



A Place for You

A new tool to address
the affordable housing
crisis

Introductions

Peggy Brey, Interim Director, Department of County Human Services

Marissa Madrigal, Chief Operating Officer, Multnomah County

Mary Li, Director, Multnomah Idea Lab, Department of County Human Services

Tim Miller, CEO, Enhabit

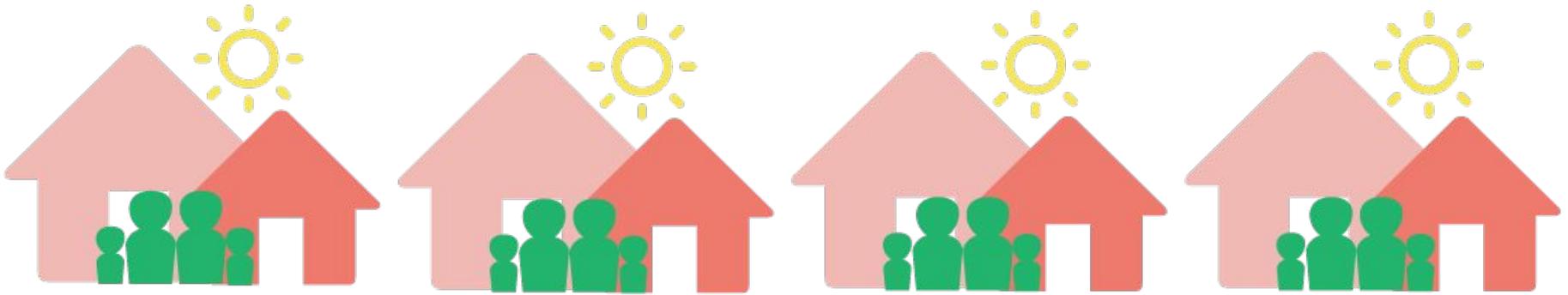
Marshall Runkel, Chief of Staff, Commissioner Chloe Eudaly

Marc Jolin, Director, Joint Office of Homeless Services

Theresa Deibele, Housing Opportunities Portfolio Director, Meyer Memorial Trust



Overview of APFY



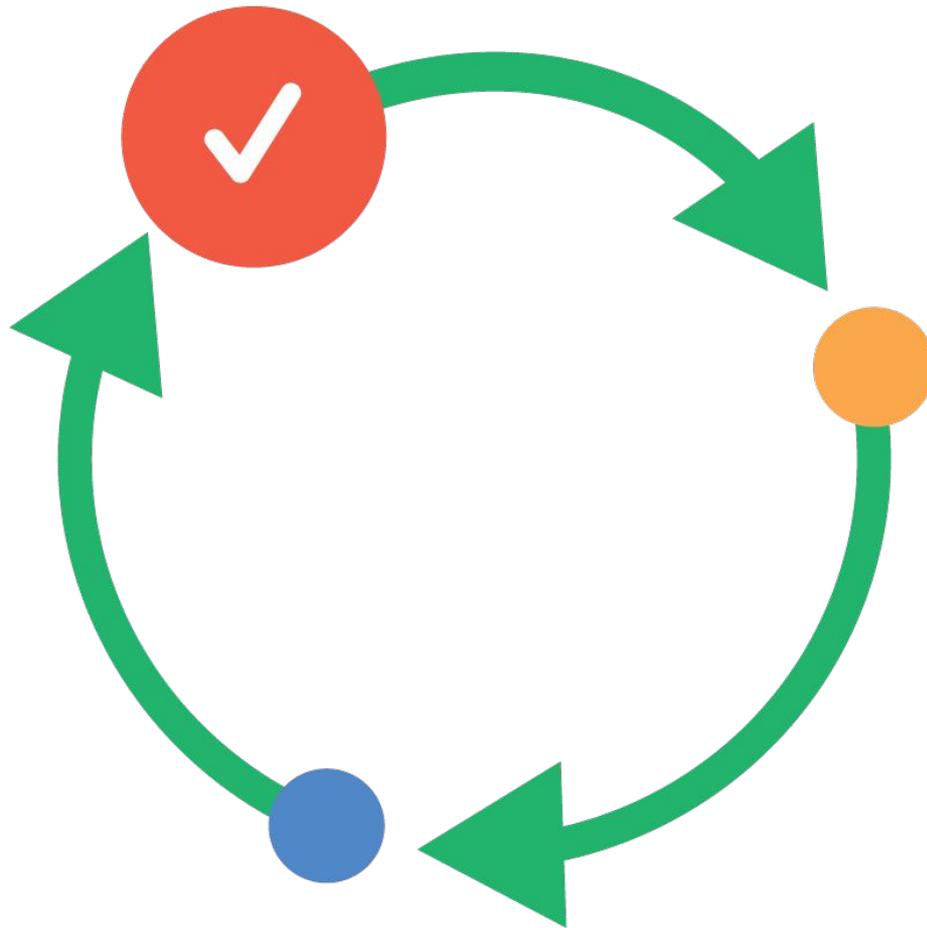
A test project to house 4 families in backyard ADUs

