

**Minutes of the Board of Commissioners  
Multnomah Building, Board Room 100  
501 SE Hawthorne Blvd., Portland, Oregon  
Tuesday, October 3, 2017**

**BOARD BRIEFING**

Vice-Chair Vega Pederson called the meeting to order at 10:11 a.m. with Commissioners Sharon Meieran and Lori Stegmann present. Commissioner Loretta Smith arrived at 10:14 a.m. Chair Deborah Kafoury was excused.

Also attending were Jenny Madkour, County Attorney, and Marina Baker, Assistant Board Clerk.

Vice-Chair Vega Pederson: GOOD MORNING EVERYONE. TODAY IS TUESDAY, OCTOBER 3, 2017, AND WE ARE HERE FOR A BOARD BRIEFING THIS MORNING ON A PLACE FOR YOU. MARY LI, THANK YOU SO MUCH FOR BEING HERE THIS MORNING.

**B.1 A Place For You (APFY) Board Briefing and Status Report. Presenters: Peggy Brey, Interim Director, Dept. County Human Services; Marissa Madrigal, COO; Mary Li, Director, Multnomah Idea Lab; Tim Miller, CEO, Enhabit; Marc Jolin, Director, Joint Office of Homeless Services; Theresa Deibele, Meyer Memorial Trust; Ira Bailey, Portland Housing Bureau.**

Ms. Brey: WELL, GOOD MORNING, VICE CHAIR AND COMMISSIONERS. THANK YOU SO MUCH FOR HAVING US TODAY. I'M PEGGY BRAY, THE INTERIM DIRECTOR FOR THE DEPARTMENT OF COUNTY OF HUMAN SERVICES WEEK FOUR I THINK. IT'S JUST A PLEASURE TO BE HERE TO HAVE THIS WONDERFUL PANEL TO TALK WITH YOU ABOUT THE COUNTY'S ADU PROJECT KNOWN AS A PLACE FOR YOU. WE'LL HAVE SOME UPDATES, SOME MILESTONES, TIMELINE, AND WE ALSO ARE REALLY PLEASED TO HAVE MARISSA MADRIGAL TO SAY A FEW WORDS.

Ms. Madrigal: THANKS. HELLO, I'M MARISSA MADRIGAL. I'M JUST HERE TO TOOT THE HORN FOR THIS PROGRAM. ONE OF THE THINGS THAT WE TALKED ABOUT IN OUR CAPITAL PLANNING EFFORTS AND STRATEGIC PLANNING EFFORTS IS THE NEED TO ARE PREPARE THE COUNTY TO ADAPT TO THE FUTURE. WE KNOW THAT THERE ARE ALL THESE DISRUPTIVE FORCES THAT ARE INTERACTING AND REQUIRING THAT WE CHANGE THE WAY THAT WE DO BUSINESS. PART OF POSITIONING THE COUNTY TO ADAPT TO THAT CHANGE IS TO FOSTER CULTURE OF LEARNING. THAT MEANS TEACHING OUR WORK FORCE AND CREATING AN ATMOSPHERE WHERE WE CAN BE NIMBLE, WHERE WE CAN TAKE SMART RISKS, WHERE WE CAN INNOVATE. WHERE WE CAN INSTEAD OF JUST SAYING NO I DON'T THINK THAT WOULD WORK WE SHOULD SAY, YEAH, MAYBE THAT COULD WORK. LET'S FIGURE THAT OUT.

Ms. Madrigal: THERE'S AN EXCELLENT TED TALK BY ONE OF OUR NEIGHBORS DOWN THE STREET, FOUNDER OF WILD THING THAT A GREAT YOU CALLED YEAH, MAYBE, THE STORY ABOUT HOW HER MOTHER NEVER SAID NO. SHE SAID, YEAH, MAYBE, AND HOW IT REALLY CHANGED HER WHOLE OUTLOOK ON LIFE. WHEN SHE ENCOUNTERED STICKY QUESTIONS SHE WOULD INSTEAD OF SAYING NO WOULD SAY, YEAH, MAYBE, AND HERE SHE IS AN INCREDIBLY SUCCESSFUL BUSINESS OWNER. IF WE CAN ADOPT THAT AT THE COUNTY, YEAH, MAYBE, I THINK WE'LL BE A LONG WAY TOWARD ADAPTING TO THE FUTURE. WITH A PROGRAM LIKE THIS WHERE YOUR TEAM AND THE MULTNOMAH INNOVATION LAB STARTED WITH AN IDEA, MAYBE WE COULD FIGURE OUT HOW TO MAKE THIS WORK, DIDN'T STOP WHEN THEY ENCOUNTERED BARRIERS BUT GOT CREATIVE AND PROBLEM SOLVED AND PULLED IN MULTI-DISCIPLINE ARRESTED GROUP OF PEOPLE WITHIN AND OUTSIDE OF THE COUNTY, I THINK IT'S A WONDERFUL EXAMPLE OF SOMETHING THAT IS GOING TO HAVE A HUGE IMPACT FOR FAMILIES IN OUR COMMUNITIES AND SERVE AS A MODEL FOR OTHER ORGANIZATIONS. OUTSIDE THE COUNTY AND FOR OTHER DEPARTMENTS DEALING WITH THESE PROBLEMS TOO. THAT'S MY PITCH.

Ms. Li: THANK YOU. MARY LI, DEPARTMENT OF COUNTY HUMAN SERVICES WORKING IN THE IDEA LAB, THE MILL. I'M GOING TO TAKE YOU THROUGH SOME OF THE DETAILS AROUND THE PROJECT ITSELF AND THEN WE WILL HAVE SOME OF OUR PARTNERS TALK ABOUT THEIR INVOLVEMENT AND WHY THEY HAVE INVESTED AND THEN WE'LL HAVE TIME FOR ANY QUESTIONS AND DISCUSSION THAT YOU ALL MAY HAVE ABOUT THE PROJECT. FIRST I WANT TO SAY THAT A PLACE FOR YOU IS ABOUT COMMUNITY. COMMUNITY BOTH INSIDE THIS ORGANIZATION AND COMMUNITY OUTSIDE OF THIS ORGANIZATION. WE ALL RECOGNIZE THERE'S JUST NOT ENOUGH AFFORDABLE HOUSING IN THE REGION. WE SPEND A LOT OF OUR TIME AND ATTENTION TALKING ABOUT IT AND THAT HURTS US PARTICULARLY IN COMMUNITIES OF COLOR, FOR ELDERS, SENIORS, PEOPLE LIVING ON LOW INCOME. WE'RE HAPPY TO HOPEFULLY BE A PART OF FINDING ANOTHER SOLUTION, ANOTHER TOOL IN THE TOOL BOX. ONE IDEA IS NOT GOING TO SOFT COMPLEX PROBLEMS WE FACE BUT WE'RE VERY HAPPY TO HOPEFULLY BE A PART OF PUTTING ANOTHER IDEA OUT THERE THAT WILL HELP US.

THE OTHER THING THAT I WOULD JUST SAY IS I LOVE THE YEAH, MAYBE, MARISSA, THAT WE'RE GOING TO ADOPT THAT, BUT WE HAVE HAD TREMENDOUS RESPONSE FROM THE COMMUNITY ABOUT THE COUNTY BEING IN THE IN VACATION SPACE AND TAKING SOME SMART RISKS AND SHOWING UP AND SAYING WE DON'T KNOW ACTUALLY EXACTLY HOW THIS IS GOING TO GO DOWN BUT WE'RE WILLING TO WORK ON IT AND LEARN FROM OUR MISTAKES AND WE WOULD LIKE YOU TO ENGAGE WITH US. WE HAVE HAD OVERWHELMING RESPONSE FROM THE COMMUNITY OF US WHEN WE SHOW UP IN THAT POSTURE. WHAT STARTED OFF AS A SMALL IDEA TO HELP

INTERVENING WITH THE CYCLE OF HOMELESSNESS BASICALLY WHAT DO WE DO BETWEEN THE SHELTER BEDS THAT WE HAVE STOOD UP IN THE COMMUNITY AND THE NEW AFFORDABLE HOUSING UNITS ANOTHER TWO TO THREE YEARS OUT. WE STARTED TALKING ABOUT UNDER OR NON-UTILIZED SPACE WHERE WE MAY FIND OTHER OPTIONS FOR BUILDING HOUSING FOR FAMILIES WHO ARE HOMELESS.

Ms. Li: THIS IS REALLY NOW PIVOTED OVER THE TIME WE HAVE BEEN IN THIS TEST INTO WE THINK A STRATEGY THAT WILL HELP WITH AFFORDABLE HOUSING. WHILE WE WILL START IN OUR TEST HOUSING FAMILIES WHO ARE EXPERIENCING HOMELESSNESS IN THE ENDS WE WILL HAVE CREATED ADDITIONAL UNITS IN THE COMMUNITY WHETHER THEY ARE STILL USED TO HOUSE FOLKS DIRECTLY COMING OUT OF HOMELESSNESS AND THE SHELTER OR FOR SOMEONE'S MOTHER-IN-LAW OR OTHER TYPES OF HOUSING. WE HAVE GOTTEN INCREDIBLE INTEREST NATIONALLY AND FRANKLY INTERNATIONALLY ABOUT THIS IDEA. THERE'S SOMETHING ABOUT THE IDEA OF HAVING AN EXTRA UNIT IN THE BACKYARD OF YOUR HOME THAT IS USED FOR SOMEONE WHO IS FACING CHALLENGES HAS BEEN VERY MUCH CAPTURED THE IMAGINATION OF FOLKS.

WE HAVE BEEN IN CONTACT AND IN PARTNERSHIP WITH PEOPLE AROUND THE WORLD, A GROUP OF ARCHITECTS IN PARIS HAVE WORKED WITH US BECAUSE WE WANT TO USE IT TO ADDRESS THE REFUGEE CRISIS IN EUROPE. THE U.K. HAS BEEN VERY INTERESTED IN IT. CLOSER TO HOME WE HAVE A PARTNER ORGANIZATION IN SEATTLE WHO IS DOING A VERY SIMILAR PROJECT. THERE'S SOMETHING ABOUT THIS THAT HAS CAPTURED FOLKS' IMAGINATION. THEN FINALLY, THE PARTNERSHIPS THAT WE HAVE CREATED THERE ARE PRACTICAL AND REAL PARTNERSHIPS WITH BOTH AGAIN FOLKS OUTSIDE THE COUNTY AND OUR OWN INTERNAL COUNTY COLLEAGUES HAS BEEN I THINK AN IMPORTANT ASPECT OF THIS AND PROVIDES US INFORMATION AND LEARNING ABOUT HOW TO MOVE FORWARD IN THIS KIND OF OPEN STANCE INTO OTHER PROJECTS.

WE HAVE A GOAL WITH THIS TEST WHICH IS TO FIND ANOTHER TOOL TO MEET THE AFFORDABLE HOUSING CRISIS. OUR CHALLENGE, OUR DESIGN QUESTIONS, REALLY WERE TWOFOLD. CAN WE REDUCE THE COST AND TIMELINE FOR AFFORDABLE HOUSING OPTIONS WHILE ACHIEVING SIMILAR OR BETTER RESULT, AND IS THERE ENOUGH PROMISE OUT OF THIS TEST TO EXPLORE REPLICATION AND SCALE. SO YOU'LL HEAR A LITTLE BIT LATER FROM MARK JOLIN, DIRECTOR OF THE JOINT OFFICE ON HOMELESSNESS, HE WILL TALK ABOUT SOME OF THE VARIOUS COSTS OF THE HOUSING OPTIONS THAT WE HAVE AVAILABLE NOW. WE BELIEVE THAT A PLACE FOR YOU, ONCE WE HAVE COMPLETED THE TEST, WILL PROVIDE ANOTHER OPTION THAT IS SIGNIFICANTLY LESS COST BOTH IN THE INITIAL DEVELOPMENT AND CREATION OF THE UNIT BUT IN THE ONGOING MAINTENANCE AND USE OF THE UNIT. IF THAT TURNS OUT TO BE THE CASE AT THE END OF THE TEST, WE

THINK THAT IS IMPORTANT. IN ADDITION WHEN YOU LOOK AT NEW CONSTRUCTION FOR AFFORDABLE HOUSING UNITS OF 18 TO 24 MONTHS THESE CAN BASICALLY BE BUILT IN SIX TO EIGHT WEEKS.

Ms. Li: THAT KIND OF TIME REDUCTION IS CRITICAL PARTICULARLY AS WE LOOK AT GOING INTO ANOTHER WINTER SEASON AND WANTING TO MAKE SURE THAT EVERYONE HAS AN OPTION TO BE OFF THE STREETS. FINALLY, WE BELIEVE THAT IN ADDITION TO THESE TWO CHALLENGES WE'RE GOING TO GET A LARGE NUMBER OF ALLIED OUT COMES WHERE WE KNOW WHEN HOUSING IS STABLE CHILDREN DO BETTER IN SCHOOL. PARENTS DO BETTER WITH EMPLOYMENT. THE HEALTH OF THE ENTIRE FAMILY GOES UP AND WE'RE SURE THOSE OUT COMES WILL ALSO HAPPEN FOR THE FAMILIES WHO WILL BE IN THE TEST. THIS IS A PICTURE OF JUST SOME OF THE PARTNERS THAT WE HAVE BEEN ENGAGED WITH. SO YOU SEE IT'S BOTH PUBLIC AND PRIVATE AND YOU'LL HEAR FROM A NUMBER OF FOLKS BUT YOU SEE WHAT WE HAVE TRIED TO DO IS WORK WITH PEOPLE IN THEIR LANE.

