

Dear Chair Jama and members of the committee,

My name is Carol Greenough I am a resident of Tualatin. I am writing in favor of SB 1557

I am here because I was contacted a year ago by friends who had just received notice their apartments were going change from low income to market rate. They reached out to me as a retired psychologist and community member. I was able to listen to tenants who were anxious about the future and to offer information about mental health resources. I was contacted by people who were afraid for their neighbors, at least a few of whom had talked about suicide as a solution to the problem if they had to move.

There is a three year safe harbor provision because of legislative action passed awhile ago, so they have until December 2023 before this happens - but nothing feels safe when you know you will be effectively evicted in 3 years and are a low income senior. I am so grateful to all who have worked to find a solution to this problem.

Woodspring Apartments consists of 167 two bedroom apartments and has about 200 residents. At the beginning of last year, all of these were low income seniors or caregivers. I wish we could retain this complex in the low income housing inventory. It is perfectly located, pleasant and could house a lot of low income people. But SB1557 accomplishes my most ardent wish, that **these** low income seniors will be assured they will be able to age in place as long as they need. This is an important way to put their minds at ease and make sure that they won't end up homeless.

I am not clear about the sunset provision of this bill, since the apartments will be moving to market rate in January 2024 - but anticipate that this will be resolved as it moves forward.

As you have heard, this is just the tip of the iceberg. We, as a society, have a responsibility when we turn to the private sector to provide low income housing. We mustn't turn our backs when the incentives drop and people face eviction because of a bargain we made 30 years ago. I rejoice at the low income housing we are developing, such as Plambeck Gardens in my community. But removing housing from the low income inventory almost as fast as we develop new units feels frustrating and frightening.

Thank you for your attention and for your compassion.

Carol Greenough, Ph.D.