Briefing Agenda

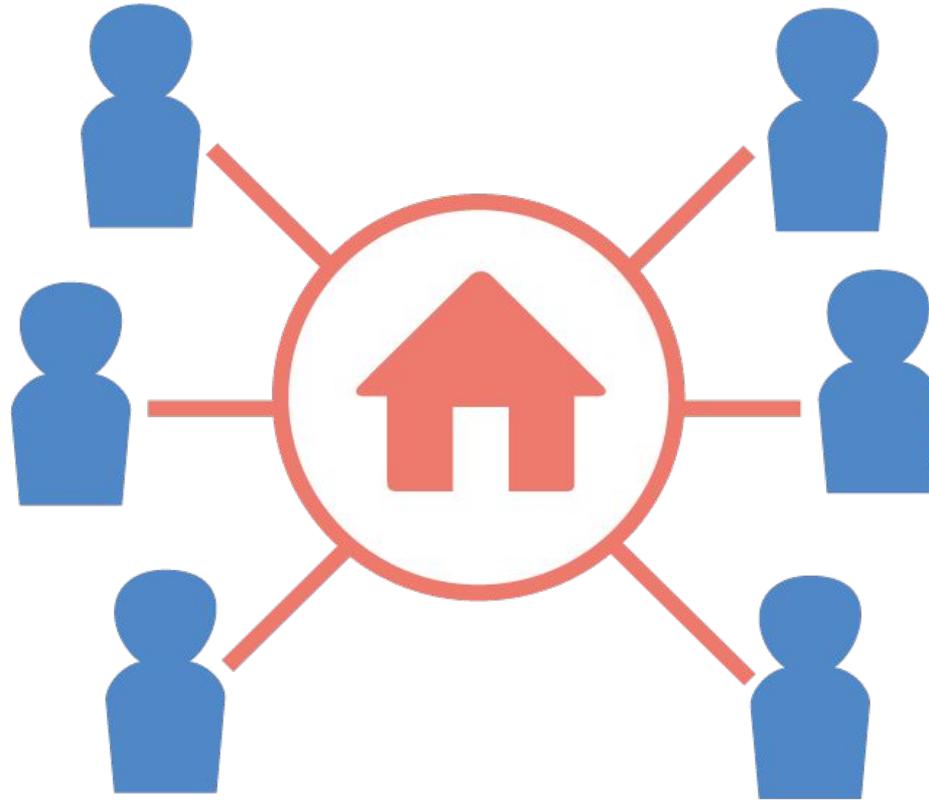
- APFY background
- Project status and work to-date
- Timeline and budget
- Partners



