

Council Communication

March 14, 2016, Study Session

Report on Potential Amendments to Ashland's Fair Housing Ordinance

FROM:

Linda Reid, Housing Program Specialist, Community Development Department, reidl@ashland.or.us

SUMMARY

This is a review of potential amendments to the Fair Housing chapter of the Ashland Municipal Code (Ch. 10.110) to newly establish domestic partnership status and age as protected classes. The suggested language to be included in the Fair Housing ordinance represents the cumulative efforts of two years' worth of research, community dialog and discussion, and includes some general "housekeeping" updates to the Ordinance needed to bring it up to date with State protections and City policies.

BACKGROUND AND POLICY IMPLICATIONS:

In 2013, the Associated Students of Southern Oregon (ASSOU) student government prioritized having student status added as a protected class to the City's Fair Housing Ordinance in response to discrimination students have reportedly experienced in trying to secure rental housing in Ashland. To that end, the ASSOU student government undertook several actions, including approaching the City Council to request amendments to the City's Fair Housing ordinance. In April of 2014, the Council directed the Housing and Human Services Commission to study the issue and develop a recommendation on whether students should be added as a protected class.

The Council also asked the Commission to consider actions other than designating student status as a protected class in the City's Fair Housing ordinance that could serve to increase students' desirability as tenants and remove barriers to obtaining rental housing. And lastly, the Council asked the Commission to consider any unintended consequences to proposed policy changes and to specifically include the real-estate and rental property community in the discussion to help identify unforeseen impacts. The Housing and Human Services Commission, in concert with the ASSOU student liaison, undertook several actions.

- Conducted a survey of student's experiences in rental housing transactions. (See Attachment #5)
- Organized and hosted a forum discussion on the topic of student discrimination in rental housing which featured speakers from the City of Corvallis and the Fair Housing Council of Oregon (held on March 11, 2014 at the Stevenson Union <https://www.youtube.com/watch?v=0hxBItWIXBY>)
- Worked with the commission to draft and conduct a survey of rental owners/property managers.
- Provided an overview of potential ordinance changes being considered to Southern Oregon Rental Owner's Association and requested their feedback. (See Attachment #4)
- Maintained the student fair housing issue as a priority on the ASSOU student government agenda to ensure that the project had continual student representation.



The Housing and Human Services Commission has discussed this topic at length over the course of numerous meetings and has supported the student liaison's efforts to the extent possible. In the course of discussions about potential changes to the City's Fair Housing ordinance the Commission felt that there is a very limited benefit that students could achieve through policy changes at the City level. The feedback provided by landlords clarified that the reasons that landlords do not rent to students are typically outside of the purview of City government. Specifically rental owners/property managers cited student's inability to meet basic tenant eligibility criteria such as:

- Qualifying rental history
- Qualifying credit scores,
- Qualifying income(s)
- Security or asset thresholds to cover potential damage.

The Commission is suggesting proposed language within the Fair Housing ordinance to clarify that student grants/scholarships or loans would qualify as a "source of income," and as such a landlord could not disqualify a prospective tenant that listed such income on a rental application on that basis alone. However, through review of this clarifying language it was noted that a property owner cannot go after grants and scholarships in cases of damages to units beyond those which would be covered by the required deposit. Similarly, landlords have stated that many do not accept out of state co-signers (such as parents of students) as it is similarly difficult to obtain additional funds for damages from out of state co-signers through the court system. Lastly, landlords have identified the difficulties of renting to multiple students in one household as all adults in a household must be on a lease, and each must be individually qualified through the rental application process.

The Commission feels that while the City is not well suited to addressing the reduction of barriers such as those identified above, Southern Oregon University could more appropriately address them. The Commission is committed to finding solutions to resolve these issues by working with the University in coming up with potential solutions.

A few solutions which have been proposed include:

- Working with the University to recognize dormitory history as rental history (working with the university to set up criteria for rating students as renters based on their behavior, adherence to rules/regulations and timely payment of bills then using that history in compiling a "rental reference" file through the student housing department.
- Creating an application to rate students as renters (something like TripAdvisor) so that landlords, or the university could provide feedback based on student behaviors and experience.
- Create a rental housing reference fund pool for students to pay into to provide a rental housing deposit guarantee fund. Theoretically only responsible students would pay into a fund to guarantee that they will be responsible renters. The fund could provide some measure of assurance for landlords.

In order to fully evaluate the potential impact, and effectiveness, of various changes to the City's Fair Housing Ordinance under consideration, the Council directed the Commission to identify the consequences of suggested policy changes. The Commission and Staff have identified the following potential consequences:

- Expanding protections to include "age" would prohibit a landlord from refusing to rent to college aged students (over 18) based exclusively on their age. Age protections could add



further protections for seniors and the elderly in rental housing transactions.

- Landlord/property manager feedback intimates that any further regulations may cause a reduction in rental units in Ashland as they may pose a deterrent to business owners.
- Student rental applicants that are disqualified based on lack of rental history, insufficient income or other universal application criteria may falsely believe they could not be rejected as tenants if “students” were a specific protected class.
- Investigation and enforcement of cases of housing discrimination based on added protected classes that are not already protected under Federal or State fair housing laws would be an increased burden for City staff.
 - Adding “age” and “domestic partnership” as protected classes may increase the workload of the “fair housing officer” who is defined as the City Attorney or designee, due to the need to provide enforcement actions as “age” and “domestic partnership” are classes that are not protected under state or federal fair housing laws and therefore complaints based on discrimination could not be redressed through either of those entities.
 - Potential “disparate impact” cases due to language in advertising stating “No Students.” This could be a disparate impact based on age of the student population.
 - In consulting with the City’s Legal Department (which would bear the increased enforcement burden) it appears that there have been no fair housing enforcement actions in the past in which the City did have additional protected classes beyond those covered by the State or Federal laws. Furthermore, the Fair Housing Council of Oregon reports that on average it receives 18 fair housing hotline calls from Ashland a year, and that 50% of the calls are landlord/ tenant issues rather than fair housing violations. On average less than 25% of the hotline calls are actual fair housing complaints/violations.
- Amending the Source of Income definition: While it is not necessary to add, further clarification might help to bring awareness to the protected classes based on source of income. Specifically, add “*including grants, scholarships, loans, and section 8 housing choice voucher assistance*” to the definition after “*from federal or state payments.*” Further added “*Source of income does not include income derived from a specific occupation or income derived in a manner made illegal or criminal by any statute or ordinance.*” This language is taken from the State of Oregon Fair Housing statutes.
 - Removing the existing exemption that allows landlords to refuse Section 8 housing vouchers (110.110.040.D.4) clarifies that such housing choice vouchers are a type of financial resource that is to be considered a legitimate “Source of Income.” This change is consistent with state fair housing law which prohibits discrimination based upon a tenant’s use of Section 8 housing vouchers.
 - Adding language that addresses hemp workers under the Source of Income definition. Currently language added reads “*Source of Income does not include income derived from a specific occupation or income derived in a manner made illegal or criminal by any statute or ordinance.*” That language would make any source of income which is illegal under any local, state, or federal law, such as any income derived from the hemp industry a source of income that could be rejected by landlords. Language could be added to mitigate that impact (such as “*any state statute or local ordinance*”) which would limit the legality of sources of income to those which are legal under state and local statutes.

COUNCIL GOALS SUPPORTED:



2015-2017 Strategic Plan

- 5. Seek opportunities to enable all citizens to meet basic needs.
- 5.3 Leverage partnerships with non-profit and private entities to build social equity programming.
- 7. Keep Ashland a family-friendly community.
- 7.3 Support land-use plans and policies that encourage family-friendly neighborhoods.

FISCAL IMPLICATIONS:

N/A

COMMISSION AND STAFF RECOMMENDATION AND REQUESTED ACTION:

- Recommendations from the Housing and Human Services Commission regarding updates to the municipal code to further provide protections for Ashland households, including students, are included in the draft ordinance amendments presented as an attachment to this Council Communication. Suggest a code amendment to add “age” as a protected class.
- Clarify the “Source of Income” definition.
- Add “domestic partnership” as a protected class, which will bring the ordinance in line with existing City policies regarding the recognition of domestic partnerships within the City (Domestic Partnership registry adopted by Council 10/5/1999).
- Remove the exemption pertaining to familial status in housing transactions on unit of less than 400 square feet in gross floor area.
- Remove the exemption pertaining to disqualifying recipients of Section 8 housing vouchers.

The Housing and Human Services Commission further recommends continued efforts to remove barriers to Ashland households obtaining rental housing, including:

- More broadly advertise existing fair housing protections that would be violated with certain types of advertising or in refusing to rent based on certain characteristics.
- Engage Southern Oregon University and the ASSOU in identifying creative solutions to remove barriers students face in qualifying to obtain rental housing.
- The recommendations below will be presented to and discussed with the appropriate representatives at SOU for consideration.
 - Continue the student education and outreach regarding Fair Housing laws, and common rental application criteria, that has been initiated by the ASSOU in the last year to inform future classes of their rights and responsibilities under the law.
 - Explore contracting with ACCESS to offer a targeted “Ready to Rent” program to students.
 - Explore establishment of a fund to pay damages to a property if a graduate of the program skips out on damaged property. Such a security fund would address landlord concerns regarding potential damage in excess of a standard security deposit, and thus increase the desirability of students as tenants.
 - Explore the idea of student co-operative housing.

Community Development Department staff seeks Council direction to prepare amendments to the Fair Housing Ordinance and to schedule a public hearing for formal consideration.

SUGGESTED MOTION:

N/A



ATTACHMENTS:

Draft Fair Housing Ordinance

Minutes of April 1, 2014

Housing & Human Services Minutes of February 25, 2016

Memo of Feedback from SOROA

Student Fair Housing Survey Results



ORDINANCE NO. _____

AN ORDINANCE AMENDING ASHLAND MUNICIPAL
CODE CHAPTER 10.110 FAIR HOUSING

Annotated to show ~~deletions~~ and additions to the code sections being modified. Deletions are **~~lined through~~** and additions are **underlined**.