PORTLAND STATE UNIVERSITY OFFERED US THE RESEARCH AND CONDUCTED THE SCREENING OF OUR HOMEOWNERS TO BE ABLE TO FIND SELECTION CRITERIA. THE JOINT OFFICE HAS BEEN WORKING WITH US ON FAMILY SUPPORT AND THE FAMILY IDENTIFICATION PIECE. WE REALLY WENT TO FOLKS AND SAID YOU'RE THE EXPERTS IN THIS ARENA, IN THIS LANE, WILL YOU HELP US, RATHER THAN US TRYING TO FIGURE OUT EVERYTHING ELSE OURSELVES AND MAKE IT UP AS WE GO WE HAVE REALLY WANTED TO EMBED THIS PROJECT IN THE EXISTING SYSTEMS OF CARE AND PROCESSES THAT WE HAVE LARGELY. SO NOW TO THE DESIGN AND TEST.

WE HAVE COME AND TALKED WITH YOU A LITTLE BIT BEFORE BRIEFLY ABOUT THIS TEST BUT LET ME REMIND YOU THAT WHAT THIS TEST DOES IS IT SEEKS TO HAVE FOUR UNITS WHERE A HOMEOWNER HAS SAID I'M WILLING TO HOST A DWELLING IN MY BACKYARD ON MY PROPERTY FOR A PERIOD OF FIVE YEARS RENT FREE. DURING THOSE FIVE YEARS, THEY RENT TO FAMILIES OF OUR CHOOSING THAT ARE COMING OUT OF A COORDINATED ENTRY SYSTEM OF CARE FOR HOMELESS FAMILIES SELECTED AND SUPPORT THE BY THE MOBILE HOUSING TEAM. AT THE ENDS OF FIVE YEARS, THE USE OF THE PROPERTY REVERTS TO THE HOMEOWNER AND THEY THEN ARE ABLE TO USE THE ACCESSORY DWELLING UNIT IN WHATEVER MANNER THEY CHOOSE.

AS I SAID EARLIER, THE INITIAL PENCILING OUT OF THE COST OVER TIME LOOKS VERY FAVORABLE IN COMPARISON TO OTHER OPTIONS. AND EVEN IF WE HAVE NO LONGER AFFORDABLE HOUSING ACCESS TO IT AFTER THOSE FIVE YEARS WE'RE STILL CONTRIBUTING TO NEW UNITS IN THAT MISSING MIDDLE THAT ARE AVAILABLE IN THE COMMUNITY. THE TEST SPECIFICS INCLUDE HOUSING. WE SPENT A SIGNIFICANT PORTION OF TIME DETERMINING WHAT THE CRITERIA WOULD BE BY MUCH WE SELECTED HOMEOWNERS. WE LOOKED AT ZONING. WE LOOKED AT SIZE OF LOTS. WE

LOOKED AT WHETHER A HOME WAS IN A HISTORICAL DESIGNATION. WE THEN LOOKED AT WHERE WERE THE HOMES THEMSELVES. WERE THEY LESS THAN A QUARTER MILE TO A LAUNDROMAT, TO TRANSPORTATION, TO A MARKET, TO GREEN SPACE.

Ms. Li: THEN FINALLY, WE LOOKED AT THE ACTUAL DWELLING AND THE HOME. SURPRISINGLY ONE OF THE BIGGEST CHALLENGES WAS TREE CANOPY. I HAD NO IDEA. THIS IS NOT MY AREA OF EXPERTISE BUT THERE ARE QUITE A FEW REGULATIONS IN THE CITY OF PORTLAND RELATED TO TREE AND CANOPY. THAT BECAME A SIGNIFICANT ISSUES THEN ALSO THE SIZE OF THE PIPE AND HOW MANY TOILETS AND SINKS AND HOW MANY PEOPLE LIVING. WE DID QUITE A FEW LEVELS OF DUE DILIGENCE. I WILL SAY WE HAD OVER 1 NOW HOMEOWNERS WHO SIGNED UP ON THE LANDING PAGE AND THAT WAS WHEN 1,000 HOME OWNERS WHO SIGNED UP. WE WERE NOT READY TO SEEK OR SELECT HOMEOWNERS WHEN THE PRESS STORIES STARTED TO HAPPEN WE JUST HAD OVERWHELMING RESPONSE. I FEEL LIKE THAT IS ANOTHER ONE OF THE BIG STORIES OF THIS PROJECT IS HOW MUCH INTEREST THERE WAS AND IS IN THE COMMUNITY AROUND THIS IDEA.

WE HAVE NOT YET HAD THE TIME TO DO IT BECAUSE WE HAVE BEEN BUSY WORKING ON THE TEST, BUT I BELIEVE THERE'S A REAL OPPORTUNITY TO ENGAGE WITH THOSE 1,000 HOMEOWNERS AND ASK THEM, WHAT INTERESTED THEM IN THIS AND WHAT MIGHT THOUGH BE INTERESTED IN AS WELL BECAUSE THAT'S A LOT OF CARING, COMMITTED PEOPLE IN OUR COMMUNITY AND I THINK WE KNOW HERE AT THE COUNTY WHEN PEOPLE CAN HELP THEY WILL. BUT TO HAVE THAT KIND OF RESPONSE WAS AMAZING AND WE'RE DOING FOUR UNITS, FOUR TESTS. THE OTHER PIECE THAT'S BEEN TAKING A WHILE FOR US SINCE WE HAVE LAST SEEN YOU ARE THE LEGAL ARRANGEMENTS. THIS IS A COMPLEX SET OF LEGAL ARRANGEMENTS THAT WE WANT TO MAKE SURE THAT THE COUNTY'S INTERESTS ARE PROTECTED, THE HOMEOWNER'S INTERESTS ARE PROTECTED AND THAT WE DON'T DO ANYTHING THAT CONTRAVENES EITHER A PURCHASING RULES OR OUR LEGAL REQUIREMENTS.

WORKING THOSE THINGS OUT HAS TAKEN QUITE A BIT OF TIME AND WE'RE HAPPY TO SAY THAT AT THIS POINT WE BELIEVE WE HAVE WORKED ALL THOSE ISSUES OUT AND ARE READY TO OFFER A SET OF LEGAL ARRANGEMENTS AND DOCUMENTS TO THE HOMEOWNERS FOR THEM TO BE ABLE TO CONSIDER. AS A SIDE NOTE LOTS OF THE FOLKS WHO CONTACTED US FROM OTHER PLACES AROUND THE REGION AND THE COUNTRY HAVE GOTTEN HELD UP AT THE LEGALIZATION. THEY HAVE NOT BEEN ABLE TO FIGURE OUT THE LEGAL RELATIONSHIPS AND CONTRACTUAL RELATIONSHIPS AND I GIVE A BIG SHOUT OUT TO JED TOMPKINS AND JENNY'S TEAM. THEY HAVE SPENT AN AMAZING AMOUNT OF TIME WORKING WITH US, WITH ENHABIT'S LAWYER AND WORKING WITH COMMUNITY MEMBER WHO IS A FEDERAL TAX ATTORNEY WHO CONTACTED US AFTER SHE SAW THE MEDIA

AND HAS DONATED MANY HOURS OF LEGAL ADVICE TO US TO MAKE SURE WE'RE TAKING CARE OF THE FEDERAL TAX LIABILITY. THAT'S BEEN SOMETHING WE HAVE WORKED ON QUITE A BIT.

Ms. Li: THE FINAL PIECE OF THIS IS THE FAMILY SELECTION AND WE HAVE A LOT OF QUESTIONS FROM PEOPLE ABOUT HOW ARE YOU GOING TO SELECT THE FAMILIES? AGAIN, WHAT WE WANTED TO DO IS MAKE SURE THIS WAS PLACED DIRECTLY INTO OUR SYSTEMS OF CARE. THE MOBILE HOUSING TEAM OUT OF THE HOMELESS FAMILY SYSTEMS PLACE 400 FAMILIES A YEAR IN PERMANENT HOUSING. THEY WILL SELECT THE FOUR FAMILIES THAT WILL GO INTO THE TEST UNITS AND THOSE FAMILIES WILL RECEIVE ALL OF THE CURRENT SERVICES AND SUPPORT THAT THE MOBILE HOUSING TEAM OFFERS TO ENSURE SAFE, SUCCESSFUL TENANCY INCLUDING REFERRAL AND CONNECTION INTO ANY KIND OF OTHER SERVICES THAT THE FAMILY MAY NEED. THE BUDGET FOR THIS FIRST PHASE OF THE TEST, THE DEVELOPMENT PHASE, IS APPROXIMATELY \$410,000. THIS IS THE AMOUNT OF MONEY THAT YOU LOOKED AT WITH THE BUDGET MODIFICATION LAST YEAR.

IT'S FUNDS FROM THE JOINT OFFICE ON HOMELESSNESS AND MEYER TRUST WHO YOU'LL HEAR FROM IN A MINUTE. THE BULK OF FUNDS HAS BEEN SPENT ON CAPITAL COSTS, SO THE ACTUAL UNITS THEMSELVES, THE FURNITURE KIT, APPLIANCE KIT, EVERYTHING THAT'S NEEDED TO MAKE THE UNIT HABITABLE WITH WATER, SEWER, AND ELECTRICITY. THEN THE REST OF THE COST HAS BEEN SPENT ON STAFFING AND LEGAL. FINALLY, I WANT TO JUST TALK ABOUT THE EVALUATION LEARNING. THIS IS A CRITICAL POINT OF THE TEST. IF WE ARE NOT DOCUMENTING WHAT WE HAVE LEARNED, PROVIDING THE DATA TO YOU SO THAT YOU HAVE GOOD INFORMATION AT YOUR HAND, THE TEST BECOMES MEANINGLESS AT SOME POINT. WE'RE VERY COMMITTED THAT YOU ALL WILL RECEIVE BOTH FAMILIES ENTER INTO THE DWELLINGS AND ALONG THE WAY BECAUSE IT'S A FIVE-YEAR TEST THAT YOU WILL RECEIVE DATA RELATED TO THE ECONOMICS OF THE SITUATION, THE COST COMPARISON, OUTCOME INFORMATION, RELATED TO THE OUTCOMES FOR FAMILIES, AS WELL AS THE INFLUENCE WE HAVE HAD ON VARIOUS OTHER SECTORS AND WHAT WE THINK THE RECOMMENDATIONS ARE TO TAKE INTO CONSIDERATION IF YOU ALL AND OTHER FUNDERS DECIDE WHAT WE WANT TO DO IS GO TO SCALE.

OUR PLAN IS TO ENGAGE A THIRD PARTY TO DO THAT EVALUATION SO THAT WE HAVE A CLEAN EYE THAT HAS NOT BEEN ENGAGED IN THE PROCESS OF DOING THE TEST, AND THEY WILL PRODUCE THAT REPORT TO YOU SO THAT YOU HAVE WHAT YOU NEED TO BE ABLE TO DELIVER WELL ON THIS. TIMELINE, IN SEPTEMBER WE IDENTIFIED THE FINAL FOUR HOMEOWNERS. WE FINISHED THE LEGAL STRUCTURE AS WE TALKED ABOUT, AND WE'RE WORKING ON THE MEMORANDUM OF UNDERSTANDING. THIS MONTH WE'RE COMING TO TALK TO YOU TODAY. WE ARE WORKING TO GET THE HOMEOWNERS UNDER CONTRACT SO THEY HAVE SIGNED THE LEGAL DOCUMENTS THAT WE NEED

THEM TO SIGN AND CONSTRUCTION WILL BEGIN. IN NOVEMBER THE FAMILIES WHO ARE GOING TO GO INTO THE HOMES WILL BE SELECTED THROUGH THE MOBILE HOUSING TEAM, AND WILL BE WORKING WITH THE HOMEOWNERS TO MAKE SURE THAT THEY HAVE THE TOOLS AND INFORMATION THEY NEED IN ORDER TO FEEL COMFORTABLE BEING IN THIS HAPPY.

Ms. Li: IT'S NOT A TRADITIONAL LANDLORD-TENANT SITUATION AND WE WANT TO MAKE SURE THEY HAVE WHAT THEY NEED TO FEEL SUCCESSFUL. WE'LL SIGN A GOOD NEIGHBOR AGREEMENT BETWEEN THE HOMEOWNER AND THE FAMILY GOING INTO THE DWELLING THAT TALKS ABOUT EXPECTATIONS FOR EACH OTHER. WORKING THAT THROUGH. WHAT'S IMPORTANT TO YOU ABOUT THAT? NO PARTIES AND LOUD MUSIC AFTER 10:00. IS SMOKING OKAY IN THE GARDEN, BUT NOT IN THE PATH? THOSE ARE THINGS WE NEED TO NEGOTIATE WITH ANYONE WHEN LIVING IN PROXIMITY. OUR GOAL IS TO HOUSE FOLKS SO THEY BE HOME FOR THE HOLIDAYS.

