
1	Sims Electric	\$424,072	\$55,589	\$479,661*
2	Kunert Electric	\$477,214	\$47,000	\$524,214*
	Engineer's Estimate	\$393,134.50	\$31,350	\$424,484.50

\* Corrected bid amounts

**C. Financial/Resource Considerations.**

The FY 19-20 Urban Renewal Budget includes \$300,000 for this project. Total project costs were estimated at \$425,000, with the remainder expected to be spent in FY 2018-19. Project design totaled \$24,890. Total project costs are estimated as follows:

Construction	\$424,072
Design	\$ 24,890
C/M Services (est.)	\$ 20,000
Contingency	<u>\$ 32,000</u>
<b>Total</b>	<b>\$500,962</b>

The intent is to utilize the Urban Renewal Funds to the full extent possible. Any costs beyond the Urban Renewal resources would be paid from the Sidewalk/Streetlight Fund.

**D. Timing Considerations.**

If awarded, the Notice to Proceed would be given immediately after execution of the construction contract. The intent is to complete the project by August 30th.

**BOARD OPTIONS**

The Board has the following options:

1. Award Schedule A of the contract to the lowest responsible bidder, Sims Electric, Inc. for \$424,072; or
2. Award both schedules to the lowest responsible bidder, Sims Electric, Inc. for \$479,661; or
3. Request additional information; or
4. Reject all bids.

**STAFF RECOMMENDATION**

Money has been budgeted and is available to construct the project. The lowest bidder submitted all required documentation and is considered both responsive and responsible. The engineer of record has reviewed the bids and recommends award to Sims Electric, Inc. Staff concurs with this recommendation, but recommends awarding only Schedule A due to resource limitations.

The Public Works Commission will discuss this project at their May 9<sup>th</sup> meeting. Staff will report the results of that discussion.

**SUGGESTED MOTION**

***I move to award Schedule A of the Downtown Street Lighting Improvements Phase III Project to the lowest responsible bidder, Sims Electric, Inc., for \$424,072 upon expiration of the seven-day notice of intent to award period.***

**ATTACHMENTS:**

None



## ROSEBURG URBAN RENEWAL AGENCY AGENDA ITEM SUMMARY



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### RESIDENT OBSERVATION MASTER CONTRACT AWARD

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**Meeting Date:** May 13, 2019  
**Department:** Public Works  
[www.cityofroseburg.org](http://www.cityofroseburg.org)

**Agenda Section:** Consent  
**Staff Contact:** Nikki Messenger, PW Director  
**Contact Telephone Number:** 541-492-6730

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#### ISSUE STATEMENT AND SUMMARY

The issue for the Board is whether to award a master contract for resident observation services for the upcoming construction season.

#### BACKGROUND

##### **A. Board Action History.**

On April 23, 2018, the Council awarded a master engineering contract for resident observation services to i.e. Engineering, Inc. for an amount not to exceed \$100,000.

##### **B. Analysis.**

Last year, the City entered into a master contract with i.e. Engineering for inspection services support for 2018 construction projects and had positive results. The same skilled inspector is available this summer to assist engineering staff with the high volume of construction activities including the 2019 Pavement Management Projects the Stewart Parkway Pavement Rehabilitation Project, slurry seals, downtown street lighting improvements, and the ARTs and Traffic signal interconnect projects. Total construction activities this summer exceed \$4,000,000 in budgeted CIP projects and many are under Urban Renewal funding deadlines.

Staff's intent is to execute a master contract with i.e. Engineering, Inc. for inspection services support. Each task order under the master contract would be individually negotiated, based on an agreed upon scope of work. Hiring temporary support for inspection provides staff the ability to better manage higher volume and deadline oriented projects. Having additional inspection also better ensures projects will be constructed to the highest standards for materials and workmanship.

##### **C. Financial/Resource Considerations.**

If approved, each project that utilizes this additional staffing resource will require a separately negotiated task order and the services will be paid from the overall project budgets. The contract will have a not to exceed amount of \$100,000. Staff does not anticipate any task orders over \$50,000 which would require follow up with City Council and/or the Urban Renewal Board.



