



# **CITY OF ASHLAND**

## **FINAL ACTION PLAN: ONE YEAR USE OF FUNDS**

**Program Year 2024**

**(July 1, 2024 – June 30, 2025)**

Prepared for:

The U.S. Department of Housing and Urban Development

By:

The City of Ashland

Department of Community Development

Planning Division

Ashland, Oregon

# 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

The City of Ashland is an Entitlement Community for Community Development Block Grant Funds. The city anticipates an annual allocation of \$179,575 in Community Development Block Grant funds for Program Year 2024 (July 1, 2024-June 30, 2025) by the Department of Housing and Urban Development (HUD).

This document, the CDBG Action Plan for Program Year 2024, 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 2024 (page 16).

The City Council has identified that a total of \$143,660 in grant funds in the 2024 grant year is to be awarded to two projects: \$125,660 to Sunstone Housing Collective for the acquisition of land on which

to develop affordable housing, \$18,000 to Maslow Project for outreach and case management for homeless youth enrolled in the Ashland School District.

### **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's Five-Year Consolidated Plan for 2020-2024 includes a list of "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 high priority needs and thus the City maintains a 15% set aside for such activities. The administration of the program utilizes 20% of the annual allocation. Outside of the CDBG Program the City allocates over \$100,000 per year of general funds to address social services and an additional \$100,000 to address the provision of affordable housing. Ashland is a small city with limited resources and receives a small number of applications; it is unlikely that each of the identified goals can be addressed in any single program year, due in part to the small amount of funding, but also due to the limited capacity of service providers within the community. 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 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.

In recent years the City has been able to make headway on the goals that address the needs of homeless populations due to additional resources made available as a consequence of the Pandemic. Options for Homeless Residents of Ashland received a Project Turnkey Grant to purchase a hotel to turn into a non-congregate Emergency Shelter and resource center for homeless populations in 2021. The City provided funding from program years 2021, 2022, and 2023 as well as some prior year's carried over funding to assist OHRA in completing work to transition the hotel into an emergency shelter and resource center. With the added resources now available, the city will be on track to meeting many of the outcomes proposed in the 2020-2024 Consolidated plan.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

A Public hearing was held on March 25, 2024, to consider comments on the potential uses of the 2024 CDBG allocation. Additionally, at that meeting the Ashland Housing and Human Services Advisory

Committee 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 Advisory Committee forwarded an award recommendation to the City Council. The City Council held a public hearing on April 16, 2024, at which time the Council selected award recipients. No public testimony was provided at the City Council public hearing.

The Housing and Human Services Commission held a public hearing on April 25, 2024, to elicit comments on the Action Plan. The public comment period on the 2024 one-year Action Plan began on April 19, 2024, and will run through May 19, 2024.

All meetings are noticed in the *Ashland News* 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 19, 2024, 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 19, 2024, in *The Ashland News*.

## **5. Summary of public comments**

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

A public comment period for the 2024 Action plan began on April 17, 2024, and will run through May 19, 2024. The plan availability was published in a legal notice in the Ashland Press on April 19, 2024. Information about the funding allocations was posted on the City's website on April 19, 2024. As of April 19, 2024, no comments have been received.

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

Not Applicable

## **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	Linda Reid	Community Development/Housing Division

Table 1 – Responsible Agencies

### Narrative (optional)

City of Ashland Housing Program Staff administers the Community Development Block Grant program for the City of Ashland. Administration of the CDBG program aligns well with the work of administering the City of Ashland's Affordable Housing Program, as well as administration of the City's Social Service Grant program, and the City's Affordable Housing Trust fund. The City's Housing Program Specialist is tasked with coordinating and leveraging the three funding sources and the regulatory mechanisms and incentives offered through the City's Affordable Housing Program to encourage the development of needed housing types and supportive services.

### Consolidated Plan Public Contact Information

Linda Reid, Housing Program Specialist, reidl@ashland.or.us, or 541-552-2043

20 E. Main Street, Ashland, OR 97520

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **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. The City’s in Jackson County who signed on to the Regional Problem-Solving process have coordinated to explore and in some cases to implement strategies identified through the regional housing plans to increase the development of needed housing types in a comprehensive and coordinated manner throughout the region. Similarly, the City of Ashland has representation on the Jackson County Continuum of Care, which works to assess the needs of homeless populations and work on regional coordination and planning to address the changing needs as they arise. 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 Advisory Committee.

