

Board of County Commissioners Business Meeting Minutes – DRAFT

A complete video copy and packet including staff reports of this meeting can be viewed at <https://www.clackamas.us/meetings/bcc/business>.

Thursday, April 27, 2023 – 10:00 AM

In person and via virtual technology (Zoom)

PRESENT: Chair Tootie Smith
Commissioner Mark Shull
Commissioner Martha Schrader
Commissioner Ben West

CALL TO ORDER

I. CONSENT AGENDA

A. Elected Officials

1. Approval of Previous Business Meeting Minutes – *BCC*

B. Finance

1. Approval of a Contract with Moss Adams LLP for Annual Financial Audit Services. Total value is \$2,011,000 for 5 years. Funding is through budgeted County General Funds.

C. County Counsel

1. Approval of an Intergovernmental Agreement with Clackamas County Vector Control District for legal and procurement services. Agreement value is \$10,000, and term is through June 30, 2028. Funding through Vector Control. No County General Funds are involved.

D. Transportation & Development

1. Approval of a personal services contract with Jacobs Engineering for The Sunrise Gateway Corridor Community Visioning Project. Total value is \$3,262,229.00 until December 31st, 2024. Funding through State Operating Grants. No County General Funds are involved.

Clerk to the Board Tony Mayernik read the consent agenda.

Chair Smith asked if any commissioner wished to remove any item from the consent agenda. No requests were received.

Commissioner West: "I move for approval of the consent agenda as read." Commissioner Schrader seconded the motion.

Chair Smith asked if there was any further discussion. None was heard.

Clerk called the poll

Commissioner West Aye

Commissioner Shull Aye

Commissioner Schrader Aye

Chair Smith Aye; motion passes 4-0.

Chair Smith recessed as the Board of County Commissioners and convened as the Clackamas County Development Agency Board of Directors.

II. DEVELOPMENT AGENCY CONSENT AGENDA

- A. Approval of a Utility Easement to Portland General Electric in Order to Provide needed infrastructure across Development Agency property. No County General Funds are involved.

Clerk to the Board Tony Mayernik read the consent agenda.

Chair Smith asked if any director wished to remove any item from the consent agenda. No requests were received.

Director Shull: "I move for approval of the Development Agency consent agenda." Director Schrader seconded the motion.

Chair Smith asked if there was any further discussion. None was heard.

Clerk called the poll

Director Schrader Aye

Director West Aye

Director Shull Aye

Chair Smith Aye; motion passes 4-0.

Chair Smith adjourned as the Clackamas County Development Agency Board of Directors and reconvened as the Board of County Commissioners.

III. PUBLIC COMMUNICATION

Chair Smith opened the meeting for public testimony

Tess Fields (Marion County) – Home Share Oregon

Chair Smith asked about the materials submitted by Tess Fields (attached). Tess Fields explained that they were materials submitted for Multnomah County that would be a proposal for Clackamas County. Chair Smith asked about Oregon House Bill 3202. Tess Fields explained that it is in a House Committee awaiting a hearing and is being considered by the Senate. Chair Smith asked about any other companion bills. Tess Fields explained that there was a Senate bill, but it was allowed to die without consideration. Chair Smith asked about any financial support for the bill, Tess Fields explained that there isn't any funding tied to the House Bill. Chair Smith asked about the intent of House Bill 3202, Tess Fields explained that the bill would adjust Oregon income tax law on earned income from certain rental scenarios.

Commissioner West made comments in support of the program and about other efforts that Clackamas County is considering to make housing more affordable.

Commissioner Schrader made comments in support of the program and asked how Accessory Dwelling Units fit into the model. Tess Fields explained that ADUs do not currently fit into the Home Share Oregon model, but that they are hopeful that ADU regulations will be relaxed in the future.

Commissioner Shull made comments in support of the program.

Les Poole (Clackamas County) – Homelessness, Tolling

Bill Wehr (Damascus) – Budget Committee

County Administrator Gary Schmidt explained the structure of the compensation board for elected officials, their work with the County's budget committee, how employee salaries are determined, and upcoming budget committee hearings the week of May 22.

Chair Smith closed the meeting for public testimony.

IV. COUNTY ADMINISTRATOR UPDATE

County Administrator Gary Schmidt recognized Children, Family, and Community Connections staff for being awarded a fellowship and Water Environment Services staff for placing second in a statewide heavy equipment obstacle course competition.

V. COMMISSIONER COMMUNICATION

Commissioner Shull made comments on tolling, a Portland Water Bureau filtration plant project, short-term rental regulations, the Bull Run Bridge, Home Share Oregon, and the upcoming weather.