NOW I WANT TO INTRODUCE TIM MILLER, THE CEO OF ENHABIT. I COULD TELL YOU QUITE CLEARLY THAT WE WOULD NOT HAVE MADE IT AS FAR AS WE HAVE INTO THIS TEST WITHOUT THEM. THEY HAVE BEEN INCREDIBLE PARTNERS IN TERMS OF SAYING, YEAH, MAYBE, IN SITUATIONS WHERE I SAID HOW ABOUT THIS. TIM DID HIS OWN VERSION, GULL, YEAH, MAYBE. THEIR ABILITY TO WORK WITH THE HOMEOWNERS AND CONSTRUCTION PIECES AND DESIGN PIECES I'M SUPER EXCITED. YOU ARE SEEING FOR THE FIRST TIME PUBLICLY OUR TWO SUPPLIERS, RENDERINGS AND THE ACTUAL DWELLINGS AND SO TIM IS GOING TO TAKE YOU THROUGH SOME OF THOSE PIECES OF IT.

Mr. Miller: THANK YOU, MARY, FOR THAT REALLY KIND INTRODUCTION. GOOD MORNING. THANKS SO MUCH FOR THE OPPORTUNITY TO TALK WITH YOU TODAY AND TELL YOU A LITTLE BIT OF OUR PART OF THE STORY. IT'S BEEN A JOY TO WORK ON THIS PROGRAM AND THE INNOVATION INVOLVED IN IT. SOME OF YOU MAY KNOW THAT ENHABIT IS A NONPROFIT BASED IN OREGON SERVING IN OREGON AND WASHINGTON. WE WERE FOUND BD EIGHT YEARS AGO. REALLY WORKING ON ENERGY EFFICIENCY AND CREATING EQUITABLE JOBS. THAT WAS OUR INITIAL FOCUS. WE HAVE HELPED ABOUT 6,000 FAMILIES IMPROVE THEIR HOMES OVER THE YEARS, MAKING THEM GENERALLY MORE EFFICIENT BUT ALSO DOING SEISMIC IMPROVEMENTS AND MAKING THOSE HOMES HEALTHIER, AND DOING OTHER IMPROVEMENTS ON HOMES AND THROUGH THAT WE HAVE ALWAYS HAD AIN' EYE TO THE BUILDING SCIENCE INVOLVED IN IMPROVING HOMES. WE HAVE LEARNED A LOT.

WE HAVE EVOLVED OVER TIME IN ADDING SEISMIC IMPROVEMENTS, DOING UPGRADES FOR LOW INCOME FAMILIES IN THE CULLY NEIGHBORHOOD, IN SOUTHEAST PORTLAND, IN PARTNERSHIP WITH OTHER PARTNER PROVIDERS AND FUNDERS. AND WE REALLY HAVE IDENTIFIED THIS STRENGTH IN RUNNING PROJECTS AND MANAGING PROGRAMS AND WORKING AT THE HOUSEHOLD LEVEL RUNNING PROJECTS WITH CONTRACTORS AND

CUSTOMERS. THAT'S THE SKILL SET THAT WE BROUGHT IN WARM WITH MARY AND HER TEAM TO HELP MAKE THIS PROGRAM A SUCCESS. AS WE HAVE EVOLVED WE HAVE GOTTEN CLEAR OUR MISSION IS ABOUT DELIVERING SOCIAL IMPACTS IN CONJUNCTION WITH BETTER LIVING SPACES.

Mr. Miller: IF IT'S AN OVERLAP OF THOSE TWO THINGS THAT'S OUR ARENA. WE'RE WORKING IN ALL KINDS OF WAYS TO TRANSFORM HOMES. THIS IS OUR HANDS ON WORK THAT WE DO WITH CONTRACTORS AND PARTNERS TO CREATE EFFICIENT, HEALTHY, SAFE HOMES FOR FAMILIES AROUND THE NORTHWEST. THE REAL IMPACT IS THIS HELPS CREATE STRONGER, VITAL, EQUITABLE COMMUNITIES. SO WITH RESPECT TO THIS PROGRAM, THIS BEING A PILOT AND WE LOVE DOING PILOTS, INNOVATION IS REQUIRED AND WE NEEDED TO MOVE QUICKLY AND REALLY REFINE OUR FOCUS AND SO WHAT WE WERE WORKING ON IN THIS EFFORT TO BUILD FOUR ACCESSORY DWELLING UNITS IS TO MEET THE LIVING REQUIREMENTS FOR FAMILIES PLACED IN THESE SMALL HOME. THE MINIMUM AND THEIR TEAM GOT GUIDANCE AND WE IDENTIFIED WHAT ARE THE REQUIREMENTS FOR A SMALL FAMILY LIVING IN A UNIT LIKE THESE TO ACHIEVE COST BREAKTHROUGH.

WE LEARNED IN THE COMMUNITY MOST FOLKS THOUGHT YOU WOULD NEED BETWEEN 150,000 AND UP TO DO AN ACCESSORY DWELLING UNIT. WE'RE COMING IN AT ABOUT HALF THAT BY WORKING CLOSELY WITH BUILDERS TO ACHIEVE THAT COST BREAKTHROUGH THEN FOLKS WERE ABLE TO DO THAT QUICKLY. IF THIS GOES TO SCALE WE WANT TO DO THIS QUICKLY. WE WORKED WITH OVER A DOZEN DIFFERENT DESIGNER-BUILDERS TO FIGURE OUT THE BEST APPROACH TO DOING THIS. THAT RANGED FROM CONTAINER STYLE APPROACHES, YOU MAY HAVE HEARD ABOUT THOSE, STRUCTURES THAT WOULD BE BUILT OFF SITE AND PLACED ON A PROPERTY. STRUCTURES THAT WOULD BE BUILT ON SITE. VARIOUS STRATEGIES OF THOSE THINGS. ONCE WE GOT TO A SHORT LIST WE WORKED ON THE COST AND EXACTLY WHAT WAS REQUIRED AND WHAT WOULD THE FLOORING MATERIALS BE AND HOW MANY WINDOWS COULD WE AFFORD AND WHAT KIND OF FRONT DOOR, ALL THE REAL SPECIFICS AS YOU GET DOWN TO DOLLARS AND CENTS.

WE'RE HAPPY TO BE PRESENTING THESE DESIGNS WE ARRIVED AT. SOLUTION A IS ASSEMBLED ON SITE USING MODULAR COMPONENTS AND SIP STRUCTURAL INSULATED PANELS, THAT HELP US DELIVER THIS NICE SMALL ACCESSORY DWELLING UNIT, ABOUT 320 SQUARE FEET, COMPLETE WITH KITCHEN, BATH AND ALL THE THINGS THAT A FAMILY NEEDS TO BE ABLE TO LIVE IN THIS UNIT. THAT IS DONE BY A COMPANY CALLED SQUARE FOOT STUDIOS AND THEY ARE FOCUSED ON ACCESSORY DWELLING UNITS. THE OTHER SOLUTION IS ONE WHERE WE WANTED TO LEARN ABOUT TWO APPROACHES. THIS OTHER APPROACH IS TO BUILD IT OFF SITE AND BRING IT TO THE LOT, TO THE HOST FAMILY'S LOT.

Mr. Miller: WE LEARNED A WHOLE LOT MORE ABOUT THAT BECAUSE IT'S NOT ALWAYS EASY TO DELIVER A UNIT LIKE THIS TO SOMEONE'S BACKYARD. TO FIGURE OUT THE FOUNDATION REQUIREMENTS AND ALL THOSE THINGS. THIS ONE IS BUILT BY AN ORGANIZATION CALLED WOLF INDUSTRIES. THAT WILL BE THE OTHER TWO UNITS FROM THIS COMPANY. THEY ARE EXPERTS AT BUILDING IN A FACTORY ENVIRONMENT TO GET REPEATABILITY AND LOW COST AND BRING THOSE UNITS TO THE SITE.

Commissioner Smith: WHAT'S THE SQUARE FOOTAGE OF THIS?

Mr. Miller: THE SQUARE FOOTAGE IS 288 SQUARE FEET.

Commissioner Smith: IT'S A FAMILY OF FOUR THAT'S SUPPOSED TO BE IN THERE?

Mr. Miller: COULD BE A FAMILY OF ONE PARENTS AND A COUPLE OF SMALL KIDS. IT'S FOR THE ABSOLUTELY DEFINED BUT COULD BE A FAMILY OF FOUR. COULD BE A FAMILY OF THREE.

Commissioner Smith: FAMILY OF THREE OR FOUR. NO MORE THAN FOUR, RIGHT?

Mr. Miller: MARY, WOULD YOU LIKE TO ADDRESS THAT?

Mr. Li: ABSOLUTELY NO MORE THAN FOUR. IN OUR VISION IT WOULD BE A PARENT AND PERHAPS TWO CHILDREN IN BUNK BEDS.

Mr. Miller: THANK YOU, COMMISSIONER SMITH. SOME OF THE LEARNINGS TO DATE THROUGH THIS PROCESS IS WE REALLY FOUND THROUGH WORKING WITH THOSE DOZEN OR SO PROVIDERS AND SEEING OTHER FOLKS COMING INTO THIS MARKET THAT THERE ARE NEW SOLUTIONS EMERGING. THERE WILL BE MANY PROVIDERS POSSIBLE IF WE WERE TO LOOK TO TAKE THIS TO SCALE WE WOULD WANT TO DO ANOTHER ROUND OF THAT DILIGENCE TO DETERMINE THE PROVIDERS. THAT THERE ARE COST BREAKTHROUGHS POSSIBLE LIKE WE FOUND AT THIS INITIAL SCALE BUT EVEN MORE AT A HIGHER SCALE. THE SITE CONSIDERATIONS MAKE A BIG DIFFERENCE. AT ONE POINT I THINK WE WERE THINKING FAIRLY SIMPLY ABOUT BEING ABLE TO REPEAT THESE THINGS BUT AS WE REALLY DUG INTO EVERY LOT IS DIFFERENT AND WE KNOW THIS FROM OUR WORK OVER MANY, MANY HOMES. EVERYONE IS DIFFERENT. SO WE NEED TO BE SMART ABOUT THAT. SITING AND PERMITTING IS OBVIOUSLY COMPLEX AND THAT'S BEEN A BIG PART OF OUR PROCESS TO HELP WORK THROUGH THOSE EFFORTS.

AS MARY MENTIONED THERE ARE AROUND 1100 HOME OWNERS WHO SAID THEY WOULD LIKE TO HELP AND COULD DO THEIR PART IN CONTRIBUTING TO OUR HOUSING AFFORDABLE CRISIS. SO THERE APPEARS TO BE STRONG

INTEREST THERE FROM THE COMMUNITY IN HELPING OUT ON THIS. NOW, THAT'S WITH RESPECT TO A PROGRAM LIKE THIS WHERE THE ACCESSORY DWELLING UNIT IS PROVIDED TO THE FAMILY BUT THERE IS INTEREST IN HELPING OUT. CUSTOMIZATION SEEMS TO BE DESIRED IN THE LONG TERM IF WE WERE TO DO THIS IN AN EXTENDED WAY WE WOULD WANT TO FIGURE THAT OUT. WE HAVE AS WAS REFERENCED EARLIER FIGURED OUT THE LEGAL AND OTHER PROCESSES FOR OWNING AND TRANSFERRING THESE UNITS TO THE HOST FAMILY. WE ALSO THIS PILOT HAS INFLUENCED THE SECTOR.

Mr. Miller: WE HAVE GOT A LOT OF LEARNING THAT INFLUENCED THE SECTOR. WE'RE WORKING WITH THE INSTITUTE FOR SUSTAINABILITY SOLUTIONS AT PORTLAND STATE UNIVERSITY WHO HAS AN EFFORT GOING ON. WE'RE BRINGING SOME OF OUR PLANNINGS TO THE CITY OF PORTLAND AND HOPEFULLY YOU'LL HEAR FROM ONE OF OUR COLLEAGUES AT THE CITY OF PORTLAND LATER THIS MORNING IN BRINGING IDEAS TO THAT TEAM. THIS EVENING WE'RE HEARING FROM OTHER COMMUNITIES THAT ARE VERY INTERESTED IN THIS EFFORT FROM THE CITY OF SEATTLE WHO WE'RE MEETING WITH AGAIN NEXT WEEK TO OTHER CITIES LIKE THE CITY OF MILWAUKIE AND HOOD RIVER AND OTHERS WHO ARE CURIOUS ABOUT THIS EFFORT. SO GREAT LEARNINGS. THE PILOT HAS BEEN VERY SUCCESSFUL IN GENERATING THAT AND IN GETTING TO THE RESULT AND READY TO PRODUCE FOUR UNITS TO HOUSE FOUR FAMILIES. THANK YOU FOR THE OPPORTUNITY TO SPEAK WITH YOU ALL.