WHEREAS, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

WHEREAS, the above referenced grant of power has been interpreted as affording all legislative powers home rule constitutional provisions reserved to Oregon Cities. City of Beaverton v. International Ass'n of Firefighters, Local 1660, Beaverton Shop 20 Or. App. 293; 531 P 2d 730, 734 (1975); and

WHEREAS, the City of Ashland contracted with the Fair Housing Council of Oregon to complete and Analysis of Impediments to Fair Housing Choice which recommended that the City undertake an update of the Fair Housing Ordinance, and

WHEREAS, the City of Ashland Housing Commission considered the above-referenced recommendation and finalized the recommended amendments to the Ashland Municipal Code at a duly advertised public hearing on August 22, 2012 and following deliberations recommended approval of the amendments to the City Council on October 16, 2012.

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1. AMC Chapter 10.110 Fair Housing is hereby amended to read as follows:

SECTION 10.110.010 Declaration of Policy.

It is hereby declared to be the policy of Ashland, Oregon, in the exercise of its ~~policy~~ police power for the public safety, public health, and general welfare to assure equal opportunity to all persons to live in decent housing facilities ~~regardless of race, color, religion, sex, sexual orientation, gender identity, national origin, source of income, disability, or familial status,~~ and, to that end, to prohibit discrimination in housing by any persons. (Ord. 2746, 1994)

SECTION 10.110.020 Definitions.

When used herein:

- A. "Real property" includes buildings, structures, lands, tenements, leaseholds, cooperatives and condominiums.
- B. "Discrimination" or "discriminatory housing practice" means any difference in treatment based upon race, color, religion, **age**, sex, sexual orientation, national origin, **source of income**, disability, familial status, or **domestic partnership status**; or any act that is unlawful under this ordinance. (Ord. 2713, 1993)
- C. "Person" includes individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations and all other groups or combinations.
- D. "Owner" includes a lessee, sublessee, co-tenant, assignee managing agent or other person having the right of ownership or possession, or the right to sell, rent or lease any housing accommodation.
- E. "Financial Institution" includes any person, as defined herein, engaged in the business of lending money or guaranteeing losses.
- F. "Housing accommodation" or "Dwelling" means any building, mobile home or trailer, structure, or portion thereof which is occupied as, or designed, or intended for occupancy, as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, mobile home or trailer, structure, or portion thereof or any real property, as defined herein, used or intended to be used for any of the purposes set forth in this subsection.
- G. "Open market" means the market **comprised of members of the general public who become** informed of the availability for sale, purchase, rental or lease **to members of the general public** of any housing accommodation, whether informed through a real estate broker or by advertising by publication, signs or by any other advertising methods directed to the public or any portion thereof.
- H. "Older Person" A person of age fifty-five (55) or older.
- I. "Familial" means a relationship between one or more individuals who have not attained 18 years of age and an adult with whom the individual(s) is (are) domiciled and who is (1) a parent or person having legal custody of the individual(s), or (2) an adult to whom such parent or person having such custody has given written permission to provide housing for the individual(s). "Familial" also **includes the characteristic** of being an individual, regardless of age or domicile, who is pregnant or is in the process of securing legal custody of an individual who has not attained 18 years of age.
- J. "Disability" means a physical or mental impairment which substantially limits one or more major life activities. "Disability" includes having a record of such an impairment or being regarded as having such an impairment
- K. "Sexual orientation" means attraction to or selection of a sexual partner according to gender. "Sexual orientation" includes having a history of that attraction or selection, or being identified with that attraction or selection. "Sexual orientation" is limited to heterosexuality, homosexuality, and bisexuality.
- L. "Source of Income" means **the type of** financial resources a person uses to support himself or herself and his or her dependents, including but not limited to money and property from any occupation, profession or activity, from any contract, settlement or agreement, from federal or state payments, **grants, scholarships, loans, Federal Student**

Aid, Social Security benefits, Section 8 housing choice voucher assistance, court ordered payments, gifts, bequests, annuities, life insurance policies, pensions, retirement savings, and compensation for illness or injury. ~~but excluding any money or property~~ Source of income does not include income derived from a specific occupation or income derived in a manner made illegal or criminal by any statute or ordinance.

- M. “Gender Identity” means a person’s actual or perceived sex, including a person’s, appearance, expression or behavior, whether or not that identity, appearance, expression or behavior is different from that traditionally associated with the person’s sex at birth.
- N. “Fair Housing Officer” means the City Attorney or designee who will serve as the designated Fair Housing Officer.

O. “National Origin” means a person’s country of birth or ancestry.

P. “Age” means having the characteristic of being 18 years of age or older; except that for purposes of section 10.110.040 B (1), “age” also means the characteristic of having received a decree of emancipation from the State of Oregon pursuant to ORS 419B.552.

Q. “Domestic partnership” means a relationship between two persons who meet the following requirements: live as a family in a relationship of mutual support, caring and commitment, and intend to remain in such a relationship; neither is married or the domestic partner of any other person; are each 18 years of age or older; are not related by blood kinship closer than would bar marriage in the state of Oregon; and are mentally competent to consent to contract. Domestic partnership shall also be demonstrated by having registered, certified or affirmed the relationship with any appropriate, legally established registry with substantially similar criteria within any jurisdiction in the United States.

SECTION 10.110.030 Unlawful Practices.

In connection with any of the transactions set forth in this section which affect any housing accommodation in the open market, or in connection with any public sale, rental or lease of any housing accommodation, it shall be unlawful within the City of Ashland for a person, owner, financial institution, real estate broker or real estate salesman, or any representative of the above, to:

- A. Refuse to sell, rent or lease, or deny to or withhold any housing accommodation from a person because of race, color, religion, **age**, sex, sexual orientation, gender identity, national origin, source of income, , disability, familial status **or domestic partnership status**; or
- B. Discriminate against a person in the terms, conditions or privileges of the sale, rental or lease of any housing accommodation, or in the furnishing of facilities of services in connection therewith; or
- C. Represent to a person that any housing accommodation is not available for inspection, sale, rental or lease when in fact it is so available, or to refuse to permit a person to inspect any housing accommodation on the open market because of race, color, religion, **age**, or national origin, disability, sex, sexual orientation, gender identity, source of income, familial status **or domestic partnership status**; or
- D. ~~Make, publish, print, circulate, post or mail, or cause to be made, published, printed, circulated, posted or mailed, any notice, statement or advertisement, or announce a policy, or sign or use a form of application for the sale, rental, lease or financing of any housing accommodation, or make a record of inquiry in connection with the prospective~~

~~sale, rental, lease or financing of any housing accommodation, which indicates any discrimination or any intent to make a discrimination.~~

- E. Retaliate or discriminate in any manner against a person because that person has opposed a practice declared unlawful by this article, or because that person has filed a complaint, testified, assisted or participated in any manner in any investigation, proceeding, hearing or conference under this ordinance; or
- F. Inquire into the sexual orientation of a purchaser, renter, or lessee, or prospective purchaser, renter or lessee. (Ord. 2746, 1994)
- G. **Refuse** to permit, at the expense of the a person with disabilities, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises, except that, in the case of a rental, the landlord may where it is reasonable to do so condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted.

SECTION 10.110.040 Exemptions.

- A. This ordinance shall not apply to:
 - 1. A religious organization, association, or society or any nonprofit institution or organization operating, supervised, or controlled by or in conjunction with a religious organization, association, or society, which limits the sale, rental, or occupancy, of dwellings which it owns or operates for other than commercial purposes to persons of the same religion, or which gives preference to such persons, unless membership in such a religion is restricted on account of race, color, **age**, sex, sexual orientation, **gender identity**, national origin, disability, familial status, **or domestic partner status**.
 - 2. A private club not open to the public, which incident to its primary purpose or purposes, provides lodgings which it owns or operates for other than a commercial purpose, and which limits the rental or occupancy of such lodgings to its members or gives preference to its members.
 - 3. The leasing or renting of a room or rooms within an individual living unit which is occupied by the lessor as his or her primary residence.
- B. The requirements of this ordinance on prohibition of discrimination on the basis of familial status shall not apply to:
 - 1. Dwellings provided under any State or Federal program specifically designed to assist older persons, or to dwellings in bona fide retirement communities designed and operated for older persons or dwellings otherwise intended and operated exclusively for older persons, equipped with facilities specifically designed for the physical and social needs of such persons.
 - 2. Applicability of reasonable local, State, or Federal restrictions regarding the maximum number of occupants permitted to occupy a dwelling unit.
 - 3. Any housing provided, owned or operated by the State or Federal Government.
 - 4. ~~Any housing unit of less than four hundred (400) square feet gross floor area.~~
- C. The prohibitions in section 10.110.020 against discrimination on the basis of sexual orientation and gender identity do not apply to:
 - 1. The leasing or renting of a room or rooms within an individual living unit which is occupied by the lessor as his or her residence.

2. The leasing or renting of a room or rooms within individual units where one of the units is owner occupied;
 3. Space within a church, temple, synagogue, religious school, or other facility used primarily for religious purposes.
- D. The prohibitions in section 10.011.020 against discriminating on the basis of source of income do not prohibit:
1. Inquiry into and verification of a source or amount of income;
 2. Inquiry into, evaluation of, and decisions based on the amount, stability, security or creditworthiness of any source of income;
 3. Screening prospective purchasers and tenants on bases not specifically prohibited by this chapter or state or federal law;
 - ~~4. Refusal to contract with a governmental agency under 42 U.S.C. 1437f(a) "Section 8".~~
- E. The prohibitions in section 10.011.020 against discriminating on the basis of gender identity do not prohibit:
1. Health or athletic clubs or other entities that operate gender-specific facilities involving public nudity such as showers and locker rooms, from requiring an individual to document their gender or transitional status. Such documentation can include but is not limited to a court order, letter from a physician, birth certificate, passport, or driver's license.