Commissioner West made comments on a recent Oregon City Business Alliance forum on homelessness, efforts by various city governing bodies to pass resolutions similar to Resolution 2023-043 (attached), the Molalla HOPE center, and House Bill 3501. Chair Smith made comments on the Molalla HOPE Center, the Board's recent Planning Session, and mental health licensure requirements.

Commissioner Schrader made comments on Home Forward projects in Molalla, a briefing by Children, Family, and Community Connections staff on childcare, and her work on the Spirit Mountain Community Fund.

Chair Smith made comments on the Oregon City Business Alliance forum, an upcoming luncheon in support of Clackamas Volunteers in Medicine, Clackamas Community College workforce development programs, and tolling, including Oregon House Bill 3615.

Chair Smith adjourned the meeting at 11:01 AM.



Home Share Oregon

We Bring Communities Together

The mission of Home Share Oregon is to expand access to affordable housing through homesharing. We believe that this is a direct way to prevent housing instability, foreclosure, and homelessness. We envision a world in which every person has a clean, safe home, a world where homesharing is normalized as a lifestyle preference, and homelessness is uprooted.

At Home Share Oregon, we see homesharing as a rapidly growing movement that is helping people have a home that they deserve. Through homesharing, we connect homeowners who have a spare bedroom to rent and homeseekers in need of affordable housing. We promote homesharing as a chosen and preferred lifestyle. Homeowners gain financial resilience and homeseekers get a new home.



“ Home Share Oregon is able to do something no other housing organization can do, prevent homelessness before it starts. We do so by connecting homeowners with spare bedrooms to individuals and families in need of an affordable place to live. ”

- Tess Fields, Executive Director, Home Share Oregon



Photo left to right: Housemates, Josh and Toni

"I think people should share their bigger homes. To me, it is a good use of space, it's fair and equitable. I think we need to share what we have. And I get a bit of money to cover my bills. I really didn't do it for the money, I did it for the help. I need help caring for my home."

- Toni

"I help Toni around the house. I like it because any of the work that I do here, it comes back to me, because it is a home for my kids. It is a positive, safe environment."

- Josh

Community Outreach and Impact



Educated more than **1 million people** about homesharing.

Registered over **700 homeowners** to homeshare.

Home Share Oregon is active in **33 counties** across Oregon.

We deliver direct support to **3,150** homeowners and homeseekers.

Our Services

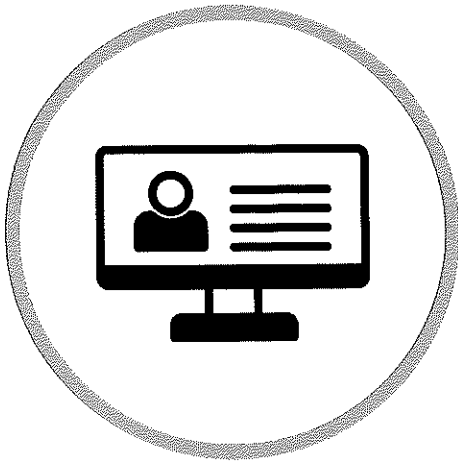
Our Area Managers support you on your homesharing journey! Home Share Oregon provides:

- Matching Technology
- Homeshare Agreement Templates
- Free Background Screening
- Direct Client Support
- Resources, Community Events, and Engaged Housing Dialogue

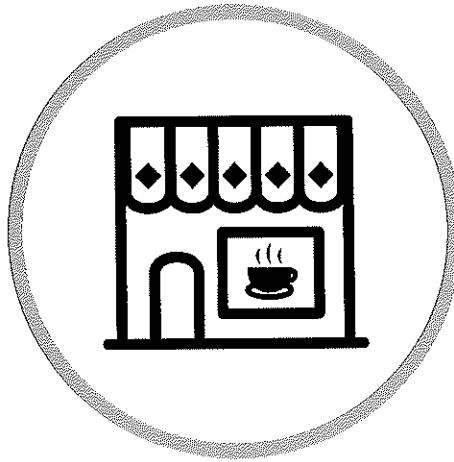


Photo left to right: Judy and Lupine, your Home Share Oregon "coaches".

Homesharing Easy As 1-2-3



1. Create and publish your profile.



2. Securely message and meet potential matches.



3. Finalize homeshare agreement and set the move-in date with your new housemate

"Some of my favorite things about homesharing is sharing. Brenda and I share meals, we share working out in the garden, we share walking the dogs. I think the companionship is one of my favorite things." - Gayle

"One thing that I've learned about myself through homesharing is that I can co-manage a house. I raised my family in a home and I have lived alone but I never shared a home like this. I can intentionally share a space with someone else. We talk about how things need to be done and we successfully navigate that day by day." - Brenda



Photo left to right: Housemates, Gayle and Brenda



info@homeshareorgon.org

**Thank you to our donors and the HSO Board,
whose generous support makes our work possible.**

Home Share Oregon Board of Directors: Homer Williams, Stan Penkin,
James Dirksen, Sam Miller, Toni Wallick, David Groff, Brad Perkins, Charlie Swindells.