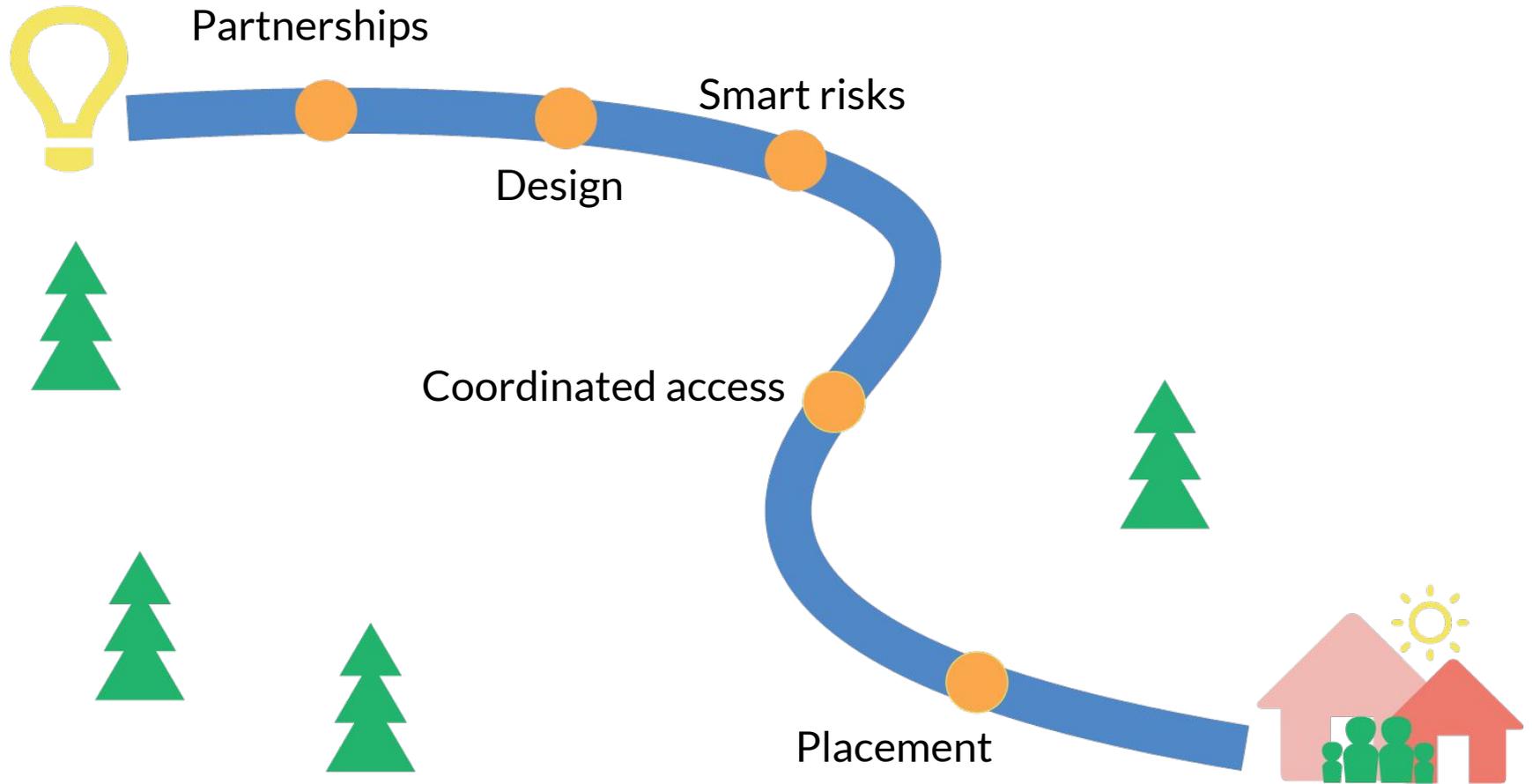
The County is a learning organization



APFY is about community



A Place for You journey



Goal and Design Challenge



Goal

A new tool to meet the affordable housing crisis



The Challenge:

- Can the cost and timeline for affordable housing options be bent downward while achieving similar or better outcomes?
- Is there enough promise to explore replication and scale?



