

Submitter: Erik Granum
On Behalf Of: Cathedral Park Cohousing
Committee: Joint Committee On Ways and Means Subcommittee On Capital Construction
Measure, Appointment or Topic: SB5701

RE: SB 5701

Co-Chairs and Members of the Subcommittee:

My name is Erik Granum. I am a real estate developer focused on community-oriented housing, and I am writing to you today as a professional who has been deeply invested in the success of the Cathedral Park Cohousing project for years.

From 2018 to 2022, I worked closely on this project because I believe in the concept—the idea that residential units connected to shared spaces and courtyards create the kind of resilient, inclusive communities Oregonians need. This isn't just a theoretical model for me; it is a necessary evolution in how we build housing.

Cathedral Park Cohousing is designed to be exactly that: a 23-unit, universally-designed, mixed-income development. With land tied up and 11 units subsidized for workforce housing in the plan, this project is nearly ready to get built.

However, the project is at a critical juncture. They need \$1.4 million to bridge the final gap and achieve their affordability goals. Without this capital investment now, they're at risk of losing a \$2 million OHCS LIFT commitment. If that happens, years of professional labor and millions in existing public and private investment will disappear. A project that serves as a shining example of mixed-income homeownership—one that integrates people with and without intellectual and developmental disabilities as full neighbors—will unravel.

Oregon has the opportunity to be the first state in the nation to demonstrate this self-sustaining, community-driven model. I have seen firsthand the work required to get things to this point, and I know that this model works.

I'm grateful to Representative Isadore for championing this request. I ask this committee to appropriate \$1.4 million to Cathedral Park Cohousing in the 2026 Legislative Session.

Please support this innovative housing model for the benefit of all Oregonians and the families who are waiting to call it home.

Thank you for your consideration.

Sincerely,
Erik Granum