### **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(I))**

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. In 2022 the City Council revised the City’s Advisory body structure which resulted in an adjustment to the Housing and Human Services Commission changing it to an Advisory Committee. The Housing and Human Services Advisory Committee previously, and currently serves in an advisory capacity to the City Council on housing and human services related issues, the Housing and Human Services Advisory Committee is charged with 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 Advisory Committee 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, social service needs 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 has a representative that is a member of the Continuum of Care (CoC) Board. The CoC board is undertaking several activities to address the needs of homeless persons throughout Jackson County, including addressing strategic planning and coordination on the development of the continuum of shelter needs and other resources. The City is working in partnership with the CoC board to coordinate and plan for regional approaches to meeting identified needs. Similarly, the City's Housing Program Manager 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, non-profit organizations, and individuals with lived experience, to address affordable housing and homeless issues on a regional level. The City's Housing Program Manager also regularly attends the Continuum of Care board meetings and now the Multi-Agency Coordination team meetings to coordinate around the Governor's goals for addressing the Homelessness State of Emergency.

**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**

The City of Ashland has representation on the Jackson County Continuum of Care Board (CoC) which is the entity that oversees the continuum of care grant process and strategic planning on homelessness in the County. The CoC works with representatives of agencies and jurisdictions to develop performance standards and to evaluate the outcomes of the projects assisted with CoC funding. Similarly, the CoC Board works with Access, the CoC lead agency, to establish and update the policies and procedures for the operation and administration of the HMIS database. City of Ashland general funds help to support coordination activities undertaken by the Housing Program Staff and are also utilized to contribute toward CDBG program administration as well as staff support of non-profit organizations and intergovernmental cooperation. The City does not receive ESG funding, and the City does not participate in the HMIS system, as the City is not a direct service provider.

**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	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF JACKSON COUNTY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through the CoC process.
2	<b>Agency/Group/Organization</b>	ACCESS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Access is the local community Action Agency for Jackson County and the and the lead agency for the Jackson County Continuum of Care. The City communicates regularly with access regarding CDBG funding as well as homeless issues.



3	<b>Agency/Group/Organization</b>	Maslow Project
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Maslow Project's executive director is a Jackson County Continuum of Care board member and a City of Ashland CDBG grantee. The members of the Jackson County Continuum of care are regularly consulted regarding the availability and use of CDBG funds.
4	<b>Agency/Group/Organization</b>	Options for Helping Residents of Ashland
	<b>Agency/Group/Organization Type</b>	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-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through the CoC process as well as constant communication.

**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 2020-2024 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 28, 2024, to consider comments on the potential uses of the 2024 CDBG allocation. Additionally, at that meeting the Ashland Housing and Human Services Advisory Committee 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 and one public comment via email was provided), the Housing and Human Services Advisory Committee forwarded an award recommendation to the City Council. The City Council held a public hearing on April 16, 2024, at which time the Council selected award recipients.

The Housing and Human Services Advisory Committee held a public hearing on April 25, 2024, to solicit comments on the 2024 Annual Action Plan. The public comment period on the 2024 one-year Action Plan began on April 19, 2024, and ran through May 19, 2024.

All meetings are noticed in the *Ashland News* 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 19, 2024, 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 19, 2024, the *Ashland News*.

As of April 18th, no comments have been received.

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	179,575	0	24,511	204,086	179,575	

Table 4 - Expected Resources – Priority Table

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

The City expects to leverage more funding than was granted in the 2024 program year. Both Maslow and Sunstone Housing Collaborative bring more matching funds from other sources than they are requesting. All grantees are required to provide a 10% match.

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

In 2023, the City applied for and was granted funding from the State to assist in the acquisition of a building to be used as a nightly low barrier shelter and an inclement weather shelter, and which is ultimately anticipated to be a community resource hub for homeless and disaster resiliency services. From November 2023 to March 31, 2024, the City contracted with Opportunities for Housing Resources and Assistance, (OHRA) to offer nightly low-barrier shelter to house up to 30 individuals and families each night. The City also contracted with OHRA to manage the inclement weather shelter which is opened in times of inclement weather in accordance with City Resolution 2022-33 throughout the winter months. The building which is located at 2200 Ashland Street, had the capacity to house and additional 28 people for severe weather shelter. The City Council has created two Ad-Hoc committees to work on master planning for both the development of a homeless services masterplan to guide the City's actions and investments in homeless services, and for a master plan for the 2200 Ashland Street site, to help determine how the building and the land around it can support the City's goals in alleviating the issues of homelessness. Both master planning processes should be concluded before the Consolidated Annual Performance Evaluation Report is drafted, consequently, the recommendations that come out of those committees will be detailed in that report.

**Discussion**

The City established an Affordable Housing Trust Fund (AHTF) in 2008 and over the years has dedicated a variety of revenue sources to the fund. In 2017, the City Council dedicated \$100,000 of revenues raised from the Marijuana tax to the fund. In January 2018 the City made Affordable Housing Trust Funds available through a Request for Proposals process. The AHTF RFP and the CDBG RFP were run concurrently as the AHTF was designed to complement the CDBG program and support those aspects of affordable housing development projects which could not be supported with CDBG funding. In 2018 the City offered a total of \$366,000 in AHTF, one affordable housing project, a 30-unit affordable housing development proposed by Columbia Care, was awarded funding, and the project has since been completed and is providing much needed permanent supportive housing within the Community. In 2020 the City once again offered AHTF. Due to issues related to the pandemic, the City granted Affordable Housing Trust Funds to several projects; the majority of which addressed the need for non-congregate shelter for homeless populations and victims of the wildfires. The City again offered AHTF funding in 2022, that funding was used to support the development of an eight-unit homeownership development as part of a public-private partnership between Habitat for Humanity and a private market development company. For 2024, the City awarded funding to three affordable housing entities, and to one homeless service provider.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Goals	2020	2024	Homeless	City Wide	Homeless Goals	CDBG: \$18,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
2	Housing Goal	2020	2024	Housing	City Wide	Affordable Housing	CDBG: \$124,660	Low/Moderate Income Housing Benefit: 100 households Assisted

**Table 5 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Homeless Goals
	<b>Goal Description</b>	Case management and resources for homeless youth and families and families at risk of homelessness.
<b>2</b>	<b>Goal Name</b>	Housing Goal
	<b>Goal Description</b>	Land acquisition for the development of affordable rental and ownership housing.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City received two applications for projects serving low- and moderate-income populations in 2024. One of the projects is targeted to serving homeless households and households at risk of homelessness. The other project targets the development of affordable housing.

### Projects

#	Project Name
2023-1	Program Administration
2023-2	Maslow Project School Based Services
2023-3	Sunstone Housing Collaborative

Table 6 - Project Information

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

The City has allocated funding to these projects primarily because they were eligible activities that serve an identified need within the community. One of the biggest obstacles to addressing underserved needs within the community is the capacity of providers and the limitations on CDBG funding.

## **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.**

The City received two applications for projects serving low- and moderate-income populations in 2024. One of the projects is targeted to serving homeless households and households at risk of homelessness, which is a citywide activity, and does not target specific geographic areas. The other project targets low- and moderate-income households for rental housing and potentially homeownership opportunities.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
N/A	

**Table 7 - 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

The City supported one activity that will primarily serve homeless households and those at risk of homelessness, and one activity that will primarily serve low- and moderate-income households by providing affordable rental housing. The total expected to be served from the affordable housing activity, which only provides an estimate of households.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	100
Non-Homeless	0
Special-Needs	0
Total	100

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	100
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 9 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City is providing a provisional recommendation to support the development of affordable housing. This activity is not expected to get underway for the next several months and is not expected to be completed within the next year. Consequently, the one-year goal for the number of households supported by this activity is not likely to report beneficiary data within the 2024 program year.

## **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 of public housing.**

There are no Public Housing Units within the City of Ashland

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

There are no Public Housing Units within the City of Ashland

### **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 benefiting 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, and many others. The City of Ashland does not directly receive any funds to assist homeless people or persons at risk of becoming homeless. However, during the pandemic the City received several additional resources to address issues related to the pandemic, including issues specific to homeless populations. The City received a grant to assist with the provision of non-congregate shelter, and OHRA, a non-profit homeless service provider located in Ashland, received funding to establish a year-round emergency shelter which is now well established and has been operating successfully for a few years now. However, operating funds to continue operations of shelters for those with the greatest needs continues to be a challenge. City of Ashland residents can also still access available services, programs and funds through ACCESS, Inc. the regional Community Action agency that serves Jackson and Josephine Counties. 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 2024, the City has awarded public service funding to Maslow Project. Maslow Project has staff that does outreach and programming to target unsheltered individuals and households with children. While the City did not fund OHRA with CDBG funding this year, the City did provide funding for navigation services with OHRA through the Social Service Grant fund and Affordable Housing Trust funds in program year 2024. OHRA's Housing Navigators provide outreach twice a week at the laundry shower program, which sees approximately 80 individuals each week. Both OHRA and Maslow are very involved in community planning and coordination, as well as having constant interactions with homeless populations and other providers of services to homeless populations. Consequently, both organizations are well positioned to benefit from community-wide and agency specific assessments of the needs of homeless populations. Both organizations coordinate with other organizations to provide wrap around services based on the individual needs of the homeless household.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The city continues to support regional service providers with direct funding and staff coordination as well as through participation in the Jackson County Continuum of Care. Over the years the City has provided 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 organized and staff emergency shelters in churches and public buildings on a weekly basis and in times of extreme weather conditions for several years.

For Program Year 2024, the City committed considerable financial and staff resources to purchase and operate a low-barrier emergency shelter, as well as an inclement weather shelter through contractual services with OHRA. The City supported OHRA through other grant funding to support operations at the OHRA shelter and resource center along with housing navigation services.

**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**

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 including overseeing the County's allocation of rapid rehousing program funds. Both Maslow and OHRA, two organizations working directly in the City of Ashland, provide rental assistance, and offer some rapid rehousing funding to avoid and limit instances of homelessness. Rapid rehousing funds to place households into housing from homelessness or from shelter and provide case management and navigation services to support the full continuum of housing from placement into shelter to permanent housing with supports. Lastly, both agencies provide referrals to other social service providers located inside and outside of the City to address needs and remove barriers to obtaining and maintaining housing. 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 Jackson County's Continuum of Care and works 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 Continuum of Care conducts a one-night homeless survey, through a coordinated effort of Task Force and Continuum 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 in addressing the issues of homelessness in the region as well as to recognize changing needs of the populations and gaps in services. The city expects to attain the goals as outlined in the goal summary of the 2020-2024 Consolidated Plan for homeless and special needs populations through support of Maslow and OHRA's programs, and through staff's work with the Homeless Task force and the Continuum of Care.

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**

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

### **Introduction:**

Over the years the 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.

A lack of affordable rental and ownership housing units has been the single biggest barrier to addressing issues of homelessness and addressing the needs of low- and moderate-income households in general. Though the State of Oregon has been working to implement several new regulations to encourage and increase the development of affordable housing and other needed housing types. Related to this are the barriers and difficulties of developing affordable housing, chief among these is the high cost of land and overall development, and the lack of subsidies to offset the high costs of development, and the limited capacity in the valley of housing development entities. Similarly, land and housing costs make it difficult for low-income housing developers to compete with market rate developers.

### **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 2020-2024 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. The City has completed an update of the Analysis of Impediments to fair housing choice and has identified issues and actions steps. The City has also continued to work 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. The City recently completed the process of updating the housing needs analysis document, which is now known as the Housing Capacity Analysis. The City also recently underwent a lengthy process with several opportunities for public and

stakeholder input to update the City's affordable Housing program ordinance.

The City also recently adopted a Housing Production Strategy, which identifies and prioritizes regulatory changes and other actions to incentivize the development of needed housing types identified through the Housing Capacity Analysis.

Education and Outreach is a significant role of the Housing and Human Services Advisory Committee 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 2022 and 2023 CDBG program year the Housing and Human Services Advisory Committee has undertaken several activities which helped to address some aspects of this goal, including participating in the Housing Production Strategy process and helping to identify actions to encourage the development of needed housing types. And hosting the annual Rent Burden Community Forum to highlight issues that are impacting the residents of rental housing.

**Discussion:**

Not Applicable.

## **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 adopted a Housing Production Strategy and is actively working to implement actions identified in that document to encourage the development of needed housing types. These actions will require further exploration and policy changes and will be brought forward for adoption over the next several years.

### **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. The City of Ashland's Housing Program Specialist is certified in lead-based paint safe work practices. Any City sponsored housing rehabilitation program utilizing program income has the potential to involve issues of lead-based paint. The City has, in the past, and will continue to ensure that lead testing and remediation 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 for many years has provided funding to agencies that address the needs of low income and homeless residents through a Social Service Grant program. The goal of the program was 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 was carried out by providing funds in excess of \$135,000 every year to various area agencies whose focus meets one or more of these targeted needs. In 2021, due to a substantial budget shortfall, the City Council opted to fund the program for only the first year of the biennium, and that practice has continued in the next budget and grant cycle. 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 funded 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. In 2022 the many commissions, including the Housing and Human Services Commission, were changed to Advisory Committees.

### **Actions planned to develop institutional structure.**

The City has no actions planned toward further developing institutional structure during program year 2024.

### **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 in terms of both funding and staff, 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 support for low-income and special needs populations.

**Discussion:**

Not Applicable.

# Program Specific Requirements

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

### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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
<b>Total Program Income:</b>	<b>0</b>

#### 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%

The City's has only funded projects in the 2024 program year which are serving either presumed benefit or limited clientele populations.