

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Mission Statement: The following mission statement is taken from the City of Ashland's current Strategic Plan.

Housing

The City has a responsibility to ensure that proper amounts of land are set aside to accommodate the various housing needs in the City, and that its land development ordinances are broad enough to allow for variation in housing type and density.

Economy

The City seeks to provide opportunities for a variety of economic activities in the City, while continuing to reaffirm the economic goals of Ashland citizens. Economic development in Ashland should serve the purpose of maintaining and improving the local quality of life.

Social and Human Services

To ensure that all people in Ashland live in a safe, strong, and caring community, the City seeks to enhance the quality of life and promote self-reliance, growth and development of people. To these ends, the City will strive to provide resources and services to meet basic human needs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Executive Summary

The City of Ashland is an Entitlement Community. The city anticipates an annual allocation of \$158,726 in Community Development Block Grant funds for Program Year 2016 (July 1, 2016-June 30, 2017) by the Department of Housing and Urban Development (HUD).

This document, the CDBG Action Plan for Program Year 2016 describes the project(s) that the City will undertake and the manner in which the project(s) are consistent with the priorities of the Five-Year Consolidated Plan. Within this document is a table summarizing the projects to be funded by CDBG dollars in Program Year 2016 (page 3).

The City Council has identified that a total of \$93,808 in grant funds in the 2016 grant year is to be awarded to three projects: \$16,665 to St. Vincent de Paul-Home Visitation Program for emergency rent and security deposit assistance, \$7,143 to Maslow Project for outreach and case management for homeless youth enrolled in the Ashland School District, and \$70,000 to Ashland Supportive Housing to complete energy efficiency upgrades to a home for developmentally disabled residents.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Ashland Five-Year Consolidated Plan for 2015-2019 includes a list of six “Goals” of the community. These goals demonstrate that the highest priority need is the provision of affordable housing. Issues of homelessness and the provision of social services to low and extremely low income households were also identified as a critical “high” priority needs and thus the City maintains a 15% set aside for such activities. Administration of the program utilizes the remaining 20%. Outside of the CDBG Program the City allocates over \$100,000 per year of general funds to address social services. Ashland is a small city with limited resources; it is unlikely that each of the six identified goals can be addressed in any single program year. Furthermore, while Ashland experiences a broad range of needs similar to larger communities, the resources and services available to assist low- to moderate-income people in the Rogue Valley is limited and comparable to other rural areas. The City offers innovative incentives to promote protect and support affordable housing including System Development Charge deferrals for new units affordable to low-moderate income households thereby reducing development costs for affordable housing projects. The City of Ashland is the only city in Jackson County to offer this kind of incentive. The City also has a bonus density program that promotes the development of affordable units in market rate developments and a Condominium Conversion ordinance that works to slow the conversion of rental units to ownership units.

Another priority need which the City has had difficulties addressing is assisting individuals in the transition from homelessness to permanent housing situations. Since the loss of the City’s only organization providing direct services to homeless populations in 2007, the Ashland City Council adopted an Emergency Shelter Resolution in an attempt to provide a resource for the City’s homeless population in extreme weather and continues to work with faith based groups, community volunteers, and non-profit agencies to coordinate regular weekly shelters operating four nights each week from November to April. The City also directed general fund and social service grant money in support of a resource center to assist homeless and transitioning families and individuals with needed resources including housing and employment resources. The City would entertain using CDBG funds in supporting

an organization that offered emergency and transitional housing. If the City is able to maintain outcomes from previous years' services the city will be on track to meeting many of the outcomes proposed in the 2015-2019 Consolidated plan.

The City of Ashland ranked the Priority Needs of the Five-Year Consolidated Plan for 2015-2019 to help address identified needs with the limited resources available for social services and capital improvement in the Rogue Valley. Specifically this ranking directs the majority of available CDBG funds to the highest priority need, the provision of affordable housing and services to vulnerable populations.