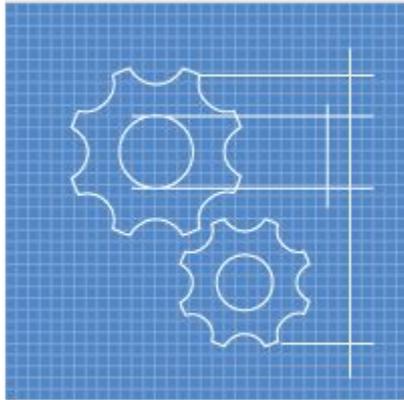
Who's Involved and what they do



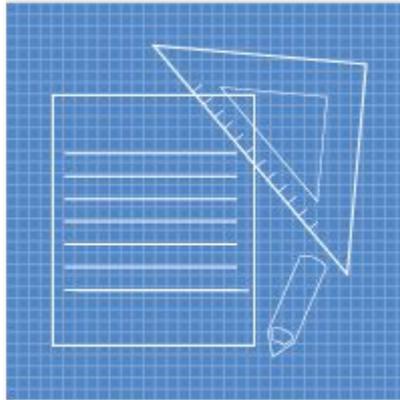
DCHS' MIL	Concept, partnerships
City of Portland, Multnomah County	Funding (through JOHS)
Meyer Memorial Trust	Funding
Enhabit	Building and property management
Portland State University	Research
JOHS/AHFE	Family support