**D. Timing Considerations.**

The tentative start date for resident observation inspection services is May 28, 2019.

**BOARD OPTIONS**

The Board has the following options:

1. Award a master contract for resident observation inspection services to i.e. Engineering, Inc. for an amount not to exceed \$100,000; or
2. Request additional information; or
3. Recommend not moving forward with the master contract at this time.

**STAFF RECOMMENDATION**

Staff recommends entering into a master contract with i.e. Engineering, Inc. for resident observation inspection services for various projects to be defined by individual task orders.

The Public Works Commission will discuss this contract at their May 9<sup>th</sup> meeting. Staff will report the results of the discussion.

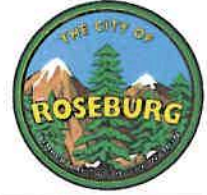
**SUGGESTED MOTION**

***I move to award a master engineering contract for resident observation inspection services for various projects to i.e. Engineering, Inc. for an amount not to exceed \$100,000.***

**ATTACHMENTS:**

None.

## ROSEBURG URBAN RENEWAL AGENCY AGENDA ITEM SUMMARY



### STEWART PARKWAY PAVEMENT REHABILITATION EDENBOWER TO AVIATION BID AWARD RECOMMENDATION

Meeting Date: May 13, 2019  
Department: Public Works  
[www.cityofroseburg.org](http://www.cityofroseburg.org)

Agenda Section: Consent  
Staff Contact: Nikki Messenger, PW Director  
Contact Telephone Number: 541-492-6730

#### ISSUE STATEMENT AND SUMMARY

The City received bids for the construction of a pavement rehabilitation project on Stewart Parkway. The issue for the Board is whether to award a construction contract.

#### BACKGROUND

##### A. Board Action History.

On January 14, 2019, the Board amended the Five Year Capital Improvement Plan to include this project.

##### B. Analysis.

The Stewart Parkway project consists of grinding and repaving roughly 2,600 lineal feet of roadway. The 2015 Pavement Condition Index (PCI) for this roadway was 56 out of a possible 100, indicating the need for structural paving rehabilitation. The project will also include the replacement of six sidewalk access ramps to meet current Americans with Disabilities Act (ADA) standards and the replacement of a damaged storm drainage line.

The project was advertised in April and bids were opened on May 2<sup>nd</sup>. One bid was received as shown below.

LTM, Inc. dba Knife River	\$564,535.40
<i>Engineer's Estimate</i>	<i>\$540,017.30</i>

##### C. Financial/Resource Considerations.

The FY 19-20 Urban Renewal Budget includes \$610,872 for this project. Project design totaled \$49,334. Total project costs moving forward are estimated as follows:

Construction	\$564,535
C/M Services (est.)	\$ 75,000
Contingency	\$ 56,453
<b>Total</b>	<b>\$695,988</b>

The intent is to pay for as much of the project as feasible using Urban Renewal funding. If additional funding is required, Transportation Funding will be used.

**D. Timing Considerations.**

This project is utilizing Urban Renewal funding. As such, all work must be complete, invoiced and paid prior to the expiration date of September 30, 2019.

**BOARD OPTIONS**

The Board has the following options:

1. Award the construction contract to Knife River Materials for \$564,535.40; or
2. Request additional information; or
3. Reject all bids.

**STAFF RECOMMENDATION**

The bid appears to be both responsive and responsible. Money has been budgeted and is available to complete the project. Staff recommends that the Council and Urban Renewal Board award the project to Knife River Materials for \$564,535.40.

The Public Works Commission will discuss this project at their May 9<sup>th</sup> meeting. Staff will share the results of that meeting.