Since 2010, the City has funded a variety of activities including affordable housing projects, respite care for special needs populations, and emergency assistance for households at risk for homeless. In the five years since the City adopted the 2010-2014 Consolidated Plan the City has met or exceeded many of the goal outcomes identified in the Plan. A detailed breakdown of program outcomes will be provided in the 2015 CAPER.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

A Public hearing was held on March 24, 2016 to consider comments on the potential uses of the 2016 CDBG allocation. Additionally at that meeting the Ashland Housing and Human Services Commission reviewed the applications submitted for CDBG grant awards. After opening a hearing to solicit comments about how the City should apply the CDBG funds (no public testimony was provided), the Housing and Human Services Commission forwarded an award recommendation to the City Council. The City Council held a public hearing on April 19, 2016, at which time the CDBG applicants testified during the public hearing and the Council selected award recipients.

The Housing and Human Services Commission will hold a public hearing on April 28, 2016 to elicit comments on the Action Plan. The public comment period on the 2016 one-year Action Plan will begin on April 25th and will run through May 25th.

All meetings are noticed in the *Ashland Daily Tidings*, and posted on the City of Ashland website. The availability of the draft plan was also posted on the City of Ashland web page on April 20, 2016 and an Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

A legal notice notifying the public of the availability of the draft Action Plan and the comment period was published on April 25, 2016 in *The Ashland Daily Tidings*.

5. Summary of public comments

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This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

As of the date of submission no comments have been received.

7. Summary

Not Applicable

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|------|--|
| CDBG Administrator | | Community Development/Housing Division |

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Linda Reid, Housing Program Specialist

reidl@ashland.or.us

541-552-2043

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Ashland's Housing Program Specialist will continue to provide institutional structure as well as examine and implement expanded opportunities for intergovernmental cooperation. City of Ashland Staff will continue to; work with providers of public, private and assisted housing in an effort to promote the development of affordable ownership and rental housing; with social service agencies to maintain, expand, or bring needed services to homeless, at-risk, low-income and special needs populations, and with other municipalities and government entities to coordinate services, maximize resources, avoid duplication and serve the identified needs of low-income populations throughout the region. City staff will provide technical assistance about City programs, regulatory requirements and incentives as well as the CDBG program to area non-profits and social service providers. The staff will also continue to work closely with and offer support to the City of Ashland Housing and Human Services Commission.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Ashland established a Housing and Human Services Commission in October 2013. The Housing and Human Services Commission was established to address issues relating to housing accessibility and affordability and the resource needs of vulnerable citizens within the City. Serving in an advisory capacity to the City Council on housing and human services related issues, the Housing and Human Services Commission is charged with the review and recommendation on all CDBG related activities undertaken by the City. The Housing Program Specialist is the staff liaison to the Housing and Human Services Commission and works closely with that body in disseminating information regarding fair housing and the needs of the community with regard to housing and services. Similarly staff and the Commissioners act as a conduit between the residents and the city government allowing for public input and participation on issues of affordable housing and the CDBG program. Housing Program staff serves as a member of the Jackson County Homeless Task Force which facilitates coordination across agencies promoting communication and regional planning. The Homeless Task Force has representation from several sectors including; private entities, non-profit agencies, government agencies, providers of mental health and addiction services, as well as providers of homeless services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Ashland's Housing Program Specialist continues to be active with the Jackson County Homeless Task Force, which coordinates the efforts of city and county governments, social service agencies, federal agencies, and non-profit organizations to address affordable housing and homeless

issues on a regional level. The Homeless Task force is also the Continuum of Care administrator for McKinney-Vento funding for the region.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

City of Ashland staff is a member of the Jackson County Homeless Task Force (HTF) which is the entity that oversees the continuum of care grant process. The HTF works with its core group made up of representatives of agencies and jurisdictions to develop performance standards and to evaluate the outcome of the projects assisted. Similarly, the core group along with the Access, the lead agency, established and updates the policies and procedures for the operation and administration of the HMIS database. This year the Core group and the HTF prioritized resources to supporting a dedicated administrator of the HMIS database to be housed at Access. City of Ashland general funds help to support coordination activities undertaken by the Housing Program Specialist and are also utilized to contribute toward CDBG program administration as well as staff support of non-profit organizations and intergovernmental cooperation.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

| 1 Agency/Group/Organization | ACCESS |
|--|---|
| Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims Regional organization Planning organization |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy |

| | |
|---|---|
| Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | HTF Chair sends out an announcement regarding CoC funds available through the HTF to potential applicants and other interested parties. |
|---|---|