How we're doing it



Design



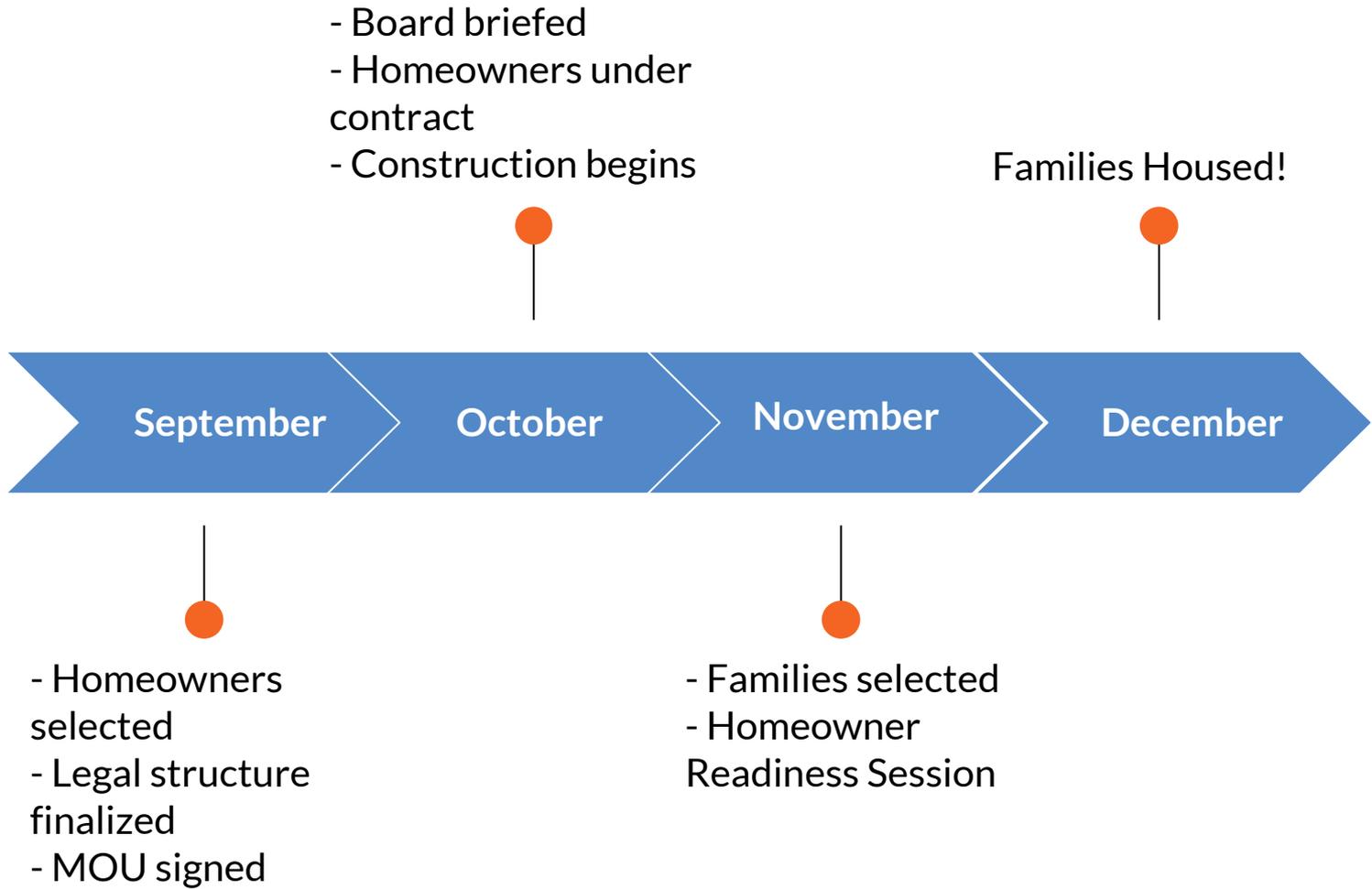
**Test
specifics**



**Evaluation
& learning**



Timeline and Next Steps



Who is Enhabit?

- Enhabit is a 501(c)3 nonprofit, founded in 2009, serving in Oregon and Washington.
- Our mission is to create social impact through better living spaces.
 - We transform the everyday with the hands-on human work.
 - We advise and create solutions for homeowners, local governments, and utilities...
to create efficient, healthy, and safe living spaces.
 - These efforts, in turn, create strong, thriving and equitable communities.



Pilot : Innovation Required

- Enhabit's challenge:
Define, select, refine and build 4 ADUs
 - Meet living requirements
 - Achieve cost breakthrough
 - Demonstrate rapid deployment capability
- Vetted over a dozen design/build firms across 15 criteria
- Worked designs and costs with short list
- Selected two



Solution A:

Modular components assembled on-site



SQFT Studios is a small company 100% focused on ADU construction.



Solution B:

Factory built, on-site foundation



Wolf Industries specializes in factory built, site delivered buildings & ADUs.



Learnings to date

- Many potential providers available
- Cost breakthrough is possible
- Site considerations make 'fixed design' difficult
- Siting and permitting are complex
- Homeowner hosting interest appears strong
- Homeowner customization is desired
- Solutions exist for ownership & transfer



Project Partners



Attention Areas

Managing Expectations

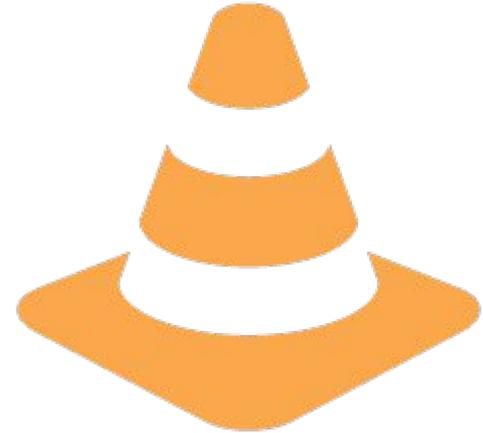
- 1099 homeowners who signed up
- Project timeline
- Media

Safe, Successful Tenancy

- Protecting the interests of those involved
- Supporting success over next five years

Moving forward

- Families placed
- Third party evaluation with recommendations for changes and potential future action



Questions