Support "Home Share For Oregon" Legislative Initiative

Home Share Oregon advocates legislation to incentivize the homeshare concept. Working with our state legislators, Home Share Oregon has proposed:

"Homeowners who are willing to home share, long-term, charging \$1,000 or less per month, are absolved from state income tax liability on the earned income." - HB 3032

To sign on in support of the proposed legislation, please visit:
<https://www.homeshareoregon.org/homeshare-for-oregon>

As Seen:



Contact

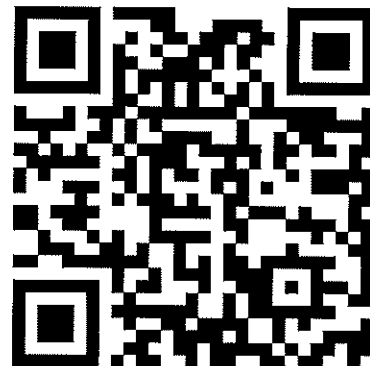
Home Share Oregon

P.O. Box 18222

Portland, OR 97218

Email: info@homeshareoregon.org

Phone: (503) 515-2397





The Honorable Mark Shull
Honorable Members of the County Board
2051 Kaen Rd.
Oregon City, Oregon 97045

April 20, 2023

Dear Commissioner Shull,

Thank you for our conversation and the opportunity to provide more information about home sharing.

Home Sharing is an alternative way for people to meet their housing needs that provides benefits to homeowners and renters alike. In simple terms, home sharing is an arrangement by which two or more unrelated people share a dwelling for mutual benefit. Endorsed by the AARP, Providence Hospital Systems, Meals on Wheels, AmeriCorps, and more, home sharing contributes to:

- Eviction prevention and defense
- Housing Stabilization
- Homeowner foreclosure prevention

Currently, the State of Oregon is behind 111,000 units of housing at all income levels and over 500,000 new units of housing need to be constructed over the next decade. Many people who have never been at risk of displacement before, are finding themselves teetering on the cliff of homelessness.

Home Share Oregon is a statewide non-profit. Our mission is to increase access to affordable housing, through home sharing. Currently, there are 1.5 million owner occupied homes with a spare bedroom, and 1 in 3 Oregonians are mortgage burdened, with 40 percent of Oregon's seniors at risk of foreclosure. If just 2% of homeowners rented a spare bedroom, we could house 30,000 people affordably and keep 30,000 people in their homes with no new infrastructure, or taxes.

Access to affordable housing in Clackamas County is in crisis. The average cost for a one bedroom, one bath apartment is \$1,500.00 (www.apartments.com), and the average cost for a single-family home is \$516,571.00.

Closing the gap in supply and demand requires innovation as well as continued investments in housing production. However, both approaches take years of development and billions of dollars before they can deliver. In the interim, there is an opportunity to encourage the use of existing housing inventory by providing homeowners who are willing, with the tools they need, to rent out rooms in their homes and America is catching on. Currently, there are 60 home share programs across the country successfully housing folks while also building financial resilience for homeowners.

I would like an opportunity to address the Commission to share more information about this commonsense response to our housing crisis.

Sincerely,
Tess Fields
Executive Director, Home Share Oregon

Contractor Annual Budget Report Form (Exhibit 6B)

Contractor Name: Home Share Oregon

For Fiscal Year or Time Period: FY23 (7/1/22-6/30/23)

Service Name: Home Share-
Connect to rooms

Service Name: **Service Name:**

Contract Funds: \$250,000

Contract Funds: \$ _____
Contract Funds: \$ _____

Contract Revenue

PERSONNEL

1. Salaries & Wages	\$	169,000		
2. Overtime				
3. Fringe	\$	31,500		
4. Volunteers				
SUBTOTAL PERSONNEL	\$	200,500	\$ -	\$ -

DIRECT MATERIALS & SERVICES

5. Professional Services	\$	10,000		
6. Printing	\$	1,330		
7. Utilities				
8. Telephone	\$	720		
9. Equipment Rental				
10. Space Rent				
11. Repairs				
12. Postage	\$	950		
13. Supplies	\$	500		
14. Education & Training	\$	36,000		
15. Mileage				
16. Insurance				
17. Dues & Subscriptions				
18. Sub Awards < \$25k				
SUBTOTAL DIRECT MATERIALS &	\$	49,500	\$ -	\$ -

INDIRECT

19. Overhead/Admin				
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OTHER COSTS

20. Client Assistance				
21. Capital Expenditures				
22. Sub Awards > \$25k				

TOTAL \$ 250,000 \$ - \$ -

I certify that I am an authorized representative of the above organization. I understand that DCHS requires a revised budget to be submitted for approval if any line item changes more than 20% or \$1,000. I understand that all actual costs reported are subject to audit and that all expenditures must be program related and allowable according to the applicable cost principles and funding regulations.

