



inspire. serve. advocate.

**HB 2997 – Authorizing Cities/Counties to Impose Affordable Housing Options on
Housing Developments Testimony
House Human Services and Housing Committee
March 25, 2019**

Chair Keny-Guyer, Vice Chair Noble, Vice Chair Sanchez and members of the Committee, thank you for the opportunity to testify in support of the amendment to HB 2997 to fix what we believe to be an unintended consequence of Portland’s Inclusion Housing Program. I am Ruth Gulyas, CEO of LeadingAge Oregon – the statewide association of not-for-profit and other mission-directed organizations consisting of continuing care retirement facilities known as CCRCs, nursing homes, residential care, assisted living, home care agencies, and federally subsidized housing for low-income seniors. Bob Johnson, President and CEO, of Terwilliger Plaza, a CCRC member of ours is one of several members negatively impacted by Portland’s Inclusionary Housing Program. The additional cost to Terwilliger Plaza for their planned expansion of 127 additional independent housing apartment with wrap around services is estimated to be at least \$5.5 million that could prohibit their expansion plans in Portland that is underserved according to a recent market analysis.

It is the services aspect of senior housing that we believe warrants exemption from Inclusionary Housing Programs. Our CCRCs and other multilevel senior housing campuses provide a vast array of services aimed to allow people to stay in their independent housing for as long as possible. Services are provided as part of a residency agreement and are part of the whole package and is not simply housing. Bob has provided a good overview of our rationale for seeking an exemption from Inclusionary Housing Programs.

We urge your support of this amendment to fix the unintended consequence for senior housing with services under Inclusionary Housing programs.

Thank you for your time and the opportunity to testify with you today.