**SUGGESTED MOTION**

***I move to award the construction contract for the Stewart Parkway Paving Rehabilitation Project to the lowest responsible bidder, LTM, Inc., dba Knife River Materials for \$564,535.40 upon expiration of the seven-day notice of intent to award period.***

**ATTACHMENTS:**

None



## ROSEBURG URBAN RENEWAL AGENCY AGENDA ITEM SUMMARY

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### RESOLUTION – APPROVING TAX EXEMPTION FOR UCAN PROPERTY LOCATED AT 928 AND 932 SE PINE STREET

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**Meeting Date:** May 13, 2019  
**Department:** Administration  
[www.cityofroseburg.org](http://www.cityofroseburg.org)

**Agenda Section:** Resolutions  
**Staff Contact:** Amy Sowa, City Recorder  
**Contact Telephone Number:** 541-492-6866

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#### ISSUE STATEMENT AND SUMMARY

The Urban Renewal Agency received a letter from UCAN (United Community Action Network) requesting a tax exemption for low-income housing at 928 and 932 SE Pine Street.

#### BACKGROUND

**A. Board Action History.**

On April 23, 2018, Council adopted Resolution 2018-09 approving a property tax exemption for UCAN property located at 928 and 932 SE Pine Street.

**B. Analysis.** In 1997, the Roseburg City Council adopted a resolution approving a 20-year exemption to UCAN for the above referenced properties. At that time, over 51 percent of the tax was designated for the City of Roseburg, so only the approval of the City Council was required to fully exempt the property. UCAN was recently notified by the Douglas County Assessor's office that changes to the code area had dropped the City's portion to below 51% and that to obtain a full exemption, they would need an additional approval from the Urban Renewal Agency Board as that would increase the percentage in the code area over 51%, providing the full exemption.

**C. Financial/Resource Considerations.** The exemption for these properties would have no new financial impact on the City as it would simply extend the previous exemption that was originally approved in 1997.

**D. Timing Considerations.** In order for the tax exemption to take effect in the next tax year, UCAN must provide the Douglas County Assessor's Office an approved resolution from both the City and Urban Renewal Agency no later than December 1, 2019. If the Urban Renewal Agency Board approves the attached resolution, it will be submitted to the Assessor's office together with City Resolution 2018-09

**COUNCIL OPTIONS**

Council has the option of:

- Adopting Resolution No. UR-2019-04; or
- Requesting additional information; or
- Do nothing

**STAFF RECOMMENDATION**

Staff recommends the Urban Renewal Agency Board approve the attached resolution.

**SUGGESTED MOTION**

***“MOVE TO ADOPT RESOLUTION NO. UR-2019-04”***

**ATTACHMENTS:**

Attachment #1 – Proposed Resolution

Attachment #2 – Tax Exemption Request Letter from UCAN

**RESOLUTION NO. UR-2019-04**

**A RESOLUTION APPROVING A PROPERTY TAX EXEMPTION FOR UCAN  
PROPERTY LOCATED AT 928 AND 932 SE PINE STREET IN ROSEBURG,  
OREGON**

**The Roseburg Urban Renewal Agency finds that:**

1. Umpqua Community Action Network, located at 280 Kenneth Ford Drive, Roseburg, Oregon has filed an application for real property tax exemption under Ordinance No. 2784.
2. The property to be benefited by such exemption is a single structure consisting of two apartments used exclusively by low-income persons as defined by ORS 307.515.
3. The property is addressed as 928 and 932 SE Pine Street, Roseburg, Oregon, 97470; and legally identified as Lot 6 and the north half of Lot 5, Block 72, First Southern Addition to the City of Roseburg, Douglas County, Oregon. The property is further identified as Township 27 South, Range 06 West, Section 24DA, Tax Lot 2300 and corresponds to Tax Account Number 52636.02.
4. The applicant meets the criteria established under Ordinance No. 2784 and ORS 307.518 – 307.523.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** the above property as herein described qualifies for an exemption from property taxation for as long as it meets the criteria established under Ordinance No. 2784 and ORS 307.515 and 307.518 – 307.523 subject to the following condition:

The applicant shall agree to provide by July 1 of each calendar year, for so long as the exemption is requested, a financial report that contains a pro forma income statement in order to demonstrate that the applicant expends no more than ten percent of its annual income from residential rentals for purposes other than providing residential rental property for low-income persons.

**ADOPTED BY THE ROSEBURG URBAN RENEWAL AGENCY  
THIS 15<sup>TH</sup> DAY OF MAY, 2019.**

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**Amy L. Sowa, City Recorder**

Mr. Larry Rich, Chair, Urban Renewal Agency  
Roseburg Urban Renewal Agency  
Sent by email

March 29, 2019

Re.: Property Tax Exemption for Low Income Housing at 928 and 932 SE Pine Street

Dear Chairman Rich and the Roseburg Urban Renewal Agency:

In April of 2018 the Roseburg City Council approved a 20-year property tax exemption for the low income housing units at 928 and 932 SE Pine Street in Roseburg. This was a continuation of an earlier 20-year exemption that was granted by the Roseburg City Council in 1997.

The property is in Code Area 00451. At the time of the first exemption, over 51 percent of the tax from this Code Area was designated for the City of Roseburg, so only the approval of the City Council was required to fully exempt the property. We were recently informed by the Douglas County Assessor that changes to the Code Area have dropped the City's portion to below 51% and that to obtain a full exemption, we would need an additional approval such that the total percentage would be greater than 51%. The Roseburg Urban Renewal Agency's approval of this request would increase the percentage above 51% so would provide the full exemption that was intended. Information presented to the City Council last year follows:

In November of 1997 the Roseburg City Council approved a 20-year exemption from property taxes for a duplex townhouse on SE Pine Street in Roseburg. The property has two 2 BR 1 1/2 bath units with washer and drier hook-ups. It has all electric kitchens and appliances are included. This exemption was granted under ORS 307.518 to 307.512 because the property was designated for low income housing and affordable housing was difficult to find. That has continued to be the case. The property has only been used for low income housing since that time to the present, and that is the plan for the future.

The property is owned by UCAN and NeighborWorks Umpqua and managed by UCAN. It was developed with a grant from the HOME Investment Partnership Program. The grant requires the property to be used for low income housing for 51 years. There are certain requirements we have to adhere to stay in compliance with the terms of the grant:

- A. Grantee agrees that the project will be used for very low income persons, defined as persons at or below 50% of the county median income as published by U.S. Department of Housing and Urban Development (HUD), for a period of 51 years.



- B. Low HOME Rents: Grantee agrees that for the term of this agreement 100% of the HOME assisted units (two 2-bedroom units) will have rent and utility charges which do not exceed the allowable Low HOME Rents.
- C. Low HOME Rent Income Restrictions: Grantee agrees that for the term of this agreement that 100% of the HOME assisted units will have tenants with incomes below 50% of the county's median income. The rental charge for these tenants will not exceed the Low HOME Rents.

The need for low income housing continues to be extreme. Our waitlist for 2 BR's as of February 2018 is 70, which is far more than we can accommodate. Following is rent information for Roseburg and for these units:

2 BR Fair Market Rents:      Market 2017- \$733  
   Market 2018-\$760

2 BR Low Home Rents: LHR2017- \$618 (starting June 15, 2017)

Tenant rents are calculated for this property based on Low HOME Rents minus the utility allowance for the utility the tenant pays for.

Current Rent	\$509
Utility Allowance	<u>+\$92</u>
	<u>\$601</u>

Because the need for low income housing is so great, UCAN and NeighborWorks Umpqua would like to continue to offer these units to those in need. Even with the property tax exemption, we are already subsidizing these rents. The property tax exemption is important to our ability to continue this program.

This property continues to meet the low income housing requirements that led the Roseburg City Council to grant an exemption from property tax twenty years ago and last year. The high demand for low income housing has not abated. We ask that the Roseburg Urban Renewal Agency approve our request for an exemption from property tax for an additional twenty-year period so that the full exemption intended will be realized.

Sincerely,



Michael Fieldman  
Executive Director

Copy: Karan Reed, Neighborworks Umpqua