

Re: HB 4134: Housing Oregon's Workforce

We are writing in support of House Bill 4134: Housing Oregon's Workforce. We own property in Sheridan, Oregon that is served by water and sewer infrastructure in Sheridan Road. We are ready to build forty-eight apartment units with at least 30% of the housing units qualifying as affordable workforce housing, but with high construction costs, the additional high cost of infrastructure is holding this project back.

House Bill 4134 would make all the difference and make this project economically viable. The cost of the street improvements, and water/sewer hookup in Sheridan Road and Grant Street is the only thing stopping us from developing this housing. Our project is shovel ready and construction can begin as soon as the infrastructure problems in Sheridan Road are remedied.

We are eager to construct this housing and make at least 30% of the housing units available at a workforce level of affordability (130% or less of AMI).

There is a strong need for affordable housing in Sheridan and I strongly urge you to support House Bill 4134.

Thank you for your consideration,

EMGSBK Property, LLC

By: Melissa Poland

Melissa Poland, Member

By: Birpal Johal

Birpal Johal, Member