

Questions and Answers about the House Holder Refuge

What is the access to Public transport and Bike Routes?

- We are .7 miles from the MAX train line (NE 82nd Ave Station at NE Halsey) running east to Gresham and west to Portland and Beaverton/Hillsboro, and the #77 bus that runs east and west along NE Halsey
- We are 2 blocks from the #72 bus running north and south on NE 82nd Ave
- We are 6 blocks from the #12 bus that runs in a diagonal across the city on Sandy Blvd
- We are 3 blocks south of NE Fremont Street and #24 bus running east and west

What are the nearby shopping and dining areas?

- NE 82nd Ave is home to numerous Asian and Mexican restaurants
- “Bebo’s Coffee” is one block north of us
- The NE Fremont hub starts around NE 52nd Ave with numerous cafes and shops to the west (about a mile and a half)
- Parkrose hub – Sandy and 110th
- Montavilla hub has a Farmer’s Market, a discount movie theatre, coffee shops, and restaurants (on NE Stark Street, about 2 miles south)

What schools are nearby?

- Madison High School, Roseway Heights (K through 8), and Jason Lee Elementary School are our neighborhood schools

Eco Green Programs

- We are involved in the Living Building Challenge, a green building certification program that defines the most advanced measure of sustainability in the built environment. Although the Householder Refuge buildings will not be built to meet the full standard, they are being informed by the discussion for other aspects of the development.
- We are restoring much of the land to native wildlife habitat
- We are rehabilitating a brownfield site into a thriving community and intact ecosystem
- We are partnering with a variety of educational institutions in order to use our property for their ecology studies and sustainable agriculture programs

Financial structure

- We are building cohousing units as a Limited Liability Corporation (LLC) with ownership interests available to qualifying subscribers for a \$50,000 buy-in membership fee or a minimum of \$20,000 with promissory note for the balance
- Monthly rents will be paid to cover the costs of construction and maintenance of the cohousing development
- LLC ownership interest holders may occupy a cohousing unit or sublet to a qualifying tenant
- Alternatively, you can pay the total cost of your unit up front, then pay a lower monthly maintenance fee

What if I am not Buddhist?

- We are open to all persons who value interdependence, authenticity, compassion, and diversity
- You are welcome to participate in the temple activities as you like or not
- We currently have a variety of Buddhist and Non-Buddhist members

Families with kids and animals?

- Families and their pets are welcome in our community
- We will have families and youth on the property at the Dharma Rain Zen Center children's programs, at a Dharma Center Preschool, and in collaboration with nearby educational institutions.
- Pets are welcome and there are plans to have chickens, bees, and possibly other small livestock

Shared resources

- We will share a common house and shared storage for tools
- We intend to have car sharing options, which may include Zipcar, Car2Go, or an informal system of private vehicles
- We will share the care and gifts of our gardens and surrounding natural area
- We may share eggs from chickens kept on the property

How my heirs benefit?

- Heirs can inherit the \$50,000 LLC ownership interest and then, upon approval from the HHR and LLC, either occupy that unit or sublet the unit to a qualifying tenant. Individuals with an ownership interest can set their own rate for subletting at market rate.
- Alternatively, heirs can sell their LLC ownership interest back to the LLC at the price for which it was originally purchased

Can I fence my backyard?

- Yes, upon confirmation from the community that such a fence is in alignment with our values

How does the common house function and what will be in it?

- The common house functions as the living room for the community
- It will have a large kitchen, 2 guest rooms, laundry facilities, mailroom, quiet library and study space, open space for yoga and large meetings, fireplace, porch, and outdoor eating area.
- Community meals will be offered for sharing 3x a week in the Common House

How many people have bought in currently?

- There are 19 voting members (\$1000 refundable memberships)
- There are 8 LLC ownership interest holders

What is the average age of current members?

- Currently the average is about 50

Hospice & Birthing?

- Hospice & Birthing care is a stated value in our community and we have agreed to set aside one of the guest rooms in the common house when these needs arise

What is the minimum participation requirement of me as a member?

- You are asked to participate in about six hours per month of work share practice in the tasks of your choice -- follow your bliss :)
- We encourage folks to attend as many community meals and meetings as you can