



OREGON LEGISLATIVE ASSEMBLY

February 13, 2026

Senator Rob Wagner, President

Representative Julie Fahey, Speaker

Senator Kate Lieber, Co-Chair, Joint Committee on Ways and Means

Representative Tawna Sanchez, Co-Chair, Joint Committee on Ways and Means

RE: Supporting SEI Garfield Affordable Housing Hub and Williams & Russell CDC Business Hub

Dear President Wagner, Speaker Fahey, and co-chairs of the Joint Committee on Ways and Means,

As legislators from North and Northeast Portland, we urge your support for two investments that will build prosperity and wealth through a continuum of affordable housing, childcare, job opportunities, and small business support to reverse decades of systemic displacement in our neighborhoods.

We come together to request \$6.2M for the Self Enhancement, Inc. (SEI) Garfield Affordable Housing Hub and \$15.96M for the Williams & Russell (W&R) CDC Business Hub.

The SEI and W&R CDC projects located less than one mile from each other leverage local, state, federal, private, and philanthropic funding, as outlined in the secured funding section of the capital funding requests submitted jointly by our offices.

SEI Garfield Affordable Housing Hub

SEI's Garfield Affordable Housing Hub is scheduled to break ground on 59 fully funded affordable housing units in September 2026.

With a \$6.2M one-time investment now, SEI can scale this development from the planned 59 units to 114 affordable units with commercial and daycare space by acquiring and developing a directly adjacent lot. This ask represents 15% of a \$40.1M total project cost, with 85% of matching funds secured.

Williams & Russell CDC Business Hub

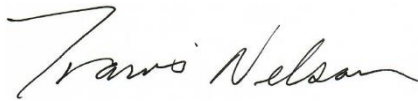
The W&R CDC Business Hub will have affordable office and retail space for small businesses, community event space, and business-support organizations providing technical assistance and professional services to entrepreneurs in Portland and across Oregon. With this \$15.96M state investment, the \$37.9M LEED certified and cross-laminated timber Business Hub will break ground in spring 2027. The Business Hub will create 205 jobs and \$46.3M in economic output during construction and 145 permanent jobs and \$26.7M in economic output from annual operations, according to a January 2026 report by ECO northwest. The \$15.96M request is 9% of a \$168.1M development on 2.99 acres comprising two homeownership projects, affordable apartments with onsite childcare, and a community plaza.

The Oregon Legislature has a historic opportunity to invest in two projects that will create and connect affordable housing, business, and jobs in North and Northeast Portland. We hope you will join us in supporting this important effort to address our state's housing and economic development needs by building prosperity for generations to come.

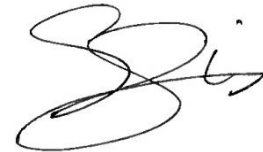
Sincerely,



Senator Lew Frederick
Senate District 22, North and
Northeast Portland



Representative Travis Nelson
House District 44, North and
Northeast Portland



Representative Shannon Jones Isador
House District 33, SW Portland and
Cathedral Park

These projects are also supported by the following Legislators:



Senator Kayse Jama
Senate District 24, East Portland



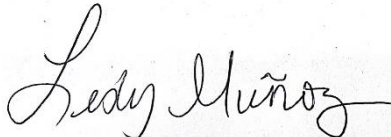
Senator James Manning Jr.
Senate District 7, Eugene



Representative Lamar Wise
House District 48, SE Portland and
North Clackamas



Representative Ricki Ruiz
House District 50, Gresham



Representative Lesly Muñoz
House District 22, Woodburn



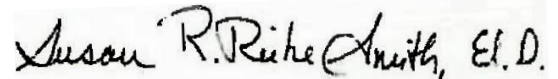
Representative Nathan Sosa
House District 30, Greater Hillsboro



Representative Thủy Trần
House District 45, NE Portland



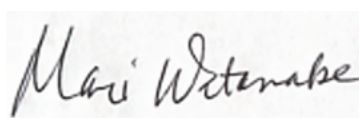
Representative Farrah Chaichi
House District 35, Beaverton and
Aloha



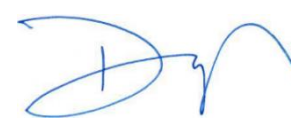
Representative Sue Rieke Smith
House District 26, Sherwood and
Wilsonville



Senator Dick Anderson
Senate District 5, Lincoln City



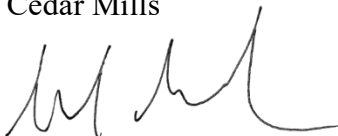
Representative Mari Watanabe
House District 34, Bethany and
Cedar Mills



Representative Daniel Nguyễn
House District 38, Lake Oswego and
SW Portland



Senator Mark Meek
Senate District 20, Oregon City



Representative Mark Gamba
House District 41, Milwaukie



Representative Jules Walters
House District 37, West Linn