


City of Ashland

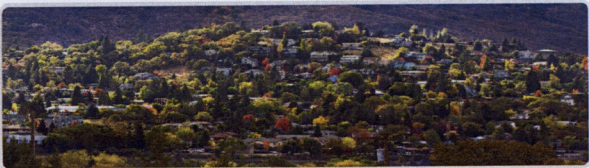
Community Development




1

Community Development

- ▶ Municipal Code Compliance
- ▶ Housing & Human Services
- ▶ Building Safety
- ▶ Long Range Planning
- ▶ Current Planning



Community Development Department




2


Community Development - Overview

Community Development

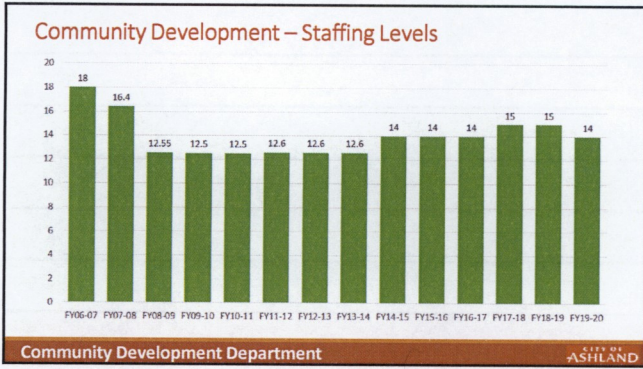
- 14 employees
- ▶ Planning Division
 - Includes: Code compliance, housing, long-range and current planning
- ▶ Building Safety Division



Community Development Department



3



4



5

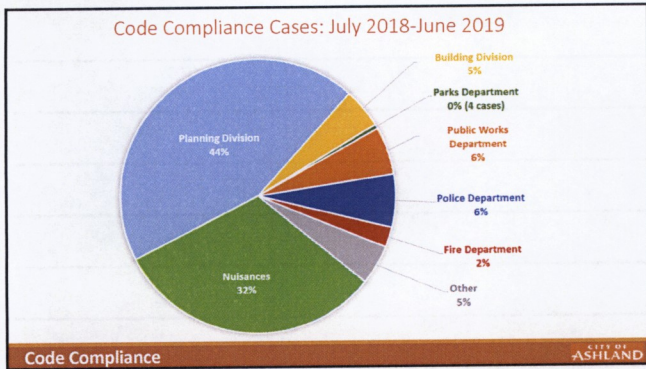
Code Compliance Division

Building Safety, Hazards and Nuisances

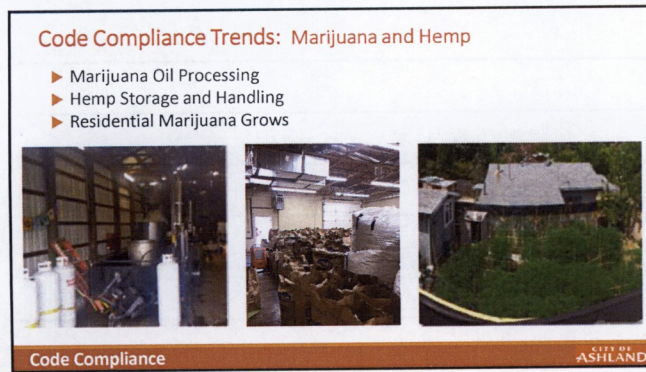
- ▶ Annual calls for service/cases – 800 average
- ▶ Daily active cases - 30-60

Code Compliance CITY OF ASHLAND

6



7



8



9

Code Compliance Trends: Short Term Rentals

Code Compliance CITY OF ASHLAND

10

Housing Program

Established in 1990
 • Housing Program Specialist
 • Housing & Human Services Commission

CITY OF ASHLAND

11


Public Education Housing & Human Services Commission	Land Use Initiatives Process Improvements	Grants Financial Awards Incentives	Fee Waivers Tax Exemptions
<ul style="list-style-type: none"> ✓ Education Materials ✓ Fair Housing Trainings ✓ Rental Housing Forum 	<ul style="list-style-type: none"> ✓ Cottage Housing ✓ Accessory Dwellings ✓ Affordable Housing Density Bonus ✓ Affordable Housing for Annexations and Zone Changes 	<ul style="list-style-type: none"> ✓ Community Development Block Grants (CDBG) ✓ Affordable Housing Trust Fund ✓ Social Service Grants 	<ul style="list-style-type: none"> ✓ System Development Fee Waiver ✓ Community Development and Engineering Fee Waiver ✓ School Construction Excise Tax Waiver

Housing Program CITY OF ASHLAND

12

Administer City Funding

- ▶ Grants
 - **Community Development Block Grant (CDBG)**
 - \$175K Annual Award
 - Land Acquisition
 - Public Facilities




Housing Program CITY OF ASHLAND

13

Administer City Funding

- ▶ Grants
 - Community Development Block Grant (CDBG)
 - **Social Services**
 - \$270K BN Award




Housing Program CITY OF ASHLAND

14

Administer City Funding

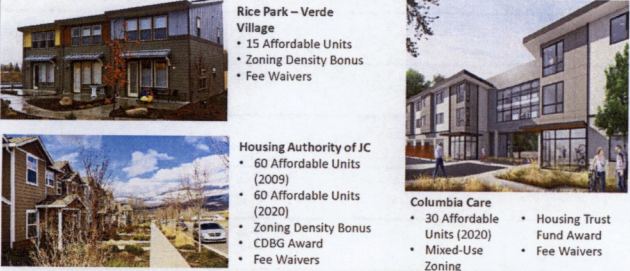
- ▶ Grants
 - Community Development Block Grant (CDBG)
 - Social Services
 - **Affordable Housing Trust Fund**
 - \$200K BN Award



Housing Program CITY OF ASHLAND

15

Past and Present Affordable Housing Projects



- Rice Park - Verde Village**
 - 15 Affordable Units
 - Zoning Density Bonus
 - Fee Waivers
- Housing Authority of JC**
 - 60 Affordable Units (2009)
 - 60 Affordable Units (2020)
 - Zoning Density Bonus
 - CDBG Award
 - Fee Waivers
- Columbia Care**
 - 30 Affordable Units (2020)
 - Mixed-Use Zoning
 - Housing Trust Fund Award
 - Fee Waivers

Housing Program CITY OF ASHLAND

16

Building Safety Division




Building CITY OF ASHLAND

17

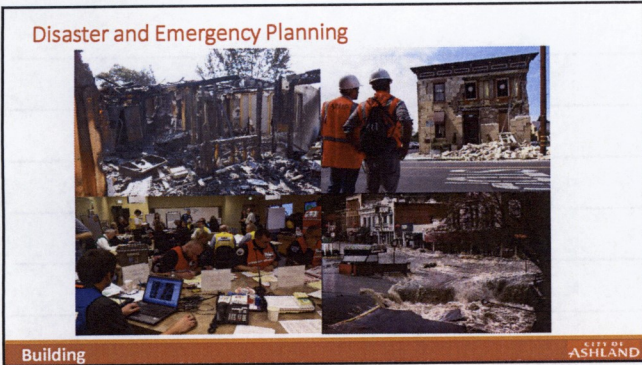
Full Service Building Division

- ▶ Comprehensive Plan Review
- ▶ Regional Code Consistency
- ▶ Permit Issuance and Inspections

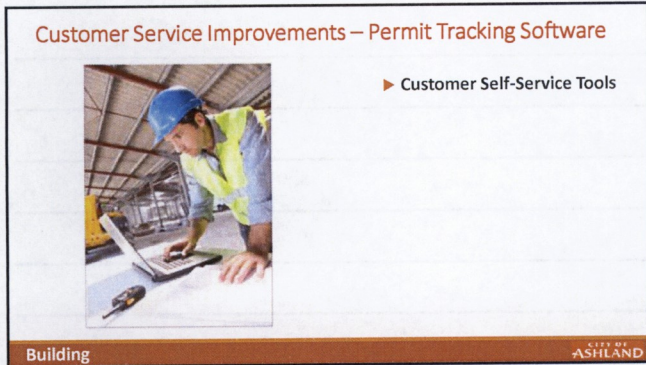


Building CITY OF ASHLAND

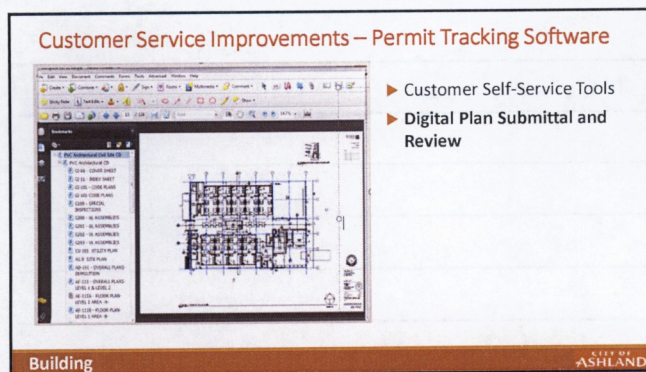
18



19




20



21

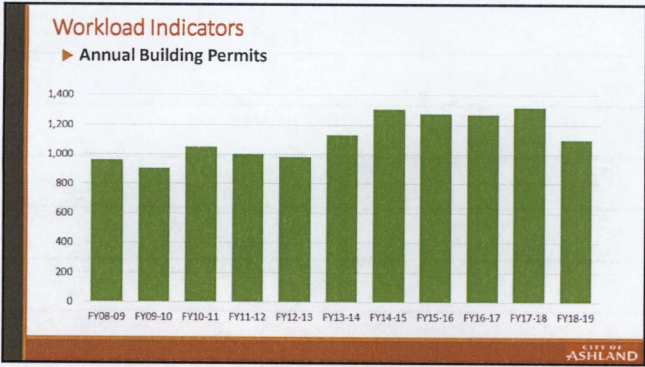
Future Trends & Projects



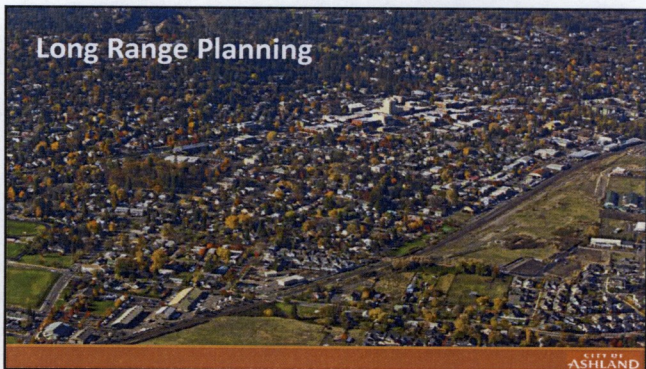
- ▶ Customer Self-Service Tools
- ▶ Digital Plan Submittal and Review
- ▶ Fire Resistant Construction
 - Wildfire Hazard Mitigation Code – Residential Construction

Building CITY OF ASHLAND

22




23



24

Projects Driven by Council Goals, Ashland Citizens & State Law



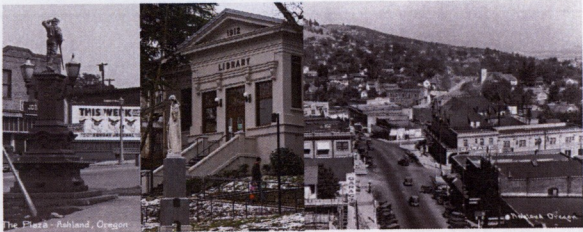
- 30% - State & Federal Requirements
- 20% - Council and Planning Commission
- 50% - Grassroots and Advisory Commissions

Long Range Planning CITY OF ASHLAND

25

Advisory Commissions

▶ Historic Commission



Long Range Planning CITY OF ASHLAND

26

Advisory Commissions

▶ Housing & Human Services Commission



Long Range Planning CITY OF ASHLAND

27

Advisory Commissions
▶ Tree Commission



Long Range Planning CITY OF ASHLAND

28

Advisory Commissions
▶ Public Art Commission



Long Range Planning CITY OF ASHLAND

29


Advisory Commissions
▶ Planning Commission



Long Range Planning CITY OF ASHLAND

30

Driven by Council Goals
Recent Legislation
▶ Wild Fire Safety Overlay and Code Changes




General Fuel Modification Areas:
• New Construction on Vacant Lots
• Additions and Decks

Long Range Planning CITY OF ASHLAND

31

Driven by Council Goals
Recent Legislation
▶ Cottage Housing Ordinance
▶ Accessory Dwelling Units




Long Range Planning CITY OF ASHLAND

32

Example of Legislation: Cottage Housing Ordinance

- Council Goal: Ashland 2020
 - ✓ Identify specific incentives for developers to build more affordable housing.
 - ✓ Draft pocket neighborhood code that allows for the construction of small scale, cottage housing projects
- Statewide Planning Goal - Housing



Long Range Planning CITY OF ASHLAND

33

Cottage Housing Ordinance - Process

- 18 months – Initiation to final code adoption
- 14 public meetings
- Public hearings before three advisory commissions
 - ✓ Planning Commission
 - ✓ Housing & Human Services
 - ✓ Tree Commission



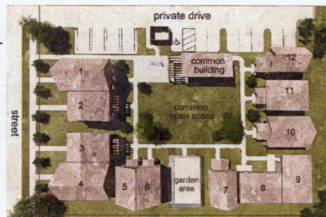
Long Range Planning

CITY OF ASHLAND

34

Cottage Housing Ordinance – End Product

- New section added to the Ashland Municipal Code – Land Use Chapter
- User-friendly, illustrated code references
- State and National recognition
- Three new projects (2019-2020)
 - 20 cottages



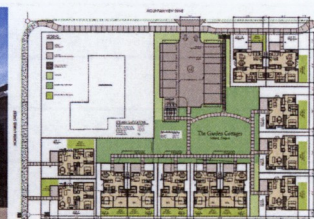
Long Range Planning

CITY OF ASHLAND

35

Cottage Housing – Laurel Street Cottages

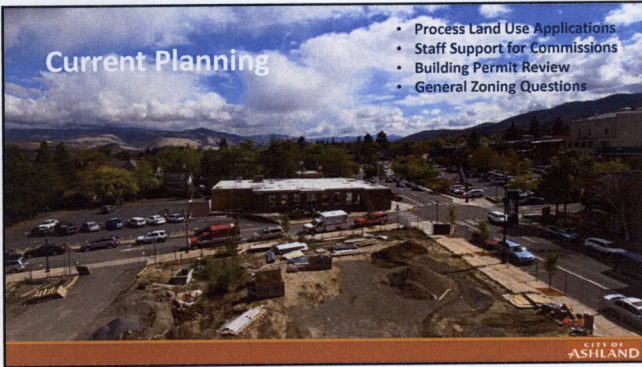
- ▶ 476 N. Laurel Ave.
- ▶ Twelve 800sq.ft units



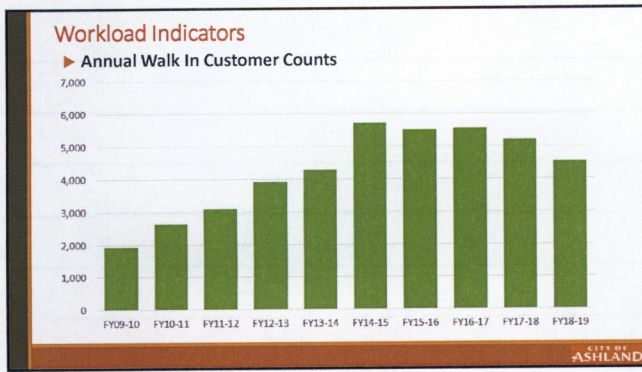
Long Range Planning

CITY OF ASHLAND

36



37



38

Land Use Applications – Quasi-Judicial Approval Process


Pre-Application Meeting	Land use Application ✓ Staff Report
Public Notice ✓ Direct Mail to Surrounding Properties ✓ Sign posted on property ✓ Newspaper publication ✓ C of A website	Advisory Commissions ✓ Historic Commission ✓ Tree Commission

Current Planning

CITY OF ASHLAND

39

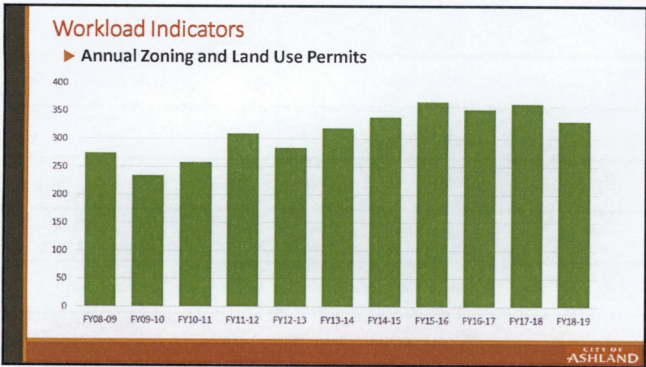
Land Use Applications – Quasi-Judicial Approval Process



Planning Commission ✓ Public Hearing ✓ Decision	Adopt Record of Decision	Appeal Period 13 days	Appeals Heard by City Council	Land Use Board of Appeals
---	--------------------------	--------------------------	-------------------------------------	------------------------------

Current Planning CITY OF ASHLAND

40



41

Example Land Use Application - Plaza West – 175 Lithia Way




Current Planning CITY OF ASHLAND

42

Plaza West – 175 Lithia Way – Application Materials

- Site Plan/Landscaping Plan/Circulation & Parking



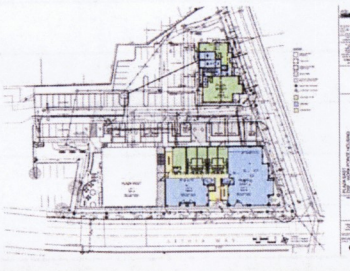
Current Planning

CITY OF ASHLAND

43

Plaza West – 175 Lithia Way – Application Materials

- Utility Plan – Sewer, Water, Electric, Storm Run-off, Gas, Fiber, etc.
- Emergency Facilities – Hydrants, Turnarounds, Fire Vaults



Current Planning

CITY OF ASHLAND

44

Plaza West – 175 Lithia Way – Application Materials

- Exterior Building Drawings Architectural Details
- Historic District Design Standards




Current Planning

CITY OF ASHLAND

45

Plaza West – 175 Lithia Way

- Three-story mixed-use building
- Ground floor commercial space with 10 residences above
- Underground & surface parking
- Outdoor private plaza space




Current Planning CITY OF ASHLAND

46

Plaza West – 175 Lithia Way

- **Timeline** – 110 days
 - ✓ Application submittal to final approval
- **Public meetings** - advisory
 - ✓ Historic Commission (1)
 - ✓ Tree Commission (1)
- **Public hearings** - Planning Commission (2)




Current Planning CITY OF ASHLAND

47

Coming Soon - Plaza East and North

- **Target Occupancy Date** - January 2021



Current Planning CITY OF ASHLAND

48

Plaza East and North – coming soon

- **Occupancy - January 2021**




Current Planning CITY OF ASHLAND

49

Cost Recovery Objectives – Current Planning CITY OF ASHLAND

2000 Comprehensive Planning Fee Study

- ✓ Objective – Planning fees should cover 75% of costs associated with providing Current Planning services
- ✓ 8 employees representing 5 FTE provide these services
- ✓ Salaries/benefits and M&S = \$865,000
- ✓ Projected revenues from planning fees = \$620,000
- ✓ Cost Recovery = 72%



Current Planning CITY OF ASHLAND

50


BN 2019/21 – General Fund Balancing Proposal CITY OF ASHLAND

Community Development – Personnel

- **Staffing Reduction of 1 FTE**

Building Division – Cost Recovery

- **Building Permit Fee Increase – “Revenue Enhancement”**
- ✓ Became effective January 1, 2020
- ✓ Projected increase in annual building permit revenue of \$150K
- ✓ Permit revenues will account for approx. 60% to 65% of the cost of providing building division services – up from 40%




Current Planning CITY OF ASHLAND

51

BN 2019/21 – General Fund Balancing Proposal CITY OF ASHLAND

Impacts of Staffing Reduction – October 2019

- Extended timelines for long range projects
- Redirect staff resources to maintain core development services – permit issuance deadlines
- ✓ Daily city planner counter coverage was reduced from 5 to 4 days a week
- ✓ Pre-application conferences were reduced from 3 to 2 per week
- ✓ Senior staff assigned to assist with advisory commissions




CITY OF ASHLAND

52

City of Ashland

Community Development



53