SECTION 10.110.050 Procedures.

Any person aggrieved by an unlawful practice prohibited by this ordinance may file a complaint with the Fair Housing Officer no more **than one year** after the alleged unlawful practice occurred. The Fair Housing Officer or a duly authorized representative shall investigate each complaint and attempt to resolve each complaint. Failure to achieve a resolution acceptable to both parties and compliance with this ordinance shall cause the Fair Housing Officer to forward the complaint and findings to appropriate state and federal officials.

SECTION 10.110.060 Enforcement and Administration.

- A. The provisions of this section are in addition to state and federal law, nothing in this section precludes complainants from pursuing other remedies available under any appropriate government agency or under the statutes and procedures established in ORS Chapter 659A.
- B. Any person claiming to be aggrieved by an unlawful discriminatory act under the provisions of this code shall have a cause of action in any court of competent jurisdiction for damages and such other remedies as may be appropriate. Election of remedies and other procedural issues relating to the interplay between administrative proceedings and private rights of action shall be handled as provided for in ORS 659A.870, 659A. 885 and 659A. 890. The court may grant such relief as it deems appropriate, including but not limited to such relief as is provided in ORS 659A.885.

SECTION 10.110.070 Penalties.

Any person violating or causing the violation of any provision of this ordinance has committed an infraction, and, upon conviction thereof, is punishable as prescribed in Section 1.08.020 of the Ashland Municipal Code. Such person is guilty of a separate violation for each and every day the violation continues.

SECTION 10.110.080 Severability of invalid provisions.

In case any one or more of the sections, subsections, clauses, or provisions of this ordinance, or the application of such sections, subsections, clauses or provisions to any situations, circumstances, or person, shall for any reason be held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect any other sections or provisions of this ordinance or the application of such sections, subsections, clauses or provisions to any other situation, circumstance or person, and it is intended that this ordinance shall be constructed and applied as if such had not been included in this ordinance. (Ord. 2527, 1989; Ord. 2713, 1993)

SECTION 2. Codification. Provisions of this Ordinance shall be incorporated in the City Code, and the word “ordinance” may be changed to “code”, “article”, “section”, or another word, and the sections of this Ordinance may be renumbered or re-lettered, provided however, that any Whereas clauses and boilerplate provisions (*i.e.*, Sections 2) need not be codified, and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the ____ day of _____, 2016, and duly PASSED and ADOPTED this ____ day of _____, 2016.

Barbara M. Christensen, City Recorder

SIGNED and APPROVED this ____ day of _____, 2012.

John Stromberg, Mayor

Reviewed as to form:

David H. Lohman, City Attorney

**MINUTES FOR THE REGULAR MEETING
ASHLAND CITY COUNCIL
April 1, 2014
Council Chambers
1175 E. Main Street**

CALL TO ORDER

Mayor Stromberg called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers.

ROLL CALL

Councilor Voisin, Morris, Slattery, Rosenthal, and Marsh were present. Councilor Lemhouse was absent.

MAYOR'S ANNOUNCEMENTS - None

APPROVAL OF MINUTES

The meeting minutes of the Joint Meeting with Parks Commission of March 12, 2014 and the Business Meeting of March 18, 2014 were approved as presented.

SPECIAL PRESENTATIONS & AWARDS

The Mayor's proclamations of April 6-12, 2014 as Arbor Week and April 13-19, 2014 as Independent Media Week were read aloud.

Code Compliance Specialist Kevin Flynn presented the six-month update on the Code Compliance Program and clarified the Code Compliance Log.

Management Analyst Adam Hanks suggested adding a \$100 incentive to homeowners who provided electric vehicle charging stations in new or remodeled garages to the existing Earth Advantage new construction program.

CONSENT AGENDA

- 1. Acceptance of Commission and Committee minutes**
- 2. Recognition of Ashland as a Tree City USA city for the 29th consecutive year**
- 3. Liquor license application for William Roussel dba Ashland Mountain Adventures**
- 4. Approval of recommendation from the Public Art Commission for installation of a sculpture at the Calle Guanajuato staircase**
- 5. Approval of recommendation from the Public Art Commission for the installation of a mural at the Emergency Food Bank**
- 6. Special procurement for building repairs to Fire Station #1**

Councilor Slattery pulled Consent Agenda #5 for further discussion regarding the installation of a mural at the Emergency Food Bank. Management Analyst Ann Seltzer introduced the artist Denise Baxter and explained the process involved for mural installation. Ms. Baxter provided information regarding the art piece. Councilor Marsh disclosed that she was the Director for the Ashland Food Bank and had no gain or loss associated with the decision.

Councilor Slattery/Rosenthal m/s to approve the Consent Agenda. Voice Vote: YES. Motion passed.

PUBLIC HEARINGS - None

PUBLIC FORUM

Anne Ashbury/544 B Street/Introduced herself as the Executive Director for the Ashland Independent Film Festival (AIFF) and requested an exception regarding the AIFF grant submitted late to the City due to extenuating circumstances.

Councilor Slattery/Marsh m/s to place the item on the agenda for discussion. Voice Vote: all AYES. Motion passed. Mayor Stromberg added the item at the end of the Public Forum.

Regina Ayars/199 Hillcrest/Explained she was the volunteer coordinator for the Ashland Community Resource Center and provided an update on the Center's success.

Jonny Boulton/165 East Main Street/Spoke regarding the Open Carry Day that occurred March 29, 2014, the role LIBERTY! Ashland played in the event and warned of more rallies and a possible march in the future in opposition to the proposed gun ordinances the City was contemplating.

Ron Roth/6950 99 South/Asked Council to consider creating a cat park to compliment the dog park.

1. Request for an extension to the deadline associated with grant requests for Ashland Independent Film Festival

Councilor Slattery/Marsh m/s to grant the 31 minute time lapse for the AIFF grant application. DISCUSSION: Councilor Slattery explained the issue was serious, there was a deadline, and Council accepted AIFF's explanation. Councilor Marsh acknowledged the application was in on the same day, supported the motion, and cautioned it never happened again. Councilor Voisin commented two years before someone was minutes late submitting a grant application, and the City denied the appeal. She would support the motion although the exception would upset others who had not received similar consideration from Council. **Voice Vote: all AYES. Motion passed.**

Mayor Stromberg agreed to move **Unfinished Business** to the end of the agenda before **Other Business from Council**.

NEW AND MISCELLANEOUS BUSINESS

1. Recommendation from the Downtown Beautification and Improvement ad hoc Committee Management Analyst Ann Seltzer provided background on the Committee who recommended the following short-term projects:

- Remove Asphalt on the parks row between Pioneer and Oak Street on Lithia Way
- Add Sternberg Light along walkway between New Theatre and Main Street
- Improve landscaping at City parking lots
- Install three "Welcome to Ashland" signs
- Improve the right-of-way area at the corner of Lithia Way and Pioneer

Ms. Seltzer clarified the City contracted with the Parks and Recreation Department for maintaining the landscaping at parking lots, medians, and planter boxes in the downtown.

Councilor Marsh/Slattery m/s to approve the recommendation by the Downtown Beautification and Improvement ad hoc Committee. DISCUSSION: Councilor Marsh thought the projects were good and commended the Committee for how quickly they put the recommendation together.

Councilor Voisin motioned to amend the motion that the Parks and Recreation Department was not responsible for parking lot weed abatement regarding landscaping City parking lots and the City is

responsible for that and it be paid for out of the Transient Occupancy Tax (TOT) funds. Motion denied for lack of a second.

Roll Call Vote: Councilor Slattery, Morris, Rosenthal and Marsh, YES; Councilor Voisin, NO. Motion passed 4-1.

2. Appointment to Citizen Budget Committee

City Recorder Barbara Christensen requested direction from the Council regarding the lack of applications to fill the vacant position on the Citizen Budget Committee. Council discussed waiting to advertise the vacancy in October when recruitment normally occurred. Mayor Stromberg would address the need for volunteers at the next Town Hall Meeting.

3. Direction to Housing and Human Services Commission regarding students as a protected class in the Fair Housing ordinance

Kathie Kennedy/132 Greenway Circle, Medford OR/Owned residential properties in Ashland and acknowledged students were concerned regarding renting. It was important that students follow the standards other renters followed. To presume students as a protected class was extreme. Federal level defined protected classes.

Councilor Slattery/Marsh to direct Housing and Human Services Commission to study and develop a recommendation on whether students should be added as a protected class in the City's Fair Housing ordinance. DISCUSSION: Councilor Slattery clarified the Commission did not need to make students a protected class but possibly come back with something that might protect them better. Councilor Marsh requested the Commission discuss why property owners reject students and what students could do to increase their desirability as tenants and whether there were any unintended consequences to the proposed policy. **Voice Vote: all AYES. Motion passed.**

ORDINANCES, RESOLUTIONS AND CONTRACTS

- 1. Second Reading by title only of an ordinance titled, "An ordinance modifying the Verde Village Subdivision's Development Agreement to clarify project phasing and make clear which improvements are required with each phase and to allow either phase to occur first; to change the energy efficiency requirements for the development so that all units will be constructed to at least Earth Advantage Gold standards and will be photovoltaic ready; and to change the landscaping requirements associated with construction of the multi-use path"**

Council declared no Exparte contact.

Councilor Rosenthal/Morris m/s to approve Ordinance #3092. Roll Call Vote: Councilor Marsh, Voisin, Rosenthal, Slattery, and Morris, YES. Motion passed.

Councilor Morris/Rosenthal m/s to approve adoption of findings for Planning Action #2004-00052. Roll Call Vote: Councilor Marsh, Voisin, Rosenthal, Slattery, and Morris, YES. Motion passed.

- 2. First Reading of an ordinance titled, "An ordinance imposing a temporary moratorium on establishment of medical marijuana facilities in the City of Ashland, and declaring an emergency"**

Councilor Voisin/Rosenthal m/s to place on the agenda a discussion the Council consider directing staff to develop a proposal to tax marijuana dispensaries, production, retail and more.

Voice Vote: Councilor Voisin, Morris, Rosenthal, and Marsh, YES; Councilor Slattery, NO. Motion

passed 4-1.

City Attorney Dave Lohman explained the full moratorium would allow the City to review regulation parameters. A limited moratorium would only affect a portion of the city. Another option was a time, manner, or place ordinance that might be deemed as regulatory taking. The full moratorium would be retroactive to March 1, 2014 and end May 1, 2015. Council confirmed the moratorium was not abolishing dispensaries. Mr. Lohman clarified the City could regulate or ban dispensaries or rescind the ordinance during the moratorium.

Community Development Director Bill Molnar explained the Planning Commission initially discussed the issue and the earliest it would go on to an agenda was May, followed by a public hearing, then to Council with first and second reading on the proposed ordinance. Mr. Lohman clarified Council could adopt a land use ordinance with an emergency clause. Mr. Molnar further explained the Commission wanted to review a map of properties zoned E-1 within 100 feet of residential areas to determine the number of properties possibly impacted. They wanted to see the effects of a 100-foot buffer from significant spots likely frequented by minors. The Planning Commission also discussed hours of operation and whether the Conditional Use Permit (CUP) process would be an effective tool.

City Administrator Dave Kanner submitted a Dispensary Discussion Map into the record based on the Planning Commission discussion that depicted E-1 properties within 100 feet of a residential zone, C-1 and M-1 that would allow dispensaries, 1,000-foot buffers from schools, and the overlay zone.

William Clary/460 Williamson Way/Requested a temporary limited moratorium specifically for E-1 zones. It would provide the time needed by the Council and the Planning Commission to determine reasonable zones, rules, and restrictions that would maintain the integrity of neighborhoods like the Williamson Way area. He was not opposed to medical marijuana dispensaries. His main concern was the traffic it would bring to the neighborhood.

Michael Welch/1908 Ashland Street/Explained he owned Puff's and Siskiyou Medical Supply. He agreed with a temporary limited moratorium and acknowledged dispensaries were contentious businesses. Due to moratoriums throughout the state however, Puff's was the only legal operating dispensary between Eugene to the California border and the demand was difficult to manage. He offered Council information on traffic and pedestrian flow pertaining to his dispensary.

Councilor Voisin/Rosenthal motion to suspend rules to ask a question of Mr. Welch. Voice Vote: all AYES. Motion passed.

Mr. Welch explained that according to the Dispensary Discussion Map, his business was E-1 but he believed it was actually C-1. Mayor Stromberg reinstated Council rules.

Alan Ives/465 Williamson Way/Supported a temporary limited moratorium. The proposed location on Williamson Way abutted an E-1 zone and was directly across from residences with children. Ashland commons was on the other side that housed school bus loads of children attending theater that lived outside of town. It was also 1,300 feet from North Mountain Park. The moratorium would provide time to review whether this was a desirable location for a dispensary.

Cheyenne Davis/400 Williamson Way/Represented Top Shelf Meds and asked Council not to place a moratorium on dispensaries. Top Shelf Meds was working with the City Administrator and discussing how to remedy neighborhood concerns. It was important for LMMP patients to have safe and easy access to their medicine. Top Shelf Meds was looking for a new location to avoid a possible year-long ban on

dispensaries.

Justin Hancock/400 Williamson Way/Also represented 400 Williamson Way and wanted to discuss possible new rules that would allow the dispensary to open. They had spent a lot of money on the federal and state regulations and now the City determined their business inappropriate. He hoped all dispensaries were able to rename open during the moratorium and they could come to an agreement with the City.

Judy Emanuel DO/111 Bush Street/Explained she was an Osteopathic physician and treated patients 50 and over that wanted to qualify for medical marijuana starting May 2014. She expressed concern that patients would not have access to their medication if Council passed the moratorium. She hoped if a moratorium occurred, it would not take a year, and Council found some way to make exceptions to the dispensaries currently operating in the area.

Sara Duff/5704 N Missouri Avenue, Portland OR/Represented patients and growers through her business Duff Johnson Consulting by ensuring they remained legal and safe regarding medical marijuana. She matched patients with growers and often there was a long distance between them. Dispensaries were necessary for patients and it was not fair to make them travel several towns away to have access to their medication. She was impressed with the state regulations recently passed regarding testing for contaminants and delaying the implementation of dispensaries would continue to put patients at risk for contaminated marijuana.

Anthony Johnson/5704 N Missouri Avenue, Portland OR/Represented the Oregon Cannabis Industry Association and urged Council not to impose a yearlong moratorium as well as not choose one zone over another. A long moratorium would only hurt the most vulnerable patients and exacerbate the problems caused by prohibition. He encouraged Council to work with people within the industry to devise rules and regulations regarding signage, hours of operation and time, place, and manner regulations. Statistics and studies showed that medical cannabis dispensaries did not increase crime, did not make roads less safe, nor did it put medicine in the hands of children.

Carol Kim/422 Rogue Place/Spoke against the proposed dispensary at 400 Williamson Way in the E-1 zone. With no buffer zones from the City, the dispensary would be in her residential area. She was concerned with the increased traffic, parking problems, night lighting and unknown hours and days of operation. The businesses currently in the area were low traffic operating weekdays 9:00 a.m. to 6:00 p.m. One dispensary operating in Medford had over 1,600 customers and a small neighborhood like hers could not handle that amount of business.

Alex Rogers/450 Park Ridge Place/Explained he was the owner of Ashland Alternative Health, the main medical marijuana clinic in town and carded 3,000 members a year. He understood the concerns of the neighbors on Williamson Way and thought some of the concerns were unwarranted and suggested people read the information Anthony Johnson sent to Council. He saw 3,000 people a year and had never experienced a problem at the clinic or received a complaint over the past five years although it was a clinic and not a dispensary. He did not support the moratorium or zoning but did support regulating hours of operation, signage, and taxing cannabis in Ashland similar to the meals tax. Established dispensaries would still exist with the moratorium and Council's authority would diminish.

Dr. Paul Kaufman/3252 Carriage Drive, Medford OR/Shared his 25-year experience as a surgeon and physician in the area and had seen over 500 patients that used medical marijuana successfully. He considered businesses that sold cigarettes, alcohol, and pharmaceutical drugs as dangerous if not much more so than medical marijuana.

Dr. Jack Kyman/1160 Bellview Avenue/Worked at the Ashland Alternative Health Clinic and helped thousands of patients with the recommendation to use medical marijuana. The issue was access. Patients had qualifying conditions the state set up but the clinic was unable to give them their medication unless someone provided it to them. Denying access to medication was an injustice.

Eli Jaxon Bear/374 Helman Street/Shared he had cancer and explained how he used medical marijuana instead of heavy opiates successfully. He applied marijuana drops from Puffs to heal skin cancer lesions that disappeared within a week. Taking away medical marijuana dispensaries for a year would not help him. Medical marijuana was his medicine and it was saving his life.

Ron Roth/6950 Old 99 South/Hoped the City would treat medical marijuana dispensaries no different from commercial pharmacies. He did not support zoning regulations other than state law. Ashland had a potential for medical tourism. He did not support a moratorium.

Mr. Kanner clarified that Puff's business was in the E-1 zone and the 1,000-foot buffer lines on the map were accurate. In addition to requiring dispensaries be 1,000 feet from any school, per state law, they must also be 1,000 feet from each other. There was a chance the proposed dispensary on Williamson Way was within 1,000-feet of another dispensary. Applicants also had anonymity and had to waive anonymity before the state published their name and dispensary location. It was possible an applicant in Ashland was approved by the state, did not waive anonymity and the City was unaware.

The state would uphold any moratorium imposed by a local jurisdiction, and either not approve an applicant's license or suspend licenses on applications already approved. The applicant had the option of withdrawing the application and getting \$3,500 of their initial \$4,000 reimbursed. Alternatively, they could hold onto their application until the moratorium ended and try again. Once the moratorium ended, staff did not know if the law would revoke or reinstate licenses.

The rules would apply to a full or limited moratorium. However, in a limited moratorium, the Oregon Health Authority would apply the rules only in the areas the moratorium affected. During a moratorium, a business like Puffs would lose protection from criminal prosecution under state drug laws. Under a limited moratorium, Puffs may or may not lose that protection depending on whether the moratorium applied to the zone or location of the business. Mr. Lohman added the Oregon Health Authority recently issued supplemental rules that included enforcement and businesses operating in an area with a moratorium were subject to a fine up to \$500 a day.

States that legalized recreational marijuana allowed either medical marijuana dispensaries to sell recreational only or both.

Police Chief Terry Holderness addressed the impact of crime related to dispensaries and not traffic. Criminal issues surrounding medical marijuana dispensaries occurred in highly urbanized areas that already had crime issues. Ashland had several dispensaries operating off and on throughout the years without issue. The Police Department was not anticipating an increase in crime due to medical marijuana dispensaries and alternately could not guarantee that it would not happen. Nor had the Police Department dealt with a dispensary so close to a residential neighborhood. Traffic was more a legitimate concern in the area than crime. Chief Holderness was not aware of any evidence supporting minors having easier access to marijuana because of dispensaries. It was easier for most minors to obtain marijuana at their schools. It was extremely unlikely medical marijuana dispensaries would change that.

Mr. Lohman explained state statute stated reasonable limitations a local jurisdiction could enact included

hours, location, and manner. Restrictions on manner might involve a neighborhood responsibility plan, security plan, lighting plan, peak electric usage plan regarding grow lights, use of renewable energy, limitations on advertisement, location in a permanent building, building appearance, screened entrance, and prohibit drive-thru access.

Mr. Molnar commented the Planning Commission majority thought commercial zones were more appropriate because they were highly traveled streets. Some E-1 zones were in less visible areas and it might be prudent to have dispensaries in highlighted areas in town.

Mr. Lohman noted a moratorium on E-1 zoning on Hersey Street from Oak Street to North Mountain was problematical regarding equal protection. Mr. Kanner thought Council could approve a limited moratorium that applied to the downtown design overlay zone, and E-1 parcels within 100-feet of a residential except for E-1 parcels that front an arterial street. Mr. Molnar added arterials included North Main, East Main, Siskiyou Boulevard, Ashland Street, and Lithia Way. Mr. Kanner clarified he added the C-1-D in the potential limited moratorium based on Council direction to the Planning Commission.

Councilor Voisin/Rosenthal m/s to approve First Reading by title only of an ordinance titled "First Reading of an Ordinance Imposing a Temporary and Limited moratorium on Establishment of Medical Marijuana Facilities in the E-1 zoning on Hersey Street from North Main to North Mountain in the City of Ashland." DISCUSSION: Councilor Voisin thought Council needed time to decide how they wanted to regulate marijuana dispensaries and wanted to hear from the Planning Commission. She also wanted to honor the neighborhood around Williamson Way, give them the opportunity to get educated on dispensaries in their area and honor their petition. The motion would leave Puffs able to serve the public that needed access to medical marijuana. This specific E-1 zone seemed to be the area that people most likely would establish a dispensary and a moratorium provided that limitation.

Councilor Rosenthal agreed the neighborhood and those that relied on medical marijuana needed to be heard. Mayor Stromberg was concerned someone could establish a dispensary in the downtown area. Councilor Voisin did think the question of dispensaries downtown was an issue. Councilor Slattery would not support the motion. There were too many considerations regarding the motion and it felt like a negotiation of parcels. Mr. Lohman explained when an area was singled out it ran the risk of a potential equal protection claim. Mr. Kanner added the language would not prohibit a dispensary from locating on the Williamson Way parcel because it was not on Hersey Street. Councilor Voisin the clarified area did include Williamson Way.

Councilor Slattery/Rosenthal m/s called for the question. Roll Call Vote: Councilor Rosenthal, Marsh, and Slattery, YES; Councilor Morris, Voisin, NO. Motion passed 3-2.

Roll Call Vote: Councilor Rosenthal, Marsh, Morris, Voisin, and Slattery, NO. Motion denied.

Councilor Morris motioned to approve First Reading by title only of an ordinance titled "First Reading of an Ordinance Imposing a Temporary moratorium on Establishment of Medical Marijuana Facilities in the City of Ashland across the board to last no longer than two months." Motion died for lack of a second.

Councilor Marsh/Rosenthal m/s to approve First Reading of an ordinance titled "An ordinance imposing a temporary moratorium on establishment of medical marijuana facilities in the City of Ashland limited to E-1 zones for properties within 100 feet of a residential zone, and the C-1-D zones and exempt E-1 properties that front arterials." DISCUSSION: Councilor Marsh compared dispensaries to a liquor store or pharmacy and thought the equivalent restrictions should apply. She

hoped the moratorium would not last longer than three months and the Planning Commission would not recommend a prohibition on those locations in the motion and suggest a CUP process instead. She was not opposed to a dispensary in the downtown area. Councilor Rosenthal agreed and supported the motion. Councilor Slattery would also support the motion. Councilor Morris would support the motion with some concern regarding E-1 zone within a 100-feet of residential and not extending it to C-1 zones. Councilor Voisin hoped the motion did not preempt the Planning Commission in any way or give them additional direction. Mr. Lohman clarified conceivably the motion could run the risk of a potential equal protection claim as well. **Roll Call Vote: Councilor Rosenthal, Marsh, Morris, Voisin, and Slattery, YES. Motion passed.**

UNFINISHED BUSINESS

- 1. Second reading by title only of a ordinance titled, "An ordinance amending AMC Chapter 2: Rules of City Council; Uniform Policies and Operating Procedures for Advisory Commissions and Boards; Recreation Commission; Conservation Commission; and Certain Administrative and Operating Departments"**

Item delayed due to time constraints.

OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS

Councilor Voisin/Rosenthal m/s Council instruct staff to bring to Council a proposal for taxing marijuana dispensaries, their production from yard to store which would include retail, growing sites, and dispensaries for both medical and recreational marijuana taxing.

DISCUSSION: Councilor Voisin, Rosenthal, Marsh, and Morris were interested in the concept and wanted more information. Councilor Slattery had issues taxing something labeled as a medical supply as well as taxing recreational marijuana not yet passed by the state. **Roll Call Vote: Councilor Rosenthal, Marsh, Morris, and Voisin, YES; Councilor Slattery, NO. Motion approved 4-1.**

City Attorney Dave Lohman would bring back options for Council review.

ADJOURNMENT

Meeting adjourned at 10:29 p.m.



Barbara Christensen, City Recorder



John Stromberg, Mayor

**CITY OF
ASHLAND**

**Ashland Housing and Human Services Commission
Draft Minutes February 25, 2016**

CALL TO ORDER

Chair Josh Boettiger called the meeting to order at 4:30 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

Commissioners Present:	Council Liaison
Joshua Boettiger	Pam Marsh, left at 6:00pm
Rich Rohde	
Heidi Parker	SOU Liaison
Sue Crader	Megan Mercier, absent
Tom Gunderson	
Gina DuQuenne	Staff Present:
Tom Buechele	Linda Reid, Housing Specialist
Commissioners Absent:	Carolyn Schwendener, Administrative Assistant
Coriann Matthews	

APPROVAL OF MINUTES

Parker/Rohde m/s to approve the minutes of the January 28, 2016 Housing and Human Services Commission meeting. Voice Vote: All ayes, minutes were approved as presented.

PUBLIC FORUM

Lindsay Gerkin introduced herself. Ms. Gerkin is a local insurance agent at Reinholdt & O’Harra Insurance in Ashland and is a 2003 SOU graduate. Ms. Gerkin was also a member of the City of Ashland Conservation Commission. Ms. Gerkin addressed the issue of increased rent rates in the City of Ashland. She is particularly concerned about the management company, Pacific Properties and the way in which they are treating their clients. Once her property was sold to Pacific Properties her rent as well as the others in her building increased by \$200.00. Everyday working people are becoming homeless, stated Ms. Gerkin.

DRAFT FAIR HOUSING REVIEW AND RECOMMENDATIONS

Reid reported that she attended a monthly meeting of the Southern Oregon Rental Association. Her purpose was to explain the Commissions desire to get feedback from both landlords and students about changes that the City could make to the Fair Housing Ordinance to further protect students as well as ideas on how to help students become more desirable renters. Reid acknowledged she did not get a great deal of positive feedback and there appeared to be some confusion regarding the language in the ordinance. Reid emphasized at the meeting that the City is not requesting that students be a protected class and nothing in this ordinance would preclude them from going through the regular application process such as checking rental history, credit, and criminal background checks.

The Commissioners discussed the ordinance changes and agreed it was ready to move forward to the Council. The changes in the ordinance language addressed income and age. The Commissioners agreed that the University needs to have more of a responsibility at developing resources for their students insuring that they can be housed. One of our recommendations is that we continue future outreach with the college to see if they can mitigate some of these issues or create programs to help to eliminate some of the concerns of the property owners, stated Reid.

Reid said that this ordinance change goes to the City Council Study Session on March 14, 2016.

Buechele/Rhode m/s as a Commission we propose the ordinance of the Ashland Municipal Code Chapter 10.110 Fair Housing as amended.

Motion was discussed

Motion was amended as follows; 1) that Council consider the alternate language of State and Local laws. 2) Further recommend working with the college to look at Housing options and look at programs addressing those barriers.

Voice Vote: All ayes, motion passed unanimously.

It was suggested that in the memo that goes to Council to mention that the value of amending the Fair Housing Ordinance is the educational component.

The Commissioners will try and attend the City Council meeting and Rhode volunteered to co present with Reid.

STRATEGIC PLAN PRIORITY UPDATE

SOCIAL SERVICE GRANT PROCESS EVALUATION LETTER REVIEW

DISCUSSION ABOUT RENTAL HOUSING FORUM

LIAISON REPORTS

Council Report –

Staff –

Quorum Check:

Next Housing Commission Meeting – 4:30-6:30 PM; March 24, 2016 4:30-6:30 in the Siskiyou Room at the Community Development & Engineering Department located at 51 Winburn Way.

Adjournment

The meeting was adjourned at 6:25 p.m. *respectfully submitted by Carolyn Schwendener*

Memo

DATE: 3/8/2016
TO: City Council
FROM: Linda Reid, Housing Program Specialist
RE: Feedback from presentation to SOROA

On February 16th Housing Program Staff provided a brief presentation on the proposed changes to the City's Fair Housing Ordinance to the Southern Oregon Rental Owner's Association. Approximately 60 landlords/property managers were in attendance. Below is some of the feedback the staff received from those in attendance.

We are not in favor of a protected class. We think that it would just in the end cost more money to comply with and just frustrate students because they won't be getting what they think they are getting. The students will go to a landlord thinking the landlords can't turn me down I'm a student. When the students don't meet the legal criteria the landlord has set down, the students will be disappointed or angry and may file suit. Landlords will rent to students who show responsibility and can meet the criteria established by the landlords.

Here is a list of some criteria that would be legal even after a student protected class is issued. As you can see, most students would wash out after these criteria are applied.

- *Unable to verify information on Ap*
 - *Income verification*
 - *Need Rental History of 3 years*
 - *Income of 2.5- 3 x Rent*
 - *Credit Check*
 - *Criminal check*
-
- *Southern Oregon Rental Owners Association's January vacancy rate 2.27%.*
 - *Southern Oregon Rental Owners Association's February vacancy rate 1.87%.*

*Mark Nichols- President
Southern Oregon Landlords Association*

Another concern stated by landlords was the inability of a landlord to collect for damages against a renter whose only income is student aid. Landlords also stated that it is difficult to rent to a household



of several students as each individual over 18 in the household needs to be on the lease and coordinating with several individuals for the collection of rent or for damages done by one individual on a lease is difficult and sometimes not possible.

One unintended consequence of adding students as a protected class mentioned was the removal of units off of the market that has the potential to rent to several students.

A few landlord stated that they had no objection to making it illegal to advertise “no students”, similarly one landlord stated that students should be able to apply and have the same chance at a housing unit that everyone else had.



Initial Report

Last Modified: 06/17/2013

1. Have you looked for or found housing in Ashland?

#	Answer		Response	%
1	Yes		201	86%
2	No		33	14%
	Total		234	100%

2. How do you identify?

#	Answer		Response	%
1	Male		64	32%
2	Female		136	68%
3	Other		0	0%
4	Prefer not to answer.		1	0%
	Total		201	100%

3. How old are you?

#	Answer		Response	%
1	15 - 20		61	30%
2	21 - 25		89	44%
3	26 - 30		21	10%
4	31 - 35		8	4%
5	36 - 40		5	2%
6	41+		17	8%
	Total		201	100%

4. Do you believe you have been denied housing because you are a student?

#	Answer		Response	%
1	Yes		134	67%
2	No		67	33%
	Total		201	100%

5. Please explain.

Text Response

We were told many times that they didn't want to rent to students.

I quickly learned that a particular company in Ashland will allow students to apply and pay the application fee, and after receiving the fee, deny students housing.

it's hard to hear that I'm a student and trust that I won't trash the place. I understand, but also know that I'm not that kind of student, and there is no tangible proof to this effect

There are a lot of ads for housing that say "no students"

In regards to houses and not apartments, students are generally not trusted to maintain a rental property.

Many rental agreements state "No Students" on craigslist or on rental company websites

They treat yoh normal.

Some rentals specifically say they will not accept students as tendents

Several landlords refused to consider the possibility of renting to me just because of my student status. They told me directly that they "do not rent to students." Current landlord says she only rarely rents to students, and avoids it if at all possible.

There are many postings on Craigslist that don't allow students. I have also been denied living in many Crane Property Management houses/apartments because I am a student and can't be "trusted" with certain properties.

Some agencies would not show to us because we are students.

Multiple places at reasonable prices won't allow students to live at their properties or even allow students to apply

There are multiple rental companies in Ashland that will not rent to someone if they are a student.

After asking if I was going to school, I have had multiple experienced where I have been denied housing in spite of meeting income and deposit requirements. I have made appointments with landlords to view apartments and been stood up and then have had phone calls left unreturned.

Some property management companies will not show certain properties to students. Specifically Commercial Property Management and Crane Property Management.

I have applied for some houses, and they replied with "We do not accept students"

Most renters stipulate they will not rent to students, even if they are over 25 have a job and a good rentee history.

Answered no; I have had no problems.

I have had a really good experience with rentals in Ashalnd. Property owners have been very accepting of my student status.

There are several houses and apartment complexes I looked at renting and it was either explicitly stated that students were not allowed or I was asked if I was a student then denied housing or never revived a call back or information about a housing situation. To live in the quite apartment complex I live in now I had to convince the landlord I didn't party and was

responsible.

Nicer places will not accept student applicants because they believe students are irresponsible and will not take care of the property. While this may be true for some, others of us have been independent adults for years and know how to be a good tenant. College students generally have a reputation for being bad tenants because they party so much, but this generalization does not take in to account students who work multiple jobs and strive for academic success.

I informed two possible rentals that I was a student and they requested additional proof that I could afford the appt.

I had applications turned down with little to no reason supplied even though I was more than fit for housing financially and reference wise, and some apartment complexes and rental sites specifically say "NO students".

During the summer of 2010, my parents attempted to purchase a condo from a private seller. My parents wanted a place to stay during vacation, and a place for me to live while I went to school. The private seller was about to close the deal when he asked if I was planning on using the unit. I said yes. What transpired next was short of a full meltdown on behalf of the seller. He screamed and yelled at my parents for letting me occupy what could have been our new house. Despite the fact that I have cleanliness OCD, he would not take our money. He threatened us with false legal threats if I dare stay another second on his property. We knew better not to fight back even if he tried to physically assault us.

There have been many occasions where I have called on various rentals and it explicitly says on their listing that they do not rent to students, and I have even gone so far as to apply and pay the application fee to then be turned down because I am a student.

My credit rating spoke for itself, the issue of my being a student did not come up

I wasn't approved because of my monthly income. Quarterly financial aid was not considered.

Some will not even consider talking to me because I mentioned I was a student.

N/A

In the past, I applied for multiple rentals in Ashland (near campus) and was directly told that I was not going to be considered because I was a student. My age (32 at the time) was not even considered. Often, rental ads actually SAY "No Students." Landlords justify this because they have suffered heavy property damage from irresponsible student renters in the past.

I mentioned I was a student and people instantly turned me down.

Lots of places when I would make an appointment to view the house said they didn't want students because they aren't trustworthy and ruin the homes. Also, many ads on Craigslist specifically say "no students please".

When working with certain real estate firms, they were very difficult to get ahold of, and some of them pretty much said "this location doesn't rent to students".

sources of income tend to be a bit difficult while a student...

The lanlord said several times that she didn't think students could afford to live in the place that was for rent, even though I had shown proof that I could afford to live there.

Last year when I was searching for housing, I would be told that certain properties were not available to students for rent simply because I was one. Often times when proper management companies saw/heard that I was a student they would become more rude and wouldn't want to

work with me anymore. The only place that I was accepted and even given a chance was at the Ashlander Apartments. Their management even encourages certain payment options if you are a student and are very understanding. Otherwise, I've felt totally singled-out as a student looking for housing, like wherever I go, I am expected to party and make trouble.

I got the first apartment I went for. However, affordable options for students are very limited.

I have been told that I seem like the ideal tenant and I have great references but they are unsure if they would like to rent to me because I am in college and they don't want a bunch of rowdy students in their house

just stereotyped for the fact that I am a student

many places I have called/emailed have been polite until they discover I am a student and suddenly the offer no longer stands. Odd.

I was told I was unable to rent 2 or 3 houses simply because of my status as a student.

There were no problems with my being a student.

Told that they did not rent to students.

They said don't want students living in their house

I have filled out applications for places in Ashland that I should have qualified for, who then didn't call me back or reply, and I believe that this was because I am a student and was not viewed as dependable enough because of it.

As of right now me and my boyfriend are looking for housing. I have applied to couple places and received an email back stating they are not renting to students. This has happened more than once and makes it extremely hard to find affordable housing in Ashland. I feel that yes some college students are messy, but they shouldn't profile me because of other students they have rented to.

I have been straight up told by rental companies and potential land lords that they are not renting to students

The housing I was looking to rent stated "no students" in its ad.

I applied to The Ashlanders' apartment complex and was accepted there.

I have been flat out hung up on because of my student status, very few landlords are happy to rent to students and it wasn't until I had a child that it became somewhat easier to find a place to live.

i dont party but its assumed i do and that im wreckless

Several landlords/ realty places told me straight up that they don't rent to students. Other realty business never responded to my inquiries in incidences in which I claimed right away I was a student.

Landlords seem to be less willing to approve housing for students without jobs, even when they have aid or money through family to pay for expenses.

I've never been denied housing, but certain properties that are advertised for rent in Ashland have a no-student policy. I've seen some through Siskiyou Property Mgmt and CPM property management.

When moving to town in March 2013, a significant portion of rentals simply did not accept applications from students, lessening our options.

many houses for rent have told me that they do not rent to students

They stated they do not rent to students

Every house that was applied to, even if we were first in line, we were denied. We were a group of 20 year old males and all had a renters history with no problems from apartments and all had good co signers. Many houses we applied to openly said they wouldnt want us to live there because they think we would party which was just stereotyping and being prejudiced. It is unfair and should be illegal to refuse to rent to students just because they are male students around the age of 20

when looking for houses to rent on craigslist, some ads said "no students" or "students need not apply"

When looking for housing, I have been denied because I was a student. They did not offer much reasoning, except that they assumed that I would party and not take care of the place, which is totally the opposite of the person I am. They were also hesitant because of my age. I mostly experienced this with private renters.

many places dont want students there

I have been denied for more than 10 homes over a period of 4 months because I'm a student, even though I'm a Junior with great rental references and credit history. BS

applied for housing, but have been told "NO STUDENTS"

a group of 4 people (myself included) toured a house for rent and were told that the owner didn't want students living in the house. Only 2 of us were students and our ages were 21,22,23, and 24. All of us had good rental history and are respectful tenants.

I have called to ask for more information about housing adds on craigslist, and time after time when the fact that i am a student comes up the landlord no longer wants to talk with me. They say that they are not accepting student renters. I have even been spoken too as if I am not even another human. People have been quite disrespectful at times.

I have been told by several private landlords and one property manager that students were not accepted.

Listings specifically tell students not to apply or that the houses/ apartments are not available to students.

Owners did not want to rent to college students

A homeowner was trying to find new tenants for her house in Ashland but when I called she said she wouldn't allow students to live there because "she had done that before and it hadn't turned out well." But we are not all the same!

I never had a problem finding housing due to the fact that I was a student.

No one ever said you can't rent because I am a student.

I believe I have been receiving housing without discrimination

Me and my roommate (also a student at SOU) applied and were first on the list for a house in Ashland that was very close to campus, however the landlord called to tell us a week after we applied that we could not have the house only because we were students. They didn't even ask for any other information from us. This has happened several times since I have moved to Ashland. Many landlords and housing companies don't even meet with us or ask any question besides if we're a student or not.

They wanted me to have a full time job, and that was against my families wishes to work while in school.

Many places take students as a last resort unless they are already rundown and in sub-par living condition.

In several instances, I have experienced a bias that has caused landlords to look more critically at me and my situation when it came to renting from them. Because I am young, a 19 year old sophomore, and a student, people tend to judge that you will not be a trustworthy or reliable tenant. This fact is not true whatsoever. I do my best to complete all of my coursework as a full-time student as well as hold down a part-time job and I have parental support as well. I have never caused any problems at the apartment in which I now live, and always get my rent in on time. I behave exactly the opposite of how many landlords assume that people my age do. It is unfair that my opportunities are limited simply because I am younger than other renters, and a student.

I have been told that several rental properties I was interested in do not accept students.

I live with my parents and they have not denied me housing.

because i am a student i should live for the dorm during the adapting time

Many of the appartments I looked at didn't want to rent to students at all. Some just didn't call back if even if they appartments were still listed. If they were to make an exception they wanted proof of outside income asided from school funding. They also would want high deposits or other hoops to be jumped through becasue you were a student.

Went house hunting. Contacted several land lords. Was denied housing due to being a student or suspected of being a student.

I don't believe that i have been denied but I believe that they have made it harder to get.

Renters simply deny student renters

I haven't yet been denied housing, but that is because I have rented before; But when I wanted to get an apartment, since I was a first time renter/student they tacked on extra fees and a higher deposit. It is almost impossible to find affordable, reliable, and decent housing for students--or people in general--in Ashland! I currently rent a two bedroom with my roommate for over 900 bucks, which I would have been fine with IF the owners would actually take care of the properties (there is mold growing in my window, there are ants, there is no air conditioner)--at this price I would have at least expected the apartment to be nice and have no issues as well as air conditioning. The previous apartment complex I rented from in Talent was extremely nice--the appartments were well kept, matinence calls were acted upon in a reasonable time, there was built in air conditioning--all for only 650 a month. Let's just say that there is a definite need for affordable housing near the SOU campus with great amenitites and allows pets (with a pet deposit and NOT a monthly fee).

I feel fortunate to live in family housing without family housing I find Ashland very prohibitive in regards to the cost of average rent rates. I pay 695.00 per month for a two bedroom one bath basement apartment and just one street over a two bedroom one bath apartment was advertised as 895.00 per month. I find Ashland expensive for people who do not qualify for family housing. If I did not qualify for family housing, I would have had to seriously reconsider the college I went to.

It's hard to quantify, but when there is no other reason to be turned down for housing, it makes me wonder.

Mostly when I called on an alone apartment, landlords will first asked I am a student, and once i say yes, they instantly tell me a list of reasons why I cannot apply. This situation is extremely frustrating as aim a mature adult who knows how to be a proper tenant.

I went to a particular apartment complex (I don't remember which) and at the front office as I was looking for the rental rates they told me "Don't bother, we don't rent to college students."

Saw in Craigslist that students need not apply

I have been told by prospective landlords that they don't want to chance having "noisy tenets who may disrupt the neighbors" and, despite the fact that I have had the same well paying job for 7 years I feel that I have had my financial reliability unjustly scrutinized by potential landlords as well. I even had one gentleman who asked me to put together a full personal monthly budget (including food, gas, rent, bills, and personal spending money) to show him! I'm 26 years old and have been living on my own for 11 years, I'm fairly confident that as a grown woman I can understand, predict, and plan for my expenses!

I don't think I've ever had an application denied on the grounds that I am a student (at least not outright), but I have had applications denied on the ground that I haven't had any previous history of renting an apartment and therefore no previous landlords who could be referenced.

The landlord told us that we were not chosen because we were young people/ students

Called a women about renting a house and while explaining the situation as soon as i said student she interrupted me and shot me down.

The specifically told me, "I don't rent to students." This information was not disclosed until after I had paid them an application fee of course.

I have looked at several houses and apartments. Because I am a student I was denied (the land lords assumed it would be loud and dirty)

I feel like a good portion of renters in Ashland, simply wont rent out their houses to students; which is a little ridiculous seeing that Ashland is a college town. Of course I understand the fact that renters dont want people to party or whatever in the house, but we're college kids, that's going to happen. It's overall been a struggle to find a house to rent because of renters or companies not renting to students or roommate type situations.

Applying as a couple for a privately owned residence, and landlord claimed to accept students but later "corrected" himself and denied our application. Reason: decided not to accept a student couple, "just in case" we "broke up" implying that because we were young college students we would cause issues at the inevitable end of our relationship. (still together.)

Denied outright.

Although we were the first applicants my roommate and I were not chosen because of a belief that students are loud and messy.

I have been looking in Ashland for an apartment, but I have not actually applied yet. I have known people who the standards are higher for students, as is the deposit when they actually got a house.

I have been specifically told that multiple houses weren't "student friendly" or that they wouldn't rent to students whatsoever

6. Have you ever experienced discrimination in your housing opportunities because you are a student?

#	Answer		Response	%
1	Yes		147	73%
2	No		54	27%
	Total		201	100%

7. Please explain.

Text Response

They didn't want to rent to students

I have had landlords tell me they will not provide housing because I am a young student.

There have been multiple occasions where property management companies have said that properties are not open for students to apply to.

my landlady checks on me all the time -- more often than she should, and she has implemented ridiculous rules that I'm sure she's only done because there are four students living in my home. What she doesn't see is we are all seniors, 24-26 years old, and responsible humans.

Many people do not reply to emails if you explicitly say you are a student looking for housing

Never see them to get discriminated

Similar to previous answer. I am not allowed to live certain places because I am a student. Therefore, many times, I am denied rental properties and have very limited options.

We had to pay an extra deposit on our apartment because we are students and therefore "risky tenants". They had no knowledge of our personal habits or tenant history.

Too hard to find affordable housing for my family of 5, with animals.

They don't allow students to even apply

There are multiple rental companies in Ashland that will not rent to someone if they are a student.

Please see previous comment.

Commercial Property Management charged us an extra \$400 in our security deposit. They did not state why they charged us extra but my roommates and I are certain that it is because the previous tenants if our apartment trashed the unit. We had to pay more because we are students.

Ads say no students.

They asked if I was a student, and denied me the right to apply for that house.

Same as my previous explanation; Many renters will flat out say no students.

Answered no; have had no problems.

no issues

Some applications or landlords just say no students allowed and I couldn't even apply. Also when they find out I am a student some landlords are less interested in housing me and I don't get the place.

As I stated before, landlords who own nicer places rarely rent to students in my experience. This leaves people like my with very few options. My current apartment has a mold problem caused by a previous tenant, and my partner and I were told that it would not be taken care of because we did not pay a high enough amount in rent.

Same answer as before. A handful of rental sites and apartments said specifically on their applications "NO students".

As stated before, every encounter with renters had turned verbally abusive against me. Even

though my parent view the property "for themselves," the renters did not want to proceed because I am a student.

This is the same answer as the last question.

as explained prior, the issue of my being a student did not have an effect on my housing search

Ads on Craigslist specifically denying students. Denied applications for no other reason

N/A

Landlords in Ashland will often add "No Students" in the ads for their rentals or on the application itself.

The same as before.

Again?

Most housing posts will say that they do not rent to students, and my search for housing becomes very small and impossible.

Same as last question.

Once I got the apartment I was left alone but I was warned about partying and having people stay over as if they just assumed that I am just a BIG partier

Many advertisements online specify no students. This is a college town and students are a legitimate source of income so it is increasingly difficult to find housing.

I have not be discriminated in terms of housing for being a student.

Told they do not rent to students.

They said they dot like students living in. Their house

I think that some rental agencies in Ashland have refused to consider renting to myself and my roommate because of the fact that we are students.

When recently applying for housing in Ashland with my girlfriend, we received email responses stating that due to the fact we are students, they will not accept our applications.

The housing I was looking to rent stated "no students" in its ad.

Is this the same question?

see prior statement

Properties that fell in my price range that I liked had "No students" in the description.

Same

I'm not sure if it is because I am young or because I am a student or perhaps both, but my landlord has been pretty terrible as a landlord in an apartment complex where all but one of the tenants are students. I actually looked up my renter's rights at one point and realized she hadn't followed all of them, and should have done more but that seemed like a lot of work at the time. I think lots of people in real estate realize that students are often uninformed and are therefore easy to take advantage of.

it's always a qualifying question

I am currently (June 4th) unable to find a new house that I need to find by the end of the month (owners moving back into my current house), all because I want to further my education. BS

Some apts/houses feel students arent responsible, and think they all party. Which is largely true

for some, but not all of us! Some of us just like quiet places, that we can decorate cute. Also their is a landlord I have encountered in Ashland who loves students, but takes advantage of them living there (apt falls apart and puts fault on student when in lease student is not liable)

Most ads for available housing specify "no students please".

I have been very close to signing a lease on a house, and the realestate company kept informing me that they were just waiting a little longer, and when i called back again they told me the house was no longer available. They signed the lease with another tenant right from underneath me.

I have been told by several private landlords and one property manager that students were not accepted.

Listings specifically tell you not to apply if you are a student or if you inquire when it doesn't say no students & you explain your situation then the landlords respond something along the lines of "we would prefer not to rent to someone of your situation".

Owners didn't want college students

Already did....

Some apartments want year around tenants while the school year is only 9 months.

No problems at all with selecting housing in Ashland

My roommate and I were the first on a waiting list for a townhouse in Ashland and we had even begun filling out paperwork, when the landlord called us and said that we were no longer first on the list because we were students and they wanted to give priorities to non-students on these town homes.

Harsher on me about fees and complaints.

I applied to a house directly above campus and was denied because I am a student

I have been told "Sorry no students" when inquiring about a property.

I have not been discriminated against due to my student status.

no

same as the previous explanation. i was unable to get several housing options from public offers due to my student status.

People will often be patronizing and ask for higher deposits when they find out you are young or a student.

A couple rental agencies have been rude when talking to students as if all of them are the same

Again, family housing has been a great safety net.

I'm pretty sure I have, but again, it's hard to quantify.

Landlords believe that all students do is party and cause problems. Asking if I am a student is usually the first question out of their mouths.

As before, I was told not to even bother applying because I'm a college student.

Saw on Craigslist that for some places students need not apply

I have a phenomenal rental history, yet I have had my rental application inexplicably refused a few times (and always from an individual who has treated me differently once he or she was told I am a student, or has even mentioned my student status as a reason I wasn't the "right fit"

for a rental).

While searching for an apartment after my first year at the school, I encountered a situation where I was discouraged from applying to an apartment because I was a student. I wasn't simply told that the community wasn't fond of students, but I was informed that they normally don't accept students and that I shouldn't expect to get the apartment.

People don't want to rent to students.

When looking at a property they would first try to identify us as family or married, when it was expressed that they were not they lost interest, claimed they wanted "long term" renters.

See previous question

Ads for affordable places stating NO STUDENTS ALLOWED

A lot of the renters say they don't rent to students or roommate type situations

Applying as a couple for a privately owned residence, and landlord claimed to accept students but later "corrected" himself and denied our application. Reason: decided not to accept a student couple, "just in case" we "broke up" implying that because we were young college students we would cause issues at the inevitable end of our relationship. (still together.)

Denied rentals, would not show property.

they wanted a stable professional or something

there are many places that do not rent to students for various reasons

I haven't actually tried to rent a house in Ashland, but as I said, I know people who have been looked down at, had deposit raised, and more inspections than usual because they are students.

People wouldn't even show the house because I was a student.

isn't this basically the same question as before?

Ageism

What I said earlier.

Wouldn't rent to me because I was a student at SOU.

There are many listings for homes for rent that don't allow students to apply. I've been searching for a house to rent, and this restriction really limits me.

I have been turned away as soon as I answered yes to being a college student.

I have been unable to apply to rent at multiple locations because of my status as a student

Interviews for apartments and houses have been ended or have halted entirely after I inform the person that I am a SOU student.

I found an ok landlord. He is cheap and if we ask about a problem he tells us not to be picky because we are college students. But otherwise... no.

I lied about my age and status as a student to rent a room in an off-campus housing unit. I would not have been able to get in if I had not, but once the landlord got to know me and then found out my age, it was fine.

I have been told several times by landlords and owners of apartments that they were sorry but they did not rent to students.

same as before.

Again, I was told many times that I could not rent properties due to being a student. The people would not even give me a chance to explain my situation.

I was told that I couldn't take care of the place and that prior students had wrecked the property before so they tend to want to rent to other people instead. I explained a lot in the previous answer. Basically, if there was a way I could've avoided telling renters I was a student, it would have benefited me.

No students allowed in all affordable housing

people are unwilling to show places when you tell them you are a student so I leave that out. They do not need to know what my education level is

Some do not let students apply

Students are not rented to.

I was denied housing over 15 times due to my student status before I finally found a semi-affordable place that was receptive of students

8. Do you believe you have been asked to pay a higher deposit fee to rent housing in Ashland because you are a student?

#	Answer		Response	%
1	Yes		83	41%
2	No		118	59%
	Total		201	100%

9. Please explain.

Text Response

In my current apartment I pay the same amount as other tenants.

Because I have lived on campus I have no rental history therefore I was charged a larger deposit. she told me specifically, "because you're students, your deposit is larger."

I wish it was more affordable

I wouldn't know the difference

the fees that accompany a "low rent" residence are easily double those of a house/apartment that is marketed to non-students.

Higher "pre" cleaning fee costs.

The is year we had to pay an extra \$400 because they believed we were risky tenants.

I don't think I have been asked to pay a higher deposit because I was a student.

There should be a "I don't know" option for this question. With individual landlords who do not have posted policies, it is very difficult to know if you are being charged the normal rate.

Commercial Property Management charged us an extra \$400 for our security deposit. They did not specify why but my roommates and I are certain that it is because we are students.

Some places say they charge more for students, and I am sure they do. I personally have not applied to those places.

Answered no; have had no problems.

Maybe. A couple of the deposits were designed because of problems with previous student tenants.

I had to put an extra 100\$ down

The security deposit appeared to be the same for everyone in my complex.

Deposit fees are very high in Ashland, as are rentals, but I do believe that they are hiked up even higher for students because they assume all students are crazy party animals who destroy everything they touch.

The deposit terms changed from \$800 to \$1000 conveniently the day before I signed the papers.

There are outrageous security deposits in Ashland that I have never in my life seen before, until I have tried to rent a home as a college student and my family is in the real estate business. It's absurd. They assume you are going to trash the place.

I am an adult with a stellar credit rating, this was not an issue for me.

N/A

The Ashlander apartments told me straight-out that SOU students pay an additional amount for deposit.

As a student, they asked me for a higher deposit.

I feel like landlords give more leeway with families for amount of deposit, but as a student they ask for everything, plus 1st and last rent sometimes, making it almost impossible to find affordable housing.

In our apartment application process, because we were students and obviously younger, they asked for \$200 addition to the security deposit.

One company mentioned that they would ask me to pay a higher housing fee. I ended up not renting from them because of this.

I know for a fact I have. The apartment complex I live at has younger people (unless they already have great credit) pay a higher deposit.

In the one home that I thought I found the deposit was in my price range but after talking with them they raised it for some unknown reason and I could no longer afford it, hence I was unable to move in

Fear of partying and damage to party stereotype because I am a student

Charged more than seemed reasonable.

I couldn't find a suitable rental in Ashland at the time that I was looking, and so moved to Talent instead, so I never had the chance to get to the deposit.

After being accepted as tenants for housing in Ashland we were told we would have a higher safety deposit than advertised due to the fact we are students

The rent price and security deposit we paid was the same as was stated in the ad.

My deposit was the same as everyone else and when I moved out, I got 100% back.

Ashland is the worst place in the country to find off campus housing as a student.

I don't believe so, though I guess I have nothing to compare it to

N/a

I think lots of landlords are weary of students and give out higher deposits since it's more likely (in their minds) that we'll be partying a lot and ruin things.

the deposit DOUBLED on the house because we were college aged males

I do not think so

In housing that isn't typical apts, higher assuming won't keep apt nice

Aside from not being allowed to apply for some great housing opportunities, the places I have rented from don't seem like they raise the deposit for students. (Of course I've only rented at places that seem geared towards students)

I have not even been able to find someone to lease a house to me yet.

The deposit was always clearly defined before any talk of me being a student.

I would understand this higher rate of paying a deposit fee because students tend to damage the housing/apartments because these housing units are only used for a short amount of time, thus resulting in a higher rate of damaging the units and causing deposit fees to skyrocket.

I have never paid a deposit fee as I live with my parents.

because student does not have much money

I haven't paid the higher deposits because I found someplace else to live but in conversations with landlords it was clear that as a student I was likely to be a problem so a higher deposit was necessary.

No.

I am not sure if i pay more than others, so I wouldn't really know

The amount of rent I pay is crazy -- granted I live near campus, but the amount I pay just for proximity, and the dog deposit doesn't justify a large chunk of what I pay every month OR the deposit I put down initially. I'd have never gotten the place if my parents hadn't helped.

Found a place in ashland that has been very good

I had a landlord tell me that since I wasn't a "right fit" for their rental, I had the option of paying an extra \$500 deposit as "insurance" that I was serious about being the ideal renter. That's when I started looking for a house in Talent instead.

I don't think I've ever heard anyone say they had to pay a smaller deposit than I have, but then again, I don't know many non-student renters in the area.

pretty self explanatory.

Just got a huge raise in my deposit because we're young students with little to no time to build credit

Last landlord asked us to pay an extra fifty dollars. (Still haven't gotted our deposit back, by the way, after two months. I don't think he's afraid of us, because we are just students. We are looking into taking legal action against him.)

Landlords think student will do more damage and not stay long.

Nothing to really explain, I have been asked to pay higher deposit, which deterred me from renting.

Ashand is expencive, get over it.

...

I pay \$350 for my room but had an \$800 dollar deposit. From my past experiences with deposits, this seems excessive.

Higher deposit than normal

Was raised from the advertised deposit.

What was advertised didn't make sense when all the paperwork was complete.

When I went to sign papers they told me they made a mistake and the deposit is actually higher... Their excuse was they were going off of last years figures that haven't been updated yet.

I've been asked to pay deposites in excess of one month's rent. A rather unusual practice

There is a fee for "Late night entry" in some of the apartment complexes. If you enter late at night they tack a fee on your rent.

I was asked to pay a fee higher than was advertised, and this was mentioned after my landlord found out I was a student.

they just deny u.

Through one renter I was told that because students loans might not cover everything it made them uneasy, so they gave me a higher deposit to make up for that. They later talked on and on about how the property was probably going to get wrecked like the other times they rented out to students.

I have poor credit but it does seem like most apartments in Ashland charge the full months rent

for a deposit and then some nomatter your credit score.

The original quote was a specific price but when they found out we were students they said they needed to charge more

I leave in Talent because I could not find an apartment in Ashland. But I do believe my security deposit was higher because I am a student.

I feel the rent and the deposit fee both are higher due to my student status, as my non-student neighbors pay much less than me

I had to pay a pretty high deposit for my apartment. In addition, we were told that because the students living in our appt before us were messy and not respectful of the property in terms of taking care of it, that we were also held accountable so we were given a huge list of things we can/can't do because of the previous student tennants

One house i looked at said that they would consider renting them home to my roommates and i if we would pay a 1000 dollar deposit instead of 500, because they felt like students would ruin the home, which we would not have.

I have chose not to rent in Ashland because rent is too high.

The deposit we paid for the current house seemed normal.

Everyone in these apartments, regardless of age, sex, or income, pays the same deposit.

students tend to have limited time and resources, and tend to be more transient and sublet without permission

Absolutely true I paid a 1500\$ deposite for a place that a friend had paid \$500 for

They think that because we are students we can't be responsible adults, therefore the deposit and fees are higher.

Special circumstances like pets and attending school can be negated with good ol non refundable debt.

10. A protected class is protected under city ordinances and state law from being discriminated against. Would you support an initiative to make students a protected class in Ashland?

#	Answer	Response	%
1	Yes	182	91%
2	No	19	9%
	Total	201	100%