Commissioner Smith: I HAVE SOME QUESTIONS, MADAM VICE CHAIR. THANK YOU SO MUCH. I WAS DOING THE MATH. I DON'T LIKE TO DO THAT IN PUBLIC BUT FOR \$75,000, 224 SQUARE FEET, THAT'S \$333 A SQUARE FOOT, WHICH IS REALLY HIGH MARKET RATE COST. ARE THERE ANY OTHER WAYS THAT WE CAN REDUCE THE COST TO BUILD THIS ADU? BECAUSE IT'S REALLY HIGH. IT'S HIGHER THAN MOST HOUSES OUT HERE.

Mr. Miller: THERE ARE SOME FIXED COSTS IN DOING ANY BUILDING AT ALL. SO THAT COST PER SQUARE FOOT WOULD GO DOWN DRAMATICALLY IF WE WERE TO BUILD LARGER UNITS BECAUSE A CERTAIN AMOUNT OF THE COSTS ARE JUST THERE.

Commissioner Smith: THAT WAS MY NEXT QUESTION. CAN WE CAN GO UP TO 800 SQUARE FEET FOR AN ADU.

Mr. Miller: THAT'S CORRECT WE COULD GO LARGER AND IN A SCALED PROGRAM WE WANT TO LOOK AT ALL THOSE OPTIONS AND WHETHER WE MIGHT WANT FLEXIBILITY FOR THE SITE OWNER TO MAKE A LARGER UNIT AND GET THAT COST PER SQUARE FOOT DOWN BUT ALSO IN DOING A SCALED PROGRAM WE WOULD BE ABLE TO FIND ADDITIONAL COST BREAKTHROUGHS IN GETTING COSTS DOWN. ABSOLUTELY.

Commissioner Smith: DOES THE RESIDENT PAY YOU RENT?

Mr. Miller: IT DEPENDS ON THE WHETHER THE RESIDENT HAS ANY INCOME OR NOT. AS MARY REFERENCED THERE MAY BE 30% OF THEIR INCOME BEING CONTRIBUTED TO THE BUDGET FOR THE FIVE-YEAR MANAGEMENT PROGRAM.

Commissioner Smith: SO THEY WOULD GET RENT ASSISTANCE?

Ms. Li: MIKE WILL TALK ABOUT THE RENT ASSISTANCE AND IN ADDITION THE NAMES ARE HOUSED WILL PAY 30% OF THEIR INCOME. IT WON'T GO TO RENT IN THAT TRADITIONAL SENSE OF THINGS BUT WILL GO TO UPKEEP AND MAINTENANCE AND UTILITY BILLS.

Commissioner Smith: THAT WILL GO TO TIM, NOT TO THE HOMEOWNER?

Ms. Li: CORRECT.

Mr. Miller: FOR US TO MANAGE IT AS A PROGRAM.

Commissioner Smith: FOR FOUR HOUSES.

Ms. Li: YES.

Commissioner Smith: SO THE OTHER ISSUE IS WHAT DOES THE RESIDENT GET? DO THEY GET A TAX ABATEMENT? OTHER THAN BEING A GOOD NEIGHBOR AND WE'RE NOT GIVING THE HOMEOWNER ANYTHING FOR THIS AND WE SHOULD BE EITHER GIVING THEM A TAX ABATEMENT OR SOMETHING FOR HELPING US DO THIS BECAUSE IT SEEMS TO ME IF WE GOT A GRANT TO BUILD THESE ADUS THERE'S NO COST THAT YOU'RE HAVING TO PUT OUT, AND THEN WE'RE GIVING YOU AND NOT BACK TO US THE RENT ASSISTANCE. I JUST SEE THERE'S A MIDDLEMAN HERE THAT'S GETTING SOME MONEY THAT I THINK THAT THERE SHOULD BE SOME BENEFIT TO THE HOMEOWNER.

Ms. Li: THE BENEFIT THAT THE HOMEOWNER RECEIVES IS THE DWELLING AT THE ENDS OF THE FIVE-YEAR PERIOD OF TIME.

Commissioner Smith: RIGHT. I GET THAT ONE. BUT I MEAN IN TERMS OF REAL TIME AND WHAT THE HOMEOWNER GETS. WHAT HAPPENS WE HAVEN'T DISCUSSED THE CHALLENGES, WHAT HAPPENS IF THE HOMEOWNER DECIDES NOT TO PARTICIPATE ANY MORE?

Ms. Li: THAT IS PART OF WHAT WE HAVE SPENT OUR TIME FIGURING OUT LEGALLY. SO WE DO HAVE A SOLUTION. WE SPENT TIME TALKING ABOUT THAT AND WORKING THAT THROUGH WITH COUNTY ATTORNEY WE WOULD BE HAPPY --

Commissioner Smith: YOU COME PICK UP THE UNIT?

Ms. Li: THERE ARE A NUMBER OF OPTIONS. MAYBE WHAT WOULD BE HELPFUL IS FOR US TO BRIEF YOU DIRECTLY. THERE'S A LOT OF DETAILS. THERE'S FIVE DIFFERENT LEGAL DOCUMENTS THAT ASSOCIATE WITH THIS PROGRAM AND WE DO HAVE AN ANSWER AND A PATH IF THE RELATIONSHIP BREAKS DOWN BETWEEN THE HOMEOWNER AND ENHABIT OVER FIVE YEARS.

Commissioner Smith: I NEEDS THE PUBLIC TO UNDERSTAND WHAT THEY ARE GETTING INTO AND WHAT THEIR NEIGHBORS ARE GETTING INTO IF THEY DECIDE NOT TO DO THIS IF THEY WILL BE HELD RESPONSIBLE FOR REMOVING THIS UNIT BECAUSE IT'S ON THEIR LAND OR IF WE'RE GOING TO BE RESPONSIBLE IF AT ALL. I THINK YOU NEED TO FIGURE OUT HOW TO SAY THAT IN A SETTING THAT IS IN A PUBLIC SETTING. I DON'T NEED TO BE BRIEFED PRIVATELY. I JUST NEED TO KNOW WHAT ARE SOME OF THE PITFALLS. THEN AGAIN THERE'S THAT WHOLE PIECE AROUND WE WOULD HAVE TO PAY SOMEONE TO COME AND GET THIS. IF YOU DO PAY AS YOU GO, FIVE YEARS IS A LONG TIME TO WAIT TO GET SOME SORT OF BENEFIT. IN ADDITION TO I THINK THEY SHOULD GET A TAX ABATEMENT.

Ms. Li: WE ACTUALLY HAVE WORKED SOME OF THE TAX ISSUES WITH THE TAX ASSESSOR. I'M GOING TO ASK JD TOMPKINS TO GIVE YOU A BRIEF RESPONSE TO WHAT ARE OUR REMEDIES IF THE RELATIONSHIP DOESN'T LAST THE FIVE YEARS.

Commissioner Smith: GREAT.

Mr. Tomkins: GOOD MORNING, VICE CHAIR, COMMISSIONERS, JED TOMPKINS, ASSISTANT COUNTY COUNSEL. I CAN GO INTO VARIOUS LEVELS OF DETAIL. I'LL GO DOWN UNTIL YOU SAY WHEN. GENERALLY SPEAKING, WE HAVE TWO PATHS. WHEN ANYTHING HAPPENS, ANY HYPOTHETICAL YOU COME UP WITH. EITHER THE HOMEOWNER CAN ELECT OR THE DOCUMENTS WILL JUST DEFAULT TO THIS OPTION, TO HAVE THE ADU REMOVED. THAT'S IN A CERTAIN SET OF CIRCUMSTANCES THAT WOULD BE THE RESULT. THE OTHER RESULT IS THERE'S JUST A TRIGGER FOR THE SALE TO HAPPEN AT THAT TIME. AT THE END OF THIS THIS FIVE-YEAR PERIOD THERE'S A SALE TO THE HOMEOWNER. IT'S GOING TO BE AT QUITE A REDUCED COST BECAUSE IT WILL BE AT THE ENDS OF THAT PERIOD OF TIME AND THERE WILL BE SOME AMORTIZATION, THE VALUE OF THE ADU WILL BE LOWER. WE HAVE TOOLS FOR MAKING THAT PAYMENT EVEN LOWER BY HAVING THEM PAY IT OVER TIME AND THINGS LIKE THAT. I SEE THAT YOU DON'T LIKE THAT RESULT BUT --

Commissioner Smith: I DIDN'T SAY THAT.

Mr. Tomkins: OKAY. WELL, MAYBE I'M INFERRING THE WRONG THING. THE REASON WE DO A SALE AT THE END OF TRULY FOR THE HOMEOWNER'S

BENEFIT. OTHER MODELS WE CONTEMPLATED END UP WITH A REALLY SIGNIFICANT FEDERAL TAX IMPACT TO THE HOMEOWNER UNLESS WE DO IT THIS WAY. IF WE DID SOMETHING LIKE A LOAN WHERE WE FORGIVE THE LOAN AT THE END OF THE PERIOD BECAUSE THEY LET US USE IT FOR FIVE YEARS THAT BECOMES INCOME TO THEM WITH A FEDERAL TAX HIT AT THE END OF THE FIVE YEARS. SO THIS STRUCTURE WAS GUIDED THROUGH ENHABIT'S FEDERAL TAX COUNSEL AND IS STRUCTURED TO HAVE A VERY LOW COST AT THE ENDS.

Commissioner Smith: WHY COULDN'T TIM ACT AS LIKE THE HOUSING AUTHORITY OF PORTLAND OR HOME FORWARD LIKE FOR SECTION 8, MAKE SURE EVERYTHING IS GOING OKAY, LET THE HOMEOWNER GET THE RENT? AT LEAST THEY WILL GET SOMETHING FOR THE TIME THAT SEEMS LIKE THIS IS BACKWARDS TO ME.

Mr. Tomkins: SO THERE'S TAX IMPLICATION THERE'S TOO. IF THE HOMEOWNER IS IN THIS AND MAKING A PROFIT, WE WERE TRYING TO AVOID THAT, THAT THEY HAVE NO TAX CONSEQUENCES DURING THIS FIVE-YEAR PERIOD.

Commissioner Smith: YOU HAVE A BIG TAX CONSEQUENCE IF YOU MAKE THEM PURCHASE THIS AT THE ENDS OF FIVE YEARS. IT SEEMS TO ME LIKE WE'RE TAKING ADVANTAGE. WE'RE PUTTING A MIDDLE MAN IN HERE WHERE THERE SHOULDN'T BE A MIDDLEMAN AND THAT THEY ARE GETTING -- WE'LL TALK ABOUT IT BUT CAN YOU GO OVER SOME OTHER THINGS THAT WILL HAPPEN WITH THE HOUSE?

Mr. Tomkins: YES. IT'S ESSENTIALLY ONE OR TWO OF THOSE RESULTS. IF THE HOMEOWNER BREACHES AND SAYS I DON'T LIKE THIS, I DON'T WANT TO STAY IN THE PROGRAM, THAT WILL TRIGGER THE SALE AT THAT TIME. DEPENDING ON THE CIRCUMSTANCES, IT WILL EITHER BE SOLD AT THE COST THAT WE INSTALLED IT AT, WHICH IS THE HIGH COST, OR THE COST OF THE VALUE OF THAT ADU AT THAT TIME. SO IF THEY SAY YEAH WE'RE GOING TO DO THIS PROGRAM BUT THEY REALLY WEREN'T THINKING THEY WOULD DO IT AND WALK AWAY EARLY ON THEY WILL PAY FULL COST BECAUSE WE HAVE INVESTED THAT MONEY AND RECUPERATE THE MONEY THAT WAY. IF THE CIRCUMSTANCES AREN'T SO UNTOWARD, THEY WILL MERELY PAY THE COST OF THE VALUE OF THE UNIT AT THAT TIME.

Commissioner Smith: DO WE HAVE A STAGGERED SALE IF THEY ARE IN THE PROGRAM FOR THIS MANY YEARS, THIS IS WHAT THEY PAY -- WE ALREADY HAVE THOSE STAGGERED SCALES ALREADY IN PLACE?

Mr. Tomkins: WELL, IT'S SORT OF INHERENT IN HAVING THE VALUE MARCH WITH THE COST TRACK WITH THE VALUE OF THE ADU OVER TIME. WHICH DEPRECIATES QUITE QUICKLY.

Commissioner Smith: LET'S JUST SAY, GOD FOR BID THIS HAPPENS, ONE OF THE RENTERS, THEY DESTROY THE PLACE. WHO IS RESPONSIBLE FOR REPAIRING THAT? IS THAT THE HOMEOWNER OR IS THAT TIM'S FOLKS?

Ms. Li: THAT WOULD COME TO ENHABIT. WE HAVE BEEN GUN TO BUILD A FIVE-YEAR OPERATING BUDGET. YOU HAVE A BUILDING BUDGET AND A FIVE-YEAR OPERATING BUDGET. WE'RE PUTTING IN SUP SHUN ON RESOURCES FOR MAINTENANCE AND TAKING CARE OF THE PROPERTY OVER THE FIVE-YEAR PERIOD OF TIME. WE ALSO HAVE ACCESS THROUGH THE JOINT OFFICE TO THE RISK MITIGATION POOL SO THE HOMEOWNER WON'T HAVE THOSE COSTS IF, HEAVEN FOR BID, THERE'S SOME LARGE DAMAGE TO THE UNIT.

Commissioner Smith: I'LL SAY THIS LAST THING AND BE DONE WITH THIS. FOR ME WE'RE PAYING FOR IT, WE GOT A GRAND FROM FRED MEYER TO PAY FOR THIS. WE'RE NOT COMING OUT OF POCKET FOR T. TO ME I DON'T KNOW WHY WE NEED A MIDDLE PERSON TO MANAGE THIS FOR US. IF WE DO THE RENT ASSISTANCE PROGRAM ALREADY AND WHY WOULDN'T WE HAVE SOMEONE LIKE HOME FORWARD WHERE THEY DON'T TAKE THIS BIG OF A CUT, IT WOULD COME BACK TO US. I DON'T UNDERSTAND. THE RETURN ON OUR INVESTMENT AND WHAT THE ACTUAL HOMEOWNER GETS IT SEEMS LIKE IT'S UNBALANCED.

Ms. Li: AGAIN, I WOULD BE HAPPY TO GO THROUGH THE BUDGET PROTECTIONS WITH YOU. ENHABIT IS NOT TAKING A CUT OUT OF THE RENT ASSISTANCE NOR THE RENT PAYMENT THAT THE FAMILIES ARE MAKING. THEY ARE USING ALL OF THAT RESOURCE TO MAINTAIN THE UNITS AND MAKE SURE WE HAVE FIVE YEARS OF HABITABILITY AND WHEN IT TURNS OVER TO THE HOMEOWNER WE'RE TURNING OVER SOMETHING LIKE NEW AS POSSIBLE. CERTAINLY AS WE LOOK REFLECT AFTER THE TEST ON HOW THIS WORKS WE COULD LOOK AT MANY DIFFERENT MODELS FOR OWNING AND MAINTAINING AND OPERATING THE UNITS OVER A FIVE-YEAR PERIOD OF TIME THAT COULD LOOK A LOT OF DIFFERENT WAYS.

Commissioner Smith: I LIKE THIS PROGRAM. I THINK IT'S GREAT. I LOVE THE RESPONSE WE GOT. IT SHOWS PEOPLE IN THIS COMMUNITY REALLY CARE AND WE HAVE THE SAME VALUES. I'M TRYING TO FIGURE OUT WHAT ARE SOME OF THE CHALLENGES WE MIGHT FACE SO THAT THIS WON'T GO FORWARD OR IT CAN GO FORWARD IF THERE ARE ISSUES WE HADN'T THOUGHT ABOUT. I DO LIKE THE PROGRAM. I LIKE WHAT'S HAPPENING. I JUST WANT TO MAKE SURE THAT WE'RE PUTTING THE MONEY WHERE WE SHOULD BE PUTTING THE MONEY.

Ms. Li: THANK YOU. I APPRECIATE YOUR HARD QUESTIONS BECAUSE THEN IT CAUSES US TO GO BACK AND TAKE A LOOK AND MAKE SURE WE'RE COVERING THINGS AS WELL. SO THANK YOU, COMMISSIONER.

Ms. Deibele: I'M THERESA DEIBELE, I'M THE HOUSING OPPORTUNITY PORTFOLIO DIRECTOR AT MEYER MEMORIAL TRUST. I HAVE A LITTLE ASTHMA TODAY. EXCUSE ME. THANK YOU, VICE CHAIR VEGA-PEDERSON AND ALL THE COMMISSIONERS FOR THE OPPORTUNITY TO SPEAK ABOUT THE PLACE FOR YOU PROJECT. I HAVE BEEN ASKED TO SHARE WHY MEYER MEMORIAL TRUST MADE A SIGNIFICANT GRANT INVESTMENT INTO THIS PROJECT. BUT FIRST A LITTLE BACKGROUND ON MEYER MEMORIAL. MEYER MEMORIAL TRUST MISSION IS TO WORK WITH, INVEST IN ORGANIZATIONS, COMMUNITIES, IDEAS AND EFFORT THAT CONTRADICT TO AN EQUITABLE AND FLOURISHING OREGON. OUR ROLE IS TO DISMANTLE BARRIERS TO EQUITY IN EDUCATION, HOUSING, AND THE ENVIRONMENT. TO IMPROVE COMMUNITY CONDITIONS SO THAT ALL OREGONIANS CAN REACH THEIR FULL POTENTIAL. THIS YEAR MEYER MEMORIAL WILL DEPLOY ABOUT \$40 MILLION ON PROJECTS THROUGHOUT THE STATE. THOSE ARE EQUIVALENT TO HUNDREDS OF GRANTS IN SUPPORT OF STATEWIDE PROJECTS THAT ALIGN WITH OUR MISSION. OF THAT ABOUT 8 MILLION WILL BE IN AFFORDABLE HOUSING PROJECTS.

AT MEYER MEMORIAL TRUST WE KNOW THAT WHEN HOUSING COSTS RISE TOO HIGH HOUSEHOLDS AND FAMILIES HAVE TO MAKE BRUTALLY DIFFICULT CHOICES BETWEEN PAYING FOR RENT AND PAYING FOR FOOD, MEDICINE, UTILITIES, TRANSPORTATION, AND OTHER BASIC NECESSITIES. GROWING BODY OF RESEARCH SHOWS THAT HOUSING INSTABILITY CONTRIBUTES DIRECTLY TO POOR PERFORMANCE IN SCHOOL, DIFFICULTIES GETTING AND KEEPING A GOOD JOB, AND IN POOR HEALTH OUT COMES. ONE OF OUR THREE HIGH LEVEL HOUSING GOALS IS TO SUPPORT THE HOUSING STABILITY AND SUCCESS OF OREGONIANS LIVING ON LOW INCOMES. WE LOOK FOR PROJECTS THAT ADVANCE CERTAIN OUT COMES. ONE THEM BEING INCREASED ACCESS TO UNITS AVAILABLE FOR OREGONIANS LIVING ON LOW INCOMES.

ON BEHALF OF MULTNOMAH COUNTY, THE MULTNOMAH IDEA LAB APPLIED FOR THE PLACE FOR YOU PROJECT IN OUR APRIL 2016 PROCESS. IT WAS UNDER THAT OUTCOME OF IMPROVING ACCESS TO HOUSING FOR LOW INCOME OREGONIANS, AND AFTER DUE DILIGENCE, A SITE VISIT, REVIEW OF FINANCIAL INFORMATION AND BUDGETS, AND CONSULTATION WITH REFERENCES, THE PROJECT WAS AWARDED A GRANT OF \$175,000 IN OCTOBER OF 2016. THE PROJECT PRESENTED SEVERAL COMPELLING REASONS FOR MEYER MEMORIAL TO INVEST. I'LL REVIEW THE TOP ONES HERE. NUMBER ONE COLLABORATION. WITH THE COUNTY, CITY OF PORTLAND, HOME FOR EVERYONE, AND MULTNOMAH STABILITY ISSUE AND OTHERS WORKING COLLABORATIVELY IT WAS CLEAR THERE WAS SUPPORT FROM SEVERAL PUBLIC AND PRIVATE PARTNERS. STRONG COLLABORATIVES WE FIND APPROACH PROBLEMS IN A DIFFERENT AND STRONGER WAY THAN THOSE THAT GO IT ALONE. LEVERAGE.

Ms. Deibele: MEYER'S INVESTMENT WAS BEING MATCHED BY THE CITY OF PORTLAND AND LEVERAGED BY STAFFING BY THE COUNTY, THE EXISTING MOBILE HOUSING SERVICE OF A HOME FOR EVERYONE PARTNERS AND THE AWARD OF PSU RESIDENCE FELLOW AWARDED WHEN THE PROJECT WAS RECOGNIZED AS AN OREGON INNOVATION AWARD. TIMELINESS WAS ANOTHER FACTOR. WE UNDERSTOOD THE MILLIONS OF DOLLARS ALLOCATED AT LOCAL LIVES TO ADDRESS THE HOUSING CRISIS WOULD REQUIRE SIGNIFICANT LEAD TIME UP TO THREE TO FIVE YEARS TO MATERIALIZE AS ADDITIONAL HOUSING UNITS. THIS PROJECT PROVIDED A WAY TO MOVE FASTER AND BRING HOUSING ONLINE IN A MATTER OF POTENTIALLY MONTHS, NOT YEARS. DENSITY. WE SAW ACCESSORY DWELLING UNITS INCREASE URBAN DENSITY IN A RELATIVELY EASY WAY. THE UNUSED SPACE IN BASEMENTS AND PRIVATE YARDS ARE PUT TO USE FOR HOUSING. THEY REQUIRE ARE NO OR MINIMAL LAND COST, CAN BE INSTALLED RELATIVELY RAPIDLY AND HAVE AN EXISTING LEGAL FRAMEWORK TO OPERATE AFFORDABILITY. WE KNOW THAT ONLY A PORTION OF THE HOUSING UNITS DEVELOPED IN THE CITY ARE AFFORDABLE TO PEOPLE WHO EARN 30% OR LESS OF THE MEDIAN FAMILY INCOME IN THE AREA SO WE WERE IMPRESSED WITH THIS SOLUTION THAT COULD ASSIST PEOPLE LIVING WITH EXTREMELY LOW INCOMES.

AMONG PROJECTS WE FUNDED IN 2016, THERE WERE ABOUT 42 OF THEM, I WOULD SAY THIS ONE STOOD OUT FOR BEING VERY INNOVATIVE BRIDGE SOLUTION TO A PERPLEXING PROBLEM. HOW DO WE SUPPORT FAMILIES EXPERIENCING HOMELESSNESS NOW WHEN THERE ARE NEW UNITS THAT WON'T BE BUILT FOR SEVERAL YEARS? WE'RE PLEASED TO SEE MULTNOMAH COUNTY LEADERSHIP APPROVE THE PILOT TO TEST A NEW INNOVATIVE APPROACH. LASTLY POTENTIAL SCALE. WHILE THIS PROJECT REPRESENTED A SMALL NUMBER OF UNITS, IT WAS APPROACHED AS A WAY TO MAXIMIZE LEARNING THROUGH THE DESIGN PROCESS, GATHERING, TESTING DATA, EVALUATIONS AND PROGRAM MODIFICATIONS THAT WOULD SERVE TO POTENTIALLY SCALE UP THE PROJECT AND LEAD TO MUCH GREATER IMPACT. NOW, THAT LAST FACTOR UNDERSTANDING THAT THE COUNTY LEADERSHIP WOULD USE THE PILOT DATA TO POTENTIALLY SCALE UP ADUS WAS A REALLY POWERFUL DRIVER FOR MEYER MEMORIAL TRUST. AS A PHILANTHROPY OUR FUNDING IS FLEXIBLE AND CAN BE USED IN JUST THIS TYPE OF CIRCUMSTANCE TO HELP PROVE AN IDEA, GARNER DATA AND INFORM OUR PARTNERS IN THE NEXT STEPS. I WOULD BE HAPPY TO ANSWER ANY QUESTIONS.

Mr. Jolin: GOOD MORNING, VICE CHAIR, COMMISSIONERS. I'M MARC JOLIN. I JUST WANTED TO SAY A FEW WORDS ABOUT THE ROLE OF OUR OFFICE AND OUR NONPROFIT PARTNERS IN THE FAMILY SYSTEM IN THIS PROJECT. I WANT TO THANK THE SPIRIT OF COLLABORATION AND KEEPING EVERYBODY AT THE TABLE TO TALK ABOUT THE DETAILS TO TRY TO GET THIS PILOT AS RIGHT AS POSSIBLE UNDERSTANDING THAT THE PILOT AND THAT PART OF THIS IS THE

LEARNING EXPERIENCE WE'RE ALL DOING TOGETHER BUT IT'S BEEN A TERRIFIC PROJECT. FOR US, THE EXCITEMENT AROUND THIS STARTS WITH NEED. SO WE KNOW THAT WE HAVE DONE A GOOD JOB AS A COMMUNITY OVER THE LAST 18 MONTHS EXPANDING ACCESS TO EMERGENCY SHELTER, BUT WE ALSO KNOW THAT WE HAVE IN OUR FAMILY SYSTEM ON ANY GIVEN NIGHT OVER 300 INDIVIDUALS AND FAMILIES WHO ARE USING EMERGENCY SHELTER AND MOTEL ROOMS AS THE BEST AVAILABLE OPTION BECAUSE WE CAN'T FIND PERMANENT HOUSING FOR THEM IN THE MARKET THAT THEY CAN AFFORD.

Mr. Jolin: AS MARY SAID, YES, OUR COMMUNITY PARTNERS ARE HOUSING OVER 400 FAMILIES A YEAR. STILL MORE FAMILIES ARE BECOMING HOMELESS. WE SEE THOSE FAMILIES IN OUR SHELTER AND WE ALL FEEL THAT URGENT NEED TO EXPAND AVAILABLE PERMANENT HOUSING OPTIONS FOR OUR HOMELESS FAMILIES. EXCITED ABOUT THIS BECAUSE IT IS COST EFFECTIVE. I THINK THE OPERATING COSTS THAT WE'RE TALKING ABOUT HAVING TO COVER AND MARY DIDN'T GO INTO A LOT OF DETAIL BUT CERTAINLY COMPARE TO SPENDING OVER \$2,000 A MONTH FOR A FAMILY IN A MOTEL ROOM, OFFERING THEM THIS KIND OF QUALITY LIVING ENVIRONMENT FOR A SMALL FRACTION OF THAT MAKES ALL THE SENSE IN THE WORLD AND IT'S PERMANENT HOUSING AND COMES WITH ALL THE BENEFITS OF PERMANENT HOUSING. THAT SENSE OF SECURITY THAT YOU'RE GOING TO BE HERE NOT JUST TODAY AND TOMORROW BUT FOR AS LONG AS YOU NEED THAT SPACE. WE TALKED A LOT ABOUT IT'S A SMALL LIVING ENVIRONMENT.

THE REALTY IS THAT'S GOING TO BE UP TO THE FAMILIES. OF COURSE WE'LL SELECT FAMILIES WHO CHOOSE THIS FOR WHOM THIS SEEMS LIKE A GOOD OPTION, BUT IF THEY GET THERE AND IT TURNS OUT NOT TO BE GOOD WE'LL SUPPORT THEM IN MOVING TO SOMETHING ELSE. AS WITH ALL PERMANENT HOUSING IMPORTANT PIECES IT'S THEIRS TO MAKE THAT DECISION. IT ALSO OPENS THE DOOR AND MARY MENTIONED THIS A LITTLE BIT, BECAUSE OF THE NATURE OF ADUS BECAUSE THERE ARE BACKYARDS ALL OVER OUR COMMUNITY IT ALLOWS US TO ENVISION A PLACE WHERE FAMILIES HAVE A LOT MORE CHOICES OF THE NEIGHBORHOODS THEY WANT TO LIVE IN. THEY WILL BE SMALL BUT SPACES LOCATED CLOSER TO SCHOOLS, AMENITIES, THE RELATIONSHIPS THEY HAVE. THESE FOUR OBVIOUSLY ARE NOT GOING TO PROVIDE THAT MANY CHOICES BUT IF WE ENVISION A WORLD WHERE THIS IS WORKING AS A LARGER PROJECT CHOICE IS A CRITICAL ELEMENT.

Commissioner Smith: IN WHAT NEIGHBORHOODS? WHERE ARE THE FOUR AT?

Ms. Li: BECAUSE WE DON'T HAVE THE FOUR UNDER CONTRACT YET, WE'RE NOT TO THE PLACE WE CAN SAY THAT YET.

Commissioner Smith: I'M NOT ASKING FOR THE NAME, JUST ASKING WHAT NEIGHBORHOODS. HE BROUGHT UP THE FACT THEY WILL BE IN GREAT

NEIGHBORHOODS WITH GREAT SCHOOLS. COUPLE THINGS I HAVE CONCERNS ABOUT, ARE THE FAMILIES GOING TO BE DIVERSE, DO WE HAVE FAMILIES FROM COMMUNITIES OF COLOR? DO WE HAVE THE HOMEOWNERS WHERE THEY ARE GOING TO BE IN DIVERSE NEIGHBORHOODS? ARE THEY GOING TO BE IN LOW INCOME NEIGHBORHOODS, MORE AFFLUENT NEIGHBORHOODS.

Ms. Li: THE LIST OF THE 1,000 WERE ALL OVER THE COUNTY. WE STARTED WITH VERY BROAD GEOGRAPHIC DIVERSITY AND AS WE APPLIED THE OBJECTIVE SCREENING CRITERIA YOU STARTED TO SEE A CERTAIN GEOGRAPHIC LOCATIONS IN OUR COMMUNITY COME UP. THEY HAD BIGGER LOTS, THEY HAD AVAILABILITY AND THE PROXIMITY TO AMENITIES. RIGHT NOW THE FOUR THAT WE'RE LOOKING AT, AND MOSTLY THE FINAL PROBABLY 12 OR SO, WERE BOTH IN NORTH PORTLAND AND IN MID NORTHEAST PORTLAND.

Mr. Jolin: AND IN TERMS OF THE FAMILIES, WE KNOW THAT ABOUT HALF OF THE FAMILIES IN OUR FAMILY SHELTER AND A HIGHER PERCENTAGE OF THAT OF THE FAMILIES ON A WAIT LIST ARE FAMILIES OF COLOR. I WOULD ABSOLUTELY EXPECT THAT FAMILIES OF COLOR ARE BEING SERVED IN THIS PILOT PROJECT.

Commissioner Smith: WE ONLY HAVE FOUR. OF THE FOUR IS THERE SOMEBODY OF COLOR IN THE FOUR.

Mr. Jolin: WE DON'T KNOW THAT YET, RIGHT? BECAUSE THE PROCESS OF SELECTING FAMILIES IS GOING TO BE THE SAME AS IT IS WITH ALL OF OUR SORT OF COORDINATED ACCESS MECHANISMS. WE HAVE A LOT OF FAMILIES OF COLOR THAT ARE HIGH ON THE LIST WAITING FOR HOUSING BASED ON THEIR VULNERABILITY. IT'S VERY LIKELY AS WE ARE WORKING WITH DIFFERENT FAMILIES THAT SOME OF THE FAMILIES THAT WIND UP IN THESE UNITS WOULD BE FAMILIES OF COLOR BUT I DON'T KNOW YET BECAUSE THEY HAVE NOT BEEN SCREENED AND SELECTED.

Commissioner Smith: IF WE'RE DOING A PILOT SHOULDN'T WE MAKE SURE THAT WE HAVE SOME FAMILIES OF COLOR IN THAT FIRST FOUR?

Mr. Jolin: YES. I THINK THE MECHANISMS FOR DOING THAT ARE IN PLACE. THE PRE-COMMITTING THAT WOULD BE DIFFICULT.

Commissioner Smith: YES. I GET IT BUT I'M JUST TRYING TO FIGURE OUT HOW YOU GET INTO THE QUEUE.

Mr. Jolin: YES. IT WILL BE THE SAME PROCESS THAT WE USE FOR EVERYONE SO THE COORDINATED ACCESS WORKS WITH ALL OF THE FAMILIES THAT ARE SEEKING PERMANENT HOUSING. THEY WILL BE IN THE SHELTER, THEY MAY BE DANGEROUSLY DOUBLED UP. THEY GET PRIORITIZED THEN THE

CONVERSATION STARTS WITH THE FAMILY ABOUT WHAT KIND OF HOUSING ARE YOU LOOKING FOR IN WHAT KIND OF NEIGHBORHOOD WHAT CAN YOU AFFORD AND FOR THOSE FAMILIES FOR WHOM THIS IS A GOOD FIT THEY WOULD BE PRIORITIZED.

Commissioner Smith: I THOUGHT THERE WAS A SELECTION PROCESS BASED ON, WE HAVE FOUR HOUSES, SEE WHO WANTS TO GO INTO THESE FOUR HOUSES. THAT'S WHAT I THOUGHT IT WAS.

Mr. Jolin: ACTUALLY ONE OF THE THINGS THAT I APPRECIATE ABOUT THIS IS THAT I THINK FROM THE BEGINNING THERE'S BEEN AN UNDERSTANDING THAT WE DIDN'T WANT TO CREATE A SEPARATE PROGRAM WHEN IT COMES TO SERVING THE FAMILIES. THAT THIS IS AN INNOVATION AROUND GETTING UNITS ON THE GROUND AND BUILT COST EFFECTIVELY BUT THAT WITH DIDN'T WANT TO CREATE A STAND-ALONE PROGRAM FOR A SMALL SUBSET OF FAMILIES. INSTEAD TO USE THE MOBILE HOUSING TEAM TO USE THE AGENCIES THAT ARE ALREADY DOING THIS WORK, MANY OF WHOM ARE CULTURALLY SPECIFIC PROVIDERS, SEI, ARCO, AND OTHERS, TO EPP IDENTIFY THE FAMILIES THE SAME WE THEY WOULD FOR OTHER TYPES OF HOUSING.

Commissioner Smith: SO YOU CAN'T PREDICT WHO WILL COME UP IN THE QUEUE?

Mr. Jolin: EXACTLY.

Commissioner Meieran: I HAVE A COUPLE OF QUESTIONS, CLARIFICATIONS. ALONG THESE LINES, THE LACK OF GEOGRAPHIC DIVERSITY IN THESE FIRST FOUR PILOT HOMES THAT ARE GOING TO BE USED IN THE PROJECT. SO I UNDERSTAND IT SOUNDS LIKE THIS IS WHAT I UNDERSTAND, JUST CORRECT ME IF I'M WRONG OR MAYBE CLARIFY, THAT IN CHOOSING THOSE FOUR HOUSES THERE WERE A SIGNIFICANT NUMBER OF CONSTRAINTS AROUND THAT. THOSE ARE BOTH FROM THE PRACTICAL ZONING ISSUES, TREE CANOPY YOU TALKED ABOUT WHICH I KNOW FROM PERSONAL EXPERIENCE - - DON'T GET ME STARTED ON TREE CANOPIES. [LAUGHTER] ALSO THE PIPES AND ALL OF THAT. THERE'S THAT PRACTICAL SIDE OF THINGS THAT WILL CONSTRAIN WHAT HOUSES CAN BE ZONE AND THEN ALSO THERE ARE A SIGNIFICANT NUMBER OF LEGAL CONSTRAINTS INVOLVED JUST IN TERMS OF OUR OWN COUNTY PROCUREMENT PROCESS AND THERE'S FEDERAL, STATE AND LOCAL CONSTRAINTS THAT LIMIT WHO CAN BE CHOSEN TO BE THE HOME FOR THIS PROJECT.

YOU HAVE WORKED WITHIN BOTH OF THOSE SIGNIFICANT CONSTRAINTS, AND SO IT SOUNDS TO ME LIKE THAT REALLY AFFECTED WHO WAS SELECTED AND THIS IS ALSO A PILOT, SO WE'RE MOVING FORWARD, IS THERE AN OPPORTUNITY, SAY, TO WORK WITH THE CITY OF PORTLAND OR THE CITY OF

GRESHAM OR WHOMEVER SO THAT WE CAN MAYBE WORK WITH SOME OF THOSE ZONING LAWS SO THEY CAN FACILITATE OPENING THIS TO MORE HOMEOWNERS TO BE INVOLVED IN MORE GEOGRAPHICALLY DIVERSE AREAS OF THE COUNTY.

Mr. Li: THAT'S ABSOLUTELY CORRECT, COMMISSIONER. THERE WERE A LOT OF LIMITATIONS THAT EITHER WERE PUT ON OR WE PUT ON THE TEST IN ORDER TO CONSTRAIN IT. IN THAT LEVEL THERE'S A LITTLE BIT OF ARTIFICIALITY AROUND IT. IF WE WERE TO GO BACK TO LOOK AT TRYING TO GO TO SCALE WE COULD APPLY MANY LENSES. FRANKLY THE FIRST LENS WE WOULD WANT TO APPLY AND WE HAVE HAD THIS CONVERSATION WITH COMMISSIONER STEGMANN AND HER STAFF, WE DIDN'T FOCUS ON ANY HOMEOWNERS OUTSIDE THE CITY OF PORTLAND BECAUSE OF THE STATE OF EMERGENCY AND OTHER THINGS WITH THE CITY OF PORTLAND WE ABSOLUTELY WANT TO GO RIGHT BACK AND ESTABLISH THE PARTNERSHIP WITH THE CITY OF GRESHAM AND THEIR PLANNING BUREAU AND THEIR REGULATIONS AND ALL OF THAT THEIR PROCESSING BECAUSE THERE WERE BOTH A LOT OF INTEREST IN THE INITIAL POOL AND WE KNOW THAT THAT'S WHERE MANY FOLKS ARE HEADING AND THE LOTS TENDS TO BE LARGER.

THERE TENDS TO BE MORE OPPORTUNITY FOR THIS KIND OF ARRANGEMENT ON A SINGLE LOT. THERE ARE A LOT OF OPPORTUNITIES IF WE GO TO SCALE. THE OTHER THING TO NOTE IS WE DIDN'T DO ANY SOLICITATION OR TARGETED OUTREACH FOR THE LIST OF A THOUSAND. THOSE WERE JUST FOLKS IN THE COMMUNITY WHO HEARD ABOUT IT IN THE MEDIA AND PROSPECTIVELY SAID I WANT TO BE IN ON THIS. I'M INTERESTED. I THINK THERE'S A LARGE OPPORTUNITY FOR US TO DO SOME VERY STRATEGIC OUTREACH TO MAKE SURE THAT WE ARE COVERING AND INVITING THE BROADEST ASPECTS OF OUR COMMUNITY TO PARTICIPATE AND BE CONSIDERED FOR THIS. I THINK THAT WOULD BE THE TASK OF GOING TO SCALE WOULD BE TO TAKE A HARD LOOK AT SOME OF THE CRITERIA AND THE LAYERS AND MAKING SURE THAT WE WEREN'T LEAVING FOLKS OUT UNATTENDED.

Commissioner Meieran: THAT'S GREAT. THANK YOU.

Mr. Bailey: THANK YOU. GOOD MORNING. I'M IRA BAILEY WITH THE CITY OF PORTLAND HOUSING BUREAU. I HAVE BEEN INVITED BY TIM TO SPEAK ABOUT OUR PROGRAM. WE ARE DEVELOPING KIND OF AN ACCESSORY DWELLING UNIT DEVELOPMENT PROGRAM FOR HOUSING. AS MARY MENTIONED AT THE VERY BEGINNING ONE OF THE THINGS THAT WE RECOGNIZED AT THE CITY IS THE AFFORDABILITY OF HOUSING IN PORTLAND. WHAT WE DID IN A PROACTIVE MO OF TO TRY TO ADDRESS THOSE CONCERNS WE HELD A NUMBER OF COMMUNITY MEETINGS. IN THOSE MEETINGS ONE OF THE THINGS OR CONCERNS BROUGHT UP WAS NOT JUST THE ABILITY TO ATTAIN HOUSING BUT THE ABILITY TO RETAIN HOUSING. SO THE COMMUNITY MENTIONED THAT

THEY WANTED SUPPORT OR HOMEOWNERS NEEDED SUPPORT TO RETAIN THEIR HOMES AND AVOID DISPLACEMENT OR UNWANTED DISPLACEMENT AND FORFEIT FAMILIAR WEALTH AND STABILITY. ALL THE ITEMS OF STABILITY MENTIONED EARLIER.

Mr. Bailey: SO WHAT OCCURRED AFTER THAT IS KIND OF A JOINT VENTURE BETWEEN PORTLAND HOUSING BUREAU AND PROSPER PORTLAND, FORMERLY PDC, AND WE'RE CREATING A FIVE-YEAR PILOT PROGRAM TO BUILD BASEMENT IN ORDER TO SUPPORT THAT IDEA OF HOMEOWNERSHIP RETENTION. WE ARE SPECIFICALLY TARGETING HOMES IN THE INTERSTATE CORRIDOR URBAN RENEWAL AREA AND OUR GOAL IS TO PROVIDE THOSE ADUS TO EITHER PROVIDE THE HOMEOWNER WITH ADDITIONAL REVENUE TO HELP WITH FINANCES, THE HOME OWN KERR USE THAT SPACE TO EITHER RECEIVE OR PROVIDE FAMILY SUPPORT. THEY CAN USE IT FOR MEDICAL SUPPORT OR FOR FUTURE NEEDS OR CURRENT NEEDS IF THEY WANT TO. CAN USE IT FOR DOWNSIZING SO THEY CAN MOVE INTO THE ACCESSORY DWELLING UNITS AND RENT OUT THEIR PRIMARY HOME SPACE. UP LIKE THE COUNTY PROGRAM I WANT TO BE CLEAR OUR PROGRAM IS NOT BEING DEVELOPED WITH THE INTENTION OF CREATING AFFORDABLE HOUSING UNITS FOR RENT.

THE RENTAL REGULATION THAT WE WILL PLACE IS THAT IT CANNOT BE USED FOR SHORT TERM RENTALS SO NO AIRBNB, VACATION RENTALS LIKE THAT, BUT IN ORDER TO MOST POSITIVELY SUPPORT THE HOMEOWNER, THEY CAN DECIDE IF THEY NEED TO OR WANT TO USE THE UNIT AND RENT IT OUT AT MARKET RATE OR WHATEVER THEY CAN CHOOSE TO GET WITH THAT. WE HAVE AS FAR AS OUTREACH PARTNERED WITH A LOT OF DIFFERENT AGENCIES SO WE PARTNERED WITH METROPOLITAN HOME SHARE, SEI, URBAN LEAGUE, AFRICAN-AMERICAN ALLIANCE FOR HOMEOWNERSHIP TO DO OUTREACH AND WE ALSO WILL BE DOING SPECIFIC MAILINGS FOR THOSE UNITS. JUST A LITTLE BIT IN DETAIL, OUR PROGRAM WILL BE PROVIDING A LOAN SO WE'RE TARGETING BASEMENT OR CREATING BASEMENT ADUS AND GOING TO PROVIDE UP TO \$80,000 FOR THAT.

IT'S A ZERO INTEREST LOAN TO BE PAID BACK OVER 15 YEARS. ONE OF THE CONCERNS THAT WAS BROUGHT UP WAS ALSO WHAT IF THE HOUSE ITSELF NEEDS REPAIRS. ON TOP OF THE \$80,000, THAT DOES HAVE TO BE REPAYED, WE WILL PROVIDE UP TO 15,000 OF A HOME REPAIR DOLLARS THAT DO NOT HAVE TO BE REPAYED. WE WANT TO MAKE SURE THE HOUSE DOES NOT FALL IN ON TOP OF THE BASEMENT ADU. WE'RE IN THAT PROPOSAL AND DEVELOPMENT STAGE SO WHAT WE'RE DOING NOW IS REACHING OUT TO A COUPLE OF DIFFERENT OVERSIGHT COMMITTEES TO GET COMMUNITY FEEDBACK ON OR TO MAKE SURE THAT OUR PROGRAM WILL BEST MEET THE NEEDS AS POSSIBLE AS BEST AS POSSIBLE OF THE COMMUNITY. SO THAT'S MY PRESENTATION. ANY QUESTIONS?

Mr. Li: MOVING FORWARD, WE SEE OUR WORK HAPPENING IN A COUPLE ARENAS. ONE IS TO CONTINUE TO MANAGE EXPECTATIONS. WE 61,000 HOMEOWNERS AND FOUR UNITS. WE TALKED ABOUT THAT TODAY. THE PROJECT TIMELINE. IT'S TAKEN US LONGER THAN WE THOUGHT FOR PEOPLE TO BE IN-HOUSING AND I THINK THAT WITH THE NATURE OF DOING A TEST BUT THAT'S SOMETHING WE HAVE TO MANAGE. QUITE FRANKLY THE MEDIA ATTENTION TO THIS HAS BEEN ENORMOUS. BEING ABLE TO MANAGE HAVE PUT PEOPLE OFF. CONTINUE TO MANAGE EXPECTATIONS. SECOND SAFE AND SUCCESSFUL TENANCY. WE WANT TO MAKE SURE THE INTERESTS OF ALL, HOMEOWNER, THE FAMILY, OUR NONPROFIT PARTNERS AND THE COMMUNITY ARE PROTECTED OVER THIS FIVE-YEARS AND ENSURING THAT WE HAVE SUCCESS AS WE MOVE FORWARD. FINALLY, FAMILIES PLACED BY THE END OF THE YEAR AND LOOKING FORWARD TO DELIVERING TO YOU A THIRD PARTY EVALUATION THAT LISTS THE DATA AND SOME OF THE POINTS THAT YOU ALL RAISED FOR YOUR CONSIDERATION AS WE LOOK AT WHAT THE FUTURE HOLDS. I WANT TO CLOSE BY JUST THANKING AND ACKNOWLEDGING NOT ONLY OUR EXTERNAL PARTNERS.

THIS HAS BEEN AN INCREDIBLE TEAM APPROACH BY COUNTY EMPLOYEES. THIS ALSO HAD IMPACT ON OUR PROCUREMENT RULES AND REGULATIONS. MAKE SURE WE'RE TAKING INTO ACCOUNT RISK AND LIABILITY. KIM PEOPLES AND HIS TEAM HAVE CONTRIBUTED AND THEN THE TAX ASSESSOR TEAM. EVERYONE THAT WE HAVE APPROACHED TO SAY WE HAVE A WACKY IDEA HAS GIVEN US A, YEAH, MAYBE, RESPONSE AND I THINK YOU ALL SHOULD BE VERY PROUD OF YOUR STAFF WHO HAVE STOOD UP TO PARTICIPATE WITH US. FINALLY I WANT TO THANK YOU. IN MY CAREER AT THE COUNTY I'VE GOTTEN TO WORK ON A LOT OF REALLY WONDERFUL PROJECTS AND I HAVE TO SAY THIS HAS PUSHED AND CHALLENGED US, BUT IT'S BEEN SO INCREDIBLY REWARDING EVEN WITH THE NAIL BITING WE HAVE DONE AND CONTINUE TO DO. I'M VERY GRATEFUL FOR THE OPPORTUNITY AND LOOK FORWARD TO COMING BACK TO YOU IN A FEW SHORT MONTHS WITH THE NEWS THAT WE HAVE HOUSED FOUR FOLKS AND HERE'S WHAT WE HAVE LEARNED. THANK YOU.

Commissioner Stegmann: THANK YOU, VICE CHAIR AND THANK YOU FOR THE PRESENTATION. AS YOU ALL KNOW, THERE'S EXTREME POVERTY IN EAST COUNTY AND ESPECIALLY EAST 82ND. OUT OF THE 1099 APPLICATIONS THAT WE RECEIVED CAN YOU GIVE ME AN IDEA HOW MANY WERE EAST OF 82ND?

Ms. Li: I DON'T HAVE THAT INFORMATION BUT I WILL BE HAPPY TO PROVIDE THAT TO YOU.

Commissioner Stegmann: I GUESS MY CONCERN IS THAT WE KNOW WHERE POVERTY EXISTS. I HAVE SOME CONCERNS ABOUT THE GEOGRAPHIC LOCATIONS. MY UNDERSTANDING IS THAT THERE ISN'T ANYTHING EAST OF 39TH. I GUESS WHAT I WOULD LIKE TO SEE IS WAS THERE A QUESTIONNAIRE

THAT QUALIFIED POTENTIAL HOME OWNERS WHO WANTED TO HAVE AN ADU, AND I'M NOT REALLY SURE LIKE WHAT QUALIFIED OR DISQUALIFIED SOMEBODY AND WERE THOSE WEIGHTED LIKE LOCATION, LIKE EQUITY, THINGS LIKE THAT. WAS THERE LIKE A QUESTIONNAIRE? HOW DID YOU FIGURE OUT WHO ARE THE FOUR?

Ms. Li: AGAIN, WE WERE ADVISED THAT TO FOCUS ON AS OBJECTIVE AS POSSIBLE CRITERIA SO WE DID NOT SURVEY NOR DID WE HAVE A QUESTIONNAIRE FOR ANY OF THE 1,000 HOMEOWNERS. WE APPLIED OBJECTIVE CRITERIA TO THE DWELLINGS THEMSELVES AND THE LOCATIONS OF DWELLINGS AND THAT'S HOW WE WORKED OUR WAY DOWN TO THE FINAL FOUR. WE SHARED YOUR CONCERNS ABOUT MAKING SURE THAT THE BROADEST REPRESENTATION OF OUR COMMUNITY CAN PARTICIPATE IN AN OPPORTUNITY LIKE THIS. I BELIEVE THAT BECAUSE WE DIDN'T SOLICIT AND WE DIDN'T HAVE A STRATEGIC OUTREACH PLAN, IT WAS A SELF-IDENTIFIED GROUP OF FOLKS, THAT WE HAVE MISSED SOME OPPORTUNITIES. CERTAINLY IF WE WERE TO GO BACK TO BRING THIS TO SCALE WE WOULD WANT TO MAKE SURE THOSE ISSUES WERE ADDRESSED. ABSOLUTELY.

Commissioner Stegmann: SO MAYBE IT'S TOO LATE. I'M JUST SAYING THAT THERE SHOULD BE AN ADU IN EAST COUNTY IN THIS PILOT PROJECT. THAT IS NOT POSSIBLE?

Ms. Li: IT'S NOT POSSIBLE AT THIS MOMENT, COMMISSIONER, BECAUSE THE RULES, THE ZONING, THE DEVELOPMENT IS DIFFERENT, RIGHT, GRESHAM HAS ITS OWN --

Commissioner Stegmann: I'M NOT TALKING ABOUT GRESHAM. I'M TALKING ABOUT ANY PLACE EAST OF 82ND WITHIN PORTLAND.

Ms. Li: IT'S NOT POSSIBLE AT THIS MOMENT BECAUSE OF THE WAY THE TEST ROLLED OUT.

Commissioner Stegmann: I THINK THAT'S A FATAL FLAW BECAUSE REALLY IF WE SCALE THIS PROGRAM OUT WE'RE TALKING ABOUT EAST OF 82ND. SO IT'S KIND OF APPLES AND ORANGES FOR ME. I SUPPORT THE PROGRAM BUT OBVIOUSLY AGAIN, I JUST HAVE AN ISSUE. IT'S NOT GOING TO BE A PERFECT EXPERIMENT BECAUSE WE'RE NOT GEOGRAPHICALLY IN THE CORRECT PLACE.

Ms. Li: YES.

Commissioner Stegmann: SO I DO HAVE AN ISSUE WITH THAT. I APPRECIATE YOU TALKING ABOUT AIRBNB. DO WE HAVE SOMETHING THAT PREVENTS SIMILAR, I THINK YOU WERE TALKING ABOUT BASEMENTS. WHAT'S TO PREVENT SOMEBODY FIVE YEARS FROM NOW TURNING IT INTO AN AIRBNB.

Ms. Li: THERE'S NOTHING AT THIS POINT THAT WOULD PREVENT THE HOMEOWNER FROM TURNING IT INTO AN AIRBNB.