Agency Signature:

Name, Please Print: Edith Molina, Executive Director



HB 3032 Frequently Asked Questions

1. How does HB3032 work?

HB 3032 exempts homeowners from paying state income taxes on the additional, earned income from renting a room in their home. Forgone revenue would be minimal. For example, if a homeowner rents a room at the maximum allowed rate (\$1000 per month) and they are in the 9% state income tax bracket, their avoided tax burden would be \$1080. The equivalent public cost for a single unit of affordable housing would be over \$350,000.

2. Many homeowners share their homes with family members. If other family members pay rent or otherwise contribute to expenses, would the homeowner have to pay taxes on this income?

Multi-generational families living together and sharing living expenses is a common practice, particularly in lower income and immigrant communities. Oregon tax law doesn't currently address this practice or consider cost sharing as income. In addition, under state and federal tax law, the family gift exemption (up to \$17,000 per person per year) is greater than the exemption provided in HB3032.

3. How does this affect short term rentals like AirBnB hosts?

HB3032 does not apply to short term rental income. The exemption in HB3032 is limited specifically to long term home sharing agreements in a homeowner's primary residence. Long term is defined as more than three months and is limited to \$1000 per month.

4. How does HB3032 affect existing landlord-tenant laws?

This bill does not change landlord-tenant law. Current landlord-tenant laws apply to home sharing arrangements.

5. Who do we expect to take advantage of this program?

Our data shows the majority of people who home share are middle to lower income earners. Many are single women over the age of 50 who have experienced the death of a spouse or divorce.

"We don't have enough houses if everyone lives alone, we do have enough bedrooms."

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Supporting a Recovery-Oriented System of Care in Responding to the Addictions, Mental Health and Homelessness Crisis



Resolution No. 2023-043

Page 1 of 2

WHEREAS, Clackamas County has identified drugs, crime, and untreated mental illness, of which homeless encampments are a symptom, as top threats to the health, safety and flourishing of all of its residents; and

WHEREAS, Clackamas County believes in the dignity and worth of its residents, and the communal good that is achieved when residents are on a path toward the realization of their full potential; and

WHEREAS, Clackamas County acknowledges that a significant and consequential portion of both those struggling with homelessness in the greater Portland area and throughout North America also contend with the complex diseases of mental illness and or addiction, whether a precursor to or a result of homelessness; and

WHEREAS, the U.S. Surgeon General specifically describes addiction as a brain disorder disease that results in reduced brain function, that inhibits an individual's ability to make decisions and regulate his or her actions, emotions, and impulses, and furthermore, that changes in the brain persist long after substance use stops and recognizes that addiction to alcohol or drugs is a chronic brain disease that has the potential for recurrence and recovery; and

WHEREAS, Clackamas County recognizes that housing alone cannot cure mental illness or addiction, and the nature of addiction and serious mental illness can make sufferers unable to recognize their own illnesses or seek help willingly and benefit from a well-coordinated continuum of care to help them get the supports they need; and

WHEREAS, Clackamas County agrees that open air drug scenes create violence that is incompatible with clean and vibrant public spaces, and make recovery from addiction more difficult; and

WHEREAS, Clackamas County believes that harm reduction services, when not antithetical to a recovery-oriented system of care, can be effective in saving lives. Moreover, they must exist within a full continuum of compassionate care that includes prevention, intervention, treatment, and recovery for those suffering from addiction; and

WHEREAS, Clackamas County identifies other contributing factors to homelessness, including domestic violence, experience in the child welfare system, economic and health crises, and physical and mental health conditions and is identifying strategies to address these factors; and

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WHEREAS, Clackamas County believes that all people have a right to clean and vibrant public spaces, as well as safe emergency and transitional shelter when needed;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CLACKAMAS COUNTY that all efforts to address homelessness in which the County and its employees engage must be concentrated on helping all residents participate in realizing their full human potential, by ensuring shelter, psychiatric, behavioral health and addiction care for all who need it, and by protecting public spaces for the use of the entire community.

DATED this 6th day of April, 2023

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary