

City of Sheridan

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House Bill 4134: Housing Oregon's Workforce

Members of the House Committee on Housing and Homelessness

Chair Dexter, Vice-Chair Breese-Iverson, and Vice-Chair Gamba, and Members of the Committee

Representative Lucetta Elmer

Senator Brian Boquist

February 2024

The Mayor and City Councilors request your support for HB 4134. The City of Sheridan has two approved housing developments that require significant funding for public improvements. Both local housing projects will serve Oregon's Workforce Housing and are shovel ready. Sheridan is in a housing crisis with working families sharing housing and resources to make ends meet. We know that this group is the backbone of our local economy.

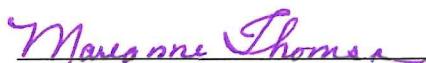
60% of Sheridan's economy is dependent on workforce housing jobs.

- 26% work in the education services, health care, and social assistance fields.
- 18% work in the entertainment, recreation, accommodation, and food services fields.
- 16% work in the manufacturing trade.

The City has positive partnerships with both local developers to ensure that at least 30% of the units that are built will be affordable to our **workforce**, with a 130% or less AMI. Direct allocation is vital. We must ensure that these units will be built quickly to house our workforce now. Having available affordable housing for our workforce is critical. Sheridan's median average income is just \$56,989 compared to the State's average of \$75,657.

The only holdback from creating workforce housing units in Sheridan is the necessary funding for public infrastructure. Working with the developers and our engineers we are confident that the requested funds will pay for the public costs for the water, sewer, storm drain, and streets systems.

Supporting this bill will supply 1,024 housing units in our State, which equates to only \$24,295 per unit. We urge you to vote in favor of **House Bill 4134: Housing Oregon's Workforce!**


Marianne Thomson

Mayor Marianne Thomson


Jim Buckles

Council President Jim Buckles


Roxie Acuff

Councilor Roxie Acuff


Denny McElroy

Councilor Denny McElroy


Cale George

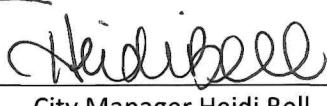
Councilor Cale George


Liz Hodgins

Councilor Liz Hodgins


Lucy Hebert

Councilor Lucy Hebert


Heidi Bell

City Manager Heidi Bell