Commissioner Stegmann: I THINK PORTLAND HAS IT RIGHT. GOING FORWARD I WOULD LOOK FOR SOMETHING LIKE THAT. I THINK JED TALKED ABOUT THE ADU DEPRECIATING SIGNIFICANTLY. I GUESS I'M HAVING TROUBLE UNDERSTANDING THAT BECAUSE REAL ESTATE APPRECIATES. WHY IS AN ADU DEPRECIATING?

Ms. Li: I THINK IT'S A REFLECTION OF THE USE OVER TIME. IF YOU HAVE SOMETHING BRAND NEW AND YOU USE IT OVER A FIVE-YEAR PERIOD OF TIME THE VALUE OF THAT DEPRECIATES.

Commissioner Stegmann: YEAH. I GET THAT, BUT WITH REAL ESTATE IT DOESN'T NECESSARILY WORK THAT WAY. I WOULD ENVISION THAT THAT ADU IS GOING TO INCREASE IN VALUE. I'M NOT REALLY SURE ABOUT THE MATH. CAN YOU COMMENT?

Mr. Tomkins: YES. THE ADU, THE STICKS AND BONES OF IT, IT'S AKIN TO A CAR. IT DEPRECIATES IN VALUE. WHEN REAL ESTATE INCREASES IT'S ACTUALLY THE LAND THAT'S INCREASING. THE STRUCTURES ARE ALWAYS DECREASING EXCEPT TO THE EXTENT PEOPLE ADD ON AN ADDITION. YOU GET THOSE INCREASES. BUT THAT'S HOW THAT WORKS. WHAT WE WILL BE SELLING TO THE HOMEOWNER IS LITERALLY JUST THE VALUE OF WHAT'S IN PLACE AT THAT FIVE-YEAR PERIOD.

Commissioner Stegmann: THANK YOU, JED. I GUESS MY CONCERN IS WHAT IS THE ECONOMICS OF THE PEOPLE, ARE WE JUST TAKING PEOPLE THAT ARE ALREADY WEALTHIER AND SAYING, HERE'S A FREE ADU? BECAUSE AGAIN GOING BACK TO IRA, HELPING PEOPLE THAT ARE STRUGGLING, ARE WE ABLE TO DO BOTH? ARE WE ABLE TO PROVIDE ADDITIONAL UNITS AND HELP A FAMILY THAT IS STRUGGLING THAT MAY ALREADY OWN THIS PROPERTY.

Ms. Li: I ABSOLUTELY BELIEVE THAT IS THE PROMISE OF GOING TO SCALE. AGAIN BECAUSE WE DIDN'T SOLICIT NOR DO OUTREACH WE DIDN'T CONTROL OR INSURE WE ARE SEGMENTS OF THE COMMUNITY THAT ARE PART OF OUR VALUE SYSTEM. IT WAS A SELF-IDENTIFIED POOL OF FOLKS. I AGREE WITH YOU ON THAT IS WHAT WE SHOULD BE LOOKING AT IF WE MOVE FORWARD.

Commissioner Stegmann: BUT WHY DIDN'T WE?

Ms. Li: SO IT'S VERY DIFFICULT TO AFTER THE FACT USE PROTECTED CLASS STATUS AS A SELECTION CRITERIA OR A DETERMINING CRITERIA BOTH IN TERMS OF OUR PROCUREMENT ADMINISTRATIVE RULES AND IN TERMS OF THE LEGAL IMPLICATIONS OF THAT.

Commissioner Stegmann: SO HOW THAT IS GOING TO CHANGE GOING FORWARD THEN?

Ms. Li: WE UNDERSTAND THAT WE WOULD BE ABLE TO DO SELECTED OUTREACH. WE CERTAINLY COULDN'T SAY I'M GOING TO CHOOSE SOMEBODY ON THE BASIS OF THEIR RACE OR ETHNICITY OR THEIR INCOME. HOWEVER, WE CAN DO TARGETED OUTREACH SUCH AS OUTREACH OR THE GEOGRAPHICAL LOCATION THAT IRA'S PROGRAM IS TALKING ABOUT. WE HAVE A LOT OF EXPERIENCE WITH THE SUN SERVICE SYSTEM, WITH OUR CULTURALLY SPECIFIC ALLOCATION FORMULAS AND OTHER PLACES WHERE WE ARE ABLE TO DO THAT PROSPECTIVELY WITHIN THE CONFINES OF OUR PROCUREMENT REQUIREMENTS AND THE LAW.

Commissioner Stegmann: OKAY. I REALIZE THIS IS A PILOT AND A GOOD LEARNING PROCESS BUT THREES ARE LIP POINTS THAT NEED TO BE WELL THOUGHT OUT AND ADDRESSED BEFORE WE SCALE IT UP. THE OTHER QUESTION I HAVE IS THAT SO WHEN ARE WE DOING THIS ASSESSMENT? ARE WE DOING THIS FIVE YEARS FROM NOW?

Ms. Li: NO, WE BELIEVE THAT IF WE HIT OUR TIMELINE TO PLACE FAMILIES BY THE END OF DECEMBER WE WILL IMMEDIATELY BEGIN THE THIRD PARTY EVALUATION PROCESS. WE HOPE TO COME BACK TO YOU IN THE SPRING WITH THAT INITIAL REPORT. WE'LL CONTINUE TO EVALUATE OVER THE FIVE-YEAR PERIOD OF TIME BUT WE THINK THERE NEEDS TO BE AN INITIAL ASSESSMENT OF ALL THE ISSUES YOU'RE RAISING AND OTHERS SO YOU CAN KNOW RIGHT OF AWAY WHAT WE WOULD DO DIFFERENTLY IN A SCALED SITUATION. WE COMPLETELY AGREE WITH YOU ON SOME OF THE ISSUES THAT YOU'RE RAISING. IT'S PART OF WHAT'S CHALLENGING AS YOU SAY ABOUT DOING A TEST. WE CAN'T GET EVERY MOVING PART IN THERE BUT WE CAN CERTAINLY DO BETTER NEXT TIME WE GO OUT.

Commissioner Stegmann: THAT'S GOOD. I APPRECIATE THAT. BUT I ALSO WANT TO MAKE SURE THAT WE'RE MEASURING FOR THE LONG TERM. I THINK MAYBE A LOT OF ISSUES MAY CROP UP IN YEAR ONE OR TWO OR THREE OR FOUR OR FIVE. ALSO AT THE END OF THAT FIVE YEARS WHAT HAPPENS TO THAT FAMILY? THEN WHAT? WHAT DO WE DO WITH THAT FAMILY?

Ms. Li: WE WILL CONTINUE TO WORK WITH THOSE FAMILIES JUST IN THE SAME WAY WE WORK WITH THE OTHER 400. WE HAVE DONE SOME CALCULATION OF APPROXIMATELY HOW LONG DO PEOPLE STAY IN THAT KIND OF HOUSING. WHATEVER THE FAMILY DECIDES IS THEIR NEXT STEP. I'M GOING TO GUESS AS CHILDREN GET BIGGER THESE UNITS WON'T BE THAT ATTRACTIVE, THEN WE WILL OFFER THEM THE SUPPORT WE OFFER THE OTHER 400 FAMILIES TO MOVE TO THE NEXT PERMANENT PLACE. AS WE GET CLOSER TO THE FIVE-YEAR MARK WE'LL BE DOING CONVERSATION WITH THE FAMILIES TO MAKE

SURE THEY HAVE FULL INFORMATION BEFORE THEY GO INTO THE UNIT ABOUT WHAT THE LIMITATIONS ARE THERE.

Commissioner Stegmann: THANK YOU. GOING BACK TO ENHABIT, YOU'RE KIND OF LIKE A PASS-THROUGH. HOW DO YOU MAKE YOUR MONEY? IF YOU'RE JUST A PASS-THROUGH AGENCY.

Mr. Miller: COMMISSIONER STEGMANN, THANK YOU FOR THE QUESTION. THANK YOU FOR THE OPPORTUNITY TO SPEAK SOME MORE. WE PROVIDE A BUDGET ON OUR COSTS AND WORK WITH AND SORT OF SUBMIT THOSE AND GET THOSE APPROVED AS PART OF ANY PROCUREMENT PROGRAM WITH A PARTNER LIKE THE COUNTY OR THE CITY OR OTHERS. SO IT'S OUR COSTS AND A COST RECOVERY BASIS AS A NONPROFIT ORGANIZATION WANTING TO PROVIDE THESE SERVICES A-D DOING IT ON A MISSION BASIS SO WE DON'T EARN PROFIT ON THIS KIND OF WORK.

Commissioner Stegmann: SO IT'S JUST BUILT IN. YOU'RE NOT EARNING ANY PROFIT BY WORKING ON THIS PROJECT?

Mr. Miller: WE NEED TO COVER OUR COSTS LIKE RENT AND COMPUTERS, WAGES AND BENEFITS FOR OUR PEOPLE. THERE'S NO PROFIT.

Vice-Chair Vega Pederson: ENHABIT IS A NONPROFIT ORGANIZATION.

Mr. Miller: CORRECT.

Commissioner Stegmann: THANK YOU FOR CLARIFYING THAT I THINK THOSE WERE BASICALLY MY QUESTIONS. I THINK IT'S A GREAT PROGRAM. BUT I JUST THINK THAT WE GOT A LOT OF HOMEWORK TO DO ABOUT WHERE THESE HOMES ARE WELL INTENTIONED BUT I WANT TO MAKE SURE WE'RE ON TARGET AND I WANT ADUS IN EAST COUNTY AND I'M GOING TO BE WATCHING THAT CLOSELY.

Ms. Li: WE DO TOO.

Commissioner Stegmann: THANK YOU.

Vice-Chair Vega Pederson: ANY OTHER QUESTIONS? SO THANK YOU ALL VERY MUCH FOR THIS PRESENTATION. I HAVE TO SAY THAT WHEN WE FIRST HEARD ABOUT THIS AND IT CAME BEFORE THE BOARD I THINK A FEW MONTHS AGO TO GET PERMISSION TO DO THIS PILOT IT WAS A REALLY EXCITING OPPORTUNITY IN THE WAY THAT THE COUNTY IS REALLY TAKING THE LEAD ON AN IDEA AND BRINGING IN ORGANIZATIONS AND FUNDERS LIKE MEYER AND COORDINATING WITH NONPROFITS TO DO SOMETHING THAT HASN'T BEEN DONE BEFORE. I THINK THE FACT THAT IT IS SO INNOVATIVE HAS BEEN BORN OUT IN THE ATTENTION IT'S RECEIVED NATIONALLY.

Vice-Chair Vega Pederson: IT IS UNDERSTANDING THAT IT'S JUST A PILOT AND THAT GOING FROM I THINK IT WAS ORIGINALLY OVER 1,000 APPLICANTS BECAUSE OF THE REQUIREMENTS THAT WERE STRICT BECAUSE OF ZONING AND OTHER THINGS WE HAVE BEEN TALKING ABOUT, WHITTILING IT DOWN TO ONLY 13 SHOWS THAT WE HAVE A LOT OF CONSTRAINTS IN TRYING TO MAKE A SITUATION THAT'S GOING TO WORK FOR THE FIVE YEARS FOR THESE FIRST FOUR AND WE'LL BE LEARNING FROM THAT. I I THINK THERE NEEDS TO BE SPACE FOR THOSE LEARNINGS. THERE NEEDS TO BE SPACE FOR INCORPORATING THAT INTO MAKING A BETTER RESULT AND I'M HOPEFUL THAT ALL THE HARD WORK AND THE HOURS AND THE COMPLEXITY IN TERMS OF GETTING THIS TO ACTUALLY FUNCTION IS GOING TO BE BORN OUT IN A PROGRAM WE CAN TAKE TO SCALE AND BE A GOOD, INNOVATIVE IDEA THAT WE CAN USE AND CAN BE USED NATIONALLY AND INTERNATIONALLY. THANK YOU VERY EVERYONE. THAT WAS OUR ONLY ITEM FOR TODAY. WE DON'T USUALLY DO BOARD COMMENTS AT BRIEFINGS BUT I WANTED TO MENTION IT'S COMMISSIONER SMITH'S BIRTHDAY. [LAUGHTER] I THINK THAT NEEDS TO BE CELEBRATED AND ACKNOWLEDGED. SO HAPPY BIRTHDAY! DO YOU WANT US TO SING?

Commissioner Smith: THANK YOU SO MUCH. CAN YOU SING THE STEVIE WONDER VERSION?

Vice-Chair Vega Pederson: I CAN'T SING ANYTHING. THANK YOU. HAPPY BIRTHDAY. THANK YOU, EVERYONE. THERE BEING NO FURTHER BUSINESS, WE ARE ADJOURNED. [GAVEL]

**ADJOURNMENT – 11:29 a.m.**

[CAPTIONS PROVIDED BY LNS CAPTIONING AND MAY INCLUDE INACCURATE WORDS OR PHRASES DUE TO SOUND QUALITY, OTHER TECHNICAL DIFFICULTIES AND/OR SOFTWARE ERRORS.]

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