Identify any Agency Types not consulted and provide rationale for not consulting

Not Applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------|-------------------|---|
| Continuum of Care | Access | The City's priorities identified in the 2015-2019 Consolidated Plan are consistent with the strategies identified in the Jackson County 10 year plan to end homelessness. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A Public hearing was held on March 24, 2016 to consider comments on the potential uses of the 2016 CDBG allocation. Additionally at that meeting the Ashland Housing and Human Services Commission reviewed the applications submitted for CDBG grant awards. After opening a hearing to solicit comments about how the City should apply the CDBG funds (no public testimony was provided), the Housing and Human Services Commission forwarded an award recommendation to the City Council. The City Council held a public hearing on April 19, 2016, at which time the CDBG applicants testified during the public hearing and the Council selected award recipients.

The Housing and Human Services Commission will hold a public hearing on April 28, 2016 to elicit comments on the Action Plan. The public comment period on the 2016 one-year Action Plan began on April 25th and runs through May 25th.

All meetings are noticed in the *Ashland Daily Tidings*, and posted on the City of Ashland website. The availability of the draft plan was also posted on the City of Ashland web page on April 25, 2016 and an Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

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Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|---|--------------------------------|------------------------------|--|---------------------|
| 1 | Public Meeting | Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing | N/A | N/A | N/A | |

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

There are several available private and public funding sources to assist developers of affordable housing, area non-profit service providers, and organizations that assist at-risk and low-income populations. This section provides an overview of the potential funding sources for projects or services provided to the aforementioned populations. Only the programs and resources most likely to be utilized by organizations providing services to City of Ashland residents or that provide area wide benefit will be included in this narrative. The City of Ashland is an entitlement jurisdiction for Community Development Block Grant funds. Most other resources are provided on a competitive basis through state or federal programs.

Priority Table

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description | |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|--|-----------------------|-----------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | | | Total: \$ |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 158,726 | 0 | 165,550 | 324,276 | 634,904 | |

Table 5 - Expected Resources – Priority Table

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds are an entitlement received by the City of Ashland based on a formula allocation. The City anticipates \$158,726 in formula grant funds for fiscal year 2016. The eligible uses of these funds permit the city to provide direct funding for community development projects such as streets, sidewalks and other public infrastructure in low-income neighborhoods. The City of Ashland also awards funds to agencies and organizations that provide housing and related services to low to moderate income and special populations through a competitive process that requires a 10% match. Similarly CDBG funds often allow the grantees to leverage substantial resources from state and federal funding sources. The City of Ashland has instituted a 15% set aside for public service projects that benefit low to moderate income populations and homeless, at-risk and special needs populations.

Total Fiscal Year 2016-2016 resources expected to be available for allocation in this program year

| | |
|--|------------|
| Expected 2016 Community Development Block Grant Fund | \$ 158,726 |
|--|------------|

The funds identified above represent both federal and local CDBG resources available for allocation to eligible activities. The City intends that 100% of these funds will be invested in or support the delivery of activities that primarily benefit very low, low, and moderate income persons. This table does not reflect funding sources provided by federal, state, and local resources outside of the CDBG program which may be utilized in projects and services that help to meet goals identified in the City's five year Consolidated Plan. The City has not received program income from the Housing Rehabilitation Loan program since 2007. The cumulative total comprised of pay-offs received since the close of fiscal year 1997, the year that the first Home Rehabilitation Loan program was awarded a City of Ashland CDBG grant, is \$49,217. Three projects were completed in PY 2010 expending all but \$46 of the program income. For fiscal year 2016 the Housing Authority of Jackson County does not expect to receive any program income from the City of Ashland's Housing Rehabilitation Loan Program. Program income derived from Housing Rehabilitation Loan repayments are only eligible for use in further Housing Rehabilitation Loan projects

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In 2010 the City purchased a ten acre property in conjunction with the Housing Authority of Jackson County. At that time the ten acre parcel

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was divided into two parcels a 4 acre parcel was purchased by the Housing Authority and six of the acres remained with the City. The City then sold off five of the acres to Parks Department retaining a .92 acre parcel for future development. The City is currently undertaking the process of splitting off a 14,000 square foot section of that parcel to protect a 75 year old Cottonwood tree and selling the remainder of that property to the Housing Authority to develop additional affordable housing. No plan has been submitted at this time so details are unavailable.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

No Goals Found

Table 6 – Goals Summary

Goal Descriptions

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Activities selected for Program Year 2016 expects to provide affordable housing units to 0 extremely low-income, and moderate income families

AP-35 Projects – 91.220(d)

Introduction

The Action Plan allocates \$93,808 in new 2016-2017 CDBG funds. The funds will be used to support the following activities:

| # | Project Name |
|---|--------------|
| | |

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

According to the 2010 Census there were no block groups where 20% or more of the population is comprised of racial or ethnic minorities. Consequently the City does not intend to direct any 2016 CDBG funds to any one block group for this purpose. The City does however intend to direct resources toward furthering fair housing and implementing the recommendations identified in the 2008 Analysis of Impediments to Fair Housing Choice.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| None | |

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not Applicable

Discussion

Not Applicable

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For Program Year 2016, the City has awarded public service funds to the St. Vincent De Paul, Home Visitation program in an effort to prevent homelessness. The city has also awarded funding to Maslow Project to provide wrap around services, case management and resources to homeless youth enrolled in the Ashland School District. Lastly, the City awarded funding to the Ashland Supportive Housing to assist that organization with energy efficiency upgrades to a residential home for peoples with developmental disabilities.

The city continues to support regional service providers through the City of Ashland’s general fund social service grant program. The City provides funding to organizations serving a variety of populations including homeless, at-risk, and special needs populations; as well as minority populations, and victims of domestic violence. As mentioned previously, community volunteers and local faith based organizations organize and staff emergency shelters in churches and public buildings on a weekly basis and in times of extreme weather conditions. In the 2012 program year, the City Council authorized the use of a public building to be utilized as an overnight winter shelter on a weekly basis. In 2013 the City authorized that same building to be utilized for an additional shelter night for homeless individuals throughout the winter months (from November-April). This brings the number of shelter nights to four each week; providing overnight shelter in Ashland on Monday, Tuesday, Wednesday, and Thursday nights. Each shelter night is organized and staffed by community volunteers.

Populations needing assistance not offered locally have the ability to access a variety of safety net services through Access, the regional provider of Community Action Programs, and a partner agency in the newly established day center. The day center also assists in providing referrals to and meeting space for other social service providers located outside of the City. The city continues to partner with other governmental jurisdictions, agencies and organizations, in an effort to address homelessness and other special needs populations. The city also continues to be an active member in the Homeless Task Force, a sub-group of the Jackson County Community Services Consortium, and Jackson County’s Continuum of Care administrating body, to address the needs of the homeless on a regional scale, and make referrals to the appropriate agencies when necessary.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 127 |
| Non-Homeless | 4 |
| Special-Needs | 5 |
| Total | 136 |

Table 11 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|----|
| Rental Assistance | 25 |
| The Production of New Units | 10 |
| Rehab of Existing Units | 3 |
| Acquisition of Existing Units | 0 |
| Total | 38 |

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

There are no Public Housing Units within the City of Ashland

Actions planned during the next year to address the needs to public housing

Not Applicable

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not Applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Oregon Housing and Community Services receives federal and state resources to be used to support services benefitting homeless populations. These funds include: Emergency Housing Account, Emergency Shelter grants, State Homeless Assistance Program, Shelter plus Care, and Supplemental Assistance for Facilities to Assist Homeless populations. Additionally, under the Federal Continuum of Care program administered by HUD, local governments and agencies can apply for federal funding for programs and services to prevent and combat homelessness. The Jackson County Continuum of Care is an annual recipient of McKinney Vento funds. The City of Ashland does not directly receive any funds to assist homeless persons or persons at risk of becoming homeless. In CDBG program year 2012 the City of Ashland awarded \$100,000 in General Funds to support the operation of a local day center to assist residents with resources and assistance, including services to homeless and at risk populations. Two entities; ACCESS and a new non-profit established for this very purpose called Options for Homeless Residents of Ashland (OHRA), partnered to administer the funds and establish and run the day center. The day center offers a number of resources including computer access, resource referrals, shower and bathroom access, a small self-service kitchen and a space for service providers who do not currently have locations within the City to meet with clients locally. More recently the City has provided funding to the center to add an employment support component. In its first year of operation the day center served over 600 homeless and at risk individuals. City of Ashland residents can also still access available services, programs and funds through ACCESS, Inc. the regional CAP agency that serves Jackson and Josephine Counties at the day center. Similarly, many non-profit agencies that provide housing or support services for homeless populations are eligible to apply for funds through Oregon Housing and Community Services or through the Jackson County Continuum of Care.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

For Program Year 2016, the City has awarded public service funds to the St. Vincent De Paul, Home Visitation program in an effort to prevent homelessness. The city has also awarded funding to Maslow Project to provide wrap around services, case management and resources to homeless youth enrolled in the Ashland School District. Lastly, the City awarded funding to the Ashland Supportive Housing to assist that organization with repairs and upgrades to a residential home for peoples with developmental disabilities.

Addressing the emergency shelter and transitional housing needs of homeless persons

The city continues to support regional service providers through the City of Ashland's general fund social

service grant program. The City provides funding to organizations serving a variety of populations: funded organizations provide services to; homeless, at-risk, and special needs populations; as well as minority populations, and victims of domestic violence. As mentioned previously, community volunteers and local faith based organizations organize and staff emergency shelters in churches and public buildings on a weekly basis and in times of extreme weather conditions. In the 2012 program year, the City Council authorized the use of a public building to be utilized as an overnight winter shelter on a weekly basis. In 2013 the City authorized that same building to be utilized for an additional shelter night for homeless individuals throughout the winter months (from November-April). This brings the number of shelter nights to four each week; providing overnight shelter in Ashland on Monday, Tuesday, Wednesday, and Thursday nights. Each shelter night is organized and staffed by community volunteers.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Similarly, populations needing assistance not offered locally have the ability to access a variety of safety net services through Access, the regional provider of Community Action Programs, and a partner agency in the Ashland Community Resource Center (ACRC). The ACRC also assists in providing referrals to and meeting space for other social service providers located outside of the City. The city continues to partner with other governmental jurisdictions, agencies and organizations, in an effort to address homelessness and other special needs populations. The city continues to be an active member in the Homeless Task Force, a sub-group of the Jackson County Community Services Consortium, and Jackson County's Continuum of Care administrating body, to address the needs of the homeless on a regional scale, and make referrals to the appropriate agencies when necessary.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Each year the Jackson County Homeless Task Force conducts a one night homeless survey, through a coordinated effort of Task Force members, emergency shelters, social service agencies, and organizations that provide support services to homeless and special needs populations. This annual survey allows jurisdictions and agencies to track the progress, or lack of progress in addressing the issues of homelessness in the region as well as to recognize gaps in services. The city expects to attain

the goals as outlined in the goal summary of the 2015-2019 Consolidated Plan for homeless and special needs populations through support of Maslow and St. Vincent de Paul's program, through the use of City of Ashland general funds in the form of Social Service grants to area organizations offering services to at-risk, homeless, and special needs populations, through support of the new resource center and through staff's work with the Homeless Task force and the Project Community Connect event, a one day event to provide outreach, services, and resources to homeless and at-risk populations.

The City does not specifically prioritize activities that focus on serving the needs of chronically homeless populations. However, Jackson County's Ten-Year Plan to end homelessness, a document created and carried out by the Jackson County Homeless Task Force, of which the City of Ashland is an active member, does prioritize several strategies to address the needs of the chronically homeless throughout the region. The six strategies identified by the Ten Year plan provided action steps to end chronic homelessness. These action steps include; promoting the housing first model, providing coordinated and consistent case management, increase financial assistance/incomes for those who are the most vulnerable, provide life skill training, and coordinate discharge planning. Lastly, the Ten-Year plan prioritizes the development and increase of emergency and transitional shelters, and permanent supportive housing options open to those with the lowest incomes.

Discussion

| |
|--|
| One year goals for the number of households to be provided housing through the use of HOPWA for: |
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family |
| Tenant-based rental assistance |
| Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds |
| Total |

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Over the years that City has spent considerable resources identifying and working to remove or mitigate barriers to the development of affordable housing. As with the housing market, barriers to affordable housing development are an ever changing target and consequently require ongoing work to identify and remediate. The City of Ashland struggles with several barriers to addressing the need for affordable housing; some of which are related to public policies, and some of which are related to market conditions. The most prevalent issues are:

A lack of affordable rental and ownership housing units

A small inventory of multifamily housing/multifamily zoned land

Lack of investment in older housing stock

Land and housing costs that drive low-income housing developers out of the market.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Over the years the city has explored many strategies and taken several steps to reduce the barriers identified above. Some of these actions include allowing Accessory Residential Units without a land use process, removing barriers to the placement and inclusion of Manufactured Housing within Single Family zones, and evaluating further land use incentives to promote the development of affordable single family and multi-family development. These actions are further detailed in the 2015-2019 Consolidated Plan.

Some of the barriers to affordable housing identified above, also serve as barriers to addressing impediments to fair housing choice. Primarily the lack of multi-family inventory which tends to concentrate low-income and/or minority populations in the areas of town which contain the largest supply of multi-family and rental housing, which also happens to be the census block groups near the university. In the next five years the City will be undertaking an update of the Analysis of Impediments to fair housing choice to identify issues, assess needs, and identify actions steps. The City has also contracted with the Fair Housing Council of Oregon to provide ongoing fair housing education, outreach, and training to citizens, elected and appointed officials and other populations as identified. Lastly, the City will be undertaking an assessment of housing policy that impacts all populations, including minority and low-income populations. Specifically looking at the location and amount of the City's multi-family

zoned land and how and if that zone can be expanded and distributed more evenly throughout the City.

Education and Outreach is a significant role of the Housing and Human Services Commission and such activities often have the benefit of not just disseminating information, but collecting information as well. Such a dialogue within the City facilitates an awareness of the barriers to affordable housing and highlights mechanisms available to address such barriers. In the 2016 CDBG program year the Housing and Human Services Commission is undertaking several activities, which could to address some aspects of this goal, including promoting a dialog with the student population and landlord/property management populations to gain a better perspective on housing issues faced by students. Outcomes from these activities will be further expounded upon in the 2016 CAPER.

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

The City has no actions planned directed specifically toward meeting underserved needs that are not identified elsewhere in this document.

Actions planned to address obstacles to meeting underserved needs

The City continues to prioritize the provision of affordable housing development, rehabilitation, and preservation as the highest priority use of CDBG funding. However, the City's allocation of funding is extremely limited; land prices and development costs far outweigh the amount of funding that the City has available (including incentives) to direct toward the development or preservation of new or existing affordable housing, consequently, very few applicants apply to utilize City of Ashland CDBG funds to further the provision of affordable housing.

Actions planned to foster and maintain affordable housing

The City continues to prioritize the provision of affordable housing development, rehabilitation, and preservation as the highest priority use of CDBG funding. However, the City's allocation of funding is extremely limited; land prices and development costs far outweigh the amount of funding that the City has available (including incentives) to direct toward the development or preservation of new or existing affordable housing, consequently, very few applicants apply to utilize City of Ashland CDBG funds to further the provision of affordable housing.

Actions planned to reduce lead-based paint hazards

The City of Ashland is acutely aware of the dangers posed by lead based paint poisoning. The five year Consolidated Plan identifies actions for assuring that CDBG funded activities would be in compliance with all state and federal laws regarding Lead Based Paint safe work practices in federally assisted projects. In an effort to reduce the number of housing units containing Lead Based Paint Hazards and thereby reduce the number of children affected by lead based paint poisoning, the city provides information regarding lead based paint hazards in the home, and information regarding lead based paint safe work practices as requested. Lastly, The Housing Authority of Jackson County hosts periodic Lead Based Paint Safe work practices training and certification which benefits local contractors and the general public. The City of Ashland's Housing Program Specialist is certified in lead based paint safe work practices. The City sponsored housing rehabilitation program utilizing program income and the newly funded Habitat for Humanity Rogue Valley Project both have the potential to involve issues of lead based paint. The City has, in the past, and will continue to ensure that lead testing and clearance is

completed on any federally funded project involving a structure built prior to 1979.

Actions planned to reduce the number of poverty-level families

The Housing and Community Development Act of 1992 requires communities to include in their Consolidated Plan a description of an anti-poverty strategy. This strategy takes into consideration factors over which the City has control. The City of Ashland has limited resources for addressing the issues involved in reducing poverty and improving the self-sufficiency of low-income residents. Affordable housing is one of the factors directly related to poverty that the City of Ashland does have some ability to influence. In addition, the City supports housing, social service, and economic development programs targeted at the continuum of care needs of the homeless.

The five year consolidated plan identifies several goals aimed at reducing the number of people living in poverty. To this end the City adopted a Living Wage Ordinance in 2001 that stipulated that all employees, contractors, or recipients of city grants or funds must meet minimum living wage requirements adjusted annually to the Consumer Price Index. The Living wage ordinance continues to provide the benefits of a higher wage scale for all people working to provide the City with services, or working on City funded projects. Similarly economic development grants funded through the City's General Fund provide support for non-profit organizations that create living wage employment opportunities and fund programs that provide job training for low-income, at-risk and special needs populations as well as supporting humanities and the arts. The City of Ashland completed an Economic Development study to increase the number of living wage jobs located within the city by promoting the expansion, retention and relocation of local and national businesses.

The City of Ashland provides funding to agencies that address the needs of low income and homeless residents through a Social Service Grant program. The goal of this program is to improve living conditions and self-sufficiency for residents by meeting such basic needs as food, shelter, clothing, counseling and basic health care. The goal is carried out by providing funds in excess of \$130,000 every year to various area agencies whose focus meets one or more of these targeted needs. Similarly, the City of Ashland's utilities department through the Ashland Low-Income Energy Assistance Program (ALEAP) provides reduced cost energy bills and bill payment assistance to qualifying low-income, elderly, and disabled residents in an effort to reduce cost burden. Both of these programs are paid out of the City's General Fund.

An Affordable Housing Committee was formed in 1990 and reconvened in 1994 to search for ways to provide economical housing in Ashland. In 1995 a formal Housing Commission was formed. In 2013 the Housing Commission was disbanded and many of its duties were assigned to a new commission, the Housing and Human services commission, to address both housing and human services needs within

Ashland, in recognition that both housing and services are needed to address issues of poverty.

Actions planned to develop institutional structure

The City has no actions planned toward further developing institutional structure during program year 2016.

Actions planned to enhance coordination between public and private housing and social service agencies

The City Continues to work toward enhancing coordination with community partners that provide housing and services. The City has limited resources, consequently the City must rely on coordination of services to meet the housing and resource needs of the citizenry. City staff continues to be an active participant in several regional groups that work to coordinate services in the face of shrinking state and federal support for low-income and special needs populations.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |