



CITY OF ASHLAND

2010-2014 CONSOLIDATED PLAN

5-Year Strategic Plan

For the use of Community Development Block Grant (CDBG) funds

Adopted by:
Ashland City Council
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The U.S. Department of Housing and Urban Development

By:
The City of Ashland
Department of Community Development
Planning and Housing Division
Ashland, Oregon

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Matt Stillman, Southern Oregon University

COMMUNITY DEVELOPMENT BLOCK GRANT STAFF CONTACT

Linda Reid, Housing Program Specialist
City of Ashland, Department of Community Development, Planning Division
20 East Main Street, Ashland, OR 97520,
541.552.2043, reidl@ashland.or.us

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

TABLE OF CONTENTS

ACKNOWLEDGEMENTS

TABLE OF CONTENTS

TABLES AND FIGURES

EXECUTIVE SUMMARY	1
INTRODUCTION	2
PURPOSE	3
STRATEGIC PLAN	5-11
FIVE YEAR STRATEGIES.....	12-14
GENERAL QUESTIONS	15
<i>Population.....</i>	<i>15</i>
<i>Economy.....</i>	<i>17</i>
<i>Employment.....</i>	<i>21</i>
<i>Southern Oregon University.....</i>	<i>23</i>
<i>Race and Ethnicity</i>	<i>23</i>
GEOGRAPHIC ALLOCATION AND TARGET AREAS	25
OBSTACLES TO UNDERSERVED NEEDS.....	25
<i>Lack of Affordable Housing</i>	<i>26</i>
<i>Community Need/Local Resources.....</i>	<i>27</i>
<i>Lack of Funding</i>	<i>28</i>
<i>Lack of Services to Homeless Populations.....</i>	<i>29</i>
<i>Economic Development and Living Wage Jobs</i>	<i>29</i>
<i>City, State review and approval Process and regulatory requirements.....</i>	<i>29</i>
MANAGING THE PROCESS.....	30
LEAD AGENCY AND ADMINISTRATION OF THE PLAN.....	31
SIGNIFICANT ASPECTS OF THE CONSOLIDATED PLAN PROCESS.....	31
CONSULTATIONS.....	31
CITIZEN PARTICIPATIONS.....	32
INSTITUTIONAL STRUCTURE	44
MONITORING	48
PRIORITY NEEDS ANALYSIS AND STRATEGIES.....	51
LEAD-BASED PAINT.....	55
HOUSING MARKET ANALYSIS.....	58
SUPPLY	58
<i>Number of Units</i>	<i>58</i>
<i>Planned Development</i>	<i>58</i>

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

<i>Multifamily Housing</i>	59
<i>Preservation of Expiring Use Units</i>	59
<i>Mobile Homes</i>	60
<i>Housing Density</i>	61
DEMAND	61
CONDITION	62
<i>Age of Units</i>	62
<i>Substandard Housing</i>	62
<i>Lead Based Paint Hazards</i>	62
COST OF HOUSING	62
COST BURDEN	63
RENTAL HOUSING	63
OWNERSHIP HOUSING	64
HOUSING STOCK AVAILABLE TO PERSONS WITH DISABILITIES	64
HOUSING STOCK AVAILABLE TO PERSONS WITH HIV/AIDS	64
INVENTORY OF VACANT OR ABANDONED BUILDINGS	64
PRIORITY HOUSING NEEDS	65
SPECIFIC HOUSING OBJECTIVES	69
NEEDS OF PUBLIC HOUSING	72
PUBLIC HOUSING STRATEGY	73
BARRIERS TO AFFORDABLE HOUSING	75
LAND USE REGULATIONS	76
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE	77
HOMELESSNESS	87
CAUSES OF HOMELESSNESS	87
EXTENT OF HOMELESSNESS	88
ASHLAND SCHOOL DISTRICT	88
ONE NIGHT HOMELESS COUNT FOR JACKSON COUNTY	89
HOMELESS NEEDS	90
HOMELESS INVENTORY	95
HOMELESS STRATEGIC PLAN	97
PUBLIC INSTITUTIONS	100
<i>Homeless Task Force</i>	100
<i>CDBG</i>	101
<i>City General Fund</i>	101
FEDERAL AND STATE PROGRAMS	101
<i>Emergency Shelter Grant Program</i>	101
<i>McKinney Vento</i>	101
<i>Homeless Prevention and Rapid Rehousing Program</i>	101
PRIVATE, FAITH-BASED, AND NON-PROFIT INSTITUTIONS	101
<i>ACCESS, Inc.</i>	102
<i>HAJC</i>	102
<i>Peace House/Uncle Foods Diner</i>	102
<i>Sons of Glory, Men to Thunder</i>	102

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

<i>Congregational Church</i>	<i>102</i>
<i>St. Vincent De Paul Outreach Program</i>	<i>102</i>
<i>Community Works Homeless Youth Outreach.....</i>	<i>102</i>
<i>Homeless Prevention and Rapid Rehousing Program</i>	<i>102</i>
DISCHARGE COORDINATION.....	103
<i>Foster Care</i>	<i>103</i>
<i>Health Care</i>	<i>103</i>
<i>Mental Health Care.....</i>	<i>103</i>
<i>Corrections.....</i>	<i>103</i>
COMMUNITY DEVELOPMENT	104
PUBLIC FACILITIES AND SERVICE	104
ECONOMIC DEVELOPMENT	104
GENERAL FUND GRANTS	106
ANTIPOVERTY STRATEGY.....	110
<i>Individual Development Accounts</i>	<i>110</i>
<i>HAJC</i>	<i>110</i>
<i>City of Ashland Living Wage Ordinance.....</i>	<i>111</i>
<i>Ashland Low-Income Energy Assistance Program</i>	<i>111</i>
<i>Mental Health Care.....</i>	<i>111</i>
<i>Corrections.....</i>	<i>111</i>
<i>City of Ashland Living Wage Ordinance.....</i>	<i>111</i>
NON-HOMELESS SPECIAL NEEDS.....	112
<i>Frail Elderlys</i>	<i>112</i>
<i>Persosns With Disability</i>	<i>112</i>
<i>Persosns With Mental Illnesse</i>	<i>112</i>
<i>Victims of Domestic Violence.....</i>	<i>112</i>
<i>Substance Abuse</i>	<i>113</i>
<i>Persosn With HIV/AIDS.....</i>	<i>113</i>
SPECIFIC SPECIAL NEEDS OBJECTIVE.....	114
FEDERAL FUNDING.....	114
<i>Low-Income Housing Tax Credit Program.....</i>	<i>114</i>
<i>Public Housing Assistance/Section 8 Housing Choice Voucher</i>	<i>114</i>
<i>HOME Program.....</i>	<i>114</i>
<i>USDA Rural Development Mutual Self Help-SHOP.....</i>	<i>115</i>
STATE FUNDING	115
<i>Low-Income Energy Assistance and Weatherization</i>	<i>115</i>
<i>Homeless Populations</i>	<i>115</i>
LOCAL FUNDING.....	116
<i>City General Fund Grants.....</i>	<i>116</i>
<i>Land Donations/SDC Charge Deferrals/Fee Waivers</i>	<i>116</i>
<i>Exemptions from Local Property Taxes</i>	<i>116</i>
PRIVATE SECTOR RESOURCES.....	116
NON-HOMELESS SPECIAL NEEDS ANALYSIS.....	117
LACK OF AFFORDABLE HOUSING.....	119
<i>Preservation of Expiring Use Units</i>	<i>119</i>

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

LACK OF FUNDING.....	120
<i>City Social Service Grant Funds</i>	120
<i>CDBG</i>	120
<i>State and federal Funds</i>	121
COST OF LAND	121
LACK OF RESOURCES.....	121
<i>Food Bank Activity</i>	122
<i>Services For Homeless Populations</i>	121
ORGANIZATIONAL CAPACITY	122
RESOURCE LIST.....	122
APPENDIX	124

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Tables and Figures

HUD TABLES 1C, 2C, 3A OUTCOME AND PERFORMANCE MEASURES.	13
ASHLAND POPULATION BY AGE GROUP (TABLE 1.1)	18
MEDIAN INCOME BY BLOCK GROUP – MAP (FIGURE 1)	19
PERCENT IN POVERTY (TABLE 1.2).....	19
ASHLAND CENSUS TRACT AND BLOCK GROUP INDEX –MAP (FIG.2)	20
MEDIAN INCOME BY BLOCK GROUP – MAP (FIGURE 3)	21
FAMILY AND HOUSEHOLD INCOME (TABLE 1.3).....	22
EMPLOYMENT AND INDUSTRY (TABLE 1.4)	23
ASHLAND’S LARGEST EMPLOYERS (TABLE1.5).....	23
POPULATION BY RACE AND ETHNICITY (TABLE 1.6)	25
HOUSING UNITS PER ACRE BY BLOCK GROUP (FIGURE 4)	25
HOUSING TYPE # OF BUILDING PERMITS ISSUED (TABLE 1.7)	27
2009-2010 SOCIAL SERVICE GRANT ALLOCATIONS (TABLE 1.8).....	29
MEDIAN INCOME 2006-2008 ACS (TABLE 1.9)	30
LIST OF AGENCIES CONSULTED (TABLE 3.1).....	43
POTENTIAL LEAD BASED PAINT HAZARDS (TABLE 7.1)	56
ASHLAND HOUSING UNITS BY TYPE 1990 - 2005 (TABLE 9.1)	59
EXPIRING USE/PRESERVATION UNIT LIST (TABLE 9.2)	61
FAIR MARKET RENTS 200-2009 (TABLE 9.3).....	64
PRIORITY HOUSING NEEDS (HUD TABLE 2A)	67-69
2009 POINT IN TIME HOMELESS COUNT (FIGURE 5).....	90
HOMELESS AND SPECIAL NEEDS POPULATIONS (HUD TABLE 1A)	94
HOMELESS SUBPOPULATIONS 2009 PIT (TABLE 14.1)	95
HOMELESS INVENTORY CHART (TABLE 15.1).....	96-97
2009-10 ECONOMIC AND CULTURAL GRANTS (TABLE 17.1)	107
PRIORITY COMMUNITY DEVELOPMENT ACTIVITIES (HUD TABLE 2B)	109
NON-HOMELESS SPECIAL NEEDS (HUD TABLE 1B)	119

Executive Summary

The City of Ashland 2010-2014 Consolidated Plan is a five-year strategic plan to provide an outline of action for the community as it works toward meeting the housing and community development needs of its low- and moderate-income households. The plan's development includes a profile of the community and its economy, an assessment of housing and community development needs, and the development of long-range strategies to meet those needs.

The City of Ashland is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, identifies resources to address needs, and establishes annual goals and objectives to meet the identified needs. This five year plan is known as the Consolidated Plan. The consolidated plan serves the following functions:

- A planning document for the jurisdiction, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
- A submission for federal funds under HUD's formula grant programs for jurisdictions;
- A strategy to be followed in carrying out HUD programs; and
- A management tool for assessing performance and tracking results.

The purpose of the Consolidated Plan is to outline a strategy for the City to follow in using CDBG funding to achieve the goal of the CDBG program, *“to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.”*

The Primary Objectives of the 2010-2014 Consolidated Plan are:

- **Affordable and Workforce Housing:** The creation, preservation and maintenance of Housing which is affordable to extremely low-, low-, and moderate-income individuals and families.
- **Homeless, At-Risk and Special Needs Populations:** The creation of or support for new and existing emergency and support services to homeless, at risk, and special needs populations that foster self-sufficiency and economic independence.
- **Economic and Community Development:** The creation and support for an environment that fosters economic opportunity for extremely low-, low, and moderate-income residents.

The City has gone through two previous Consolidated Plan cycles. In that time the City has met or exceeded the outcomes for nearly every goal which was identified in those consolidated plans. The outcomes which were not met in the past were primarily due to cancelled programs or the loss of service providers. In those instances the City worked to

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

identify new resources and/or reprogram funds to meet other goal outcomes, and the needs of the low and moderate income population.

Introduction/Background

The Consolidated Plan is a requirement for jurisdictions that receive funding from the Department of Housing and Urban Development's (HUD) formula grant programs. The plan is a result of the 1992 amendment to the National Affordable Housing Act (NAHA) of 1990. This legislation required that a single Consolidated Plan be submitted to HUD for funding of all HUD formula grant programs. These four programs are: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA) grant, and Emergency Shelter grant (ESG). In 2004, the American Dream Down payment Initiative (ADDI) was passed by Congress and signed by the President as the fifth formula HUD Entitlement grant.

The City of Ashland gained entitlement community status to receive Community Development Block Grant (CDBG) program funds in 1994. CDBG funds are the only HUD formula grant program funds that the City receives. Since 1994, HUD has allocated approximately \$200,000 in CDBG funds annually. These funds assist the City in meeting the goals and outcomes identified in the Consolidated Plan.

Community Development Block Grant (CDBG) Program

Consolidated Plan funds are allocated to the City by HUD to meet the housing and community development goals, objectives and strategies set forth in the Consolidated Plan and must primarily benefit low- and moderate-income persons. CDBG is the most flexible of the four Consolidated Plan grants and may be used for a variety of purposes, including affordable housing development and rehabilitation, renovation or construction of neighborhood facilities, economic development, provision of funding to Community Based Development Organizations (CBDOs) for activities related to employment or economic revitalization; public services, public infrastructure improvements, parks, modification of structures for ADA (Americans With Disabilities Act) compliance, establishment of youth and family community centers, crime prevention and awareness programs, programs and facilities for the homeless and those persons with special needs, such as seniors and the disabled; and acquisition of land and improvements for a specific project.

National Objectives

All CDBG funded projects except for program administration and planning activities, must meet one of three HUD defined National Objectives;

Benefit to low- and moderate- income (LMI) persons;

- Requires that the recipients expend 70% of their CDBG funds to meet LMI national objective.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Aid in the prevention or elimination of slums or blight; and

- Prevent or eliminate slums and blight on an area basis;
- Prevent or eliminate slum and blight on a spot basis; or
- Be in an urban renewal area

Meet a need having a particular urgency (often referred to as urgent need).

- Use of the urgent need national object category is designed only for activities that alleviate emergency conditions.

Purpose

The purpose of the five year Consolidated Plan is to establish priority uses for the City's Community Development Block Grant funds through a collaborative process whereby community members, social service agencies and affordable housing providers work together to identify the priority needs within the community and create a comprehensive strategic plan for meeting those needs. The Consolidated Plan is also intended to assist the City in creating an integrated approach to meeting unmet community needs within the jurisdiction and coordinating efforts regionally to reduce duplication of effort at the local and regional levels. Similarly the Plan allows the City to identify other federal state, county, private, and local sources of funding which can be leveraged to assist the City in meeting the strategic plan goals.

The strategic plan is a specific course of action. It is the means to analyze the full local context and the linkages to the larger region. It builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, community and human development in a comprehensive and coordinated fashion so that families and communities can work together and thrive. A strategic plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. In so doing, it helps local governments and citizens keep track of results and learn what works.

The statutes for the formula grant programs set forth three basic goals against which the plan and the jurisdiction's performance under the plan will be evaluated by HUD. Each jurisdiction's plan must state how it will pursue these goals for all community development programs, as well as all housing programs. These statutory program goals are:

DECENT HOUSING - - which includes:

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retaining the affordable housing stock;
- increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

- members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- providing affordable housing that is accessible to job opportunities.

A SUITABLE LIVING ENVIRONMENT - - which includes:

- improving the safety and livability of neighborhoods;
- eliminating blighting influences and the deterioration of property and facilities;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conserving energy resources and use of renewable energy resources.

EXPANDED ECONOMIC OPPORTUNITIES - - which includes:

- job creation and retention;
- establishment, stabilization and expansion of small businesses (including micro-businesses);
- the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Lastly, the Consolidated Plan serves as the application for the Community Development Block Grant program funds received by the City annually. HUD requires that the City submit the Plan prior to allocation of the grant funds to the City. Both the City and the Housing Authority of Jackson County (HAJC) prepare Certifications of Consistency with the Consolidated Plan to assure that both the City and the Housing Authority are proposing activities consistent with the needs, goals, and priorities identified in the City's Plan and which are consistent with HUD's mission.

Strategic Plan for 2010-2014

Given the limited amount of Ashland's annual entitlement the City can not address every goal in any given program year. In order for the City to utilize the CDBG funds most efficiently and effectively to address the highest priority needs, the City has limited the award of CDBG funds to not more than two projects in a program year. One Capitol Improvement project (Capital Improvement Projects are eligible activities as listed in 24 CFR Part 570.201 through 570.206. Examples of eligible Capital Improvement activities include acquisition of real property, public facilities and improvements, rehabilitation, and homeowner assistance.) And one Public Service project (Public Service activities as listed in 24CFR Part 570.201(e). Some of the eligible activities include health care, services for senior and disabled citizens, service for homeless persons, and programs to reduce dependency on drugs and alcohol). All public service activities are subject to a cap of 15% of the overall annual grant amount (approximately \$30,000 for the City of Ashland). The entire amount can be awarded to one eligible Capitol Improvement Project or any of the above mentioned eligible activities in combination but no more than two in any given program year. Thus the City foresees primarily using Ashland's allocation of CDBG funds to address those goals which are representative of the most pressing and unmet needs identified within the community as outlined below. The City will also continue to utilize City General funds, and administrative support funded in part by the CDBG program to address the remaining goals noted in this plan over the 5 year planning period.

HUD Mandated Outcome and Performance Measurement System

In 2006, HUD implemented a Performance Measurement System for grantees nationwide. This performance measurement system provides valuable data regarding the success and accomplishments of Consolidated Plan programs. Consequently, performance in the form of defined and measurable objectives and outcomes is now a key consideration in the allocation of program funds. All activities proposed for funding through the City's Annual Action Plan (except for Planning and Administration costs) must meet one of the three objectives;

- Creating Suitable Living Environments;
- Providing Decent Affordable Housing;
- Creating Economic Opportunities.

All activities must also meet one of three outcomes;

- Availability/Accessibility;
- Affordability; and
- Sustainability.

The following are the City of Ashland goals for housing and community development for the next five years. For each area, goals are listed with strategies for achieving these goals. Each goal is listed with a corresponding objective and outcome as defined above.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Also included are proposed accomplishments time periods and amount of resources needs.

The priority use of funds to address Housing and Homeless needs is based on the needs identified in the previous section. The rankings of A, B, and C, are intended to assist in directing CDBG funds to the greatest needs. In cases where there are competing projects for limited funds, the project(s) that are ranked the highest will be funded.

A-High Priority: *The City of Ashland plans to use CDBG funds for projects and activities that address these needs during the time period designated in this strategic plan.*

B-Medium Priority: *The City of Ashland May use CDBG funds for projects and activities to address these needs during the time period designated in this strategic plan. The City will consider certifications of consistency for other entities' applications for Federal assistance.*

C-Low Priority: *The City of Ashland does not plan to use CDBG funds for projects or activities that address these needs but will consider certification of consistency for other entities which are applying for federal assistance to meet these needs. Additionally such needs may also be addressed by the City through the allocation of Economic Development and or Social Service Grants from the City's General Fund.*

Affordability

Housing

Goal 1: To increase the supply of affordable rental housing for extremely low-, low- and moderate-income families. Where possible, give funding priority to those projects that will provide benefits to residents with the lowest incomes.

- 1.1 Encourage the acquisition, preservation and construction of affordable rental housing (B).
- 1.2 Support the acquisition, preservation and development of affordable rental housing units through a sustainable program, which retains the units as affordable in perpetuity, such as a land trust (A).
- 1.3 Support providers of public housing (C).

Goal 2: To increase the homeownership opportunities for extremely low-, low- and moderate-income households. Where possible, give funding priority to those projects that will provide benefits to residents with the lowest incomes.

- 2.1 Encourage the acquisition and construction of affordable housing by private developers (B).
- 2.2 Support acquisition and development of affordable ownership housing units through a sustainable program, which retains the units as affordable in perpetuity, such as a land trust (A).
- 2.3 Support home ownership through down payment and home ownership assistance (B).

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Goal 3: To maintain the existing affordable housing supply. Where possible, give funding priority to those projects that will provide benefits to residents with the lowest incomes. Also, give funding priority to those programs which retain the units as affordable in perpetuity, or recapture the rehabilitation costs for further use in Ashland.

- 3.1 Retain existing affordable housing, rental and ownership, by supporting rehabilitation programs, which recapture the rehabilitation costs for further use in Ashland (B).
- 3.2 Retain existing affordable housing, rental and ownership, by supporting rehabilitation programs using a sustainable program, which retains the units as affordable in perpetuity (B).

Performance Outcome for Housing Goals (1-3):

- Lower-income households are able to obtain or remain in decent, affordable housing.

Performance Measures for Housing Goals (1-3):

- Number of lower-income households with improved housing.
- Number of new for-purchase housing units affordable to, and occupied by, lower-income households.
- Number of new rental housing units affordable to, and occupied by, lower-income households.
- Number of low-income homebuyers that have purchased a home following homebuyer assistance classes including number of minority and female heads of households.
- Number of existing housing units that have been retained as affordable through deed restrictions recorded on the property.
- Number of housing units and occupied by lower-income households that have been rehabilitated.

Barriers to Affordable Housing

Goal 4: Remain aware of the barriers to affordable housing in Ashland, and where it is within the City's ability; take steps to overcome such barriers.

- 4.1 Consider the potential impacts on housing affordability prior to enacting changes to requirements for residential development in the Ashland Land Use Ordinance (A).
- 4.2 Continue to reduce barriers to affordability forwarding Ashland Land Use Ordinance amendments to the City Council for consideration that promote the development or retention of affordable and workforce housing. (A)

Performance Outcome for Barriers to Affordable Housing Goal (4):

- Creation of affordable housing units through incentives and regulatory requirements within the Ashland Land Use Ordinance

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Performance Measures for Barriers to Affordable Housing Goal (4):

- New city procedures and policies to streamline the development process for affordable housing.
- New ordinances or ordinance amendments to encourage the creation of affordable housing through density bonus provisions
- Adoption of resolutions or ordinance amendments that require units to be affordable based on a range of income levels.

Institutional Structure and Coordination

Goal 5: To provide institutional structure and intergovernmental cooperation.

5.1 Continue to provide staff support to the City of Ashland Housing Commission (A).

5.2 Continue to work with the City of Medford, Jackson County and other jurisdictions to work on Housing affordability, Fair Housing, and homelessness on a regional, as well as local, basis. (A)

5.3 Continue participation in the Jackson County Continuum of Care Consortium and the Jackson County Housing Coalition.(A)

Performance Outcome for Institutional Coordination Goal (4):

- Coordinated regional approach to address low-income housing and service needs on a regional basis

Performance Measures for Institutional Coordination Goal (4):

- Intergovernmental agreement(s) to work with City of Medford, Jackson County and other jurisdictions to work on Housing affordability in a coordinated manner.
- Continuance of the Ashland Housing Commission and the Jackson County Housing Coalition.

Availability/Accessibility

Homeless Goals

Goal 6:Support services for homelessness prevention and transition. Where possible, give funding priority to services that are part of a comprehensive approach that improves the living conditions of clients. Safety net services, or services that meet basic needs shall only be funded with CDBG dollars if it can be demonstrated that clients receiving those benefits are part of a program that will eventually help them obtain self-sufficiency.

6.1 Provide assistance to non-profit organizations that assist the homeless and those at risk of homelessness, provide transition assistance to the homeless, and help prevent homelessness (A).

6.2 Strengthen the capacity of the Jackson County Continuum of Care to plan activities reducing homelessness in the community. (B)

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

- 6.3 Support activities that expand service-enriched housing for the homeless and other special needs populations, including increased shelter, transitional and permanent supportive housing resources (B).

Goal 7: Encourage the development of emergency and transitional housing for homeless families with children and/or individuals.

- 7.1 Coordinate with local providers of homeless services to determine the number and type of units needed in Ashland. Work with service providers to define homeless housing project plans and financial needs (B).

Performance Outcome for homeless goals (6&7):

- Improved conditions and assistance for homeless individuals and families to enable them to be self sufficient.

Performance Measures for homeless goals (6&7):

- Number of homeless, or households at risk of homelessness, that have received services designed to improve health, safety, and counseling.
- Number of homeless families or individuals that have been stabilized through emergency or transitional housing
- Number of homeless, or households at risk of homelessness, that have obtained permanent housing
- Increased capacity of the Jackson County Continuum of Care homeless task force to address homelessness on a regional level.

Special Populations

Goal 8: To support housing and supportive services for people with special needs. People with special needs include the elderly, the frail elderly, persons with developmental disabilities, persons with physical disabilities, persons with severe mental illness, persons with alcohol or other drug dependencies and persons with HIV/AIDS or related illnesses.

- 8.1 Encourage development of transitional and supportive housing for extremely low- and low-income special needs populations (B).

- 8.2 Provide assistance to non-profit organizations that provide support services for extremely low- and low-income special needs populations (B).

Performance Outcome for special needs Population goal (8):

- Improved conditions and assistance for special needs population to enable them to be self sustaining.

Performance Measures for Special population goals:

- Number of individuals with special needs that have received services designed to improve health, safety, general welfare, and self reliance.
- Number of group homes or other supportive housing developed for the elderly, individuals with special needs.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Fair Housing

Goal 9: To affirmatively further fair housing.

- 9.1 Establish a local means for citizens to get specific information about fair housing, and report fair housing violations. Review current fair housing violation process, improve as needed. (B)
- 9.2 Develop and provide brochures and advertisements on how to file fair housing complaints (B).
- 9.3 Continue to support the activities of the Fair Housing Council of Oregon (B).

Performance Outcome for Fair Housing goals (9):

- Improved public access to information about housing discrimination and fair housing rights and responsibilities

Performance Measures for Community Development goals (10&11):

- Number of existing or potential multifamily property owners provided with landlord responsibility materials relating to the Fair Housing Act.
- Number of educational opportunities provided to the Citizenry including seminars, television broadcasts and informational items within City publications sent as direct mail to all households in Ashland.
- Number of individuals assisted in reporting fair housing violations.

Sustainability

Community Development Goals

Goal 10: To provide safe and convenient access to alternative transportation routes in extremely low-, low- and moderate-income neighborhoods.

- 10.1 Replace hazardous sidewalks in extremely low-, low- and moderate-income neighborhoods (C).
- 10.2 Construct new sidewalks on existing streets in extremely low-, low- and moderate-income neighborhoods (B).
- 10.3 Install wheel-chair ramps in existing sidewalks (B).

Goal 11: To make city facilities easier and safer to use for people with disabilities.

- 11.1 Make accessibility improvements to city-owned facilities (B).

Performance Outcome for Community Development goals (10):

- Low income neighborhoods that have improved pedestrian and wheelchair access and city facilities that are easier and safer to use for people with disabilities

Performance Measures for Community Development goals (10&11):

- Linear feet of sidewalk completed in qualified low-income Census Block Groups
- Number of households benefiting from new or enhanced city sidewalks.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

- Number of wheelchair ramps installed in existing sidewalks
- Number of individuals with physical or developmental disabilities provided access to new or repaired public facilities

Lead Based Paint

Goal 12: Assure activities assisted by the City are conducted in compliance with state and federal laws that apply to lead-based paint hazards, and the information distributed about lead-based paint is in compliance with current state and federal laws.

12.1 Review practices used to evaluate and abate lead-based paint hazards in housing projects assisted with CDBG funds through the City (A).

12.2 Keep updated on state and federal laws that relate to lead-based paint (A).

Performance Measures for Lead Based Paint goal (12):

- Number of households assisted whose properties have had Lead Based Paint abated.

Anti-Poverty

Goal 13: To reduce the number of people living in poverty in the City of Ashland.

Goal 14: Promote and support activities in the community that improve or provide access to economic opportunities for extremely low- and low-income residents of Ashland.

14.1 Support organizations that provide job training and access to employment for extremely low- and low-income persons, homeless persons and persons with special needs (B).

14.2 Support programs that assist individuals living at or below the poverty level in building financial assets. (B)

14.3 Support affordable and flexible childcare services for extremely low-, low- and moderate-income Ashland residents.(C)

(Performance Outcomes and Measures Addressed under Housing Goals and Homeless Goals)

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

(Table 1C, 2C, 3A)
OUTCOME PERFORMANCE MEASUREMENTS

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Achieved
DH 1.1	Provide assistance to non-profit organizations that assist the homeless and those at risk of becoming homeless, provide transition assistance to the homeless and help prevent homelessness. (*These goals are established for the Medford-Ashland & Jackson County Continuum of Care region.)	CDBG General Fund	2010	Number of homeless, or households at risk that have received services to improve health, safety, provide counseling, or improve conditions and assistance to homeless populations that enable them to be self sufficient.	150 Individual and families per year*		
			2011				
2012							
2013							
2014							
MULTI-YEAR GOAL				750			
DH 1.2	Encourage development of transitional and supportive housing for extremely low and low-income special needs populations.	CDBG General Fund	2010	Number of individuals with special needs that have received services designed to improve health safety, general welfare, and self reliance.	5		
			2011		3		
2012	2						
2013	2						
2014	2						
MULTI-YEAR GOAL				14			
DH 1.3	Provide assistance to non-profit organizations that provide support services for extremely low and low-income special needs populations.	CDBG General Fund	2010	Number of group homes or other supportive housing developed for the elderly, individuals with special needs.	0		
			2011		0		
2012	1						
2013	0						
2014	0						
MULTI-YEAR GOAL				1			
Affordability of Decent Housing (DH-2)							
DH 2.1	Encourage the acquisition and construction of affordable rental housing.	CDBG General Fund	2010	Number of new rental units affordable to, and occupied by, lower-income households	2		
			2011		2		
2012	2						
2013	2						
2014	2						
MULTI-YEAR GOAL				10			

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

DH 2.2	Encourage the acquisition and construction of affordable housing by private developers.	General Fund Private	2010	Number of new for purchase housing units created by private developers that are affordable to, and occupied by lower-income households.	2		
			2011		2		
2012	2						
2013	2						
2014	2						
			MULTI-YEAR GOAL		10		
Sustainability of Decent Housing (DH-3)							
DH 3.1	Support the acquisition and development of affordable rental housing units through a sustainable program, which retains the units as affordable in perpetuity, such as a land trust.	CDBG General Fund Federal State	2010	Number of existing or new housing units that have been secured as affordable through deed restrictions recorded on the property	5		
			2011		5		
2012	5						
2013	5						
2014	5						
			MULTI-YEAR GOAL		50 ¹		
DH 3.2	Support Acquisition and development of affordable ownership housing units through a sustainable program which retains the units as affordable in perpetuity, such as a land trust	CDBG	2010	Number of existing or new housing units that have been secured as affordable through deed restrictions recorded on the property	4		
			2011		2		
2012	5						
2013	2						
2014	1						
			MULTI-YEAR GOAL		14		
DH 3.3	Retain existing affordable housing, rental and ownership, by supporting rehabilitation programs which recapture the rehabilitation costs for further use in Ashland.	CDBG General Fund State Federal	2010	Number of housing units occupied by low income households that have been rehabilitated	1		
			2011		1		
2012	1						
2013	0						
2014	0						
			MULTI-YEAR GOAL		3		

¹ This goal combines the totals for acquisition of existing rental units presumably through preservation of expiring unit activities and production of new rental units. These two outcome measures are also counted in DH 2.1 and DH 3.1.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

DH 3.4	Retain existing affordable housing, rental and ownership, by supporting rehabilitation programs using a sustainable program which retains the units as affordable in perpetuity.	CDBG General Fund	2010	Number of existing housing units that have been rehabilitated and retained as affordable through deed restrictions recorded on the property.	10		
			2011		10		
			2012		10		
2013	5						
2014	5						
MULTI-YEAR GOAL				40			
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1	Accessibility-Availability of improved public infrastructure serving low-moderate income persons.	CDBG General Fund	2010	Number of households benefiting from new or enhanced city sidewalks.	20		
			2011		20		
			2012		20		
2013	20						
2014	20						
MULTI-YEAR GOAL				100			
Affordability of Suitable Living Environment (SL-2)							
SL 2.1	Construct new sidewalks on existing streets in extremely low-, low- and moderate income neighborhoods.	CDBG General Fund Federal State Private	2010	Linear feet of sidewalk completed in qualified low-income Census block groups.	2,000		
			2011		2,000		
			2012		2,000		
2013	2,000						
2014	2,000						
MULTI-YEAR GOAL				10,000 ²			
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	Install Wheel chair ramps in existing sidewalks.	CDBG General Fund Federal State Private	2010	Number of wheel chair ramps installed in existing sidewalks.	1		
			2011		1		
			2012		1		
2013	1						
2014	1						
MULTI-YEAR GOAL				5 ³			

² The City's Capitol Improvement Plan identifies over 13,000 linear feet of sidewalk improvements in low-to moderate-income neighborhoods for possible completion between 2010-2016. The City does not plan on funding any of these improvements with CDBG funds.

³No CDBG funding has been allocated to ADA Public Facilities improvements.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

General Questions:

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/ or racial / minority concentration) in which assistance will be directed.**

POPULATION

The City of Ashland is the Southern most city along Interstate highway 5 before crossing the border from Oregon into California. Located 14 miles north of the California border, the city is bounded by the foothills of the Siskiyou Mountain Range on the South and West and by the foothills of the Cascade Mountain Range to the East. The Valley is bisected by the Interstate highway. Much of the city's growth has been predicated upon these two important features, topography, and transportation. Consequently, the City has grown up along the main transportation routes; the old Highway 99, which runs through the middle of the town, was originally a stage coach route between California and Oregon, then became the main highway connecting Portland and San Francisco, and more recently along the newer Interstate highway 5. Because of the steep topography of the foothills that surround it, the City grew within its bounds expanding to 1.7 miles in width and stretching 4.4 miles along the two main transportation routes of Highway 99 and along the I-5 corridor.

Incorporated in 1874, Ashland had a population of just 300. Located on a stage line with established woolen and lumber mills, the economy of the city at that time was predominantly agricultural. By 1900 the City had grown to 3,000 residents. Ashland became the division point for the Southern Pacific's San Francisco-Portland rail line. The city experienced a population boom with the coming of the rail road. In 1899 a normal school was established. Over time the institution became known as Southern Oregon State College and eventually Southern Oregon University. The University has helped attract diverse populations to the community contributing to both the economic and cultural development of the community.

Between 1900 and 1950 the population grew steadily to 7,739. Then with the emergence of the timber industry in the Rogue Valley, the city once again experienced a population boom almost doubling in size to 12,342, by 1970. The decade between 1970 and 1980 saw heavy migration to Oregon from other states, in that time the City's population increased by approximately 2,600 people. By the late 1970's the main economic support for the Ashland community came from the growth of the tourism industry spurred by the popularity of the Oregon Shakespeare Festival. The travel/tourism industry helped to establish a base for the hospitality industry, retail shops, and restaurants, as well as other cultural and artistic venues. By 1980, population growth tapered off as the City experienced the impacts of a statewide recession and the decline in the timber industry. The city long known for its cultural attractions and quality of life became an ideal spot for retirees. At the same time, mills were closing taking with them the living wage jobs that they provided to many area families. Despite the presence of Southern Oregon State

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

College, the number of people aged 15-29 began to decrease. By the mid 1990's an alarming trend of elementary school closures swept the city as families moved away in search of living wage jobs and affordable housing in neighboring cities.

Jackson County has a retirement population that exceeds the state average.⁴ This is especially true of Ashland which has been an attractive area for retirees. A demographers report completed for the Ashland School District by Portland State University's Population Research Center noted that; "the largest population growth has been and will continue to be in age groups represented by the large baby boom cohort." In 2000 there was an influx of people in the 40-50 age range, and it is estimated that by 2020 the age will range from 60-70.⁵ This trend, illustrated in Table 1.1 below, is seen in retirement communities throughout the nation as the Baby Boomers, America's largest generation ages. This has had a disproportionately greater impact on areas like Ashland and the rest of Southern Oregon, as they are popular areas for retirement. It is expected that the retirement population will continue to grow, at the same rate or faster than it has in the past two decades. The impact of a significant retiree population has had a marked affect on several aspects of the Ashland Community. The needs of a largely older, retired population have significantly affected the types of employment found in Ashland and surrounding areas. There has been a significant increase in the number of health care, medical, and support service jobs due to this trend. Similarly, the rise in retail and service sector jobs is associated with this trend. Unfortunately these new employment opportunities on average offer relatively low wages. While the increase of the retirement population has created a demand for low wage jobs, it has also driven up the cost of living, specifically with regard to real estate. Lastly, as mentioned above, the increase in retirement age residents and the high cost of living has created a situation whereby families are finding housing and/or employment elsewhere, which is having an impact on local schools. As of 2008, the Population and Research Center at Portland State University estimates the population of Ashland to be 21,485.⁶

⁴ Southern Oregon Workforce Housing Summit, February 2006, pg. 23.

⁵ Population Research Center, Portland State University, Ashland School District Population and Enrollment Forecasts 2009-10 to 2018-19, (Demographer Report), December 2008, Pg. 7.

⁶ Proehl, Risa S., 2008 Oregon Population Report, Population Research Center, College of Urban and Public Affairs, Portland State University, Page 10.

Table 1.1

ASHLAND POPULATION BY AGE GROUP⁷						
	1990	% of total	2000	% of total	2008	% of total
Under age 5	793	4.8%	802	4.1%	1,315	6.3%
Age 5-9	5,391	33.2%	923	4.7%	1,065	5.1%
Age 10-14			1,144	5.9%	951	4.6%
Age 15-19			1,906	9.8%	1,613	7.8%
Age 20-24			2,314	11.9%	2,251	10.8%
Age 25-34	5,126	31.5%	2,174	11.1%	2,873	13.8%
Age 35-44			2,378	12.2%	2,096	10.1%
Age 45-54	1,545	9.5%	3,249	16.6%	2,072	10.0%
Age 55-59	551	3.3%	1,042	5.3%	1,822	8.8%
Age 60-64	595	3.6%	694	3.6%	1,318	6.3%
Age 65-74						
Age 75-84	771	4.7%	1,143	5.9%	1,279	6.2%
85 and over	184	1.1%	481	2.5%	456	2.2%
Total Population	16,234	100%	19,522	100%	20,782	100%
Total Population 55 and older	3,380	20.8%	7,881	40%	8,618	41%

ECONOMY

As noted in the narrative above, the City's economic development grew out of its location along major transportation routes, agricultural pursuits, and natural and cultural resources. As industries based on natural and agriculture resources waned, those farm and factory/mill jobs were replaced by predominantly service sector employment and health care driven by a shift in the population toward an older demographic (see table 1.2 above). Often these service sector jobs offer lower wages, fewer benefits, and less steady employment. These factors contributed greatly to a decrease in living wage jobs within the city, prompting many young families to seek employment elsewhere and lowering the median income of the area significantly. The 2006-2008 American Community Survey estimates the median income for the City of Ashland is \$36,701. This is significantly lower than the median income of Jackson County as a whole which is estimated to be \$43,784, and the median income of the average American, at \$52,175. Similarly, the percentage of families and individual in below poverty is substantially greater in Ashland than in Jackson County, in the State of Oregon or in the rest of the Nation. See table 1.2 below for details.

⁷United States. Bureau of the Census. 2006-2008 American Community Survey 3-Year Estimates and 1990, 2000 statistical abstract of the United States.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

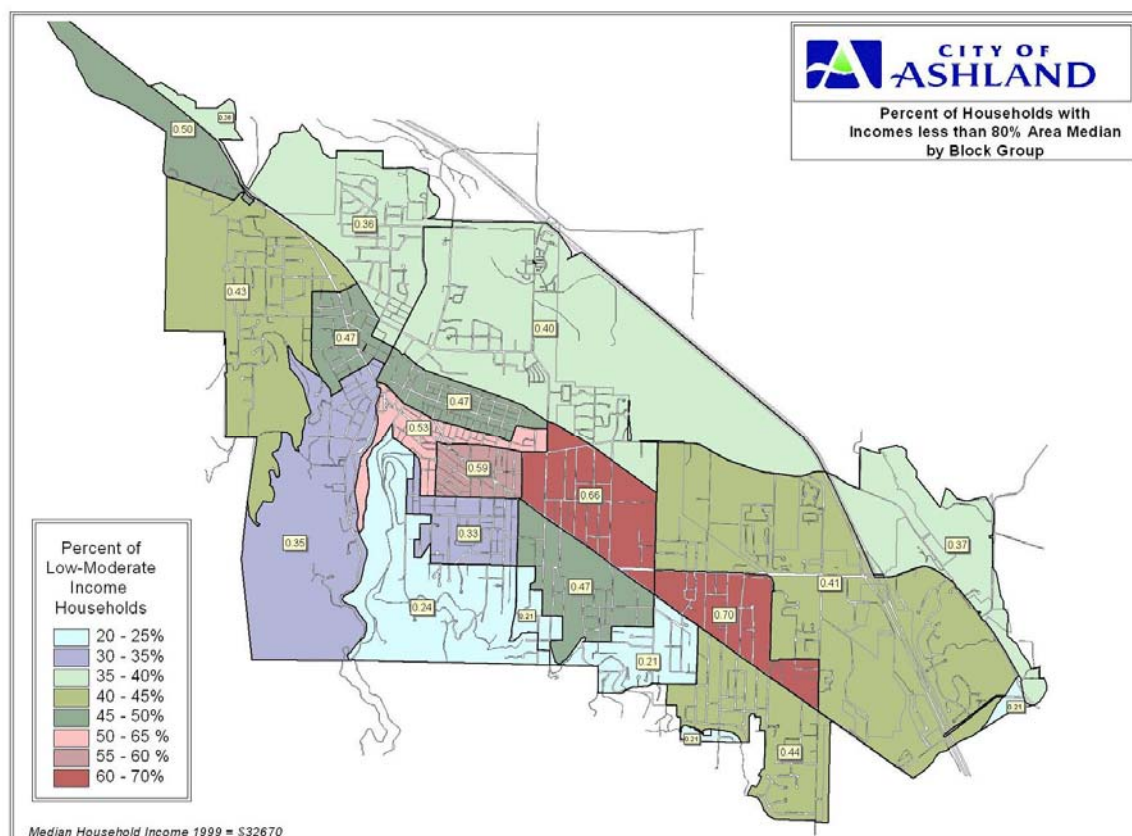


Figure 1

Table 1.2

PERCENT IN POVERTY				
Household type	Ashland	Jackson County	State of Oregon	United States
Percentage of families in poverty	12.5%	8.9%	7.9%	9.2%
Percentage of Individuals in poverty	19.6%	12.5%	11.6%	12.4%

Data taken from the 2000 Census

According to 2000 Census Data the highest proportion of low- and moderate-income households are found in the central areas of the city north of Siskiyou Blvd, primarily in census tracts 19.1, 19.2 and 18.4. This area has a larger proportion of the city's multi-family properties and is located near the University. Census data does not account for the student or seasonal population so no conclusions can be drawn about how the student population affects these census tracts. Census data does show however that these census tracts have the highest percentage of minority populations and can be considered a concentration of minority population in the city with 18, 15, and 15 percent minority populations in each census tract respectively.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Census Block Group Upper Quartile Exception Community

The City of Ashland is an Upper quartile exception community. That means that Census Block groups that are 49% low to moderate income can qualify for CDBG assistance under a low to moderate income area benefit definition. Section 105(c)(2)(A)(ii) of the HCD Act of 1974, as amended, states that an activity shall be considered to principally benefit low- and moderate-income persons when “the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income.” The CDBG regulations at 24 CFR 570.208(a)(1)(ii) implement section 105(c)(2)(A)(ii) and describe the methodology for calculating the exception percentage.

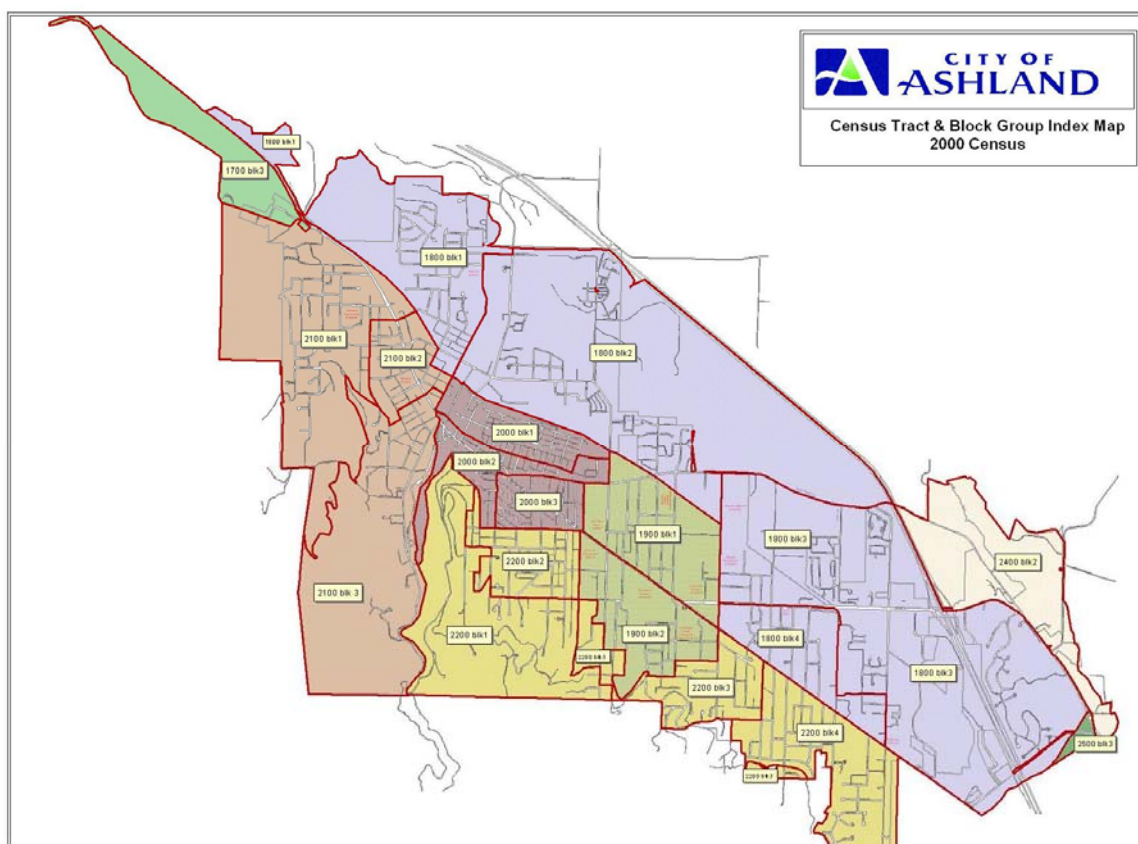


Figure 2

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

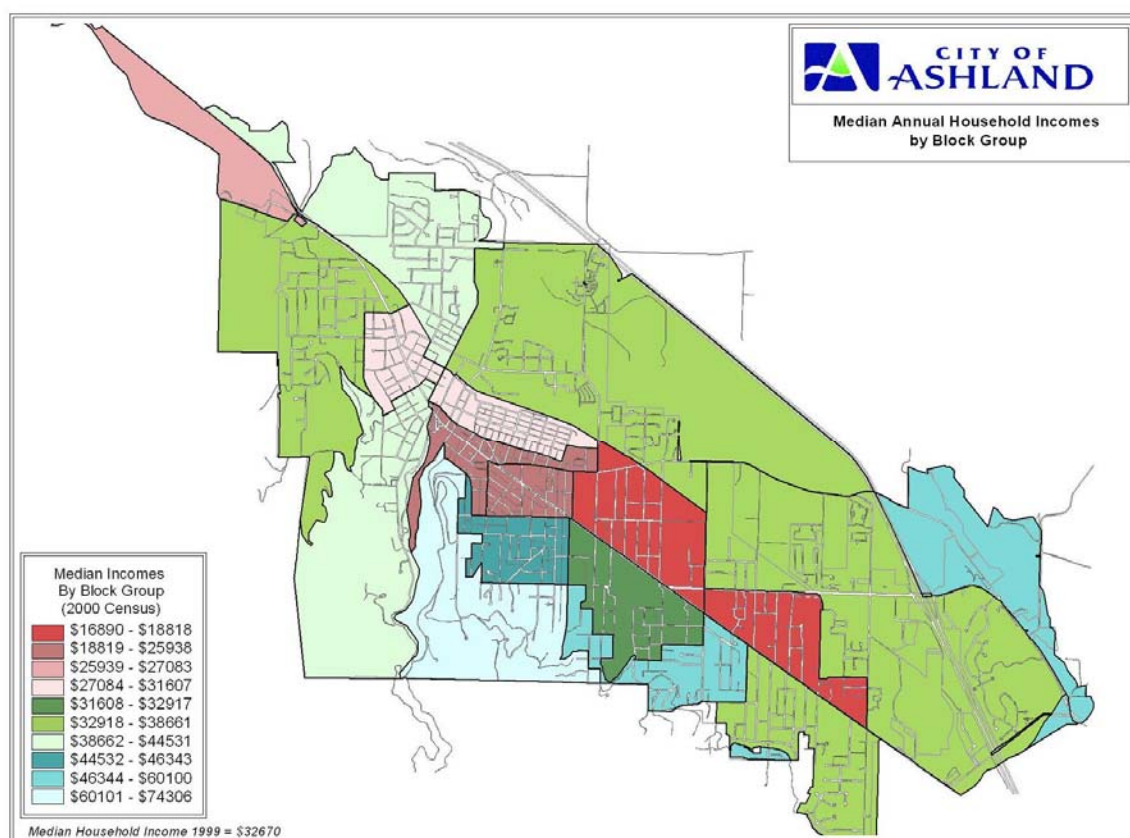


Figure 3

Table 1.3

FAMILY AND HOUSEHOLD INCOME				
<i>INCOME</i>	<i>HOUSEHOLD</i>	<i>% OF TOTAL POPULATION</i>	<i>FAMILIES</i>	<i>% OF TOTAL POPULATION</i>
Less than \$10,000	1,090	11.5%	228	4.6%
\$10,000-\$14,999	509	5.4%	193	3.9%
\$15,000-\$24,999	1,399	14.7%	542	10.9%
\$25,000-\$34,999	1,557	16.4%	571	15.1%
\$35,000-\$49,999	1,426	15.0%	827	16.7%
\$50,000-\$74,999	1,407	14.8%	891	18.0%
\$75,000-\$99,999	843	8.9%	583	11.8
\$100,000 or more	1,279	13.4%	943	19.0%
Total Households	9,510	100%	-	-
Total Families	4,958	-	-	100%
Median Income	\$36,701	-	\$47,313	-

EMPLOYMENT

Census counts estimate that 17,203 residents are over 16; of that number 10,542 are in the labor force. The unemployment rate in Ashland at the time of the American Community Survey update in 2008 was 5.2%, current (January 2010) unemployment rates for Jackson County are up to 11% due to the recent economic downturn and the housing market collapse. The unemployment rate for the state of Oregon is slightly higher than that of the rest of the country at 10%. A January 26th 2010 article in the *Medford Mail Tribune* estimated that there are 9.8 unemployed people in Jackson County for every one job opening. This is slightly higher than the state of Oregon which has 9.3 unemployed people for every job opening, but significantly lower than the estimate of 12.4 unemployed people for every job opening in the Medford Metropolitan Statistical Area, which includes the City of Ashland. Recent figures produced by the Oregon Employment Department sets the unemployment rate for all of Jackson County in December 2009 at 11.9%.

Construction and the hospitality industry, two major employers in the region have been hard hit by the recent economic downturn. It would be difficult to estimate the true impact that the economic downturn has had on the employment trends in the City of Ashland at this time. However, it is easy to surmise that there is a delicate balance to an economy based on health care, education, tourism, and recreation. Industries that rely on discretionary income often are the first to suffer in an economic downturn. Within the City of Ashland the hospitality industry, food service, retail trade, and entertainment top the list of industries in which a majority of area residents are employed. See table 1.4 below.

Table 1.4⁸

EMPLOYMENT AND INDUSTRY				
Industry	% Ashland	% Medford	% Jackson County	% State of Oregon
Education Services, Health Care, Social Assistance	21.2%	20.1%	19.2%	19.8%
Arts, Entertainment, Recreation, Accommodation, and food service	20.8%	11.3%	10.4%	9.0%
Retail Trade	13.9%	17.8%	17.5%	12.4%
Professional, Scientific, Management, Administrative, waste management	11.8%	8.8%	9.2%	9.8%
Manufacturing	5.2%	9.1%	9.0%	12.5%
Construction	5.9%	7.1%	8.6%	7.9%
Finance, Insurance, Real Estate, Rental and Leasing.	4.9%	6.1%	5.0%	6.4%

Table 1.4 shows that the predominant industries in Medford and Ashland are largely similar, but that the macro-economies of Jackson County as a whole and the State of Oregon show a more equitable distribution of employment through out several diversified industries, though all employment within the state relies heavily on Education, Health Care, and Social Assistance. All of the predominant industries in the state show a particular vulnerability toward the housing and stock markets collapse and the ensuing economic downturn. This no doubt accounts for the State of Oregon having one of the highest unemployment rates in the country.

Table 1.5

ASHLAND'S LARGEST EMPLOYERS⁹		
Business	# of Employees	% of Population
Southern Oregon University	Approx. 750	3.6%
Ashland Community Hospital	410	1.9%
Oregon Shakespeare Festival	398	1.9%
Ashland Public Schools	350	1.6%
City of Ashland	229	1.1%
Butler Ford	Approx. 160	0.7%
Pathway Enterprises, Inc.	130-150	0.6%
Ashland Food Co-Op	130	0.6%
Pro Tool	Approx. 100	0.4%
Linda Vista	Approx. 75	0.3%
Albertsons	72	0.3%
Plexis	Approx 70	0.3%

⁸ United States. Bureau of the Census. 2006-2008 American Community Survey 3-Year Estimates.

⁹ City of Ashland, Chamber of Commerce website: www.ashlandchamber.com.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Safeway	65	0.3%
Town and Country Chevrolet	50	0.2%
Cropper Medical	50	0.2%
Bi-Mart	45	0.2%

Many Ashland Residents are employed outside of the City, and conversely many employees of Ashland business live outside of the Ashland Community. The 2006-2008 American Community Survey estimates that 63% of workers 16 years old and older commute an average of 15 minutes to get to their place of employment. The majority of those commuting to work drove alone, 5 percent carpooled, 1 percent took public transportation, and 18 percent used other means. The remaining 13 percent worked at home. Workers who routinely commute to work put added strain on both the environment through the production of pollution and the demand for fossil fuels, and public infrastructure such as roadways and parking. The City of Ashland continues to experience issues with traffic congestion, pedestrian safety, and parking. The lack of housing which is affordable, accessible, and located near employment options continues to strain the city's resources and hamper its economic development. In the 2006 Workforce Housing Summit Workbook, Guy Tauer, Regional Economist with the Oregon Employment Department stated "Many communities and businesses have realized that their future economic prosperity is dependent on being able to provide adequate and affordable housing for their workforce, and have taken a proactive approach to dealing with this impending crisis."¹⁰

SOUTHERN OREGON UNIVERSITY (SOU)

Southern Oregon University has a pronounced impact upon the Ashland Community. In 2009 the University had an enrollment of 5,103 students. If the entire student body of SOU were all counted as Ashland residents they would comprise one quarter of the City's population. It is difficult to measure the effect that the student population has on the overall community, let alone on data gathered for the Census and census estimates. This makes it difficult to determine how the student population affects the statistics of the city's populations who may benefit from HUD funded programs. According to Southern Oregon University's office of Institutional Research, of the 4,972 students currently enrolled in the university's spring, 2010 term, only 636, or 12% have a geographic origin address in Ashland. 1,496, or 30% of currently enrolled students list a local (Ashland) mailing address. Of the 5,103 students enrolled in 2009, 12% identify themselves as a minority.¹¹

RACE/ETHNICITY

The racial composition of Ashland is similar to that of Medford and Jackson County, but less diverse than the State of Oregon as a whole. According to 2006-2008 American Community Survey's 3 year estimates, 8 % of the population of Ashland identifies a race other than white. This is approximately 1,562 of the 19,522 people in the City of

¹⁰ Southern Oregon Workforce Housing Summit, February 2006.

¹¹ Southern Oregon University, Fall 2009 Facts at a Glance, <http://www.sou.edu/ir/factsatglance.html>

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Ashland consider themselves to be a racial minority. Because of the relatively small minority population of Ashland, and despite the recognition that there is a concentration of minority and low income populations in certain areas of the City, the City has not directed or prioritized these specific census tracts for assistance with CDBG funding, rather the City has in the past and continues to prioritize funding for the development of new affordable rental and ownership housing, the preservation of existing affordable housing (much of which is located in these multi-family and high density residential areas) as well as prioritizing public facilities and infrastructure improvements within those predominantly low- and moderate-income census blocks. This strategy is in an effort to distribute affordable housing opportunities city wide and provide much needed housing for all Ashland citizens.

Table 1.6

POPULATION BREAKDOWN BY RACE AND ETHNICITY		
<i>RACE</i>	<i>NUMBER</i>	<i>PERCENT</i>
White	17,873	91.6%
Black or African American	118	0.6%
American Indian and Alaska Native	199	1.0%
Asian	365	1.9%
Native Hawaiian and other Pacific Islander	26	0.1%
Some other race	333	1.7%
Two or more Races	608	3.1%
Hispanic or Latino (and any other race)	695	3.6
Total Population	19,522	100%

Source: 2000 Census

As seen in Figure 1 (census tract by income map). Areas of low and moderate income household are centered along Siskiyou Boulevard in an area that is predominantly zoned multi-family and therefore has a higher density of development. This area contains a majority of the City's multi-family housing units, including family housing complexes owned by the University. (See Figure 4, zoning density map).

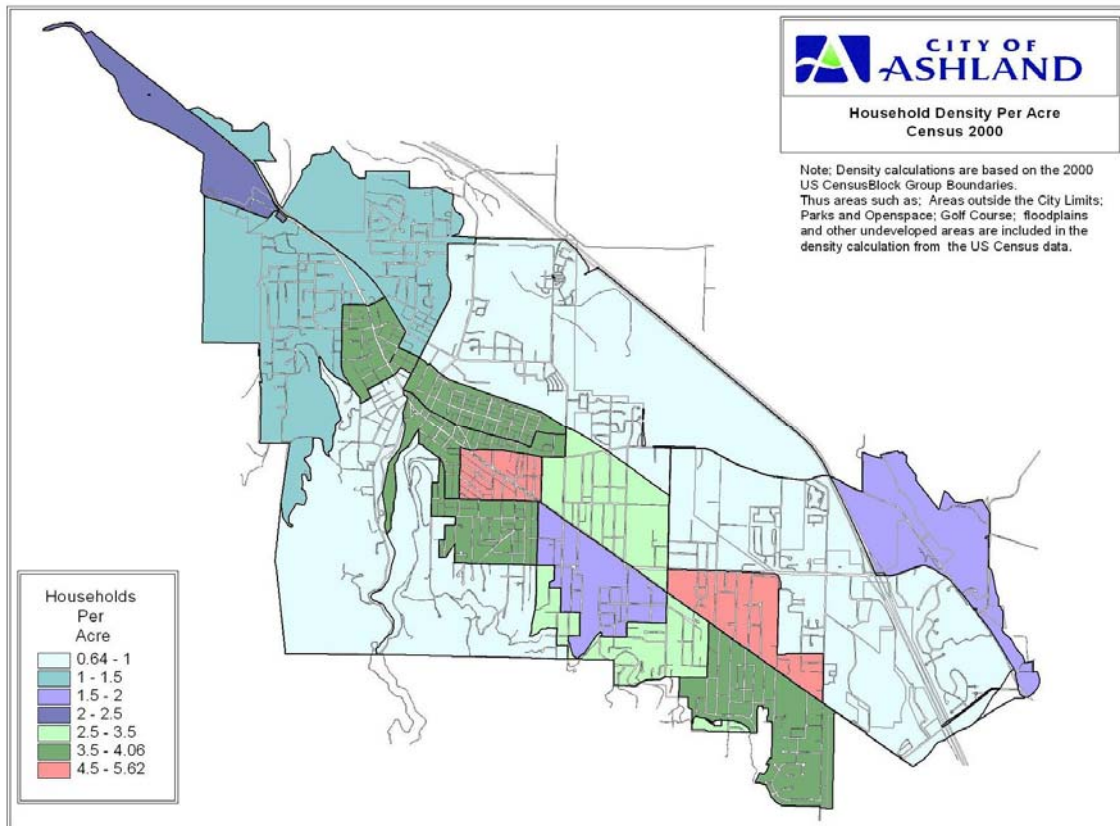


Figure 4

2. **Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215 (a) (1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215 (a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**

The City has not identified target areas for CDBG funds toward any particular geographic area, preferring instead to direct funds toward the development, improvement, and preservation of affordable housing and services to low- and moderate-income populations which serve the entire community. Since the City of Ashland is relatively small, with a population of approximately 20,000 people, targeting the limited amount of CDBG funds towards activities which benefit the community as a whole also serve to benefit the minority populations within the community.

3. **Identify any obstacles to meeting underserved needs (91.215 (a) (3)).**

The 2005-2009 Consolidated Plan identified several obstacles to meeting underserved needs in the City. In the past five years the City has made great strides in reducing or eliminating obstacles to meeting underserved needs but never the less, there are many

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

obstacles left to overcome. These obstacles pose a major barrier to meeting the needs of extremely low-, low, and moderate income, at-risk, and homeless populations.

Lack of affordable Housing

A rental needs analysis completed in 2007 pointed out that in 2000 48% of households in Ashland were renter households.¹² Since that time the percentage of rental households has grown to over 50%.¹³ At the same time the construction of multi-family units has not kept pace with the need or demand for that housing type. Similarly, a large percentage of renters pay more than 30% of their income toward housing expenses. This disparity causes households to compete against one another for housing.

Table 1.7

HOUSING UNIT TYPE BY NUMBER OF BUILDING PERMITS ISSUED		
Year Permit Issued	Single Family	Multi-Family
1997	119	17
1998	129	26
1999	273	14
2000	208	18
2001	101	55
2002	99	9
2003	125	64
2004	103	55
2005	128	43
2006	47	57
2007	52	11
2008	20	12

Community need outstrips local resources

Food bank activity

A report compiled by Feeding America, the country's largest hunger relief organization, showed that 1 in 8 Americans sought emergency food assistance in 2010, this is a 46% increase from the previous study conducted in 2006.¹⁴ Locally, Access, Inc., the Community Action Agency for Jackson County reported a 10% increase in food bank customers for the three month period of July, August, and September of 2009 and the Ashland Community Food Bank reported a 66% increase in customers for December 2009 from the same month in 2007.¹⁵

¹² Ferrarini & Associates, Inc. Ashland, Oregon Rental Needs Analysis, May 2007, pg. 3.

¹³ United States. Bureau of the Census. 2006-2008 American Community Survey 3-Year Estimates.

¹⁴ Mathematica Policy Research Inc., Hunger in America 2010, National Report prepared for Feeding America, January 2010, pg. 1.

¹⁵ Hannah Guzik, "Local food banks face lean times," Ashland Daily Tidings, January 9, 2009.

Lack of Funding

City Social Service Grant Funds

The City allocates a small portion of the General Fund to support social and human service organizations through Social Service grants. The City adopted a Strategic Plan and resolution in September of 1986 upon guidance from a committee that looked at the future of Community Health care and social service needs and identified critical safety net services within the community. The Mission of the Social and Human Services Element of the Strategic plan is; *“To ensure that all people in Ashland live in a safe, strong, and caring community, the City of Ashland seeks to enhance the quality of life and promote the self-reliance, growth, and development of people. To these ends, the City of Ashland will strive to provide resources and services to meet basic human needs”*. The City has allocated over \$100,000 a year toward meeting the social service and health care needs of the community’s low-income population. As Table 1.7 shows the amount of funds available are not enough to meet the requests.

CDBG

Like the many jurisdictions the City of Ashland has received decreasing amounts of CDBG funds each year. Ashland is currently one of the smaller entitlement communities in the Nation and though the City has benefited greatly from the CDBG funds, the city constantly faces the challenge of effectively administering the program in an efficient and affective manner with limited funding, while subsidizing the program through the City’s General Fund. Similarly, the relatively small amount of funds available for Capitol Improvement projects limits the scope of projects, and the pool of applicants as often the amount of money needed to complete housing projects (such as large scale affordable housing developments and preservation projects) is much greater than the City’s funding can support. Consequently the projects that are put forward for funding must find substantial resources to leverage capitol. Such projects are much more complex requiring multiple grant applications and are dependent on other grant awards.

State and Federal funds

Many local agencies, non-profits and affordable housing providers rely on state and federal funding sources for grants and direct allocations. These agencies and organizations have seen the demand and need for services increase while experiencing funding cuts on both the state and federal levels.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Table 1.8

2009-2010 Social Service Grant Allocations		
Organization Name	Requested	Granted
Help Now! Advocacy Center	\$3,100	\$1,133
The Gleaning Network of Southern Oregon	\$30,000	-
Community Works Street Outreach Program	\$10,000	\$8,000
Community Works Dunn House	\$17,078	\$15,270
Community Works Help line	\$16,550	\$10,250
Community Works Sexual Assault Victim Services	\$3,000	\$2,600
Jackson County Child Abuse Task Force	\$4,093	\$4,000
SOCSTC	\$2,940	\$2,851
SOASTC	\$1,523	\$1,200
Children's Dental Clinic	\$3,285	\$3,285
RV Manor Foster Grandparent Program, RSVP	\$2,000	\$1,500
RV Manor Community Services/RSVP	\$3,000	\$2,000
Southern Oregon Drug Awareness	\$1,500	\$1,500
WinterSpring Center Transforming Grief and Loss	\$2,000	\$1,350
Jackson County SART	\$3,000	\$2,480
Center for Non Profit Legal Services	\$7,255	\$6,039
Mediation Works	\$5,000	\$2,100
Community Health Center	\$37,000	\$35,000
CASA of Jackson County	\$2,000	\$2,000
Planned Parenthood	\$5,000	\$4,000
Pathway Enterprises, Inc. (cabinets)	\$11,000	-
Pathway Enterprises, Inc. (disaster)	\$5,000	\$5,700
Access, Inc.	\$6,000	\$5,700
On Track, Inc.	\$3,000	\$3,000
Total Requested	\$184,324	\$118,342
Total Amount Available	\$118,342	\$118,342
Difference	\$65,982	0

Lack of services for homeless populations

The loss of Interfaith Care Community of Ashland (ICCA) in 2007, the only local service provider for the homeless population, created a service gap with has yet to be filled. The Ashland City Council and the City of Ashland Housing Commission has made it a goal to explore opportunities to be more proactive in assisting the Homeless Community and find an organization to provide the services that ICCA used to provide. The City's continued involvement in the Jackson County Homeless Task Force is also instrumental in assessing the needs and resources of homeless populations. Similarly, the City's support for local providers of services to low income, at risk, disabled, homeless, and elderly populations through the Social Service grant program funded out of the City's general fund help to offset the lack of CDBG resources and help to support local providers of services to those populations. (See table 1.2 above for details).

Economic development and living wage jobs

The City of Ashland experiences a larger percentage of individuals and families in poverty and a lower median income than the rest of Jackson County, the state and the Nation. (See tables 1.2 and 1.8). This is attributed to a lack of living wage employment located in the City. Though the City has a University and a population that has attained a higher level of education than that of the surrounding area many of the university's graduates seeks job opportunities elsewhere because of the lack of living wage jobs within the Ashland community. In June of 2009 the City dedicated resources to work toward the goal of developing and implementing a comprehensive economic development strategy for the purpose of; diversifying the economic base of the Community, supporting creation and growth of businesses that use and provide local and regional products, increasing the number of family-wage jobs in the community, and leveraging the strengths of Ashland's tourism and repeat visitors. To this end the City dedicated staff time and established a citizens committee.

Table 1.9

Median Income 2006-2008 American Community Survey					
Household Type	Ashland	Medford	Jackson County	Oregon	United States
Median Household Income	\$36,701	\$43,502	\$43,784	\$49,863	\$52,175
Median Family Income	\$47,313	\$54,787	\$53,480	\$60,665	\$63,211

Source: 2006-2008 American Community Survey

City, State review and approval process and regulatory requirements

The planning process is a complex and lengthy process, often requiring a substantial investment of time and money, resources which many developers of affordable housing have very little. Local, state, and federal regulations often have the effect of slowing and sometimes derailing projects all together. The previous Consolidated Plan made a goal of examining and taking steps toward eliminating barriers to affordable housing, to that end the Housing Commission, the Planning Commission, and the City Council held a joint meeting to open a dialog between city officials, community members, and developers of affordable housing. The joint meeting took place in September 2008. Barriers to affordable housing and what steps can be taken to overcome such barriers and promote the development of affordable and multi-family housing within the City were examined and discussed. Several viable ideas came out of that joint meeting and are being explored by the City; foremost among them was exploring the possibility of streamlining the planning process to expedite affordable housing projects. In 2008 the City also reviewed and completed the Questionnaire for HUD's Initiative on Removal of Regulatory Barriers (see form 27300 and List of major regulatory reforms attached). The City still holds the examination and elimination of regulatory barriers as a goal, and plans to continue work to that end over the following five year period.

Managing the Process (91.200 (b))

- 1. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.**

The Community Development Department is responsible for overseeing the City of Ashland's CDBG program and maintaining compliance with HUD regulations concerning that program. Community Development Department staff annually issue the Request for Proposals for use of the CDBG funds, review the applications and with the City of Ashland's Housing Commission makes funding recommendations to the City Council.

Community Development Staff and a sub-committee of the Housing Commission are responsible for the preparation and development of the 2010-2014 Consolidated Plan. The City of Ashland Housing Program Specialist, the Director of the Community Development Department, the City Administrator, the Mayor, and the Ashland City Council have the responsibility of approving the Consolidated Plan and for administration of the programs covered by the Consolidated Plan. Though the City's Housing Program Specialist is tasked with the primary administrative responsibility of the CDBG program, only the City Administrator, the Mayor and the City Council have the authority to authorize grant awards and execute HUD required documents and agreements.

All federal funding is subject to NEPA (Part 58 of the Code of Federal Regulations) review process prior to HUD release of funds. Similarly, the Department of Housing and Urban Development monitors the City regularly to insure conformance with HUD's requirements for the use of funds.

- 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organization, and others who participated in the process.**

During the development of the Consolidated Plan, City staff and Housing Commissioners met with social service agencies and affordable housing providers to receive input on the uses of the CDBG funds and facilitate discussions on community needs. In addition, the City of Ashland Housing Commission developed and distributed a survey on Community Needs to social service agencies, non-profit organizations, and affordable housing providers. The Housing Commission hosted a focus group meeting to provide a review of the survey results and to discuss the community needs and priorities. The City of Ashland Housing Commission is the body that reviews and recommends actions to the Council on the Consolidated Plan, Annual Action Plan and any substantial amendments proposed to those plans. The Housing Commission also reviews the Consolidated Annual Performance Evaluation Report each year to examine the performance of the projects funded in whole or in part with CDBG Program funds. (See table 3.1 for a list of agencies consulted).

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

During the development of the Consolidated Plan the City and the Housing Commission worked together to create a survey to gain public input on community needs to assist in prioritizing the use of grant funds. The survey was distributed in a variety of ways in an effort to reach all different facets of the community. The survey was posted on the City website, advertised in the City Source, the City of Ashland's utility bill newsletter, and direct mailed to over 50 different local housing and social service agencies, including agencies and non-profits that provide services to children, elderly persons, persons with disabilities, persons with HIV/AIDS, and homeless populations.

During the process of developing the Consolidated Plan, Housing Commissioners from a sub-committee of the Housing Commission and the Housing Program Specialist conducted personal interviews and consultations with key stakeholders and HUD designated contacts from the social service, housing, and health care communities, as well as elected and appointed officials and community members regarding community resources, community needs, and barriers to meeting those needs. (The interview questions and responses are available in Appendix A)

A short article ran in the local publication for the Ashland area inviting social service agencies, affordable housing providers, and citizens to participate in the Community Needs Survey or voice their opinions and concerns at one of the three public hearings.

On December 17th the Housing Commission hosted a focus group public hearing inviting over 60 community members, social service and housing providers, elected and appointed officials, and non-profit agencies that provide services to at-risk and special populations. Two more public hearings were held to accept public input on the Draft Consolidated Plan. The Plan was approved by the City Council on April 20th 2010, and sent to HUD for final public comment period, review and approval on May 4th 2010.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.

The City of Ashland has established a Public Participation Plan to provide opportunities for citizen involvement in the process of developing and implementing the Community Development Block Grant (CDBG) Program and other programs administered the U.S. Department of Housing and Urban Development-HUD) and the City of Ashland Consolidated Plan. This Public Participation Plan outlines when, where, and how citizens can access information, review and comment on major community plans and comment on progress of funded activities. The Primary planning document is the Consolidated Plan, which is developed every five years to serve as the guide for strategic actions and the Annual Action Plan which describes the specific actions and project activities the City will conduct during the year using the CDBG funds.

The City of Ashland encourages the participation of all of its citizens in the development of plans and in reviewing progress in implementing the plan activities. The City is particularly interested in the involvement of low and moderate income households, including those in targeted neighborhoods, as they are the primary beneficiaries of the CDBG funds. Opportunities for involvement occur prior to and during the development of long range strategic plans and annual action plans as well as on an on going basis during the implementation of activities described in those plans. These opportunities include:

- Participation at public hearings to discuss needs, progress on project activities and the amount of funds available for activities
- Participation in meetings with committees, Neighborhood Councils and Commissions involved in planning housing and community development activities
- Review and comments on proposed plans such as:
 - Public Participation Plan
 - Consolidated Plan
 - Annual Plans
 - Amendments to Plans
- Review and Comment on Annual Performance Reports describing progress on project activities.

The Public Participation Structure

The City has established the Ashland Housing Commission as the primary citizen body to advise the City Council on housing issues and the use of CDBG Funds plans. The Commission consists of 9 voting members and a City Council liaison, and is staffed by the Housing Program Specialist. All members are appointed by the Mayor and confirmed by the City Council. The Commission meets on a monthly basis serving as an informed link between the citizens and the council. All Housing Commission meetings are open to the public and allow public comments on any item

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

on the agenda or as general comments under the public forum portion of the meetings.

CDBG Public Hearings are conducted at least four times a year. A Public Hearing will also be conducted to consider any substantial amendments in planned activities or funding allocations of the approved Consolidated Plan or Annual Action Plan. These hearings provide an opportunity for citizen input into planning for the use of CDBG funds, commenting on the award of CDBG funds, and disseminating information on the progress of on-going housing and community development activities.

Public Meetings and Hearings

During the development of the Consolidated Plan and Action Plans, City staff will meet with social service agencies and affordable housing providers to provide information on the uses of the CDBG funds and hear discussion on needs. In addition, the Ashland Housing Commission will meet to discuss the components of the plan including the needs assessment, the strategic plan and the Annual Action Plans. The Commission also reviews and recommends action to the Council on the Consolidated Plan, Annual Action Plan and any substantial amendments proposed to those plans. The Housing Commission shall also review the Consolidated Annual Performance Evaluation Report each year to examine the performance of the projects funded in whole or in part with CDBG funds. All oral and written comments will be considered in decisions on the CDBG Program and planning documents.

Purpose of the Public Hearings

A minimum of four Public Hearings will be held during the year to obtain the comment of citizens and representatives of public agencies, non-profit organizations and other interested parties. The Hearings provide opportunities to obtain the views of citizens on housing and community development needs, information on the amount of funds available and the purposes for which it can be used, discuss proposed activities and review of program performance over the previous year.

Action Plan Development hearing: The Ashland Housing Commission will hold a public hearing to review proposed applications for use of CDBG funds and recommend award allocations to the City Council. Testimony will be received regarding needs and how proposed projects best address the priorities of the Consolidated Plan.

CDBG Award Hearing: The City Council shall review CDBG project proposals on an annual basis at a public hearing, review the recommendations of the Housing Commission, and award CDBG funds to eligible projects that demonstrate the most effective use of CDBG funds to benefit extremely low, or low-moderate income residents. The sub-recipient selection by Council and award allocation and the use of funds to address the goals outlined in the annual Action Plan.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Consolidated Annual Performance Evaluation Report (CAPER) Hearing: At the conclusion of each program year the CAPER will be presented at a public hearing before the Ashland Housing Commission to allow a public response to the activities undertaken in the prior year.

Location of Hearings

The Hearings will be located and timed to ensure maximum opportunities for citizens to participate. Hearings will be conducted in buildings that are accessible to persons with physical disabilities.

Expanding Opportunities for All to Participate at Hearings

The City encourages all citizens to participate. A special effort will be made to assure that low and moderate income persons, households in areas targeted for CDBG assistance, minorities, people who do not speak or understand English well and persons with disabilities are made aware of the Hearings and are able to fully participate in all stages of the planning process. Upon 72 hour notice, the City will provide public notices and summaries of information in other languages, will make reasonable efforts to provide translators for non-English speaking persons at meetings and Hearings and will take steps to accommodate persons with disabilities needing assistance. To arrange for assistance, requests must be made to the City Administrator's Office at least 5 days prior to the scheduled meeting or Hearing.

Notification of Hearing Dates

Notices of Public Hearings for the Consolidated Plan will be published in the City Source, a direct mailing sent to all households within Ashland, and in the Ashland Daily Tidings at least 15 days prior to the meetings. Notices for all other Public Hearings will be posted on the City website and will also be mailed or emailed to the Housing Authority of Jackson County to post for tenants of assisted and public housing residing in the City.

Opportunities to Comment on Draft Plans and Reports

There are a number of opportunities to comment on draft plans and reports related to the Consolidated Plan. Prior to their submission to HUD, the City will consider fully all comments received on these plans within the timeframes identified below.

The Public Participation Plan

This Public Participation Plan outlines the steps the City will take to provide citizens with opportunities to provide input into the development of plans and to comment on performance of assisted activities. The public will be advised of the availability of the Public Participation Plan and any amendments to the Plan and is invited to

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

provide comments. Comments may be sent in writing to the Housing Program Specialist within the Department of Community Development. A notice will be placed in the Ashland Daily Tidings and on the City Website (www.ashland.or.us) providing 30 days for the public to comment on the Plan. A copy of the Public Participation Plan may be obtained at the Community Development office at 51 Winburn Way, the City Administrator's office at 20 East Main or by calling 541-488-5305. TTY phone number 1-800-735-2900.

The Consolidated Plan (and Amendments)

The City of Ashland Consolidated Plan is a long-range strategic plan that assesses community needs, establishes priority objectives and outlines strategies the City will pursue over a 5 year period to improve the City's housing and community development assets principally benefiting low and moderate income persons. The public will be advised of the availability of the Consolidated Plan and amendments to the Plan and are invited to provide comments. Comments may be sent in writing to the Housing Program Specialist within the Department of Community Development at 51 Winburn Way or by email to reidl@ashland.or.us. A notice will be placed in the Ashland Daily Tidings providing 30 days for the public to comment. A copy of the Consolidated Plan may be obtained at the Community Development Office or by calling (541)-552-2043. Copies will also be available at the Ashland Public Library (410 Siskiyou Blvd.) and can be accessed at the City's website: www.ashland.or.us within the "Document Center", listed under "Affordable Housing Documents".

Annual Action Plans (and Amendments)

Each year between February and May the City is required to prepare an Annual Action Plan for submission to HUD. The plan outlines the programs and activities the City will undertake in the coming year to implement the strategies of the Consolidated Plan. The Annual Plans also describe how the CDBG funds will be used over the course of the year. The public will be advised of the availability of the draft Annual Plan and amendments to the Plan and are invited to provide comments. Comments may be sent in writing to the Housing Program Specialist within the Department of Community Development at 51 Winburn Way or by email to reidl@ashland.or.us. A notice will be placed in the Ashland Daily Tidings providing 30 days for the public to comment. A copy of the Annual Action Plan may be obtained at the Community Development Office (51 Winburn Way), at the City's website: www.ashland.or.us within the "Document Center", listed under CDBG Documents, or by calling (541)-552-2043.

Annual Performance Reports

Each year in July or August, the City prepares a description of how the CDBG funds were used over the past program year and describes progress on other non-funded activities of the Consolidated Plan. The public will be advised of the availability of the draft Consolidated Annual Evaluation Performance Report (CAPER) and are

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

invited to provide comments. A notice will be placed in the Ashland Daily Tidings providing 15 days for the public to comment. A copy of the CAPER may be obtained at the Community Development Office (51 Winburn Way), at the City's website: **www.ashland.or.us/CDBG** within the "Document Center", listed under CDBG, or by calling (541)-552-2043.

Amendments

Amendments to the Consolidated Plan or Annual Action plans may be necessary as conditions change. Amendments of a minor nature will be made as needed throughout the year. However, the public will be given an opportunity to comment on all substantial amendments to the plans following the process described above.

A "substantial" amendment to the Consolidated/Annual Plan is defined as:

- Projects with budgets of \$25,000 or more-An increase or decrease of more than 25% of the budgeted amount (unless the decrease is caused by a budget under run)
- Projects with budgets of less than \$25,000-An increase or decrease of more than 50% of the budgeted amount (unless the decrease is caused by a budget under run)
- A 25% reduction in the number of residential units to be provided.
- A 25% increase in the number of units provided for projects of five or more units.
- A change in the use of funds from one activity to another.
- A change of location for a project with no other changes in scope, does not constitute a substantial amendment.
- A change between affordable rental housing and affordable ownership housing does not constitute a substantial amendment.

Access to Information and Availability of Plan Documents

The City will provide reasonable and timely access to citizens, public agencies and other interested parties of records and information on the Consolidated Plan (and previous Consolidated Plan documents) and the City's use of the funds under the programs covered by the Plan. In addition, the City will provide information to the public during the planning process on proposed activities, the amount of assistance available, the range of activities that may be undertaken and estimates of the amount of funds that will benefit low- and moderate-income persons. Copies of the adopted Consolidated Plan and the Consolidated Annual Performance Evaluation Report are available upon request. Copies of the documents are available at Community Development Office (51 Winburn Way), or can be downloaded from the City's website: www.ashland.or.us/CDBG within the "Document Center", listed under CDBG, or by calling (541)-552-2043.

Technical Assistance

The City will provide technical assistance to groups representing low- and moderate-income persons to assist them in understanding the requirements for developing proposals for funding assistance under the Consolidated Plan. Technical assistance may include referral to information sources, providing information on programs and activities, workshops and one-on-one assistance.

Complaints and Grievances

Complaints, inquiries, and other grievances concerning the CDBG Program, the Consolidated Plan, Annual Plan or Performance Report may be made to the Housing Program Specialist within the Department of Community Development at 51 Winburn Way or by email to reidl@ashland.or.us. All complaints made in writing will be responded to in writing within 15 days. Persons not satisfied with the response may request in writing a review of the complaint by the Director of Community Development Department. Planning Staff will make every effort to provide a written response to every written citizen complaint within 15 days of its receipt.

Anti-displacement Plan

(The Anti-displacement and Relocation plan below was adopted by the Ashland City Council on 11/04/2003)

The City of Ashland will replace all occupied and vacant occupy-able low/moderate-income dwelling unit demolished or converted to a use other than low/moderate-income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606©, Cranston-Gonzalez National Affordable Housing Act as described in 24 CFR 92.353 (e), and 24CFR 42.375.

All replacement housing will be provided within three years after the commencement of the demolition or conversion, or will be identified as having been created a maximum of 1 year prior to the demolition or conversion. Before entering into a contract committing the City of Ashland to provide funds, under the Housing and Community Development Act of 1974, for an activity that will directly result in demolition or conversion of low/moderate-income housing the City of Ashland will provide public notice within a newspaper of general circulation and post a notice on the property upon which the demolition or conversion is proposed. Additionally the City of Ashland will submit to HUD the following information in writing:

1. A description of the proposed activity
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activities;

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

3. A time schedule for the commencement and completion of demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the City of Ashland will identify the general location on an area map and the approximate number of dwelling units by size, and provide information identifying the specific location and number of dwelling units by size as soon as it is available;
5. The source of finding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of lower-income households in the jurisdiction.

The City of Ashland, Department of Community Development is responsible for tracking the replacement of housing and ensuring that it is provide within the required period.

The City of Ashland, Department of Community Development is responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in 42.350, to any lower-income dwelling unit to another use in connection with an assisted activity. Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act, the City of Ashland will take the following steps to minimize the displacement of persons from their homes in conjunction with assisted activities;

1. Provide advisory services, including referrals to non-profit service providers, to any lower-income person displaced by the demolition of any dwelling unit or the conversion of a low to moderate-income dwelling unit.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenant of multi-family buildings.
3. Require applicants for Community Development Block Grants involving relocation to submit a Tenant Relocation Plan, to include:
 - i. A tenant survey
 - ii. Relocation assistance costs and funding sources
4. Provide reasonable protections for tenants faced with conversion to a condominium or cooperative by requiring;
 - i. That current residents of rental units proposed for conversion to condominiums shall have first right of refusal to purchase the unit. (City of Ashland Ordinance 2624 S2, 1991)

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

- ii. That condominium conversion of existing rental units demonstrate that at least 25% of the residential units are affordable for moderate income persons (City of Ashland Land Use Ordinance-18.24.030 (j))
- 5. When feasible, stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after rehabilitation by working with empty units or buildings first.

2. Provide a summary of citizen comments or views on the plan.

Citizen Comment Procedures

Citizens were encouraged to provide written comment either hand written or electronically on the draft plan from February 25th 2010 through April 20th 2010. No written comments were received.

Public Meetings and Hearings

A total of three public hearings were held during the 2010-2014 Consolidated Planning Process.

The first public hearing was held on **December 17th 2009**. This initial hearing was held before the City of Ashland Housing Commission to encourage public input on community needs for inclusion in the draft Plan. This public hearing was held as a focus group meeting round table discussion. The purpose of the Focus Group meeting was to; better inform the public about community needs and the resources available to address those needs, to allow citizens and organization to bring forward ideas on how to address community needs, to prioritize activities, and to encourage involvement in and commitment to proposed solutions. Sixty invitations were sent to social service, non-profit, and affordable housing agencies, elected and appointed officials and other stakeholders, to encourage participation in the Consolidated Planning Process. Minutes from the meeting can be found in the appendix to this document.

The second public hearing was held on **March 25th 2010**, before the City of Ashland Housing Commission. The purpose of the second public hearing was to provide a summary of the draft plan and to encourage public comments on the draft plan. A hearing was noticed in the legal section of the *Ashland Daily Tidings* on February 4th 2010, and on March 18th 2010. In addition, a flyer announcing the meeting was sent to 59 housing, public service, and community development agencies, and non-profit organizations that serve residents of the City of Ashland. Please see Appendix, for minutes from the March 25th 2010 public hearing as well as notices announcing the meeting and the availability of the draft plan.

The third public hearing was held on **April 20th 2010** before the Ashland City Council. The purpose of this meeting was to accept comments on the draft plan before final

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

approval by the City Council. Please see Appendix, for a copy of the April 20th 2010 meeting minutes.

The local newspaper the *Ashland Daily Tidings*, printed an article about the Community Development Block grant program and noted the April 20th public hearing. The meeting was also noticed in the legal section of the *Ashland Daily Tidings* 30 days prior to the meeting to alert the public of the availability of the draft plan and to encourage public comments. The hearing was also noticed on the City's website. Lastly, the Housing Authority of Jackson County was provided notice of the comment period and public hearing in order to encourage the participation of City of Ashland residents receiving section 8 rental assistance, and those who reside in public housing units.

In addition, a letter was sent to 59 agencies which listed the dates of all public hearings to be held during the Consolidated Plan process to encourage public participation in the Consolidated Planning process and to receive input from those agencies and organizations that are eligible for CDBG grant funds.

Comments

No Comments were received.

- 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.**

Agency Consultation

On October 28th, 2009, a survey was sent to 59 housing, public service and community development agencies and non-profit organization in Jackson County (see table 3.1 below for a list of those agencies which received a direct mailing). Thirteen surveys were returned by mail. Members of the Housing Commission interviewed several key informants and stake holders regarding community needs and the development of the Consolidated Plan. (See appendix, Key informant interviews).

The survey was also posted on the City's website; the survey was posted for a total of 35 days. In that time twenty five respondents filled out the survey on-line. An article regarding the Consolidated Plan Process as well as a link to the survey was included in the *Ashland City Source* newsletter, a newsletter that is mailed out with the utility bill for all households in the City. City staff sent an e-mail to all City Councilors, and Housing Commissioners to let them know that the survey was available on the City's website. Lastly, a newspaper article in the *Ashland Daily Tidings* featuring information about the Consolidated Plan update appeared on November 18th, 2009 (see Appendix).

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Publication of Materials

The draft Consolidated Plan was made available to the public on February 25th 2010. The availability of this document was announced in the May 2010 edition of the *Ashland City Source*, the City of Ashland newsletter. The *Ashland City Source* is mailed to every mailing address in the city limits and is distributed throughout the City of Ashland offices. In addition, a legal notice announcing the availability of the draft plan was published in the local newspaper, The *Ashland Daily Tidings*, on February 4th, 2010. Lastly, the availability of the draft plan was announced on the City of Ashland's website, with a link to a PDF of the draft plan on that same website.

A summary of the draft Plan was published in the *Ashland Daily Tidings* on March 18th 2010. The summary, including information on obtaining a copy of the draft Plan, was also posted on the City of Ashland web site.

In addition to sending a copy of the draft plan to the City of Ashland Mayor and members of the City Council, City of Ashland Housing Commissioners, social service providers, affordable housing developers and local news sources, a letter inviting recipients to review the draft plan on the City's website was mailed to 59 housing, public service and community development agencies and non-profit organizations in Jackson County. (See list in table 3.1 below) The mailing included an invitation to the February 25th 2010 public hearing before the Housing Commission, which was continued to the March 25th Housing Commission meeting as well as to the April 20th 2010 public hearing before the City of Ashland City Council, to encourage participations from those impacted by CDBG funding decisions.

The Appendices contains copies of the *Ashland City Source* announcement, the *Ashland Daily Tidings* notice and draft plan summary, and a copy of the news item posted on the City's website.

Outreach to minorities

In an effort to broaden public participation by minority groups, non-English speakers, peoples with disabilities and other populations who stand to benefit from Community Development Block grant funding. The City has sent notices of the availability of the draft plan to the Housing Authority of Jackson County to be distributed to participants receiving section 8 assistance or residing in public housing units within the City of Ashland. Similarly, the City sent notices to non-profit organizations and social service agencies the provide services to minority groups, non-English speakers, and peoples with disabilities. To see a comprehensive list of those agencies noticed of the draft plan availability please see table 3.1 below.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Table 3.1

LIST OF AGENCIES CONSULTED	
AGENCY NAME	CONTACT PERSON
ACCESS, Inc.	Cindy Dyer
Addictions Recovery Center (ARC)	Christine Mason
The ARC of Jackson County	-
Ashland CERT	Lucy Edwards
Ashland Community Hospital	-
Ashland Community Land Trust (ACLT)	Tom Bradley
Ashland Food Bank	Ann Marie Hutson
Ashland Police Department	Gail Rosenberg
Ashland Rotary	Graham Lewis
Ashland School District's Homeless Liaison	Daniel Cezares
Ashland Supportive Housing	Sue Crader
CASA	Jenifer Mylenek
Center for Non-Profit Legal Services	Fay Wiesler
Child Welfare	Rainy Olsen
Children's Advocacy Center	Marlene Mish
City of Ashland Senior Center	Chris Dodson
City of Medford	Lynette O'neal
Commission on Children and Families	Stephanie Mendenhall
Community Health Center	-
Community Works	Anna D'Amato
DASIL	Kate Baxted
Department of Human Services	Melissa Wolff/Taylor Kohn
Easter Seals	Katie Shepard
Fair Housing Council of Oregon	Diane Hess
Gospel Mission Men	Will Holmbeck
Gospel Mission Women	Nancy Satterly
Habitat For Humanity Rogue Valley	Denise James
Help, Now! Advocacy Center	Larry Kahn
Housing Authority of Jackson County (HAJC)	Betty McRoberts
Housing Authority of Jackson County (HAJC)	Cara Carter
Jackson County Health and Human Services	Roxann Jones
Jackson County Mental Health	Linda Jackson
Kids Unlimited	Tom Cole
La Clinica Del Valle	David Dismuke
Linda Vista Nursing Home	-
Lions Club/Sight and Hearing	-
Living Opportunities	Roger Hassenpflug
Maslow Project	Mary Ferrell
Mountain Meadows	Madeline Hill
Mountain View Assisted Care	Lynn Rawlins
OnTrack	Rita Sullivan
Options for Southern Oregon	Kim Miller
Oregon Action	Rich Rhode
Oregon Youth Authority	-
Pathway Enterprises, Inc.	Becky Simpson
Peace House-Uncle Food's Diner	Vinnie
Planned Parenthood	Paul Robenson
Rogue Retreat Transitional Shelter	Chad McComas
Rogue Valley Community Development Corp. (RVCDC)	John Wheeler
Rogue Valley Realtor's Association	Krista Bolf

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

RVCOG-Senior Services	Connie Soldana
Salvation Army	Jackie Agee
S.O. Child Study and Treatment Center	-
Southern Oregon Goodwill Industries	Betty Welden
Southern Oregon Housing Resource Center	Melodee Sewell
St. Vincent De Paul	Nola Geaney
United Way	Dee Anne Everson
YMCA	Lisa Molnar

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

No Comments were received.

Institutional Structure (91.215 (i))

- 1. Explain the institutional structure through which the jurisdiction will carry out its Consolidated plan, including private industry, non-profit organizations, and public institutions.**

Ashland has a Mayor/Council form of government, with a professional City Administrator. The City Council consists of six members who are elected for four year, staggered terms. The Mayor, who presides at the Council meetings, is elected for a four year term. The mayor is the chief executive officer of the City, and the official responsible for determining the funding priorities for the City's Community Development Block Grant funds. The City Council with the concurrence of the Mayor approves the submission of the Consolidated Plan, the grant awards, and the Annual Action plans to HUD. Much of the City's business evolves through citizen committees, which are intended to encourage public participation and enhance support. The City of Ashland created a Housing Commission in 1995 to this end. The City's Housing Commission acts in an advisory capacity to the City Council on all CDBG matters and has the power to review and hold hearings on these documents.

Private Industry

The City has enacted a number of ordinances in an effort to promote and maintain affordable housing. The City works with private developers and property owners by offering incentives such as the deferral of system development fees for the construction of housing units priced for people making 80% or less of the Area Median Income, and density bonuses for new developments that provide a percentage of affordable housing as a portion of the overall development.

Non-Profit Organizations

The city offers annual social service and economic development grants to non-profits and social service agencies to support their efforts. The City counts these contributions as working toward fulfilling its consolidated plan goals. (Please see appendix ??? for a list of non-profit agencies that receive social service grants).

The City also relies on area non-profit organizations to carry out CDBG eligible activities to meet consolidated plan goals. Non-profits such as Ashland Community Land Trust (ACLT), Rogue Valley Community Development Corporation (RVCDC) the Community Health Center, and Interfaith Care Community of Ashland (ICCA) are just a few of the non-profit organizations who have applied for and been awarded CDBG funding in the past whose activities have helped the City meet its stated goals.

Southern Oregon Housing Resource Center (SOHRC)

The Southern Oregon Housing Resource Center was established in April of 2002 by the Jackson County Board of Commissioners. SOHRC was created out of the State of Oregon's Regional Housing Center concept. The SOHRC acts as a "one-stop" shop to

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

provide housing assistance to low-moderate income person. The SOHRC acts as a clearinghouse for perspective homebuyers and homeowners to access all of the resources, information, products and services available in the region to help individuals and families obtain and maintain affordable housing and gain access to may other different housing resources available regionally. The City of Ashland maintains representation on the SOHRC Advisory Board, which focuses on regional issues of housing affordability and makes decisions on how to best allocate resources. The stated purpose of the Advisory Committee includes but is not limited to the following;

- To address and create long-term sustainable housing strategies within our region.
- To provide input and direction into the redistribution of returned revenue directly into the community.
- To provide input and direction into the Revolving Capital Fund.
- To provide input and direction regarding other funding opportunities that may present themselves from time to time.

Public Institutions

Because the City of Ashland lacks the capacity to provide the variety of social services that its diverse population requires, the City has worked hard to foster and maintain successful partnerships with regional housing providers, non-profit, and social service organizations. The City regularly communicates with representatives of the Housing Authority of Jackson County, the regional agency that administers the Housing Choice Voucher program and the sole agency that owns and operates Public Housing units throughout Jackson County. The City also has maintains a presence on both the Southern Oregon Housing Resource Center Board, which coordinates housing activities regionally and directs the use of Program Income derived from State funded CDBG grants awarded to Jackson and Josephine Counties, and the Jackson County Homeless Task Force, which is the primary group that coordinates regional activities to combat the issues of homelessness. The City's involvement in the Homeless Task Force allows the City to work with the regional providers of homeless services, all of whom are located in Medford.

Housing Authority of Jackson County

The Housing Authority of Jackson County administers the City's Homeowner Rehabilitation Program, which allows the City to meet some of the priorities listed the Consolidated Plan Goals. HAJC manages approximately 110 Housing Choice Vouchers, (formerly known as Section 8 vouchers) for the City of Ashland. The City also partners with HAJC to provide affordable housing, when the opportunity arises. City staff provides technical assistance to HAJC on land use issues, and notifies that agency of all CDBG and related housing activities to ensure that agencies participation in the planning process. The City of Ashland's Comprehensive Plan goal 6.11 4 (b) states; *Cooperate fully with the Jackson County Housing Authority in locating low-income units in Ashland when this can be done in low-impact, relatively small developments, or through funding of individual home-owner loans or rental assistance.*

2. Assess the strengths and gaps in the delivery system.

In the 2005-2009 Consolidated Plan, Goal 14, Institutional Structure and Coordination, cited three main goals to strengthen the delivery system; creating a coordinated regional approach to address low-income housing and service needs on a regional basis, establishment of intergovernmental agreements to work with City of Medford, Jackson County and other housing affordability in a coordinated manner, and continuance of the Ashland Housing Commission and the Jackson County Housing Coalition. During that five year period (between 2005-2009, and updated in 2010) City staff has worked to strengthen partnerships with regional housing and service providers in an effort to better utilize existing regional resources to serve the City's low-income and special needs population. As stated previously, due relatively small size of Ashland, and its proximity to Medford, many needed services and providers are located in Medford and do not have locations in Ashland though they may serve Ashland residents. Little or no communication or support had existed between such agencies and City staff prior to the City's goal of establishing regional partnerships. City staff maintains membership on Jackson County's Community Care Consortium's Homeless Task force, which enables the City to provide support for the many agencies that provide services to homeless and at-risk populations as well as the opportunity to advocate for the needs of Ashland residents, and on the Southern Oregon Housing Resource Center which allows the City to be involved in a coordinated regional approach to address housing and service needs regionally. However, the city still endeavors to strengthen relationships with key partners, and find innovative and efficient solutions to issues as they arise.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for commissioners or board of the housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

Until 2007, the Housing Authority of Jackson County (HAJC) owned and managed 130 Public Housing units (mostly scattered site). In 2007 HAJC applied for and was granted the right to sell off all of its scattered site public housing units. Four of those properties were located in the City of Ashland. HAJC also owns and manages several section 8, home, and mod-rehab developments and some market rate properties as well. This brings the total number of units affordable to extremely low-, low-, and moderate-income individuals owned and operated by the HAJC throughout Jackson County to 946 units. Four of those units are currently located within the City of Ashland. HAJC also provides Housing Choice/Section 8 Program Vouchers to a total of 1,680 individuals and families throughout Jackson County. HAJC provides 110 Housing Choice Vouchers to individuals residing in the City of Ashland. HAJC provides housing and related services to over 2,243 households in Jackson County. The Housing Choice/Section 8 Voucher program is a program that is funded by the U.S. Department of Housing and Urban

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Development (HUD) that provides rental assistance to extremely low and very low-income families, senior citizens, and disabled persons. Its objective is to provide safe, decent and affordable housing. The Housing Authority of Jackson County was established as a Public housing Agency in 1969.

The Housing Authority offers two different types of rental subsidies-tenant based and project-based programs. Both programs have similar income-based eligibility requirements which are set by HUD. Households with a tenant-based subsidy have a voucher that allows them to move from one place to another. Those in the project-based programs live in a building in which the units are subsidized. If a tenant moves from the building, they lose their rental subsidy. Households on the tenant based program come from a waiting list compiled and maintained by the Housing Authority. As of November 2009 a total of 1,595 households, or 3,473 individual family members were on the waitlist for the Ashland and surrounding areas (Phoenix and Talent). The waiting list for households seeking housing in the Ashland area only is 756 households or 1,573 individual family members. The City of Ashland relies heavily on HAJC as the Counties only PHA to assist in carrying out several of the priority goals identified in the Consolidated Plan.

HAJC has a seven member Board of Directors appointed by the Jackson County Commissioners for a period of five. The board works to ensure that the agency meets its basic goal; *to provide, develop and preserve decent, safe and affordable housing to families and individuals while coordinating efforts toward self-sufficiency.* Though the City of Ashland has no organizational relationship to the Housing Authority, the City and the HAJC maintain a close relationship. The City has awarded CDBG funds to HAJC on several occasions and HAJC continues to administer the City's Housing Rehabilitation Program utilizing Program Income from three previously awarded grants. Similarly, the City notifies the Housing Authority of all CDBG and affordable housing related regulatory activities. The City consults with the housing authority for many aspects of the City's Consolidated Plan for the use of CDBG funds. The City also Certifies the Housing Authority's 5 year Consolidated Plan.

Monitoring (91.230)

- 1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.**

The Community Development Block Grant (CDBG) program requires that recipients of federal funds are monitored to provide information about the program effectiveness, management efficiency, as well as identifying instances of fraud, waste, and abuse. To this end the City shall conduct a Risk Analysis to estimate the level of risk associated with each project. This analysis will allow the City to best allocate limited staff time to regularly monitor subrecipients. Participants in the CDBG program will be rated and a “risk profile” is to be established to summarize specific risks associated with a subrecipient or particular project, as well as establishing the monitoring objectives.

The HUD Monitoring Desk Guide, Policies and Procedures for Program Oversight is a guide produced by the Department of Housing and Urban Development provides the basis for the City’s monitoring practices. This document, and the following outlined procedures, provides the methodology for conducting on-site and desk reviews of activities to ensure they are carried out in compliance with CDBG requirements.

The evaluation criteria to be applied in evaluating the potential of risk include the following;

- **Financial management:** The extent to which program participants account for and manage financial resources in accordance with approved financial management standards. Additionally this criterion relates to the amount of potential monetary exposure to the City, and the Department of Housing and Urban Development. Analysis to include assessment of:
 - Amount of current/total funding obligated and/or expended
 - Audits and/or Investigations
 - Staff experience with CDBG
 - History of performance
- **Physical asset maintenance and operation:** The extent to which HUD-funded physical assets are maintained and operated. Analysis to include assessment of:
 - History of Performance
 - Condition of HUD funded physical assets
 - Use of facilities or physical assets in conformance with CDBG regulations
- **Management:** The extent which the program participant has the administrative capacity to carry out CDBG requirements. Analysis to include assessment of:
 - Experience level of Key staff particularly as it relates to CDBG funded activities
 - Program History including performance indicators

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

- Reporting consistency
- Satisfaction: Extent to which clients express satisfaction or dissatisfaction with the delivery of the program services. Analysis to include assessment of:
 - Types of program activities
 - Complaints or compliments received
- Services: Extent to which HUD program participants effectively and efficiently deliver services to the intended beneficiaries/clientele. Analysis to include assessment of:
 - Types of program activities
 - Accomplishments
 - Timeliness
 - Project development including timing benchmarks

The City shall review each CDBG activity and rank the subrecipients risk factor by assigning recommended points for each of the rating criteria on the form provided. The designated points on the rating form are established to prove a means of quantifying a Risk Factor and are useful as tool in determining the extent of monitoring for a given activity. Other factors, as deemed relevant by the City of Ashland, can be used in establishing a higher or lower risk factor than the numerical rating system. In the event City Staff changes a risk factor, a detailed explanation will be provided justifying the modification.

A *Risk Analysis* shall be conducted yearly for each activity funded in whole, or in part, with CDBG funds. Upon completion of the risk analysis an annual monitoring strategy will be developed. This strategy will outline the number of program participants that will be monitored during the fiscal year, the monitoring approach (comprehensive vs. focused and on-site vs. remote), and the timeframes within which monitoring should be completed, and a determination of which programs or participants provide the most significant risk.

The monitoring approach for each participant is dependent upon the nature of risk, the type of project, and the relative ability to collect the pertinent information.

5 Year Strategic Monitoring Response: Each Community Development Block Grant (CDBG) Program Year the City reviews each CDBG activity that was underway and ranks the sub-recipient's risk factors by assigning points for each of the rating criteria. The designated points on the rating form are established to prove a means of quantifying a Risk Factor and are useful as tools in determining the extent of monitoring for a given activity. Other factors, as deemed relevant by the City of Ashland, can be used in establishing a higher or lower risk factor than the numerical rating system. A CDBG monitoring visit may consist of an on-site monitoring or a desk monitoring. All CDBG grantees will be monitored once prior to a contract being administratively closed. The areas monitored may include:

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

The CDBG staff objectives for monitoring are to determine if grantees are:

- Carrying out their CDBG-funded activities as described in their contracts (as modified or amended);
- Carrying out the program or project in a timely manner in accordance with the scheduled included in the CDBG contract;
- Charging costs to the program or project which are eligible under applicable regulations;
- Complying with other applicable laws, regulations and terms of the CDBG contract;
- Conducting the program in a manner which minimizes the opportunity for fraud, waste and mismanagement; and
- Have a continuing capacity to carry out the approved program or project.
- Overall management system, record keeping and progress in activities.

When a grantee is found to be out of compliance, CDBG staff will identify a specific period of time in which compliance should be achieved. Usually the grantee will have 30 days to correct deficiencies. Copies of supporting documentation demonstrating that corrective action has been taken will be required. Additional time for corrective action may be allowed on a case by case basis. Failure by the grantee to correct deficiencies may result in funds being withheld and possible restrictions on future grants.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

The City issued a survey to gain input from the community on unmet needs, available resources, and community services. The survey was posted on the City's website and was mailed more than 50 different social service and non-profit agencies, and developers of affordable housing. The City of Ashland Housing Commission hosted a focus group meeting to encourage a dialogue among community members, elected and appointed officials, and service providers about the City's priority needs.

Priority needs assigned in table 1B, 2B and 3C, and in the strategic plan are based on an analysis of the City's attainment of goals and outcomes from the previous five years, the percentage of affordable units built, converted, or saved in relation to the total housing units built in the city overall, and on recent shifts in the economy, keeping in mind the shrinking availability of land suitable for the development of affordable housing.

The analysis of priority needs also looked at the various populations and the number of unmet needs for each, their ability to move toward self sufficiency, and the availability of existing housing and resources to meet the needs of each population. Lastly, the City prioritized the needs of the most venerable populations, such as the elderly, frail elderly, and special needs populations due to a general lack of housing to meet their needs, (often this population has the lowest incomes, or need special accommodations in housing such as ADA accommodations or supported living assistance) and due to this populations presumed income restraints.

The 2005-2009 Consolidated Plan prioritized the new construction, preservation and maintenance of affordable housing units as a priority. Over the course of the preceding four years the city was able to meet or exceed most of the housing goals established in the 2005-2009 Consolidated Plan.

2. Identify any obstacles to meeting underserved needs.

The 2005-2009 Consolidated Plan identified several obstacles to meeting underserved needs in the City. In the past five years the City has made great strides in reducing or eliminating obstacles to meeting underserved needs but never the less, there are many obstacles left to overcome. These obstacles pose a major barrier to meeting the needs of extremely low-, low, and moderate income, at-risk, and homeless populations.

Lack of affordable Housing

A rental needs analysis completed in 2007 pointed out that in 2000 48% of households in Ashland were renter households.¹⁶ Since that time the percentage of rental households

¹⁶ Ferrarini & Associates, Inc. Ashland, Oregon Rental Needs Analysis, May 2007, pg. 3.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

has grown to over 50%.¹⁷ At the same time the construction of multi-family units has not kept pace with the need or demand for that housing type. Similarly, a large percentage of renters pay more than 30% of their income toward housing expenses. This disparity causes households to compete against one another for housing.

Preservation of Expiring Use Units

One issue facing the City in the next five year period is the loss of the majority of the City's existing affordable housing stock through the expiration of their affordability contracts. These properties, often called preservation properties are rental housing projects which are at-risk of losing their federal housing subsidies. Preservation properties also include those with HUD insured mortgages; projects funded under HUD's 202 or 811 housing programs; properties developed with funds from the Rural Development Department; and properties that were built using low-income Housing tax credits. Many of these properties are subsidized units with Project Based Section 8 subsidies. The Section 8 program allows tenants to pay a truly affordable rent based on their household income. If rent subsidies are lost, they will not be replaced, and the City will lose both the federal subsidy funds and the affordable housing unit. Traditionally these preservation units have been the City's main resource for addressing the housing needs of the low-income citizens in our community. These properties are located throughout the city and represent 10% of the City's multi-family housing stock. The loss of these 297 units will place further housing cost burden on those populations with the least ability to afford market rate rents.

Lack of funding

City Social Service Grant Funds

The City allocates a small portion of the General Fund to support social and human service organizations through grants the Social Service grants. The City adopted a Strategic Plan and resolution in September of 1986 upon guidance from a committee that looked at the future of Community Health care and social service needs and identified critical safety net services within the community. The Mission of the Social and Human Services Element of the Strategic plan is; "To ensure that all people in Ashland live in a safe, strong, and caring community, the City of Ashland seeks to enhance the quality of life and promote the self-reliance, growth, and development of people. To these ends, the City of Ashland will strive to provide resources and services to meet basic human needs. The City has been allocating over \$100,000 a year toward meeting the social service and health care needs of the community's low-income population. As Table 1.7 shows the amount of funds available are not enough to meet the requests.

CDBG

Like the many jurisdictions the City of Ashland has received decreasing amounts of CDBG funds each year. Ashland is currently one of the smaller entitlement communities in the Nation and though the City has benefited greatly from the CDBG funds, the city constantly faces the challenge of effectively administering the program in an efficient and affective manner with limited funding, while subsidizing the program through the City's

¹⁷United States. Bureau of the Census. 2006-2008 American Community Survey 3-Year Estimates.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

General Fund. Similarly, the relatively small amount of funds available for Capitol Improvement projects limits the scope of projects, and the pool of applicants as often the amount of money needed to complete larger projects (such as large scale affordable housing developments and preservation projects) is much greater than the City's funding can support. Consequently the projects that are put forward for funding find substantial resources to leverage capital. Such projects are much more complex requiring multiple grant applications and are dependent on other grant awards.

State and Federal funds

Many local agencies, non-profits and affordable housing providers rely on state and federal funding sources for grants and direct allocations. These agencies and organizations have seen the demand and need for services increase while experiencing funding cuts on both the state and federal levels.

Cost of Land

In recent years housing costs within the City of Ashland have grown at a rate much faster than that of Jackson County, and the State of Oregon as a whole. Despite the recent economic downturn and reduction in property values the City has seen a relatively small reduction in property values, declining at only 1.4% for the same period in 2009 versus, 12.3% for the rest of Jackson County.¹⁸ Due to the City's geographic constraints the availability of large parcels of flat land zoned for multi-family building within the city limits is a relatively scarce commodity. Similarly, due to the high cost of land, development within the City is completed by for profit developers seeking a return on their investment.. The cost of land on which to build affordable housing has been a major deterrent to developers of affordable housing despite the City's efforts to promote that housing type through a variety of ordinances and incentives that have been created since the completion of the last five year plan. Similarly the City has always identified affordable housing as a priority for Community Development Block Grant funding, and has funded many projects that have created affordable rental and ownership housing since the City became an entitlement community in 1994.

Lack of Resources

Food bank activity

A report compiled by Feeding America, the country's largest hunger relief organization, showed that 1 in 8 Americans sought emergency food assistance in 2010, this is a 46% increase from the previous study conducted in 2006.¹⁹ Locally, Access, Inc., the Community Action Agency for Jackson County reported a 10% increase in food bank customers for the three month period of July, August, and September of 2009 and the

¹⁸ Southern Oregon Multiple Listing Service, Residential Real Estate Statistics, March, 2010
<<http://www.jacstats.com>>

¹⁹ Mathematica Policy Research Inc., Hunger in America 2010, National Report prepared for Feeding America, January 2010, pg. 1.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Ashland Community Food Bank reported a 66% increase in customers for December 2009 from the same month in 2007.²⁰

Services for Homeless Populations

The loss of Interfaith Care Community of Ashland (ICCA) in 2007, the only local service provider for the homeless population, created a service gap with has yet to be filled. The Ashland City Council and the City of Ashland Housing Commission has made it a goal to explore opportunities to be more proactive in assisting the Homeless Community and find an organization to provide the services that ICCA used to provide. The City's continued involvement in the Jackson County Homeless Task Force is also instrumental in assessing the needs and resources of homeless populations. Similarly, the City's support for local providers of services to low income, at risk, disabled, homeless, and elderly populations through the Social Service grant program funded out of the City's general fund help to offset the lack of resources and help to support local providers of services to those populations. (See table 1.2 above for details).

Organizational Capacity

Due to under-funding and a lack of financial resources many area agencies are unable to maintain a high level of training for their employees regarding state and federal requirements for obtaining and utilizing various funds. Similarly many area agencies lack the resources to maintain the organizational capacity to take activities to obtain or maintain funding, or take on more than one large or multi-year activity at time. This leads to a general slow down of all aspects of affordable housing production and causes many local organizations and non-profit agencies to miss opportunities to increase the available resources and services to populations in need.

²⁰ Hannah Guzik, "Local food banks face lean times," *Ashland Daily Tidings*, January 9, 2009.

Lead-Based Paint (91.215 (g))

- 1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.**

The age of the housing unit is a leading indicator of the presence of lead hazard, along with building maintenance. Lead was banned from residential paint in 1978. Of the 10,319 total housing units in the City of Ashland 68% (7,000) were built prior to 1980. The 1999 national survey found that 67% of housing built before 1940 had significant LBP hazards. This declined to 51% of houses built between 1940 and 1959, 10% of houses built between 1960 and 1977 and just 1% after that.²¹ Based on those estimates, over 3,300 homes pose potential lead-based paint hazards in Ashland. However, the Clickner study also noted that there were regional differences in the probability of a hazard; the risk was more prevalent on the east coast (43%) than on the west coast (19%).

Table 7.1
Potential Lead-Based Paint (LBP) Hazards in Ashland

Date Built	Total Units	Potential Hazards	
		%	Number
Before 1940	1,385	67%	928
1940-1959	1,528	51%	779
1960-1979	2,840	10%	284
1980-2000	3,318	1%	33
2000-2004	940	1%	9
After 2005	406	1%	4
Total			2,037

Sources: U.S Census; American Community Survey. Clickner, et al.

Using the above percentages of potential hazards by date of construction and then applying the CHAS table for percentages of low and moderate income households by tenure, it is estimated that 634 low and moderate income renter households and 218 low and moderate income owner households are residing in units which pose a potential lead contamination hazard.

- 2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.**

²¹ Clickner, R. et al. (2001) National Survey of lead and Allergens in Housing, Final Report, Volume 1: Analysis of Lead Hazards. Report Office of Lead Hazard Control, US Department of Housing And Urban Development.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Lead poisoning is a result of exposure to lead in the environment. Although lead is no longer used in paints, gasoline, water pipes and other products, some lead-based products still exist and may pose a health hazard. In addition, lead can remain in the environment years after its initial use. Lead pipes and deteriorated lead-based paint in older homes and high levels of lead-contaminated house dust are the most common sources of lead poisoning in U.S. children. By removing or avoiding lead sources or with early detection and treatment, you can prevent or limit the harmful effects of lead poisoning.

Lead is toxic to the tissues and enzymes in your body and children are particularly susceptible because the lead can accumulate in their central nervous system as they grow and develop. A child's rapidly developing brain, nervous system and entire body are affected by lead. Lead kills brain cells and blood cells. Lead poisoning can cause long-term damage to children including: learning disabilities, speech and language problems, poor hearing, coordination problems, poor muscle and bone growth, and hyperactivity. If caught early, these effects can be limited by reducing exposure to lead or by medical treatment.

Between 2000 and 2003 33,025 children under the age of six were tested in Oregon and 425 confirmed elevated blood-lead levels. The State of Oregon lead Poisoning Prevention Program compiles data on testing statewide and results of those tests. Testing data are not tracked by location unless those children are Medicaid eligible. Results that are confirmed positive for elevated blood-lead levels are tracked by location. In May, 1995 the Jackson County Health and Human Services Department completed a state-funded two and one-half year pilot program which tested the lead levels in approximately 380 children in the County. Blood-lead levels of between 10 and 19 are "reportable" while levels greater than 20 are considered poisonous. Of the 380 children tested 12 had levels above 10 and 5 had levels greater than 20.

Currently no data is available on the number of lead-based paint poisoning in children for the City of Ashland specifically.

The Housing Authority of Jackson County has several lead-based paint risk assessors and inspectors on staff. The Housing Authority periodically hosts the "Working Safe with Lead" training that certifies contractors in lead safe work practices by teaching them how to reduce the risk of hazards to the workers and to occupants by mitigating contamination by lead dust and construction debris. The Housing Authority and the U.S. Department of Agriculture's Rural Development offer Housing Rehabilitation and Repair programs to homeowners in the City of Ashland, both of these programs work to mitigate or abate lead hazards when completing needed home repairs and offer the participants the pamphlet "Lead hazards in you home". All of these programs work to educate the community about the health hazards that lead contamination pose to children and pregnant women.

The City of Ashland will review all projects funded with CDBG dollars to determine if the lead-based paint regulations apply. Prior to the execution of a subrecipient

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

agreement, City staff will inform projects covered by the regulation and work with the subrecipient to ensure compliance.

Housing Market Analysis (91.210)

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

Supply

Goal number 10 of Oregon's statewide planning goals requires cities and counties "to provide for the housing needs of citizens in the state", further, the goal requires cities and counties to "encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density." Meeting this state requirement has been particularly difficult for the City of Ashland as the supply, type and cost of housing in the city supplied by the market is neither reflective of nor responsive to the demographic needs of the larger community.

Number of Units

The 2000 Census reported that the City of Ashland had a total of 9,071 Housing units. This was a 26% increase from 7,195 units reported in the 1990 Census. The 2006-2008 American Community Survey estimates show that the City increased the number of housing units by 1,248 or 14% between 2000 and 2008 for a total of 10,319 housing units within the City of Ashland. (See table 9.1 below for a breakdown of unit type).

Table 9.1

BREAKDOWN OF HOUSING BY TYPE, ASHLAND 1990-2005									
Type of Unit	1990 Census		2000 Census		2006-08 American Community Survey		Change 1990-2000	Change 2000-2005	Change 1990-2005
	Number	%	Number	%	Number	%			
Single Family	4,764	66%	5,919	65%	7,260	70%	24%	23%	52%
Detached	4,519	63%	5,375	59%	6,384	62%	19%	19%	41%
Attached	245	3%	544	6%	876	8%	122%	61%	257%
Multi-Family	2,171	30%	2,909	32%	2888	28%	34%	-0.7%	33%
2-4 Units	838	12%	1,099	12%	922	9%	31%	-16%	10%
5-19 Units	1,006	14%	989	11%	1,195	11%	-2%	20%	19%
20+ Units	327	5%	821	9%	771	8%	151%	-6%	135%
Mobile Homes	190	3%	225	3%	171	2%	18%	-24%	-1%
Other	70	1%	18	1%	0	0%	-74%	-1%	-1%
Total	7,195	100%	9,071	100%	10,319	100%	26%	14%	43%

Planned Development

Between 1990 and 2005 there has been a marked increase in the supply of attached and detached single family units with an increase of 41% and 257% respectively. This represents a significant increase from both the 1990 to 2000 total and the 2000-2005

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

totals. Between 1990 and 2000, the number of single family units has increased by 52% overall.

As the population of Ashland has increased the City has worked to create planned developments to accommodate the increased demand for single family dwellings while maintaining the important aspects of the City's character. Over the past several years the City has amended their land use ordinances to require a percentage of residential units (15-35%) created through annexation or zone changes to be affordable to ensure that existing and newly created neighborhoods will have a healthy mix of incomes.

Multifamily Housing

Another trend which is highlighted in the table above has been the decrease of medium and large scale multi-family developments. The number of multi-family units consisting of more than 4 housing units has decreased significantly between 1990 and 2005. Complexes consisting of between 5 and 19 saw a decrease of 2% between 1990 and 2000, similarly complexes consisting of more than 20 units saw a 6% decrease between 2000 and 2005. This is primarily due to the conversion of multi-family rental properties to saleable condominium units, caused by the high land values of the past decade within the City of Ashland. In 2006, the City passed a condominium conversion ordinance in an effort to mitigate the loss of existing affordable and market rate rental properties which were not being replaced by the market.

In 2007, a comprehensive inventory of multifamily housing units was completed by Southern Oregon University. This inventory also took into account additional uses of properties located in these multi-family zoned areas. This inventory allowed the City to see patterns of development within these areas. One pattern that stood out from the data collected was that single family units on single parcels were the most common housing type found in these multi-family zones. Single family homes comprised one third of all housing units in these zones. This highlights another predominant problem with the development of multi-family properties, the majority of the property zoned for multi-family, higher density development does not build out as such contributing to a lack of more affordable housing types.

Preservation of Expiring Use Units

One issue facing the City in the next five year period is the loss of the majority of the City's existing affordable housing stock through the expiration of their affordability contracts. These properties, often called preservation properties are rental housing projects which are at-risk of losing their federal housing subsidies. Preservation properties also include those with HUD insured mortgages; projects funded under HUD's 202 or 811 housing programs; properties developed with funds from the Rural Development Department; and properties that were built using low-income Housing tax credits. Many of these properties are subsidized units with Project Based Section 8 subsidies. The Section 8 program allows tenants to pay a truly affordable rent based on their household income. If rent subsidies are lost, they will not be replaced, and the City will lose both the federal subsidy funds and the affordable housing unit. Traditionally

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

these preservation units have been the City's main resource for addressing the housing needs of the low-income citizens in our community.

These properties are located throughout the city and represent 10% of the City's multi-family housing stock. The loss of these 297 units will place further housing cost burden on those populations with the least ability to afford market rate rents. Table 9.2 lists the existing affordable housing units, their target incomes and contract/affordability expiration dates.

Table 9.2

EXPIRING USE / PRESERVATION PROPERTIES						
Property Name	Property Type	Assistance Type	Number of Units	Number of Assisted Units	Income Limit	Contract Expiration Date
Ashley Garden	Family	RD	40	20	60%	RD ²²
Ashley Senior	Senior	RD	62	41	60%	RD
Stratford	Family	Section 8	51	17	100%	RD
Chief Tyee	Family	Section 8	32	29	30%	7/31/09
Donald E. Lewis	Senior	Section 8	40	40	30%	5/11/10
Star Thistle	Disabled	Section 8	12	12	50%	9/30/09
Sun Village	Family	Section 8	12	12	30%	1/20/13
Takilma Village	Family	Section 8	14	14	60%	8/31/09
Johnston Manor	Senior	Section 8	34	34	60%	12/26/08 ²³
TOTAL			297	219		

Mobile Homes

The number of mobile home units located in the City has remained fairly consistent over the 15 year period between 1990 and 2005. Between 1990 and 2000 the number of mobile home units in the City increased by 18%, then between 2000 and 2005 the number of mobile home units decreased by 24% for an overall 15 year decrease of 1%. There are three mobile home parks within the City; one of the parks known as "Upper Pines" is located on a commercially zoned lot. Due to the high value place on commercially zoned land, and the parcels desirable location, the residents of the park may be forced to relocate if it is sold. Recently a park across the street from "Upper Pines", know as "Lower Pines" was sold and the purchasers planned to redevelop the land in to a mixed use commercial development. This type situation puts economic and emotional strain on the residents of older existing mobile home parks who are predominantly low-income and often lack the funds needed to relocate or purchase new housing. Many mobile home parks do not allow older mobile homes to be relocated to their spaces, this further complicates the plight of the displaced residents who often do

²² Coming to the end of their 20 year restrictive use provision, ALIPA-can ask to prepay. Can sell the units and get equity out-typical loans are 50 years. Takes 180 or more days to get to the point where the complex could actually be sold, these units are still eligible for government incentives to remain affordable.

²³ Johnston Manor opted out of their contract.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

not have the funds to purchase a newer unit, and must move or dispose of the existing unit. On a more positive note the decrease in units identified as “other” shows a trend of bringing substandard housing up to code or replacing it altogether.

Housing Density

Figure 4, on page 22, show housing density in terms of units per acre mapped by census block. The City is comprised primarily of land zoned for single family dwelling units. Due to the high cost of land in the City of Ashland, most developments maximize the allowable density. One exception is land zoned for multi-family. Though there is a more land zoned for single family development land zoned for multifamily developments often is developed as single family attached due to market forces, high end multifamily developments such as condominiums and townhouses are more economically attractive to private market developers looking to maximize density and profits. This has led to a dearth of construction of affordable and market rate multifamily complexes which as a rental needs analysis completed in 2007 shows is the most lacking housing type within the city. Similarly many of the existing affordable and market rate units are HUD expiring use properties, once the HUD contract has expired the units can convert to market rate rentals or be condo minimized to capitalize on the previously bustling housing market.

Demand

The 2000 Census reports that of the total 5,919 single family units within the City of Ashland, 3,802 were owner occupied, this is 64% of all single family units within the City. Owner occupied units represented 41% of all housing units within the City at that time. The 2000 Census reported that a total of 4,086 units or 45% of all housing units within the City were rental units. Vacancy Rates reported in the 2000 Census for the City of Ashland showed that of the total 9,071 housing units within the City, 94% were occupied at the time of reporting for a total of 8,552 occupied units.

2006-2008 American Community Survey estimates that of the 10,319 total housing units within the City, 9,510 or 92% are occupied. 48.7% of those units are owner occupied and 51.3% are renter occupied. The survey estimates that the vacancy rate for rental units is twice that of non-rental units at 3.3% and 1.3% respectively. The overall vacancy rate for the City of Ashland is almost twice that of the City of Medford but less than the vacancy rate for the State of Oregon and the United States as a whole.

The Southern Oregon Rental Owners Association (SOROA) reported that the vacancy rate for the City of Ashland in June of 2009 was 9%. This is up substantially from the 2006-2008 American Community Survey estimate. This is most likely due to the volatile shift in the housing market in the past year. However, since there is no current definitive data that looks at the various other aspects of the housing market at this time, the American Community Survey data will be referenced in this document.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Condition

Age of Units

14.8% of units were built prior to 1940; the majority of the City's housing stock 47.6% were built between 1970 and 2000, with the most new building activity taking place between 1990 and 2000.²⁴ Only 9% of the housing stock of the City of Medford prior to 1940, and 12.7% of the housing units were built prior to 1940.

Substandard Housing

The 2006-2008 American Community Survey estimates that less than 2% of houses in the City of Ashland lack complete plumbing or kitchen facilities. This estimate is down from the 2000 census which estimated the percentage of substandard housing to be just over 2%. Though there are many other factors that contribute to housing considered to be substandard those factors are not accounted for in the Census information. There is little other comprehensive data to gain an accurate picture of substandard housing conditions within the City.

Lead Based Paint Hazards

The age of the housing unit is a leading indicator of the presence of lead –hazard, along with building maintenance. Lead was banned from residential paint in 1978. Of the 10,319 total housing units in the City of Ashland 68% (7,000) were built prior to 1980. The 1999 national survey found that 67% of housing built before 1940 had significant LBP hazards. This declined to 51% of houses built between 1940 and 1959, 10% of houses built between 1960 and 1977 and just 1% after that.²⁵ Based on those estimates, over 3,300 homes pose potential lead-based paint hazards in Ashland. Please refer to table 7.1 on page 49 for details

Cost of Housing

In recent years housing costs within the City of Ashland have grown at a rate much faster than that of Jackson County, and the State of Oregon as a whole. Despite the recent economic downturn and reduction in property values the City has seen a relatively small reduction in property values, declining at only 4% since May of 2008 versus, 14% and 12% for the rest of Jackson County and the State of Oregon respectively. Due to the City's geographic constraints the availability of large parcels of flat land zoned for multi-family building within the city limits is a relatively scarce commodity. Similarly, due to the high cost of land, development within the City is completed primarily by for profit developers seeking a return on their investment.. The cost of land on which to build affordable housing has been a major deterrent to developers of affordable housing despite the City's efforts to promote that housing type through a variety of ordinances and incentives that have been created since the completion of the last five year plan. Similarly the City has always identified affordable housing as a priority for Community

²⁴ United States. Bureau of the Census. 2006-2008 American Community Survey 3-Year Estimates.

²⁵ Clickner, R. et al. (2001) National Survey of lead and Allergens in Housing, Final Report, Volume 1: Analysis of Lead Hazards. Report Office of Lead Hazard Control, US Department of Housing And Urban Development.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Development Block Grant funding, and has funded many projects that have created affordable rental and ownership housing since the City became an entitlement community in 1994.

Cost Burden

The rise in housing costs within the City of Ashland has greatly outpaced the rise in wages in the past 10 year period. The 2000 Census lists the median home value for the City of Ashland to be \$188,400, the 2006-08 American Community Survey lists the median home value as \$426,000. This is a 126% increase in home value versus a 12.3% increase in median income in the same time period (\$32,670 in 2000 to \$36,708 in 2006-08). The Corresponding rental cost increased from a median of \$582 in 2000 to \$829 in 2006-08 for a 42% increase. These disproportionate housing costs to wage rate increases has resulted in a greater percentage of Ashland households experiencing cost burden. According to CHAS data compiled by HUD from 2000 Census data 67.7% of Ashland renter households experience cost burden, while 44.2% of owner households experience cost burden in 2006-08 versus 52.6% renter household cost burden and 26.3% owner cost burden just 6 to 8 years prior. (Housing cost burden is defined by HUD as households that pay more than 30% of their income toward housing costs.)

Rental Housing

According to the 2006-2008 American Community Survey, renters are disproportionately cost burdened by housing expenses. Over 51% of households in Ashland are renter households and 68% of renters in the City of Ashland pay more than 30% of their income for housing.²⁶ Average rent in Ashland is \$829 a month

Table 9.3

Fair Market Rents 2000 and 2009						
Location	2000			2009		
	1 Bdrm	2 Bdrm	3 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm
Medford-Ashland	452	604	840	593	745	1,116
Corvallis	458	615	925	613	764	1,110
Josephine County	380	489	662	563	681	968
Klamath County	371	481	662	477	608	851

A rental needs analysis conducted in 2007 concluded that between 2007 and 2012 the City of Ashland would need to add 74 new rental units each year to meet the needs of the population.²⁷ Further, the Rental Needs Analysis noted that rental units targeted to populations with the lowest incomes show the greatest need for new units. Similarly, the Rental Needs Analysis showed a disproportionate need for studio, one-bedroom and three-bedroom units, stating that the city had an over supply of two-bedroom units. As of

²⁶ United States. Bureau of the Census. 2006-2008 American Community Survey 3-Year Estimates.

²⁷ Ferrarini & Associates, Inc. Ashland, Oregon Rental Needs Analysis, May 2007.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

November 2009, The Housing Authority of Jackson County's Section 8 waitlist for Ashland and surrounding areas was up to 1,595 households a total of 3,474 individuals. 78.7% of the households on the waitlist were extremely low-income (30% of AMI).

Ownership Housing

A housing needs analysis completed for the City in 2002 stated with regard to affordable ownership housing; "Ashland has a large deficit of affordable owner-occupied housing units. Less than 4% of single-family dwellings are valued below \$101,00, the maximum a household earning the median income of \$40,400 could afford. Thus, 46% of households earning below the median income cannot afford to purchase a house in Ashland."²⁸

Housing Stock available to persons with Disabilities

Census data reports that 2,379 people 5 years old and older with disabilities resided in Ashland in 2000. Peoples with Disabilities made up 12.8% of the population at that time. The 3-year American Community Survey estimates do not provide updated information about peoples with disabilities. However, as the City of Ashland has a greater percentage of the population which is 50 years old or older it can be expected that as the population ages housing that meets the changing needs of the population will need to be provided. Currently the extent of housing stock available to peoples with disabilities is not known. However four complexes representing 148 units designated for seniors and peoples with disabilities are listed on the preservation property list which are in danger of expiring as dedicated affordable housing for seniors and peoples with disabilities.

Housing Stock available to persons with HIV/AIDS

Information on the housing stock available for persons with HIV/AIDS is currently unavailable for the Medford/Ashland MSA. State of Oregon department of health services records show that there are 141 people with HIV/AIDS living in Jackson County.²⁹ The number of people with HIV/AIDS living within the City of Ashland is not known. Consequently, the City does not prioritize or track the development of housing stock available to persons with HIV/AIDS.

Inventory of vacant or abandoned buildings suitable for rehabilitation

An inventory of vacant or abandoned buildings suitable for rehabilitation has not been undertaken, however, due to the high cost of land within the City of Ashland, it is unlikely that there would be many buildings which are abandoned or which remain vacant for long periods of time. For this reason it is not expected that the City will prioritize funds for the rehabilitation of buildings other than those owner occupied homes that qualify for the City's homeowner rehabilitation program.

²⁸ ECONorthwest, Ashland Housing Needs Assessment, May 2002, page iii.

²⁹ State of Oregon, Department of Health Services Website:
<http://www.oregon.gov/DHS/ph/hiv/data/docs/Livingcounty.xls>

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

The City has prioritized the creation, retention, and maintenance of new and existing affordable housing units that target those populations with the highest need and the lowest incomes. As shown in table 2A Priority Housing Needs, the populations with the greatest unmet needs are often those populations with the lowest income, or the populations who are most vulnerable, such as the elderly or those with special needs.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority given to each category of priority housing need category

For a thorough analysis of the issues of the housing market please see the housing market analysis section of the plan. The populations with the lowest incomes and the least ability to raise their incomes, such as the elderly and special needs populations often experience the severest cost burden for housing. Similarly, housing units for populations with special needs such as ADA accommodations and supportive housing are not as common. Consequently the City places a higher priority on housing types available to these populations. Lastly, greater priority is given to populations with the highest unmet needs.

3. Describe the basis for assigning the priority given to each category of priority needs.

The basis for the priority assigned to each category was primarily the derived from the unmet need.

4. Identify any obstacles to meeting underserved needs.

For a summary of obstacles to meeting underserved needs please refer to summary on pages 49-52, under the Priority Needs Analysis and Strategies section of this document.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	299
		31-50%	H	199
		51-80%	H	228
	Large Related	0-30%	M	28
		31-50%	M	28
		51-80%	L	20
	Elderly	0-30%	H	124
		31-50%	H	138
		51-80%	H	127
	All Other	0-30%	H	576
		31-50%	H	475
		51-80%	H	492
Owner	Small Related	0-30%	M	35
		31-50%	M	62
		51-80%	H	171
	Large Related	0-30%	L	10
		31-50%	M	28
		51-80%	L	20
	Elderly	0-30%	H	101
		31-50%	H	114
		51-80%	H	219
	All Other	0-30%	M	72
		31-50%	M	74
		51-80%	M	75
Non-Homeless Special Needs	Elderly	0-80%	H	235
	Frail Elderly	0-80%	M	50
	Severe Mental Illness	0-80%	M	70
	Physical Disability	0-80%	L	15
	Developmental Disability	0-80%	M	35
	Alcohol/Drug Abuse	0-80%	M	100
	HIV/AIDS	0-80%	L	5
	Victims of Domestic	0-80%	L	15

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI	10	2	2	2	2	2
31 - 50% of MFI	10	2	2	2	2	2
51 - 80% of MFI	30	6	6	6	6	6
Owners						
0 - 30 of MFI	0	0	0	0	0	0
31 - 50 of MFI	5	1	1	1	1	1
51 - 80% of MFI	12	2	2	4	2	2
Homeless*						
Individuals	100	20	20	20	20	20
Families	50	10	10	10	10	10
Non-Homeless Special Needs						
Elderly	5	1	1	1	1	1
Frail Elderly	5	1	1	1	1	1
Severe Mental Illness	2	1	1	0	0	0
Physical Disability	1	1	0	0	0	0
Developmental Disability	1	1	0	0	0	0
Alcohol/Drug Abuse	0	0	0	0	0	0
HIV/AIDS	0	0	0	0	0	0
Victims of Domestic Violence	0	0	0	0	0	0
Total	14	5	3	2	2	2
Total Section 215						
215 Renter	50	10	10	10	10	10
215 Owner	17	3	4	5	2	3

* Homeless individuals and families assisted with transitional and permanent housing

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

**Table 2A
Priority Housing Activities**

Priority Need	5-Yr. Goal	Yr. 1 Goal	Yr. 2 Goal	Yr. 3 Goal	Yr. 4 Goal	Yr. 5 Goal
	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>
CDBG						
Acquisition of existing rental units	40	10	10	10	10	10
Production of new rental units	10	2	2	2	2	2
Rehabilitation of existing rental units	2	2	0	0	0	0
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	14	4	2	5	2	1
Rehabilitation of existing owner units	3	1	1	1	0	0
Homeownership assistance	0	0	0	0	0	0
HOME						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
HOPWA						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
Other						

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over the specified time period.

As described in the city's strategic plan the top priority for the use of CDBG funds are:

- **Affordable and Workforce Housing:** The creation, preservation and maintenance of Housing which is affordable to extremely low-, low-, and moderate-income individuals and families.
- **Homeless, At-Risk and Special Needs Populations:** The creation of or support for new and existing emergency and support services to homeless, at risk, and special needs populations that foster self-sufficiency and economic independence.
- **Economic and Community Development:** The creation and support for an environment that fosters economic opportunity for extremely low-, low-, and moderate-income residents.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Due to the limited amount of CDBG funding that is received by the City, most activities are reliant on other sources of funding.

Federal Funding

Low-income Housing Tax Credit Program

The Federal Low-Income Housing Tax Credit Program assists both for-Profit and non-profit housing developers in financing affordable housing projects for low-income families and individuals. Some local developers of affordable housing are eligible to apply to Oregon Housing and Community Services which allocates funds based on a statewide Consolidated Plan. The City of Ashland has not benefited from the use of these credits/funds in recent years but expects to see a tax credit project developed in the near future.

Public Housing Assistance-Section 8 Housing Choice Voucher Program

The Housing Authority of Jackson County is the local provider of HUD funded housing programs such as the Housing Choice Voucher program and the Public Housing program. The Housing Authority also operates a Family Self sufficiency program for families receiving federal housing assistance as well as an Individual Development Account program. Currently the Housing Authority receives approximately 1390 Housing Choice Vouchers for all of Jackson County. Just over 100 of those vouchers are provided to City of Ashland residents.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Home Program

The City of Ashland is not currently a participating jurisdiction for HUD's HOME funds. Some local developers of affordable housing are eligible to apply to Oregon Housing and Community Services which allocates funds based on a statewide Consolidated Plan.

USDA Rural Development Mutual Self Help Home Loans/SHOP

The Department of Agriculture's Rural Development offers several loan options to assist low to moderate income households attain homeownership. In recent years the City of Ashland has awarded Rogue Valley Community Development Corporation CDBG funds to help leverage funds and initiate two Self help homeownership projects that utilized funds from Rural Development programs. Rogue Valley Community Development Corporation has utilized Self Help Ownership Program (SHOP) grant funds awarded to Community Frameworks from HUD on these projects. Similarly USDA Rural Development also offers low-interest loans and grants to assist low to moderate homeowner's complete health and safety repairs on their homes.

State Funding

Low-Income Energy Assistance and Weatherization

ACCESS, Inc. serves as the CAP agency providing service to all of Jackson and most of Josephine County. ACCESS, Inc. receives U.S. Department of Energy funds which are distributed through Oregon Housing and Community Services. These funds are used to provide low-income households with help in paying their energy bills and weatherizing their homes. Furthermore, the City of Ashland owns and operates the Electric Utility; the City is in the unique position to assist very-low income households in meeting their energy needs, specifically during the winter months when energy costs and use are highest. To this end the City targets assistance to Low-income Ashland utility customers who need help to pay their heating bills over the course of each winter. Applicants must have an active electric utility account with the City and the Applicant's household income may not exceed 125% of the Federal Poverty Guidelines. The City of Ashland also offers a Senior and Disabled Discount on electric usage charges.

Homeless Populations

Oregon Housing and Community Services receive federal and state resources to be used to support services for homeless populations. They include: Emergency Housing Account, Emergency Shelter grants, State Homeless Assistance Program, Shelter Plus Care, and Supplemental Assistance for Facilities to Assist Homeless. Additionally, under the Federal Continuum of Care program administered by HUD, local governments and agencies can apply for federal funding for programs and services to prevent and combat homelessness. The Continuum of Care has been the recipient of McKinney Vento funds. The City of Ashland does not directly receive any funds to assist homeless persons or persons at risk of becoming homeless, and there is no longer a local organization that provides services to homeless populations; however City of Ashland residents can access available services, programs and funds through ACCESS, Inc. the regional CAP agency that serves Jackson and Josephine Counties. Similarly, many non-profit agency's that

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

provide housing or support services for homeless populations are eligible to apply for funds through Oregon Housing and Community Services or through the Jackson County Continuum of Care.

Local Funding

City General Fund Grants

The City of Ashland offers two types of grants, Social Service Grants and Economic Development Grants. The City's Social Service Grant program allocates approximately \$119,000 annually to help fund public service agencies and organizations providing essential safety net services for City of Ashland residents. The City's Economic Development Grant program provides over \$150,000 in grants annually.

Land Donation/Systems Development Charge Deferrals/Fee Waivers

In recent years the City of Ashland has offered city owned land to developers of affordable housing through a competitive RFP process to assist in buying down the land costs thereby encouraging the development of affordable housing. In program year 2008 the City traded four city owned properties valued at \$1.7 Million to assist in acquiring land for the purpose of developing an affordable housing project in conjunction with the Housing Authority of Jackson County and yet to be identified developer(s) of affordable housing. The City of Ashland also provided \$620,000 in direct contribution from the General Fund in order to assist with this acquisition. The City also offers incentives to private developers and affordable housing developers by deferring Systems Development Charges and waiving Community Development Fees for providing ownership and rental units priced for low and moderate income households. These incentives result in the non-collection of funds that would otherwise contribute to the City's General Fund.

Exemptions from Local Property Taxes

Non-profits that provide services for low and moderate income persons are often eligible for exemptions from local property taxes. ACCESS, Inc. and the Housing Authority of Jackson County are two such entities.

Private Sector Resources

The City has, for many years relied on the resources of the private sector to meet its affordable housing goals. Through a series of resolutions passed by the Ashland City Council the City has been able to see an increase in its affordable housing stock through the annexation, zone change, and the conversion of multi-family properties by private developers. Similarly, the City has seen an increase in affordable housing stock created by private developers through density bonuses offered for providing affordable housing as a part of a market rate development, and through System development Charge and Community Development and Engineering fee waivers for newly developed housing that is affordable to low and moderate income households (80% of Area Median Income (AMI) or below).

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within it's boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

Currently, there are no public housing units located in the City of Ashland.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate-income families residing in public housing.

The Housing Authority of Jackson County (HAJC) is the Public Housing Agency (PHA) that manages all of the Public Housing units located in Jackson and Josephine Counties and administers the Section 8 program for Jackson County. HAJC recognizes several goals in its five year consolidated plan to serve the needs of extremely low-, low-income, and moderate-income families residing in Ashland and in Jackson County. Among those goals identified are;

To expand the supply of assisted housing by applying for additional rental vouchers should additional vouchers become available, reducing public housing vacancies, by providing more outreach and shortening the turn around time for vacancies, leveraging private or other funds to create additional housing opportunities. And lastly HAJC will continue to seek out existing developments and land to acquire and rehabilitate or develop for use as affordable housing.

To promote self-sufficiency and asset development of families and individuals, by increasing the number and percentage of employed person in assisted families, by providing or attracting supportive services to improve assistance recipients' employability, and by providing or attracting support services to increase independence for the elderly or families with disabilities.

To ensure equal opportunity and affirmatively furthering fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. On its own the PHA offers counseling to section 8 tenants as to locations of units outside of areas of poverty or minority concentration and assist them to locate those units, and markets the section 8 program to owners outside of areas of poverty and minority concentration. The Housing Authority and surrounding jurisdictions work together to provide fair housing training and education, to housing agencies, non-profits, rental owner's associations, and tenants.

The Housing Authority's does not plan on undertaking any revitalization or restoration of public housing. The Housing Authority does not receive any HOPE VI grant funds and does not intend on applying for any. In 2007 the Housing Authority applied for and was

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

granted approval to dispose of all of its public housing units four of which were located in the City of Ashland.

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))).

Hajc has a self-sufficiency department that works with families receiving section 8 assistance to offer support services and incentives to achieve short term and long term self-sufficiency goals. Self-sufficiency program participants are offered an Individual Development Account (IDA) savings match to help them achieve a long term goal such as homeownership, post secondary education, or small business development. Agency staff works with program participants to provide support and direction in identifying and working toward a goal.

Public housing tenants residing in units slated for disposition were given first right of refusal for the purchase of the unit. Some of the tenants were self-sufficiency program participants, and one of them purchased the public housing unit that they occupied. Any tenant who did not purchase their unit received a Section 8 voucher and relocation assistance.

3. If the public housing agency is designated as “troubled” by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

Not Applicable

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The cost of housing in the City of Ashland has a major impact on the development, improvement, and maintenance of affordable housing. Similarly the high cost of housing and lack of affordable housing units increased the demand for affordable units and decreases the availability of the existing units. In the past five years the City has worked to create policies and incentives that encourage and support the development and retention of affordable units.

In 2002 the City of Ashland commissioned ECONorthwest to complete a Housing Needs Analysis to identify housing needs and to assist the city in developing a comprehensive affordable housing strategy based on those identified needs. Among the many issues that are affected by public policies identified by the analysis were;

A relatively small inventory of land zoned for multi-family housing

According to the findings of the analysis only 27% of residential capacity in dwelling unit exists on land designated for multi-family use. Similarly, much of the land zoned for multi-family use often is developed as single family residential, reducing the amount of multi-family zoned land and reducing the availability and the potential to maximize density, and cost for multi-family developments for developers of affordable housing.

Condominium Conversions

Lastly, the City has witnessed a disturbing trend whereby existing multi-family rental developments are converting to ownership units in order to maximize profit and land value. This trend reduces the overall availability of rental stock, the housing stock most in demand within the City.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

The City of Ashland has been working to increase the City's affordable housing stock for a number of years. In that time many efforts have been made toward that end.

Housing Commission

In 1996, the City established a commission to focus specifically on issues of housing. The Ashland Housing Commission was tasked with encouraging housing that is available and affordable to a wider range of city residents, to enhancing cooperation between the public and private sectors, to encouraging financial entities to support housing programs in the city, and to coordinating housing and supportive services programs.

Land Use Regulations

Several land use regulations have been amended or created to promote the development and retention of affordable housing types. Examples of this are the Annexation and Zone change ordinances which require a percentage of affordable housing be provided for developments which are seeking to become annexed into the city or which are requesting a zone change to a higher density to facilitate the development. Similarly, the Condominium conversion which was amended in 2007 requires that a percentage of units in a multi-family property be designated as affordable if certain circumstances apply.

Potential approaches were also identified in the Ashland Housing Needs analysis. What follows is a summary of those approaches;

Encourage more multi-family housing

- **Increase the land supply**

The buildable lands data suggest that the City has capacity for about 525 multi-family dwellings. One approach to encourage apartment development is to designate more land for apartments.

- **Consider restriction uses in certain zones to apartments**

The building permit data suggest that a lot of the high density housing had been single family attached types that are owner-occupied units. Designating certain lands for rental units will encourage development of apartments.

- **Consider policies that encourage redevelopment or adaptive reuse of structure**

The location of rental units is also important. Increasing the supply of rental units near employment centers and the University will make these units more attractive.

- **Encourage more affordable single-family housing types**

Zone more land for small lot development. The data show a strong correlation between lot size and housing value. The City could decrease minimum lot sizes in certain residential zones, or could take an approach like the City of Corvallis, which requires a certain percentage of small lots (lots between 2,500 and 3,500 square feet) with subdivisions and planned unit developments.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

- **Make more land available for manufactured housing**

The City identified a need of 3.5% of all housing for manufactured homes in subdivisions and manufactured homes in parks. Increasing land available for manufactured homes is one potential approach to allowing more affordable single-family housing.

- **Develop more government-assisted housing.**

The data compiled for a rental needs analyzing completed in 2007 showed a need for nearly 800 dwelling units that are affordable to households with annual incomes of \$10,000 or less. About 30% of these households, however, are in the 18-24 age range and another 25% are age 65 or over. The data suggest the City could develop as many as 50 units per year for the next 20 years to address this need. It is unlikely, however that the City will have the resources to meet this need. A more realistic target would be 10-15 units annually. Partnerships with other local housing organizations can help leverage limited City resources.³⁰ It is suggested that the city look at developing more government assisted housing which will assist in meeting the housing needs of those with the lowest incomes.

- **Reduce development fees for low-income projects.**

The City is looking at conducting a review of the components of housing cost and determining what percentage of total unit cost is a result of development fees and the development process. Currently the City offers System Development Charge (SDC) deferrals and Community Development and Engineering Fee waivers for affordable housing developments which meet certain criteria. The City has identified the potential for streamlining the development process in an effort to reduce development costs, and creating a priority for affordable housing developments, however these ideas have yet to move beyond the discussion phase.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

In the 2008 the City undertook several activities to affirmatively Further Fair Housing. The City continued its support to the Fair Housing Council of Oregon (FHCO), awarding that organization a total of \$20,000 in CDBG funding to provide education and outreach through trainings to local social service providers, fair housing counseling to City residents, and by conducting Fair Housing Testing in the Ashland Area.

The City funded FHCO to undertake an update of the City's Analysis of Impediments to fair housing choice. The updated Analysis of Impediments to Fair Housing Choice identified several impediments to fair housing choice. Some of the impediments and proposed solutions are public sector and are able to be corrected by the City, while some of them will take coordination and cooperation from the City with the private sector.

³⁰ Ferrarini & Associates, Inc. Ashland, Oregon Rental Needs Analysis, May 2007, pg. 3.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Private Sector Impediments

Impediment I

Discrimination in housing transactions is the greatest impediment to fair housing Choice.

Recommendation I

Proactively conduct testing of sale and rental properties to identify such practices as racial steering and other violations of the Fair Housing Act at an early stage. Ashland should contract with an organization experienced in fair housing testing to conduct periodic testing of real estate agents, developers, landlords, and apartment managers to identify racial and ethnic steering within Ashland and steering of minorities away from Ashland. Such testing should include controlled samples that are large enough to provide statistically significant result and finding.

Impediment II

Steering by real estate agents is a significant impediment to ensuring that everyone has the full range of housing choices regardless of their race or ethnicity.

Recommendation II

In addition to the testing recommended above, real estate agents need intensive fair housing training to discourage illegal steering based on race, national origin, familial status and disability. These are the four primary bases of fair housing complaints. Ashland should consider establishing a mandatory training program for real estate professionals practicing in Ashland. This program should identify illegal practices, and promote proper ones. It should also make participants more sensitive to fair housing issues, so they are less likely to engage in illegal housing discrimination. Finally, the program should foster an atmosphere that encourages respectful, but candid dialogue about the role and importance of fair housing in Ashland.

Impediment III

The presence of minority housing agents in real estate and rental management offices can serve as a “welcome sign” to potential minority home seekers. Real estate and rental management firms often advertise with photographs of their agents, and when such photographs show an all-white staff minority homes seekers may interpret that as a sign that they are not welcome in the community. A sampling of online advertising by real estate agents in Ashland revealed a dearth of Asian, Hispanic and African-American agents.

Recommendation III

Ashland should work with organizations of real estate professionals, local real estate firms, developers, and property management firms to increase efforts to recruit Asians, Hispanics, and African-Americans as residential real estate agents, leasing agents, and property managers.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Impediment IV

Sales and rental advertisements that depict residents of only one race or ethnicity can send a message of who is and who is not welcome in the community. This message limits the housing choices that minority home seekers feel are open to them.

Recommendation IV

Ashland should work with organizations for real estate professionals, local real estate firms, developers, and property management firms to include people of all races, including Hispanics, in their advertising and brochures.

Impediment V

Several areas of Ashland show either a higher than expected concentration of minorities, or show a lower than expected proportion of minorities. Racial and ethnic segregation is an impediment to fair housing choice. While this problem is not overly widespread, Ashland must take action now to expand housing choices for minorities, especially non-white Hispanics, African-American, and Native Americans. It is imperative to ensure that members of these minority groups learn about the full range of housing choices available to them and that they feel welcome in all areas of Ashland.

Recommendation V

Ashland should encourage developers to adopt an “affirmative marketing” program designed to reach minority home seekers to make them aware of their full array of housing choices. Such a program would encourage developers to take steps to promote traffic from particular racial or ethnic groups that are otherwise unlikely to compete for housing. These steps, in addition to standard marketing efforts, can include the following:

- Targeted advertising to racial and ethnic groups that have not competed for housing.
- Utilizing press releases, photographs, promotions, and public service announcements that dispel stereotypes and myths concerning multi-racial living patterns.
- Training and education sales and rental staff involved with marketing in affirmative marketing techniques and the facts about multi-racial living.
- Collection occupancy data and data on home seekers, because the collection and analysis of accurate racial data is crucial to preserving a multi-racial living
- Collecting occupancy data and data on home seekers, because the collection and analysis of accurate racial data is crucial to preserving a multi-racial community.
- Using public relations tools that focus on individuals and groups that represent racial diversity.
- Educating residents about the value of multi-racial living.

Impediment VI

Several areas of Ashland show either a higher than expected concentration of minorities, or show a lower than expected proportion of minorities. Racial and ethnic segregation is and impediment to fair housing choice. When parts of a city become racially-identifiable

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

some real estate professionals have been known to steer minorities to areas perceived as minorities or integrated neighborhoods and to direct them away from predominantly white areas of a town. They have also been known to direct Caucasians away from integrated and predominantly minority neighborhoods and to predominantly white neighborhoods. This practice either helps to preserve segregated neighborhoods, or works to re-segregate previously integrated neighborhoods.

Recommendation VI

Ashland should establish methods to gather data on the race/ethnicity of people moving to, out of, and within Ashland. By maintaining accurate information on housing questions, a city can quickly respond to rumors and half truths that inevitably are spread about a community's integrated housing such as the Ashland census tracts that have substantial minority populations discussed above. Equally important, no municipality can determine what strategies it should employ unless it has an up-to-date racial/ethnic profile of all neighborhoods and blocks so it can identify emerging trends that may reflect illegal activities and threaten the ability to maintain multi-racial/ethnic demand for housing. Data that show rapid racial/ethnic change can alert city officials to possible illegal real estate practices.

Identifying the racial/ethnic profile of neighborhoods in Ashland would also allow the City to accurately measure the impact that Southern Oregon University (SOU) has, if any, on the concentration of minorities in two specific tract block groups. Unfortunately, the data readily available did not allow for an analysis of SOU's impact. Some other methods of gathering accurate racial/ethnic data include:

- Requiring rental property managers to submit periodic (e.g. monthly, quarterly) reports that identify the race/ethnicity of home seekers and the addresses of the apartments they were shown and the address of the apartment they ultimately rented (if known). A record of the name, address, and phone number of each prospect must be maintained and provided to the City upon request.
- In the alternative, Ashland could adopt an ordinance to license landlords and require reporting would allow the city to monitor practices, prevent racial concentrations from developing or exacerbating, and identify rental properties where racial minorities appear to be excluded. Any such ordinance must have strict rules about the confidentiality of the data gathered and how it is to be used, precise definitions and limitations on access to this information, and impose substantial penalties for any violation.
- Requiring real estate firms to submit periodic (e. g. monthly, quarterly) reports that identify the race/ethnicity of home seekers and the addresses of the apartments they were shown and the addresses of the units that they ultimately purchased (if known). A record of the name, address, and phone number of each prospect must be maintained and provided to the city upon request.
- As described above, testing is a powerful tool that can be used to assess whether illegal steering is occurring in Ashland's sales and rental markets.

Impediment VII

Homeowner Associations (HOA) are an area of emerging concern with regard to fair housing. The number of complaints received by FHCO alleging discrimination by the

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

board of an HOA has steadily increased. HOA's are most commonly cited in cases of familial status discrimination and discrimination against people with disabilities. Families with children frequently complain about the arbitrary and stringent application of HOA rules to them, but not to families without children. People with disabilities complain that HOA's refuse to grant them reasonable accommodations to rules, policies or procedures when such accommodations are necessary due to a disability, or that the HOA's refuse to allow reasonable modifications to the physical structure of a person's unit or the common areas when such modifications to the physical structure of a person's unit or the common areas when such modification is necessary to make a dwelling or property accessible for the persons with disability.

Recommendation VII

Ashland should develop or arrange for periodic workshops targeted to HOA officers and management companies to make them fully aware of their obligations under the federal, state, and local fair housing laws.

Impediment VIII

Discrimination in home lending practices is a major impediment to fair housing choice. While the denial rates identified for home loan applications in Ashland do not identify consistent disparities between races, there is disparity in loan activity with census tracts with higher minority proportions showing substantially less activity than census tracts with low minority proportions. Additionally, for all of Ashland there were very few government-insured loans sought, even though these are an effective way for low and moderate income families to purchase a home.

Recommendation VIII

All Ashland residents would benefit from financial counseling to better prepare applicants before they submit a mortgage loan application. Such counseling should include education potential home buyers to recognize what they can actually afford to purchase, preventing the use of sub-prime mortgages and predatory loans that have produced the current nationwide wave of foreclosures, budgeting monthly ownership costs, building a reserve fund for normal and emergency repairs, recognizing racial steering by real estate agents, and encouraging consideration of the full range of housing choices available. As stated, this counseling will benefit all Ashland residents, but significant outreach efforts should be made to racial and ethnic minorities, especially non-white Hispanics, African-American, Native Americans and Asians.

Public Sector Impediments

Impediment IX

Ashland must renew and expand its commitment to fair housing. The solutions to the impediments identified herein cannot be successful without significant support from the city.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Recommendation IX

Ashland already expresses its commitment to fair housing in its fair housing ordinance, but some steps can be taken to improve this law:

- The law should be amended to clearly protect disability, including the right to reasonable accommodations and modifications. As stated above, disability protection is not wholly absent, but the law as it currently reads could be read to exclude protection for people with disabilities in some instances.
- The law should also be amended to allow residents to file complaints up to one year after the last act of discrimination. Victims of discrimination do not always wish to lodge a formal complaint in the immediate aftermath of experiencing discrimination. Additionally, if they seek to conduct other investigation, they can easily find themselves beyond the statute's 60-day limit. Making this change would also bring Ashland's ordinance in line with federal and state fair housing laws.
- Clearly articulate the existence of alternative complaint options beyond contacting Ashland's Fair Housing Officer. Municipal Code 10.110.060 does discuss the existence of other options, but it is not written in a way that would clearly communicate to a victim of illegal housing discrimination what their options are.

Impediment X

Ashland needs to insure that there is a strong integration between its planning, fair housing, and affordable housing staff to prevent the separation of these different issues from one another. Ashland's current Fair Housing Officer is also charged with monitoring the affordable housing stock in Ashland. In this role the Fair Housing Officer does review the planning process to see that affordable housing goals will be met, but additionally monitoring to see that fair housing goals are met has not been integrated into this position.

Recommendation X

The fact that Ashland's Fair Housing Officer also has affordable housing responsibilities is a very good first step to ensuring that these subjects do not get treated separately at the expense of one to the other. The next logical step is to provide advanced fair housing training for this position, specifically training that focuses on systemic fair housing issues around planning. This additional training will augment the Fair Housing Officer's understanding of the intersection between fair housing and affordable housing, and will help this position identify strategies to pursue the advancement of both goals simultaneously. The Fair Housing Officer will then be able to bring these strategies to the planning process to monitor that planning policy and implementation creates a more integrated and tolerant community, as well as creates housing that is affordable to current and prospective Ashland residents.

Impediment XI

While affordable housing and fair housing are separate concepts, there is significant overlap between the two. It is generally true that affordable housing disproportionately benefits members of protected classes, primarily members of racial/ethnic minorities, recent immigrants, people with disabilities, and families with children. The decline of

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

affordable housing in Ashland is an impediment to fair housing choice. This issue was perhaps the most oft-cited impediment in Ashland during interviews conducted by FHCO.

Recommendation XI

Ashland needs to explore as many options as possible for preserving and expanding its stock of affordable housing. The Rental Needs Analysis made several recommendations on how to accomplish this, and they are incorporated by reference. One option that was not explored was using CDBG funds to buy down the cost of apartment buildings to convert them to low-equity cooperatives.

Low-equity co-operatives control housing costs by keeping the single largest cost of homeownership, mortgage debt service (30 to 50 percent of the landlord's monthly ownership costs), constant even when units change hands. Households that purchase a share in a cooperative association comprise the association which actually owns the cooperative. This share entitles a household to occupy a dwelling unit and pay a monthly "rent". The cost of a share can range from a few dollars to a few thousand dollars. The key difference between market rate cooperatives and limited-equity co-ops is that the limited-equity's bylaws limit increases in resale price of a share to some rate typically less than the rate of inflation. This form of ownership can be applied to both multi-family and single-family housing, on a single site or scattered sites. By keeping housing costs down, many residents of low-equity cooperatives save enough money to afford a conventional ownership home without any government subsidy. This approach minimizes the amount of government spending on affordable housing while turning renters into homeowners. Residents of low-equity co-ops are able to deduct from their income tax their percentage of the cooperative's mortgage interest and property tax just like any other homeowner.

Impediment XII

Lack of information on where and how to report allegations of illegal housing discrimination is a major impediment to the effective enforcement of fair housing laws.

Recommendation XII

Ashland should make it easy to potential victims of housing discrimination to get assistance. The city should see that all its operators are trained, including people who answer the phone at the police department, to refer callers with housing discrimination issues to the Fair Housing Officer, or a designated alternative. The city staff described above should undergo periodic substantive fair housing training to remind them how to identify potential fair housing issues.

Impediment XIII

Housing consumers are generally unaware of their substantive rights, and specifically unaware of Ashland's own fair housing ordinance. Ashland has good and useful information on its website, but it may be difficult to find for a consumer who does not know that is what s/he is looking for.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Recommendation XIII

Ashland should augment its efforts to disseminate information about fair housing laws generally and its own ordinance specifically. Two specific recommendations are as follows:

- Develop or adopt a fair housing brochure that clearly explains what fair housing is, what classes are protected, the time limit on filing a complaint, and instructions on how to easily file a complaint.
- Amend Ashland's Municipal Code to require that every prospective client be given a copy of this brochure when they first meet with any real estate broker, residential rental or leasing agent, property manager, landlord, condominium owner seeking to rent his or her unit, or other person showing ownership of rental property in the City of Ashland.
- Make improvements to Ashland's webpage on fair housing. Ideally the link to this page would be no lower than one submenu in the category tree on Ashland's website. It should also be revised to include the text of Ashland's ordinance. The list of protected classes should be updated to include all the classes protected in Oregon.

Impediment XIV

There is a lack of adequate fair housing resources available to respond to fair housing complaints, and provide fair housing training and outreach.

Recommendation XIV

Ashland has already taken several good steps towards addressing this impediment. They have established a Fair Housing Officer as a position in the city government. They have also established a good working relationship with FHCO to provide enforcement and education services. However, there is more that can be done in both these areas.

- Ideally the Fair Housing Officer would have enough time and resources to field complaint, conduct fair housing trainings, and identify systemic fair housing issues that are raised by policies adopted by the city, namely in planning and zoning. Realistically, though, the Fair Housing Officer has a broad and full portfolio of work in addition to fair housing responsibilities. Allocation of additional resources, either additional funds or staff, would provide the necessary support to allow city staff to perform these tasks.
- Alternatively, Ashland could seek to partner with other CDBG jurisdictions (City of Medford, State of Oregon) to establish a regional fair housing office that could respond to complaints, conduct trainings and outreach, and monitor and comment on systemic fair housing issues raised by policies adopted by the city (e.g. planning and zoning). This option would address the reality that current city staff have sufficient work loads that they could not add more duties to their portfolios, and the other reality that there are not enough funds to create a full-time position to address fair housing issues. If a regional partnership could be established, the governments could contract with a private organization that would provide staff and resources to address the fair housing needs of Southern Oregon.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Impediment XV

There is a lack of accessible housing for people with disabilities. This was an issue highlighted by the Rental Needs Analysis, and confirmed by interviews with people from Ashland. Most accessible housing that does exist is located in complexes that are designated as housing for older persons. This means that people with disabilities under the age of 55, or peoples with disabilities who have children, or people with children who have disabilities, are at a significant disadvantage to find housing that meets their needs in Ashland.

Recommendation XV

The proportion of the population that has one or more disabilities is growing, and this impediment will only become more and more prevalent. The following are options that taken together can go a long way towards expanding the amount of accessible housing stock:

- Ensure that city staff in charge of issuing, inspecting, and approving building permits and certificates of occupancy for new multi-family housing built in Ashland are familiar with the accessibility requirements of the federal Fair Housing Act. Many architects, builders, and permitting officials are unaware that accessibility requirements under federal law are more expansive than those called for under the state building code.
- Adopt appropriate municipal legislation to prevent the approval of a building plan for new multi-family housing until accessibility issues are addressed.
- Provide funding for low or limited-income people with disabilities to pay for needed modification to the existing structure of their dwelling unit or complex. Under federal law a persons with a disability has the right to make necessary modifications, but the person must pay for the modifications themselves. The cost of modifications can be a barrier to asserting this right. If a fund was made available for low or limited-income people with disabilities to access, it would serve to increase the amount of Ashland's accessible housing stock.

The City of Ashland Housing Commission has already taken action to address some of the issues raised in the draft AI. A presentation given by the FHCO at the Housing Commission's June 2009 meeting highlighted some of the issues which the Housing Commission could have substantial involvement in implementing; such as updating the City's Fair Housing Ordinance, and researching rental registries. Over the five year period covered by this Consolidated Plan the City will work toward identifying impediments and the actions needed to overcome those impediments. Following is a list of actions that the City has already implemented, and actions that the City intends to work toward implementing.

- The City provides information on Fair Housing at Pre-applications for Accessory Rental Units and Multi-Family Developments
- The City provides information and referral services to residents regarding Fair Housing and tenant rights. (AI-Recommendation XII-XIII)

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

- In 2007-08 the City of Ashland partnered with the City of Medford to put together 4 web based seminars that aired statewide. One of the seminars was tester training.
- The City annually awards Social Service grants to the center for non-profit legal services to “provide advocacy, advice and representation” on issues including tenant rights and fair housing. For the 2010-2011, 2-year grant cycle the City has awarded the Center for non-profit legal services \$12,078.
- Ashland supports the Fair Housing Council of Oregon through CDBG awards that promote training and education to landlords and tenants, as well as information on tenant rights and advocacy. (AI-Recommendation XII-XIII)
- The City of Ashland continues to collaborate with the City of Medford to conduct Fair Housing Activities that promote Fair Housing practices throughout the Southern Oregon region. The City’s are currently partnering to implement Fair Housing trainings targeted to real-estate agents and Homeowners Associations. Similarly, the City’s of Medford and Ashland are collaborating on bringing more fair housing resources to the Southern Oregon region. (AI Recommendation II and VII)
- City staff and the City’s Housing Commission is working to establish a rental registry which will allow the city to better gather data and maintain accurate information on housing trends, to track shifts in populations and housing demands, and identify emerging trends that may reflect illegal activities. (AI Recommendation VI)
- The City of Ashland is a member of the Southern Oregon Housing Resource Center Board and actively works to promote the mission of the Resource Center in education and resources for low-income homebuyers, which includes education on mortgage lending practices and financial counseling. (AI Recommendation VIII)
- City staff and the City’s Housing Commission is working on updating the City’s Fair Housing Ordinance to bring it up to State and Federal standards with further protections for peoples with disabilities and clearly defined complaint options. (AI Recommendation IX)
- The City of Ashland promotes the development and retention of affordable housing that provides housing opportunities for a range of incomes and household types, often this housing utilizes funding from state or federal entities which mandate adherence to fair housing laws. (AI-Recommendation XI)

HOMELESSNESS

The 2007 Annual Homelessness Assessment Report to Congress compiled by the Department of Housing and Urban Development, states that the number of sheltered and unsheltered individuals and families decreased in principal cities, and increased substantially in suburban and rural areas.³¹ Once thought to be an issue faced predominately in densely populated urban hubs, homelessness was a stigma that many suburban and rural areas lacked awareness of or chose to ignore. Many homeless populations remain “hidden” in smaller communities, making accommodations in remote or forested areas or taking shelter in places not meant for habitation like automobiles or abandoned buildings. Many homeless individuals and families rely on friends and family for shelter, moving frequently or “couch surfing” without having a fixed nighttime residence for more than a few days at a time. These populations surface occasionally but may not fit the stereotype most associated with homelessness; the stereotype of the homeless person on the street, highly visible, packing around all of their worldly possessions in a shopping cart, or on their backs and holding up cardboard signs to solicit donations. Many homeless individuals and families, work and go to school, and look for the most part like everyone else, except they may reside in substandard housing, tents, or vehicles, or may rely on friends and family for a place to stay until they can get back into more stable housing. They may be the family next door that lost their home to foreclosure and are forced to seek assistance in an emergency shelter or transitional housing for the first time. The faces of homelessness are as many and varied as individuals themselves.

Causes of Homelessness

Likewise the causes of homelessness are many and varied. Increased housing costs coupled with a lack of living wage employment, the rising cost of health care, cuts to safety net services, and wage rates that have not kept pace with inflation have all compiled to place a larger percentage of the population on the edge of homelessness. One layoff, one medical emergency or illness, one car repair can destabilize a family and send them into homelessness. In the 2009 Jackson County one night homeless shelter count survey 32% of respondents cited unemployment as the cause of leaving their last living arrangement. 27.6% of respondents cited that they couldn’t afford the rent, and 23.6% cited a mental or emotional disorder.

The 2007 Homeless Assessment Report to Congress found that the data provided from the 2007 and 2008 Point in time homeless counts compiled by Continuums of Care throughout the nation, and the data reported in the Homeless Management Information System (HMIS), which collects data on the use of emergency shelters and transitional housing over time, showed that there “is a rise in family homelessness, which is considered to be more sensitive to economic conditions than homelessness among individuals. [] Between 2007 and 2008 there was a decrease in the share of people who

³¹ U.S. Dept. of Housing and Urban Development, 2007 Annual Homeless Assessment Report to Congress, July 2009, Pg. v, executive summary.

reported they were already homeless prior to entering a homeless residential program and an increase in those who reported that they were living with family or friends the night before entering the homeless residential facility. This could be reflective of the economic downturn, because people tend to use all alternative housing options before resorting to the shelter system. Finally, a larger percentage of sheltered homeless persons came from stable accommodations prior to entering a facility-that is; they were in the place the spent the night before becoming homeless for a year or more.”³² At this point in time it is difficult to foresee what effect and to what extent the economic downturn will have on homeless populations. If the trend reflected in the short term data continues, we may see an increase in the rise of homeless families who are coming from previously stable living conditions. Currently emergency and transitional housing for families is very limited, if the 9% increase in homeless families between 2007 and 2008 continues this will put a great stain on the County’s existing resources. Access, Inc., the Community Action agency for Jackson and Josephine Counties reported that during the months of July and August of 2009 they received over 600 Calls for housing assistance. This is four times the normal call volume.³³

Extent of Homelessness

It is estimated that in 2008, 1 in every two hundred people in the state of Oregon was homeless. Data from the Point in Time homeless Count conducted across the State of Oregon and throughout the U.S. on January 2008 showed that Oregon has the highest concentration of homeless people of any state at .54 percent or 20,653. The 2009 Point in Time homeless count for Jackson County totaled 899. Totals are not broken out per jurisdiction but are for the entire Continuum of Care region. Of the 899 respondents 66% identified themselves as chronically homeless (continuously homeless for a year or more or had at least four episodes of homelessness in the past three years), 12.6 respondents were families with children, the majority of the respondents were male (74.5%).

Ashland School District

A recent article published in the *Ashland Daily Tidings* reported on a rise in poverty in rural areas. Specifically, the article cited dramatically increased poverty rates among children in areas deeply affected by the recession including Medford and Ashland.³⁴ The Ashland School District reported that for the 2009-2010 school year 62 children currently attending school within the district report being homeless. This number is up from 58 the previous year. Similarly, the School district reports that 35% of all students currently enrolled in the school district qualify to receive free or reduced lunch. This is a slight increase from the previous year which total of 33%.

³² Ibid, pg 12.

³³ Ending Homeless Advisory Council, A Home for Hope, A 10-Year Plan to End Homelessness Status Report: Year One, November 2009, pg 7.

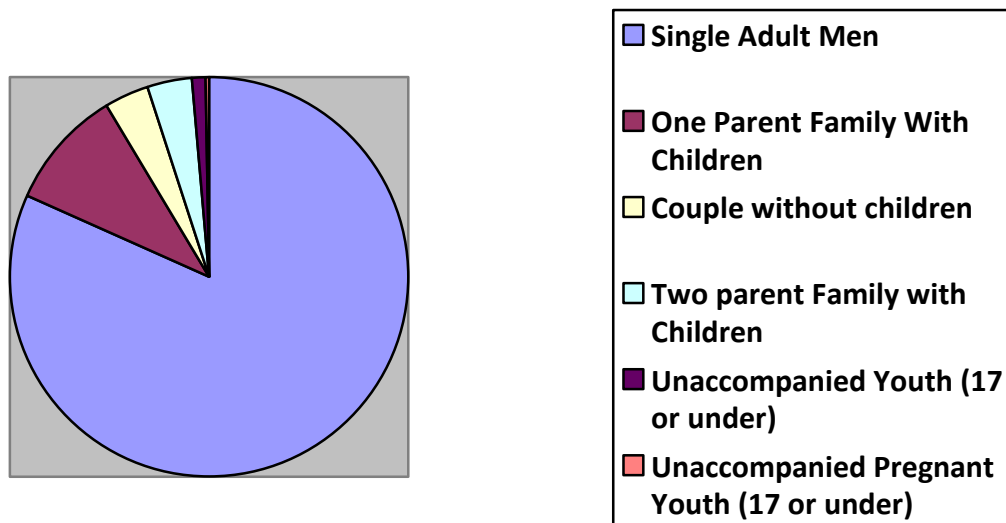
³⁴ Hammond, Betsy. “Rural Students most likely to live in poverty Some Southern Oregon districts see high rates.” *Ashland Daily Tidings* 01 Dec. 2009.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

In January of 2009 the Jackson County Continuum of Care (CoC) and the Homeless Task Force conducted a One Night Point in Time Homeless Count for Jackson County. CoC's across the Country conduct a PIT homeless count in an effort to determine how many homeless people reside in the CoC jurisdictions each year. The Count showed that on any given night there are 899 homeless people in Jackson County. This is up substantially from the 2008 total of 466, however this may be due to the inclusion homeless veterans who received services from the Veterans Administration's homeless program, but which were not included in previous counts. Figure 5 below details the categories of homeless populations that took part in the survey.

Figure 5

2009 One-Night Homeless Count for Jackson County



Homeless Needs (91.205 (b) and 91.215 (c))

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

The Jackson County Continuum of Care (CoC) Strategic Planning Objectives as stated in the 2009 Exhibit 1 CoC application looks at the homeless need for the entire Jackson County region and bases those priority needs on the needs of the region rather than for the individual jurisdictions within the region.

Objective 1: Create new permanent housing beds for chronically homeless individuals. Creating new permanent beds for the chronically homeless is integral to ending chronic homelessness. Currently the region that the CoC serves has 60 permanent housing beds in place for chronically homeless individuals. For 2008, the CoC has prioritized the creation of permanent supportive housing for chronically homeless women with mental disabilities. The CoC has identified a lead agency to seek out and develop funding resources and identify properties to accomplish this short term goal. The CoC plans to create 15 new permanent housing beds in the next year to serve this population. Over the next five years the CoC plans to create 40 new permanent housing beds. These new beds will help to serve homeless women with mental illness and other vulnerable populations as they arise.

Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months. Increasing the self-sufficiency and stability of homeless participants is an important outcome measurement of HUD's homeless assistance programs. The CoC plans to increase the percentage of homeless persons remaining in permanent housing by implementing several steps; which includes providing personal navigator training, establishing a discharge planning committee, providing life skills training, holding a CoC planning retreat to develop timelines and assign responsibilities to implement Jackson Counties 10 year plan to end homelessness. Currently the CoC experiences a 74% rate of homeless persons remaining in permanent housing for at least six months. Over the next 12 month period the CoC would like to raise that rate to 77%, and to 85% in the next 5 years.

Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent. The CoC plans to take several steps to assist in the stabilization of homeless persons transitioning into permanent housing and thereby increase the percentage of homeless persons remaining in permanent housing. Efforts at stabilization will be focused on providing life skills training and case management. Currently the CoC reports that 31% of homeless persons move from transitional housing into permanent housing. The CoC would like to increase that rate to 50% in the next twelve months and to 65% over the next five years.

Objective 4: Increase the percentage of persons employed at program exit to at least 20 percent. Employment is a critical step for homeless persons to achieve long term self-sufficiency. The CoC's long term plan to increase the percentage of homeless persons remaining in permanent housing involves life skills training designed specifically to help people obtain and maintain employment. The plan will also identify five essential support services including employment support. The CoC plans to strengthen partnerships with the Oregon Employment Department, the Job Council, and all other organizations that provide job counseling and employment support services. In 2008, 77% of persons exiting CoC funded programs that assist homeless populations were employed. The CoC will strive to maintain that percentage for the following five year period.

Objective 5: Decrease the number of homeless households with children. Ending homelessness among households with children is a HUD priority. Jackson County's ten year plan includes a continuum of services. A primary strategy of the ten year plan and the CoC is to increase the number of affordable housing units for families at or below 30 percent of Area Median Income (AMI). The plan also include supportive services, case management, life skills training and financial assistance for families at risk of losing their housing or families who are already homeless. Other steps proposed by the CoC to decrease the number of homeless households with children include; increasing the stock of permanent supportive housing units, increasing the number of transitional housing units for families, increasing the stock of affordable ownership units through partnerships with Rogue Valley Habitat for Humanity, Rogue Valley Community Development Corporation, Ashland Community Land Trust, and other organizations that develop affordable housing for purchase. According to the 2009 estimate there are currently 57 homeless households with children. The CoC expects that number to rise in the next twelve month period due to the recent economic downturn. In the long term (the next five to ten years) the CoC would like to reduce the number of homeless households with children to 45.

The CoC has set goals and policies to assist them in working toward the objectives stated above. Further policies for discharge planning, from foster care, health care, mental health institutions, and correctional institutions are being developed. The CoC has laid out a goal for coordination of services to increase the number of homeless outreach workers, create emergency and transitional shelters, and increase the number of treatment beds for populations suffering from substance abuse issues and mental health issues. The CoC also coordinates with the City's of Medford and Ashland to implement program and

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

provide resources for homeless populations. Similarly the CoC coordinates with the Southern Oregon VA Center and with the VASH Coordinator who is a member of the Homeless Task Force.

In June of 2009, the Jackson County Board of Commissioners adopted a ten year plan to end homelessness. The Plan was the result of two years of community collaboration and countless hours of work lead by the Jackson County Homeless Task Force, a sub-committee of the Jackson County Community Care Consortium. The Ten Year Plan was developed as part of a nation-wide trend to develop plans to end homelessness. Many community partners collaborated to create the plan, currently those same community partners are working toward ensuring successful implementation of the plan. For details on the ten year plan see the Homeless Strategic Plan section on page 79.

Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

	Current Inventory 2008	Under Development	Unmet Need/ Gap
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Individuals

Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	155		12
	Transitional Housing	225		13
	Permanent Supportive Housing	347		12
	Total	727		36

Persons in Families With Children

Beds	Emergency Shelter	31		8
	Transitional Housing	22		10
	Permanent Supportive Housing	210		10
	Total	263		28

Continuum of Care: Homeless Population and Subpopulations Chart

<i>Part 1: Homeless Population</i>	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
	<i>Emergency</i>	<i>Transitional</i>		
Number of Families with Children (Family Households):	119	0	0	119
1. Number of Persons in Families with Children	288	0	0	288
2. Number of Single Individuals and Persons in Households without children	340	0	26	366
(Add Lines Numbered 1 & 2 Total Persons)	628	0	26	654
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	108		26	134
b. Seriously Mentally Ill	105			
c. Chronic Substance Abuse	107			
d. Veterans	61			
e. Persons with HIV/AIDS	0			
f. Victims of Domestic Violence	47			
g. Unaccompanied Youth (Under 18)	38			

Analysis of the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category.

HUD's 2009 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations for the Medford Ashland Jackson County CoC Point in Time on January 31st 2009 reports that there are 232 sheltered households without children and 119 sheltered households with children. The Point-in Time count shows that there were 340 sheltered persons in households without children and 26 unsheltered persons in

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

households without children and 288 sheltered persons in households with children. For a detailed breakdown of subpopulations reported see Table 14.1 below.

Table 14.1

Summary of Homeless persons by subpopulations			
<i>Subpopulation Type</i>	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Total</i>
Chronically Homeless	108	26	134
Severely Mentally Ill	105	0	105
Chronic Substance Abuse	107	0	107
Veterans	61	0	61
Persons with HIV/AIDS	0	0	0
Victims of Domestic Violence	47	0	47
Unaccompanied Youth (Under 18)	38	0	38

Gaps in Services for sheltered and unsheltered chronically homeless

In 2007, Interfaith Care Community of Ashland (ICCA), the sole provider of homeless services located within the City of Ashland, closed its Ashland location and consolidated its operations to that agency's Medford office. Since the loss of ICCA the City passed an ordinance to set up an emergency shelter in times of inclement weather. From December 2007 to January 2008, the emergency shelter was activated 15 times and accommodated a total of 53 guests or an average of 3 to 4 guests per night. From December 2008 to January 2009 a the emergency shelter was activated 12 times and served a total of 102 guests or an average of 8 to 9 guests per night. All emergency shelters are hosted by volunteers of the City's Community Emergency Response Team. A total of 66 volunteers hosted emergency shelters in the past two winter seasons.

Several area religious organizations including Peace House a local non-profit offer weekly hot meals, showers, and occasionally a place to sleep. Though there are still a few local resources for the City's homeless, the City largely lacks general resources to meet the needs of the local homeless population. There are several organizations that provide emergency shelter, transitional housing, and other resources and supportive services for homeless individuals in Medford, but many of the City's homeless lack the resources for or have transportation to get to those providers in Medford which is 10 miles away.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table-Homeless Populations and Subpopulations.

Homeless Inventory (91.210 (c))

Currently a majority of the facilities that serve homeless populations including emergency shelters, transitional and supportive housing facilities and providers of support services are located primarily in the City of Medford. As recently 2007, Interfaith Care Community of Ashland (ICCA), the sole provider of homeless services in the Ashland, closed its Ashland location and consolidated its operations to that agency's Medford office. Since the loss of ICCA the City passed an ordinance to set up an emergency shelter in times of inclement weather.

Table 15.1

HOUSING INVENTORY CHART

<i>Emergency Shelter</i>							
Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total	Seasonal	Voucher
<i>Current Inventory</i>							
St. Vincent de Paul	St. Anthony's Shelter	5	22				
Community Works	Dunn House			34	34		
Medford Gospel Mission	Women's Gospel Mission	2	9				
ACCESS, Inc.	Cottonwood			4			
Addictions Recovery Center	Bill Moore Center Sobering Unit			4			
Ashland CERT	Rotational Cold Weather Shelter					12	
Connecting Point	Connecting Point			12			
Medford Gospel Mission	Women's Gospel Mission			25			
Total		7	31	155	34	12	
<i>Under Development</i>							
Hearts with a Mission	Hearts with a Mission			10	10		
St Vincent de Paul	St Vincent de Paul		20		20		
Total			20	10	30		
<i>Transitional Housing</i>							
Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total	Seasonal	Voucher
<i>Current Inventory</i>							
Interfaith Care Community	Family	1	5		5		
Salvation Army	Hope House	5	17		17		
Community Works	Transitional Living Program			20	20		
Magdalene Home	Magdalene Home			10	10		
On Track Inc.	Teen SIRT			10	10		
Addictions Recovery Center	ARC			6	6		
ACCESS Inc./JX Co MH	Wyatt House			5	5		
ACCESS Inc. /JX Co MH	Summit House			5	5		
Addictions Recovery Center	Bill Moore Center			12	12		
Dept. of Veterans Affairs	VA SORCC			52	52		

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

ICC	Woodstock House			3	3		
ICC	Zion House			12	12		
ICC	Haven House			13	13		
ICC	Oakdale			13	13		
OnTrack, Inc.	Parallel House			14	14		
On Track Inc.	Grape Street House			8	8		
On Track Inc.	Hagler House			10	10		
Salvation Army	Hope House			10	10		
Salvation Army	Hope House			4	4		
Salvation Army	Hope House			8	8		
Set Free Ministries	Rogue Retreat			10	10		
Total		6	22	225	247		

Permanent Supportive Housing

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total	Seasonal	Voucher
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Current Inventory

ACCESS, Inc.	Holly Court	12	24		24		
ACCESS, Inc.	Catalpa Shade	5	10		10		
Living OnTrack	Sky Vista	40	84		84		
Living OnTrack	Lithia Place	5	10		10		
OnTrack, Inc.	Steven's Place Apts.	20	49		49		
RVCOG/Dasil	Home at Last				9		
Housing Authority of Jx. Co	VASH Vouchers						107
Total		82	177		186		107

Under Development

Rogue Retreat	Grape Street	8	15		15		
Rogue Retreat	RR Riverside			2	2		
Total		8	15	2	17		

Homeless Strategic Plan (91.215 (c))

1. Homelessness-Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/ assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

In June of 2009, the Jackson County Board of Commissioners adopted a ten year plan to end homelessness. The Plan was the result of two years of community collaboration and countless hours of work lead by the Jackson County Homeless Task Force, a sub-committee of the Jackson County Community Care Consortium. The Ten Year Plan was developed as part of a nation-wide trend to develop plans to end homelessness. Many community partners collaborated to create the plan, currently those same community partners are working toward ensuring successful implementation of the plan.

The Ten year plan identifies six strategies to reduce the numbers, mitigate the impact, and improve outcomes for people who experience homelessness over the next ten years.

Strategy 1: Increase the stock of permanent, affordable, and supportive housing for individuals and families who earn less than or equal to 30% of Area Median Income (AMI).

Strategy 2: Increase agency coordination and service integration at all levels.

Strategy 3: Provide case management to help people maintain stable rental housing.

Strategy 4: Provide financial assistance and life skills training to help people move into stable housing.

Strategy 5: Develop and increase sustainable emergency and transitional shelter and permanent, supportive housing options for youth and other vulnerable populations as they emerge.

Strategy 6: Develop an ongoing community campaign that highlights emerging issues in the continuum of homelessness.

Each of the six strategies is intended to be implemented through a series of goals and actions steps. The Plan identifies the necessity to expand partnerships and relationships with landlords to jointly manage and share the risk of renting to people who have

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

experienced or are at risk of homelessness. The Plan identifies support services that are essential to addressing the issues that surround homelessness. These support services are;

- Increase income for the employable and unemployable.
- Increase capacity of substance abuse treatment and mental health services.
- Increase access to health care.
- Increase access to childcare.
- Expand transportation options through the efforts of the Rogue Valley Transportation District.

The Jackson County Ten Year Plan to End Homelessness will serve as a strategic, evolving framework to guide coordinated community efforts that respond to local issues in homelessness as they emerge.

On December 1st 2009, Connie Soldana, of Rogue Valley Council of Governments Senior Services division, and Linda Reid, City of Ashland Housing Program Specialist, and Vice Chair of Jackson County's Homeless Task Force presented the Ten Year Plan to the Ashland City Council in an effort to engage more community representatives throughout Jackson County and to provide education and information on homeless populations and their needs.

In 2009, the Ashland City Council adopted the goal of conducting a comprehensive study of Ashland's homeless population. The City Council also adopted as a goal the completion of an affordable housing development on Clay street. These two goals are consistent with the Ten Year Plan strategies number one and number six. Both the City and the Homeless Task Force identify the need to increase the stock of permanent affordable housing and recognize that goal as a high priority. The City identifies the development, preservation and maintenance of affordable housing as a priority for the use of CDBG funds, by placing an emphasis on long term affordability targeting those residents at the lowest income level (below 30% AMI). Further, the City has prioritized the goals of finding a new service provider to replace Interfaith Care Community of Ashland, to provided needed services to the City's homeless population. The City is also prioritizing the goal of developing a shelter for homeless youth.

2. Chronic homelessness-Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

The City's strategy for working toward eliminating chronic homelessness in the next five year period involves supporting the efforts of the CoC as outlined in the 10 year plan. Specifically, the City will work to supporting the CoC, to the extent possible in the

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

creation of more Permanent Supported Housing (PSH) throughout the CoC region, with an emphasis on the creation of PSH for chronically homeless women with mental illness, and other vulnerable populations as they emerge.

Strategies for assisting homeless persons make the transition to permanent housing and independent living will include implementing the action steps and strategies outlined in the 10 year plan.

- Strategy 3: Provide case management to help people maintain stable rental housing.
- Strategy 4: provide financial assistance and life skills training to help people move into stable housing.
- Strategy 5: Develop and maintain sustainable emergency and transitional shelter and permanent, supportive housing options for youth and other vulnerable populations as they emerge.

Action steps outlined in the 10 year plan that assist in the transition to permanent housing and independent living include; expanding partnerships and relationships with landlords to jointly manage and share the risk of renting to people who have experienced or are at risk of homelessness, supporting efforts to increase incomes of the employable and unemployable, increase the capacity of substance abuse treatment providers and mental health service providers, increase access to health care, increase access to childcare, and expand transportation options throughout the Rogue Valley. The City supports these goals both directly, through General Fund Social Service and Economic development grants, (see tables 1.7 and 17.1 respectively for grant details) and indirectly through staff support and technical assistance.

The five year Consolidated Plan strategies that support the transition of chronic homeless populations to permanent stable housing and independent living and/or support the strategies and action steps identified in the 10 Year Plan include;

- Goal 1: To increase the supply of affordable rental housing for extremely low-, low-, and moderate-income families. Where possible, give funding priority to those projects that will provide benefits to residents with the lowest incomes.
- Goal 2: To increase the homeownership opportunities for extremely low-, low-, and moderate-income households. Where possible give funding priority to those projects that will provide benefits to residents with the lowest incomes.
- Goal 3: To maintain the existing affordable housing supply. Where possible, give funding priority to those projects that will provide benefits to residents with the lowest incomes.
- Goal 4: Support services for homelessness prevention and transition. Where possible, give funding priority to services that are part of a comprehensive approach that improves the living conditions of clients.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

- Goal 5: Encourage the development of emergency and transitional housing for homeless families with children and or individual.
- Goal 6: To support housing and supportive services for people with special needs.
- Goal 7: To provide safe and convenient access to alternative transportation routes in extremely low-, low-, and moderate-income neighborhoods.
- Goal 11: To reduce the number of people living in poverty in the City of Ashland.
- Goal 12: Promote and support activities in the community that improve or provide access to economic opportunities for extremely low- and low-income residents.

3. Homelessness Prevention-Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

The 10 year plan and the City's strategic plan prioritized increasing the number of housing units affordable to individuals and families at or below 30% of area median income. Both plans also recognize the important role of agencies that provide supportive services to at-risk populations. Services such as case management, life skills training, and employment support or emergency financial assistance are prioritized. The City offers some direct support to these service providers through the General Fund Social Service Grant program, and through the 15% Public Service allocation of CDBG funds. The City also prioritizes the creation and retention of affordable housing for CDBG Capitol Improvement funding.

4. Institutional Structure-Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

The City will utilize a variety of resources to implement its homelessness strategy.

Public Institutions

Homeless Task Force

The Jackson County Homeless Task Force, the Continuum of Care organization that serves Medford, Ashland, and surrounding areas, is the primary institution for planning, coordination, and implementation of community wide efforts to provide for the needs of the homeless population. The membership of the Homeless Task force is made up of affordable housing providers, non-profit, and governmental social service providers, faith-based providers of homeless services, and representative from municipal and county

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

government. Homeless Task Force meetings are monthly and provide the various members and the public with the opportunity to learn about available resources and to develop partnerships and coordinate services to maximize the available resources.

CDBG

The City's Consolidated Plan prioritizes the use of CDBG funds to support providers of homeless services, activities that provide assistance to homeless populations and the creation and retention of affordable housing projects.

City General Fund

The City's general fund assists with meeting the needs of homeless populations and those at risk of becoming homeless through a variety of programs. Programs such as; the Ashland Low Income Energy Assistance program (ALEAP) helps low income household with utility bill payments; the Social Service Grant Program provides direct financial support to safety net and social service providers; City of Ashland Senior Program offers a variety of services and assistance to elderly, frail elderly, and low income seniors, (a description of this program is covered in more detail on page 103 under non-homeless special needs). Lastly, City staff provides technical assistance and support to area agencies that offer services to low-income, homeless, at-risk, and special needs populations, and to developers of affordable housing.

Federal and State Programs

Emergency Shelter Grant program

Emergency Shelter Grant (ESG) program funds are administered through Oregon Housing and Community Services (OHCS) and are available to assist with the development and support of Emergency Shelters.

McKinney Vento

McKinney Vento funding administered through the local CoC offers funding to assist with the development and ongoing support of programs that offer emergency shelter, transitional housing, permanent supportive housing, and other support services to homeless populations and those at risk of homelessness.

Homeless Prevention and Rapid Re-housing

Homeless Prevention and Rapid Re-housing (HPRP) funds provide financial assistance and support to prevent individuals and families from becoming homeless.

Private, Faith Based, and Non-Profit institutions

ACCESS, Inc.

ACCESS, Inc. the local Community Action Agency provides a variety of services to assist low-income, Homeless, at-risk, and special needs populations. For a more detailed description of services offered by ACCESS, Inc. please see the Non-Homeless Special Needs section of this document on page 103.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

HAJC

The Housing Authority of Jackson County provides a variety of housing and housing related services for low- and moderate-income populations. HAJC administers the Section 8/Housing Choice Voucher program for all of Jackson County and also administers the Housing Rehabilitation Programs for the Cities of Medford and Ashland, and Jackson and Josephine Counties.

Peace House/Uncle Foods Diner

Peace house organizes and administers Uncle Foods Diner, a weekly hot meal offered to homeless and low-income populations. The Diner is staffed by community volunteers and utilizes food donations from local businesses.

Sons of Glory Men to Thunder

Sons of Glory Men to Thunder provides a weekly meal for homeless and low-income populations out of the City of Ashland's Parks and Recreation Department's Community Center building across from Lithia Park. Meals are served by community volunteers and rely on community food donations. Sons of Glory Men to Thunder also assist homeless populations with resources and agency referrals.

Congregational Church breakfast, shower and laundry facilities

The Congregational Church offers a weekly breakfast for homeless and low-income populations. The Church relies on volunteers for services. The church also offers limited shower and laundry facilities for homeless populations.

St. Vincent De Paul outreach

St. Vincent De Paul utilizes and all volunteer staff to provide outreach services and emergency homeless prevention and support services for those at risk of becoming homeless.

Community Works homeless youth outreach

Community Works operates a homeless youth outreach program to provide homeless youth on the street with resource referrals and stabilization assistance.

5. Discharge Coordination Policy-Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Foster Care

The State of Oregon Ending Homeless Advisory Council is leading the effort to standardize statewide protocols. Locally, foster care systems follow specific procedures in place for placing individual as they exit foster care. Comprehensive assessments take place to identify the needs of individuals and a review is conducted to properly place clients. The formal protocol includes; intake, assessment, treatment planning, monthly review and reports, discharge planning, and follow-up.

Health Care

The CoC works with health care facilities to ensure that the needs of the most vulnerable populations are being met. Each local hospital has assigned discharge planning teams that meet regularly and interface with members of the Homeless Task Force and other key community service providers. The discharge process for healthcare institutions is similar to that of the foster care programs which is detailed above.

Mental Health

Jackson County Mental Health works closely with providers of emergency and transitional housing to ensure that those being released are being adequately housed. The protocol for discharge of mental health patients is similar to that of foster care programs which is detailed above.

Corrections

Oregon Department of Corrections (DOC) and Oregon Youth Authority (OYA) require that all prisoners receive post-prison supervision. DOC has an entire division whose primary focus is release and re-entry of prisoners. DOC implemented the Oregon Accountability Model that addresses release immediately when a prisoner enters the system. The formal protocol for discharge is similar to that of foster care programs which is detailed above.

COMMUNITY DEVELOPMENT

Due to the limited allocation of CDBG funds the City does not prioritize the use of CDBG funds for Community Development activities, preferring instead to leverage funds for Community Development from other sources. However, CDBG funds may be used for Community Development activities which support affordable housing.

Community Development (91.215 (e))

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), -i.e., public facilities, public improvements, public services and economic development.

Public Facilities and Services

The City of Ashland Public Works Department maintains a Capitol Improvement Plan which delineates and prioritizes Capital Improvement projects throughout the City. The plan also lists potential funding sources for the completion of these projects. In the past CDBG funds were set aside to help with the projects that benefited predominantly low- and moderate-income residents. However, the City discontinued that practice in 2003 as the City decided that targeting the City's limited allocation of CDBG funds to the affordable housing projects would provide a greater, more direct benefit to the City's low and moderate income residents. However, when a specific affordable housing project requires public facility upgrades such as sidewalks, curb, gutter, street lighting, or some other public facilities improvements, CDBG funds may be allocated in support of the housing project or to subsidize the project.

Economic Development

In the 2008-2009 Fiscal Year the City of Ashland City Council adopted as a formal goal the development and implementation of a comprehensive economic development strategy for the purpose of:

- Diversifying the economic base of the community
- Supporting creation and growth of businesses that use and provide local and regional products
- Increasing the number of family-wage jobs in the community
- Leveraging the strengths of Ashland's tourism and repeat visitors

The process of creating a strategy began with the formation of a citizens committee appointed by the Mayor. The Committee began meeting in November of 2009 and has moved through the development of existing economic trends, Strength, Weakness, Opportunities, Threats (SWOT) analysis, economic visioning and has begun the task of developing formal strategies and corresponding actions to implement the strategies. In addition to the citizen appointments to the committee, the City will be conducting a series

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

of public involvement exercises beginning in the Spring and Summer of 2010 with an estimated strategy document completion and adoption in late fall of 2010.

In addition to the strategy development work, the Community Development Department contracted for the completion of an Economic Opportunities Analysis (EOA) that was conducted in 2007. This document will be adopted as part of the City's Comprehensive Plan in March or April of 2010 and provides current data on land needs for the future of Ashland's local economy.

Lastly, the City is conducting a master planning effort for the largest redevelopment site within the City limits. Known as the Croman Mill Site Master Plan, the site includes roughly 65 acres of existing industrial land that is in the process of redeveloping to meet the current and future needs of the property owners, the local economy and of the City of Ashland as a whole. This collaborative effort is scheduled to be approved and adopted by the City Council in April or May of 2010. The City is developing the Plan for the Crowman mill site in an effort to provide space for new business and industry development and to promote job creation.

General Fund Grants

The City awards economic and cultural grants totaling of over \$150,000 on an annual basis. These grants support area non-profit agencies, and theaters and other cultural venues. Often these venues employ low and moderate income people. Economic development grants funded through the City's General Fund provide support that assist in the creation of living wage employment opportunities and fund programs that provide job training for low-income, at-risk and special needs populations as well as supporting humanities and the arts. Similarly the City's general fund supports the Chamber of Commerce through tourism grants of up to \$400,000 a year. The City uses Transient Occupancy Tax proceeds to fund economic and cultural programs and other related General Fund services. For FY 2009-2010 the City adopted the following revenue projection and bifurcated allocation of TOT proceeds: Projected TOT proceeds: \$1,720,000; Allocation: Non-tourism -\$1,262,079, Tourism- \$457,921.

During the 2008-2009 fiscal year the City of Ashland provided the Rogue Valley Transportation District (RVTD) with \$270,000.00 to underwrite the cost of public transportation by providing reduced bus fares City wide. As the RVTD bus routes transect each of Ashland's low income neighborhoods (Census block groups 0018, 0019, 0020) the reduced fares benefited extremely-low, low- and moderate-income households by lessening the cost of public transportation. The fare reduction was a 50% reduction from fares elsewhere in the Transportation district. This reduction meant fares in Ashland were only \$1.00 versus \$2.00 elsewhere in the valley. Further the City's contribution to RVTD also reduced the fare from \$4.00 to \$2.00 for the Valley Lift program which provides door to door transportation for the disabled and mobility impaired residents of Ashland. Lastly the City purchases \$4,000 in bus passes to be provided to qualified senior citizens and Ashland High School students.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

The City provides support for RVTD on an annual basis out of the General Fund and does not utilize CDBG funds for that support.

Table 17.1
FY 2009-10 City of Ashland Economic and Cultural Development Grant

Organization	Amount Requested	Proposed	Tourism	Economic	Cultural
AIFF	\$55,000	\$26,000	\$14,182	-	\$11,818
Science Works Museum	\$39,500	\$25,000	\$12,342	\$3,165	\$9,494
Southern Oregon Repertory Singers	\$5,500	-	\$1,136	-	\$1,136
Ashland Community Theater	\$4,000	\$2,500	-	-	\$2,500
St. Clair Productions	\$10,000	\$5,000	\$1,500	-	\$3,500
Ballet Rogue	\$5,000	\$5,000	\$2,250	\$500	\$2,250
Ashland Gallery Assoc.	\$20,220	\$15,000	\$4,154	\$5,794	\$5,052
Youth Symphony of Southern Oregon	\$5,000	\$4,000	-	-	\$4,000
Oregon Stage Works	\$10,000	\$5,500	\$1,500	\$1,925	\$1,925
Lithia Arts Guild of Oregon	\$11,500	\$6,079	\$1,824	\$2,432	\$1,824
THRIVE	\$24,000	\$18,000	-	\$18,000	-
Ashland's B&B Assoc.	\$10,000	\$7,000	\$7,000	-	-
Rogue Valley Symphony	\$10,250	\$7,000	\$7,000	-	-
Dancing People Company	\$6,000	\$4,000	\$1,000	\$2,000	\$1,000
Rogue Opera	\$15,000	\$6,000	-	\$1,800	\$4,200
Ashland Artisan Gallery & Art Center	\$25,000	\$20,000	-	\$6,600	\$13,400
Total	\$302,970*	\$157,079	\$47,038	\$42,038	\$67,276
* Organizations that were not awarded funds were not listed					

2. Describe the basis for assigning the priority given to each category of priority needs.

The City does not prioritize any community development activities to be undertaken using CDBG funds for the five year period covered by this Consolidated Plan.

3. Identify any obstacles to meeting underserved needs.

The City does not prioritize the use of CDBG funds for community development activities due to limited funding.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low-and moderate- income persons.

As mentioned above, the City has committed significant time and resources to two Community Development activities designed to promote the development of living wage jobs, the economic development strategy, the economic opportunities analysis, and the Crowman Mill Site Master Plan. The City has also committed general fund resources to various public facilities improvements throughout the city including some low- to moderate-income neighborhoods.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Priority Community Development Activities
(Table 2B)

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Acquisition of Real Property						
Disposition						
Clearance and Demolition						
Clearance of Contaminated Sites						
Code Enforcement						
Public Facility (General)						
Senior Centers						
Handicapped Centers						
Homeless Facilities	1	0	1	0	0	0
Youth Centers						
Neighborhood Facilities						
Child Care Centers						
Health Facilities						
Mental Health Facilities						
Parks and/or Recreation Facilities						
Parking Facilities						
Tree Planting						
Fire Stations/Equipment						
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation						
Other Public Facility Needs						
Infrastructure (General)						
Water/Sewer Improvements						
Street Improvements	10,000	2,000	2,000	2,000	2,000	2,000
Sidewalks	10,000	2,000	2,000	2,000	2,000	2,000
Solid Waste Disposal Improvements						
Flood Drainage Improvements						
Other Infrastructure						
Public Services (General)						
Senior Services	10	2	3	2	2	1
Handicapped Services	4	0	2	2	0	0
Legal Services						
Youth Services	10	0	2	2	3	2
Child Care Services						
Transportation Services						
Substance Abuse Services						
Employment/Training Services						
Health Services						
Lead Hazard Screening						
Crime Awareness						
Fair Housing Activities	10	0	0	10	0	0
Tenant Landlord Counseling						
Other Services						
Economic Development (General)						
C/I Land Acquisition/Disposition						
C/I Infrastructure Development						
C/I Building Acq/Const/Rehab						
Other C/I						
ED Assistance to For-Profit						

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

ED Technical Assistance						
Micro-enterprise Assistance						
Other						

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

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

The City has identified several goals in the five year strategic plan to reduce the number of families and individuals in poverty within the City of Ashland. The City has prioritized activities that; support organizations that provide job training and access to employment, promote and support activities within the community, that improve or provide access to economic opportunities for extremely low- and low-income residents, and the development, maintenance, and retention of affordable housing units targeted to the lowest incomes, as well as support services that integrates elements of life skills training, employment training, and other benefits that promote self sufficiency.

Individual Development Account Programs

The City also supports programs that assist individuals living at or below the poverty level in building, such as Individual Development Accounts (IDA's) that promote homeownership, further education, and promote micro-enterprise. The Housing Authority of Jackson County's Family Self-Sufficiency Program offers an IDA program to individuals and families who reside in public housing and/or receive Section 8/Housing Choice Voucher assistance. Rogue Valley Community Development Corporation and the Southern Oregon Housing Resource Center also offer IDA programs to promote the self-sufficiency of area clients through building financial assets and fostering economic opportunity.

HAJC

The City has prioritized support for activities undertaken by the Housing Authority of Jackson County (HAJC). Activities undertaken by HAJC, often incorporate benefits that promote self-sufficiency, such as the Family Self sufficiency program listed above. Similarly, housing authority developments offer such assistance benefits as computer classes, resource referrals, and in some instances free or reduced memberships to the local YMCA.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

City of Ashland Living Wage Ordinance

The City adopted a Living Wage Ordinance in 2001 that stipulated that all employees, contractors, or recipients of city grants or funds must meet minimum living wage requirements adjusted annually to the Consumer Price Index. The Living wage ordinance continues to provide the benefits of a higher wage scale for all people working to provide the City with services, or working on City funded projects. The City of Ashland recently added the position of Economic Development coordinator to increase the number of living wage jobs located within the city by promoting the expansion, retention and relocation of local and national businesses.

Ashland Low-Income Energy Assistance Program (ALIEAP)

As the City of Ashland owns and operates the Electric Utility, the City is in the unique position to assist very-low income households in meeting their energy needs, specifically during the winter months when energy costs and use are highest. To this end the City targets assistance to Low-income Ashland utility customers who need help to pay their heating bills over the course of each winter. Applicants must have an active electric utility account with the City and the Applicant's household income may not exceed 125% of the Federal Poverty Guidelines. On average the City provides assistance to between 300 and 400 extremely low-, low- and moderate-income individuals annually, providing over \$100,000 in assistance out of the General funds. Similarly the City provides utility discounts to seniors and the disabled, assisting approximately 100 special needs residents annually with nearly \$30,000 in savings.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

The City could not at this time quantify the extent to which the identified strategies will reduce or assist in reducing the number of individual and families living in poverty. The City has prioritized new economic development strategies to foster job creation and promote businesses that offer living wage employment; these activities should help to reduce the number of individuals and families living in poverty within the city, which is greater than that of Jackson County and the State of Oregon. The City will continue to focus on self-sufficiency as its primary anti-poverty approach through the Consolidated Plan, by placing higher priority on activities that include and promote self-sufficiency as a part of the primary activity. Further, the City continues to strengthen partnerships and work with community agencies and organizations which promote self-sufficiency, education, employment and training, and affordable housing.

NON-HOMELESS SPECIAL NEEDS

Frail Elderly

The frail elderly have significant service needs. While the extent of persons who are over 65 with severely debilitated health is not known, an indication of need is found in data on services received by the City's Senior Program. For Fiscal Year 2009 the Ashland Senior Services Program provided information and referral services to 7,405, since the Senior Center provides services to the City of Ashland and surrounding areas, all of the referrals may not be solely from City residents. Currently American Community Survey estimates show that the population of Ashland that is 65 years old and older is 2,856 persons, or 14% of the population.

Persons with disabilities

Census data reports that 2,379 people 5 years old and older with disabilities resided in Ashland in 2000. Peoples with Disabilities made up 12.8% of the population at that time. The 3-year American Community Survey estimates do not provide updated information about peoples with disabilities. However, as the City of Ashland has a greater percentage of the population which is 50 years old or older it can be expected that as the population ages more and more people will have increasing service and housing needs.

Persons with Mental Illness

Mental illness can be mild and short-term or can be incapacitating and long-term. Mental illness can affect a person's ability to work or perform daily activities independently. According to Jackson County Health and Human Services Department, there are approximately 7,850 adults and 5,300 children with severe mental illness living in Jackson County, (major mental illnesses, such as schizophrenia, bi-polar disorders, and other organic brain disorders). Jackson County Mental Health reports that they served over 4,000 unduplicated clients in 2009.

Victims of Domestic Violence

Domestic violence is a pattern of behavior where one partner in an intimate relationship chooses to use coercion, controlling and abusive behaviors to establish and maintain power and control over the other persons. Domestic Violence comes in many forms and can include physical, psychological, economic and emotional abuse. Victims of Domestic Violence have significant immediate needs for shelter and crisis services, and many benefit from long-term counseling and support to break the cycle of violence. Community Works, the local agency specializes in services for victims violence, reports that in calendar year 2009, Dunn House, the emergency shelter for victims of domestic violence served 190 women and 148 children for 5,419 nights of shelter. The HelpLine, Community Works domestic violence emergency phone line answered 12,825 calls.

Dunn House Outreach Advocates worked with 1,326 victims of domestic violence and stalking, 47 of which were people with disabilities, and had 1,886 follow up contacts with victims. They helped develop 1,814 safety plans with victims. The Hispanic Services Coordinator worked with 101 unduplicated victims in the last calendar year. In that year

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

the Hispanic Services Coordinator provided 356 follow up contacts with victims and helped develop 194 safety plans with victims.

Substance Abuse

Chemical dependency is a complex chronic illness whose impact can be devastating to the lives of individuals and their families. A report compiled by the Oregon Department of Health and Human Services, Addictions and Mental Health Division estimates that between 2004 and 2006, 9,476 persons 12 years old or older in Jackson County had issues with alcohol abuse or dependence.³⁵ This same report estimates that in that same time period 3,694 persons 12 years old or older in Jackson County are affected by drug dependence or abuse.³⁶

Persons with HIV/AIDS

State of Oregon department of health services records show that there are 141 people with HIV/AIDS living in Jackson County.³⁷ The number of people with HIV/AIDS living within the City of Ashland is not currently known.

³⁵ State of Oregon, Department of Human Services, Addictions and Mental Health Division (AMH), Jackson County's Epidemiological Data on Alcohol, Drugs and Mental Health 2000-2008, A-12.

³⁶ Ibid.

³⁷ State of Oregon, Department of Health Services Website:
<http://www.oregon.gov/DHS/ph/hiv/data/docs/Livingcounty.xls>

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

The City of Ashland prioritizes activities that offer support services to special needs populations and promotes the development and retention of affordable housing targeted to residents with the lowest incomes. The City also prioritizes the rehabilitation of existing ownership units, including the provision of completing ADA accommodations to allow older homeowners to maintain their independence and age in place. The City will continue to support “safety net” services for low- and moderate-income persons and those with special needs, such as abused spouses and children, the physically and developmentally disabled, seniors and the frail elderly, and the homeless through the social service grants out of the general fund, and through staff time and technical assistance.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Federal Funding

Low-income Housing Tax Credit Program

The Federal Low-Income Housing Tax Credit Program assists both for-Profit and non-profit housing developers in financing affordable housing projects for low-income families and individuals. Some local developers of affordable housing are eligible to apply to Oregon Housing and Community Services Department which allocates funds based on a statewide Consolidated Plan. The City of Ashland has not benefited from the use of these credits/funds in recent years but expects to see a tax credit project developed in the near future.

Public Housing Assistance-Section 8 Housing Choice Voucher Program

The Housing Authority of Jackson County is the local provider of HUD funded housing programs such as the Housing Choice Voucher program and the Public Housing program. The Housing Authority also operates a Family Self sufficiency program for families receiving federal housing assistance as well as an Individual Development Account program. Currently the Housing Authority receives approximately 1390 Housing Choice Vouchers for all of Jackson County. Just over 100 of those vouchers are provided to City of Ashland residents.

Home Program

The City of Ashland is not currently a participating jurisdiction for HUD’s HOME funds. Some local developers of affordable housing are eligible to apply to Oregon Housing and Community Services Department which allocates funds based on a statewide Consolidated Plan.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

USDA Rural Development Mutual Self Help Home Loans/SHOP

The Department of Agriculture's Rural Development offers several loan options to assist low to moderate income households attain homeownership. In recent years the City of Ashland has awarded Rogue Valley Community Development Corporation CDBG funds to help leverage funds and initiate two Self help homeownership projects that utilized funds from Rural Development programs. Rogue Valley Community Development Corporation has utilized Self Help Ownership Program (SHOP) grant funds awarded to Community Frameworks from HUD on these projects. Similarly USDA Rural Development also offers low-interest loans and grants to assist low to moderate homeowner's complete health and safety repairs on their homes.

State Funding

Low-Income Energy Assistance and Weatherization

ACCESS, Inc. serves as the CAP agency providing service to all of Jackson and most of Josephine County. ACCESS, Inc. receives U.S. Department of Energy funds which are distributed through Oregon Housing and Community Services. These funds are used to provide low-income households with help in paying their energy bills and weatherizing their homes. Furthermore, the City of Ashland owns and operates the Electric Utility; the City is in the unique position to assist very-low income households in meeting their energy needs, specifically during the winter months when energy costs and use are highest. To this end the City targets assistance to Low-income Ashland utility customers who need help to pay their heating bills over the course of each winter. Applicants must have an active electric utility account with the City and the Applicant's household income may not exceed 125% of the Federal Poverty Guidelines. The City of Ashland also offers a Senior and Disabled Discount on electric usage charges.

Homeless Populations

Oregon Housing and Community Services receive federal and state resources to be used to support services for homeless populations. They include: Emergency Housing Account, Emergency Shelter grants, State Homeless Assistance Program, Shelter Plus Care, and Supplemental Assistance for Facilities to Assist Homeless. Additionally, under the Federal Continuum of Care program administered by HUD, local governments and agencies can apply for federal funding for programs and services to prevent and combat homelessness. The Continuum of Care has been the recipient of McKinney Vento funds. The City of Ashland does not directly receive any funds to assist homeless persons or persons at risk of becoming homeless, and there is no longer a local organization that provides services to homeless populations; however City of Ashland residents can access available services, programs and funds through ACCESS, Inc. the regional CAP agency that serves Jackson and Josephine Counties. Similarly, many non-profit agency's that provide housing or support services for homeless populations are eligible to apply for funds through Oregon Housing and Community Services or through the Jackson County Continuum of Care.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

Local Funding

City General Fund Grants

The City of Ashland offers two types of grants, Social Service Grants and Economic Development Grants. The City's Social Service Grant program allocates approximately \$119,000 annually to help fund public service agencies and organizations providing essential safety net services for City of Ashland residents. The City's Economic Development Grant program provides over \$150,000 in grants annually.

Land Donation/Systems Development Charge Deferrals/Fee Waivers

In recent years the City of Ashland has offered city owned land to developers of affordable housing through a competitive RFP process to assist in buying down the land costs thereby encouraging the development of affordable housing. In program year 2008 the City traded four city owned properties valued at \$1.7 Million to assist in acquiring land for the purpose of developing an affordable housing project in conjunction with the Housing Authority of Jackson County and yet to be identified developer(s) of affordable housing. The City of Ashland also provided \$620,000 in direct contribution from the General Fund in order to assist with this acquisition. The City also offers incentives to private developers and affordable housing developers by deferring Systems Development Charges and waiving Community Development Fees for providing ownership and rental units priced for low and moderate income households. These incentives result in the non-collection of funds that would otherwise contribute to the City's General Fund.

Exemptions from Local Property Taxes

Non-profits that provide services for low and moderate income persons are often eligible for exemptions from local property taxes. ACCESS, Inc. and the Housing Authority of Jackson County are two such entities.

Private Sector Resources

The City has, for many years relied on the resources of the private sector to meet its affordable housing goals. Through a series of resolutions passed by the Ashland City Council the City has been able to see an increase in its affordable housing stock through the annexation, zone change, and the conversion of multi-family properties by private developers. Similarly, the City has seen an increase in affordable housing stock created by private developers through density bonuses offered for providing affordable housing as a part of a market rate development, and through System development Charge and Community Development and Engineering fee waivers for newly developed housing that is affordable to low and moderate income households (80% of Area Median Income (AMI) or below).

**Non-Homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis
(including HOPWA)**

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive service, including the elderly, frail elderly, persons with disabilities (mental, physical, developments, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

Please see Table 1B, Non- Homeless Special Needs Table, for a detailed description of the City's Non-Homeless Special Needs population, and the Non-Homeless Special Needs section on pages 102-103.

Table 1B
Non-Homeless Special Needs Table

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	H	295	\$14,750,000	5	1
Frail Elderly	M	91	\$4,550,000	5	1
Severe Mental Illness	M	163	\$8,150,000	2	1
Developmentally Disabled	L	15	\$750,000	1	1
Physically Disabled	M	35	\$1,750,000	1	1
Persons w/ Alcohol/Other Drug Addictions	M	100	\$5,000,000	0	0
Persons w/HIV/AIDS	L	15	\$750,000	0	0
Victims of Domestic Violence	L	28	\$1,400,000	0	0
Other					
TOTAL		742	\$37,100,000	14	5

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-Homeless Special Needs Table.

The city prioritizes housing and supportive services to those with lowest incomes, the greatest needs, and those populations that are over represented when determining unmet needs. Often Special needs populations are “presumed benefit” meaning that it is presumed by HUD that those populations qualify as low-income. The City has identified as a priority the goal of developing, maintaining, and preserving affordable housing, especially the preservation of those units already designated for seniors and peoples with disabilities. The City also identified the goal of creating new and supporting existing services to special needs populations that foster self-sufficiency and economic independence.

3. Describe the basis for assigning the priority given to each category of priority needs.

Priority given to specific populations was based on the number of those with unmet needs for each sub-population. Data was derived from HUD CHAS data and from Census bureau data. See Tables 1A on page 108 and 2A on page 65.

4. Identify any obstacles to meeting underserved needs.

The 2005-2009 Consolidated Plan identified several obstacles to meeting underserved needs in the City. In the past five years the City has made great strides in reducing or eliminating obstacles to meeting underserved needs but never the less, there are many obstacles left to overcome. These obstacles pose a major barrier to meeting the needs of extremely low-, low, and moderate income, at-risk, and homeless populations.

Lack of affordable Housing

A rental needs analysis completed in 2007 pointed out that in 2000 48% of households in Ashland were renter households.³⁸ Since that time the percentage of rental households has grown to over 50%.³⁹ At the same time the construction of multi-family units has not kept pace with the need or demand for that housing type. Similarly, a large percentage of renters pay more than 30% of their income toward housing expenses. This disparity causes households to compete against one another for housing.

Preservation of Expiring Use Units

One issue facing the City in the next five year period is the loss of the majority of the City’s existing affordable housing stock through the expiration of their affordability contracts. These properties, often called preservation properties are rental housing

³⁸ Ferrarini & Associates, Inc. Ashland, Oregon Rental Needs Analysis, May 2007, pg. 3.

³⁹ United States. Bureau of the Census. 2006-2008 American Community Survey 3-Year Estimates.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

projects which are at-risk of losing their federal housing subsidies. Preservation properties also include those with HUD insured mortgages; projects funded under HUD's 202 or 811 housing programs; properties developed with funds from the Rural Development Department; and properties that were built using low-income Housing tax credits. Many of these properties are subsidized units with Project Based Section 8 subsidies. The Section 8 program allows tenants to pay a truly affordable rent based on their household income. If rent subsidies are lost, they will not be replaced, and the City will lose both the federal subsidy funds and the affordable housing unit. Traditionally these preservation units have been the City's main resource for addressing the housing needs of the low-income citizens in our community. These properties are located throughout the city and represent 10% of the City's multi-family housing stock. The loss of these 297 units will place further housing cost burden on those populations with the least ability to afford market rate rents.

Lack of funding

City Social Service Grant Funds

The City allocates a small portion of the General Fund to support social and human service organizations through grants the Social Service grants. The City adopted a Strategic Plan and resolution in September of 1986 upon guidance from a committee that looked at the future of Community Health care and social service needs and identified critical safety net services within the community. The Mission of the Social and Human Services Element of the Strategic plan is; "To ensure that all people in Ashland live in a safe, strong, and caring community, the City of Ashland seeks to enhance the quality of life and promote the self-reliance, growth, and development of people. To these ends, the City of Ashland will strive to provide resources and services to meet basic human needs. The City has been allocating over \$100,000 a year toward meeting the social service and health care needs of the community's low-income population. As Table 1.7 shows the amount of funds available are not enough to meet the requests.

CDBG

Like the many jurisdictions the City of Ashland has received decreasing amounts of CDBG funds each year. Ashland is currently one of the smaller entitlement communities in the Nation and though the City has benefited greatly from the CDBG funds, the city constantly faces the challenge of effectively administering the program in an efficient and affective manner with limited funding, while subsidizing the program through the City's General Fund. Similarly, the relatively small amount of funds available for Capitol Improvement projects limits the scope of projects, and the pool of applicants as often the amount of money needed to complete larger projects (such as large scale affordable housing developments and preservation projects) is much greater than the City's funding can support. Consequently the projects that are put forward for funding find substantial resources to leverage capitol. Such projects are much more complex requiring multiple grant applications and are dependent on other grant awards.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

State and Federal funds

Many local agencies, non-profits and affordable housing providers rely on state and federal funding sources for grants and direct allocations. These agencies and organizations have seen the demand and need for services increase while experiencing funding cuts on both the state and federal levels.

Cost of Land

In recent years housing costs within the City of Ashland have grown at a rate much faster than that of Jackson County, and the State of Oregon as a whole. Despite the recent economic downturn and reduction in property values the City has seen a relatively small reduction in property values, declining at only 1.4% for the same period in 2009 versus, 12.3% for the rest of Jackson County.⁴⁰ Due to the City's geographic constraints the availability of large parcels of flat land zoned for multi-family building within the city limits is a relatively scarce commodity. Similarly, due to the high cost of land, development within the City is completed by for profit developers seeking a return on their investment.. The cost of land on which to build affordable housing has been a major deterrent to developers of affordable housing despite the City's efforts to promote that housing type through a variety of ordinances and incentives that have been created since the completion of the last five year plan. Similarly the City has always identified affordable housing as a priority for Community Development Block Grant funding, and has funded many projects that have created affordable rental and ownership housing since the City became an entitlement community in 1994.

Lack of Resources

Food bank activity

A report compiled by Feeding America, the country's largest hunger relief organization, showed that 1 in 8 Americans sought emergency food assistance in 2010, this is a 46% increase from the previous study conducted in 2006.⁴¹ Locally, Access, Inc., the Community Action Agency for Jackson County reported a 10% increase in food bank customers for the three month period of July, August, and September of 2009 and the Ashland Community Food Bank reported a 66% increase in customers for December 2009 from the same month in 2007.⁴²

Services for Homeless Populations

The loss of Interfaith Care Community of Ashland (ICCA) in 2007, the only local service provider for the homeless population, created a service gap with has yet to be filled. The Ashland City Council and the City of Ashland Housing Commission has made it a goal to explore opportunities to be more proactive in assisting the Homeless Community and find an organization to provide the services that ICCA used to provide. The City's continued

⁴⁰ Southern Oregon Multiple Listing Service, Residential Real Estate Statistics, March, 2010
<<http://www.jacstats.com>>

⁴¹ Mathematica Policy Research Inc., Hunger in America 2010, National Report prepared for Feeding America, January 2010, pg. 1.

⁴² Hannah Guzik, "Local food banks face lean times," *Ashland Daily Tidings*, January 9, 2009.

involvement in the Jackson County Homeless Task Force is also instrumental in assessing the needs and resources of homeless populations. Similarly, the City's support for local providers of services to low income, at risk, disabled, homeless, and elderly populations through the Social Service grant program funded out of the City's general fund help to offset the lack of resources and help to support local providers of services to those populations. (See table 1.2 above for details).

Organizational Capacity

Due to under-funding and a lack of financial resources many area agencies are unable to maintain a high level of training for their employees regarding state and federal requirements for obtaining and utilizing various funds. Similarly many area agencies lack the resources to maintain the organizational capacity to take activities to obtain or maintain funding, or take on more than one large or multi-year activity at time. This leads to a general slow down of all aspects of affordable housing production and causes many local organizations and non-profit agencies to miss opportunities to increase the available resources and services to populations in need.

5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Services and Assistance to the Frail Elderly and Persons with Disabilities

- **The City of Ashland Senior Program:** Provides support services to City's senior population. The services are designed to help seniors maintain independence. The Senior Program identifies the needs of senior citizens and coordinates various resources including; energy assistance, utility discount programs, meals, medical needs, tax assistance, recreational activities, education programs, and resource referrals. The Senior Program includes an outreach program that provides assessment of needs and provides assistance to obtain necessary goods and services based on the needs assessment.
- **ACCESS, Inc. Family and Senior Services Department:** Provides outreach and resources referrals to assist with daily survival needs of seniors and peoples with disabilities. Provides utility assistance, and emergency food and rental assistance.
- **Rogue Valley Council of Governments, Senior and Disability Services Program:** Provides state services for seniors and adults with disabilities. Services include; eligibility determinations and case management for Medicaid long term care (in-home, in community based setting and in nursing homes); Oregon Project Independence assistance for seniors who are not income-eligible for Medicaid; and Oregon Health Plan assistance with Medicare premiums, food stamps. Family care-giver support, abuse protection, medical transportation and information and referral.
- **The Rogue Valley Medical Center and Providence Hospitals:** Offer in-home care services to the frail elderly.

CITY OF ASHLAND CONSOLIDATED PLAN 2010-2014

- **Food and Friends Program:** Delivers food to home-bound seniors and operates lunch time meal programs throughout the county.
- **Center for Non-Profit Legal Services:** Provides special legal assistance program for seniors.
- **Living Opportunities, Inc.:** Operates five houses serving up to 29 developmentally disable adults. The organization provides supportive services to 35 people living independently throughout the community.
- **The Medford Disability Services Office:** Provides peoples with Disabilities between the ages of 18-64 with many of the services listed under the Senior Services Office above.
- **Ashland Supportive Housing (ASH):** Provides permanent supportive housing for 15 persons with developmental disabilities in three different houses, ASH also provides outreach, for populations with developmental disabilities.
- **Pathways Enterprises, Inc.:** Provides education, training, life skills training, supported independent living, and employment support services for peoples with Developmental Disabilities.
- **DASIL:** Drop-in center for peoples with disabilities and the homeless. Dasil operates the Second Chance Renter program for people with poor rental history and partners with Rogue Valley Council of Governments (RVCOG) to operate the Home at last program which provides housing assistance to the homeless and peoples with disabilities.
- **Catalpa Shade:** Managed by ACCESS, Inc. Catalpa Shade provides supportive housing for 21 persons with brain injury and mobility –related injuries.
- **Lions Cottage:** Owned by Lions Sight and Hearing and managed by ACCESS, Inc. Lions Cottage provides 4 units for elderly persons with disabilities.
- **Holly Court:** Owned by Lions Sight and Hearing and managed by ACCESS, Inc. Holly Court offers 8 units for elderly persons and persons with disabilities.
- **Birch Corners:** Developed by ACCESS, Inc. and Jackson County Mental Health, Birch Corners offers 8 units of supportive housing.

6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

The City does not intend to utilize HOME funds or other tenant based rental assistance to assist one or more of these sub-populations. The City does not receive a direct allocation of HOME funds nor does the City administer tenant based rental assistance programs.

APPENDIX

Key Informant Interview
League of Women Voters Ashland (LWVA)-Carol Voisin

1. What do you perceive as the greatest unmet needs for housing and human services among the City's low-income residents?

Affordable housing is the greatest unmet need. The housing is not only needed for single moms but also for homeless children. Ashland was on the front page of the NYT with an article about a homeless girl who while homeless in Ashland was dragged into prostitution. Transition housing is the need for homeless. There is real potential for us to deal with this issue because the police chief has some successful history with this. We also have SOU with empty dorm rooms and students who are wanting to do something about the homeless.

The other service that our low income residents need is accessible and affordable health care. The community health care center needs more publicity and assistance from the city and other organizations in Ashland.

2. Are there particular groups or populations that have a greater need for housing or services than others?

**Single mothers are in most need of housing and health care. Also the working poor are in desperate need. The working poor are those who wash dishes at our restaurants, servers at restaurants, housekeeping at our hotels/B&Bs, plumbers, teacher aids, janitors, paper carriers, nursing home aids, etc.
We need to increase our living wage and provide affordable housing.**

3. Which neighborhoods do you feel need the most assistance?

The neighborhoods around SOU below the blvd are in real need. Parts of Quiet Village are probably needing assistance. Lower Clay Street around the manufactured homes. There are others but I just can't think of them now.

4. In your opinion, what are the top three priority areas the City should address in reference to the needs of the city?

Financial stability is the most important right now. And that stability needs to be based on the citizens and other stake holders in the city like businesses, OSF, SOU, the hospital etc. We need to keep the community stable not just the "city" administration. The second priority for me is water. We need to start now educating citizens to the complexity of the issue. For instance, TAP can only give us 1M gallons a day during the months of June through September. That is it. Maybe we need to be looking at TID water rights instead. But this is on hold until the water study is completed in two years. Third priority is food security. This isn't popular or even seen by my fellow councilors as a need let alone a priority. An important land use decision will be made soon that will determine whether or not the Valley has enough farm land. It is the RPS plan that will be going through the planning commission and the council in the spring. If we want to be able to buy more than 10% of our food locally that plan needs to be amended so significant parcels of prime farm land aren't put into land reserves to be developed.

5. What , if any, barriers to making an impact in those three areas? What would be your suggested solutions.

The major barrier to all three priorities is political will. The only solution is citizen lobbying of all councilors and city staff. This includes organizations like LWVA, AAUW, Sierra Club, Transition Town, Peace House, SOU students, non chamber businesses....

6. What policies or initiatives are driving the human services agenda in the community?

In the near future, no human services agenda will be driven by the city council. There are not enough councilors to support it. The priority for the majority in council is to collect and spend our tax dollars on infrastructure and to start a city "reserve" or "rainy day account". Human services need to be left to the NGOs in the county and state. It isn't for local government to do. I hold the opposite position. I feel that the city must be the entity that provides access to the basic rights of shelter, food, water, health care for all of its citizens. This includes the homeless. A community's character is measured by how well it cares for the least among them. The city council can't just take a pass on this responsibility. One example of what the city is doing in conjunction with the faith communities is providing temporary shelter for the homeless on winter nights that are below freezing. There is so much more that we could be doing as a city with city resources for the "voiceless" - the low income, the homeless especially children, struggling small businesses, the elderly, homeowners whose homes need conservation, small farmers who need more land and a better market space...

**Key Informant Interview
Housing Authority of Jackson County-Betty McRoberts**

1. What do you perceive as the greatest unmet needs for housing and human services among the City's low income residents?

When she did the Clay street project she talked with employers about the need for workforce housing. She specifically mentioned Linda Vista. The manager said that none of her employees lives in Ashland. As an aside, she said that low income people usually have unreliable transportation which means that they are late or miss work. Lack of public transportation on weekends prevents them from getting jobs.

2. Are there particular groups or populations that have a greater need for housing or services than others?

The state report indicates that Ashland has the highest rent burden in the state. 30-60% of AMI

3. Which neighborhoods do you feel need the most assistance?

She does not live here - NA

4. In your opinion, what are the top three priority areas the City should address in reference to the needs of the city? What would you tackle first.

Stop outflow of workforce housing

Keep the current low income housing low income - preservation

5. What, if any, are the barriers to making an impact in those three areas?

City's refusal to expand the UGB.

Stringent requirements on wetlands and open spaces - other cities do not -farm ponds are not wetlands

Vocal neighborhoods that do not want low income housing in their areas

Incentive of waivers of building permits is good but not enough

6. What policies or initiatives are driving the human services agenda in the community?

Public attitude influences city officials and commissioners when making decisions on goals and funding. There is an influential segment of the community that does not "believe" that the city needs to spend its resources on creating affordable

housing. That there is enough affordable rentals, that not all people should own property, that if people can't afford to live here they should live elsewhere.

7. What information or documents do you have that you could provide that would give us information on needs, goals and strategies in human services, housing or community development? Is there other information that other agencies may have that you might refer us to?

Wait list by zip codes

8. Additional comments

HAJC would love to do more in Ashland but can not afford it.

**CITY OF
ASHLAND**
ASHLAND HOUSING COMMISSION
MINUTES
December 17, 2009

CALL TO ORDER

Vice Chair Graham Lewis called the meeting to order at 4:30 p.m. at Pioneer Hall located at 73 Winburn Way, Ashland, OR 97520.

Commissioners Present:	SOU Liaison: None
Richard Billin	
Graham Lewis	Council Liaison: Carol Voisin
Nick Frost	
Aaron Benjamin	Staff Present::
Regina Ayars	Linda Reid, Housing Specialist
	Carolyn Schwendener, Account Clerk
Commissioners Absent:	Brandon Goldman, Long Range Planner
Steve Hauck	

APPROVAL OF MINUTES

The Minutes from the September 24, 2009 regular meeting and the October 22, 2009 Expiring Use and Affordable Housing tour minutes were approved as presented.

Graham welcomed the community members, staff and Commissioners. Each person introduced themselves.

PUBLIC HEARING/FOCUS GROUP MEETING 2010-2015 CONSOLIDATED PLAN

Reid gave a power point presentation explaining the purpose of updating the Five Year Consolidated Plan. The Consolidated Plan is a document required to be prepared by jurisdictions that receive Community Development Block Grant Funds (CDBG) or other formula grant program funding from HUD. It offers local jurisdictions the opportunity to shape the various housing and community development programs. It also creates the opportunity for strategic planning and citizen participation and to reduce duplication of effort at the local level. The three basic goals of the CDBG program are:

1. Decent Housing
2. Suitable Living environment
3. Expand Economic opportunities

Reid explained that this evening is the first of three public hearings that the City will be having. The second meeting will take place in February of this year with the purpose of taking comments on the draft plan. The third public hearing will be before the City Council when the plan is adopted. That meeting is tentatively scheduled for April 20, 2010.

Reid posted on the City of Ashland's webpage a Consolidated Plan survey. Thirty-eight people took the survey. Attached to these minutes are the results of that survey.

The meeting participants broke out into three smaller round table style discussion groups. Each table was given the same question and had 15 minutes to discuss the questions. Participants were then asked to move to a different table.

The questions were as follows:

1. What do you perceive as the greatest unmet needs for housing and human services among the City's low income residents?
2. Are there particular groups or populations that have a greater need for housing or services than others?
3. In your opinion what are the top three priority areas the City should address, what if any, are the barriers to making an impact in those areas and what would you tackle first?

The entire results of the discussion are attached to these minutes. The three broad priorities that came out of the discussion;

AFFORDABLE HOUSING

Preservation of existing affordable
The development of new affordable housing units

EMERGENCY SHELTER

Veterans
Peoples with disabilities
Homeless Populations
Transitional housing

SUPPORTIVE SERVICES

Life Skills Training
For populations at risk of homelessness
Transportation
Tenant assistance
Physical and Mental Case Management

JANUARY 28, 2010 MEETING AGENDA ITEMS

RFQ for Clay Street property
Appoint new Land Use sub-committee members
Goal review

UPCOMING EVENTS AND MEETINGS

February 2, 2010 – 7 p.m. City Council Meeting-HC Ordinance 1st Reading, Boards and Commissions update Ordinance.

February 16, 2010 – 7 p.m. City Council Meeting-HC Ordinance 2nd Reading, Boards and Commissions update Ordinance.

February 26, 2010 – 7 p.m. CDBG Applications Due.

Next Housing Commission Regular Meeting

4:30-6:30 p.m.; Thursday February 25, 2010 Community Development Building

ADJOURNMENT

Respectfully submitted by, Carolyn Schwendener

**CITY OF
ASHLAND**
ASHLAND HOUSING COMMISSION
MINUTES
March 25, 2010

CALL TO ORDER – Chair Steve Hauck called the meeting to order at 4:35 p.m. at the Community Development and Engineering Services Building, 51 Winburn Way, Ashland, OR.

Commissioners Present:	Council Liaison
Graham Lewis	Eric Navickas, absent
Regina Ayars	
Aaron Benjamin	Staff Present
Steve Hauck	Linda Reid, Housing Specialist
Richard Billin	Carolyn Schwendener, Account Clerk
Commissioners Absent:	
Nick Frost	

APPROVAL OF MINUTES

Minutes from the January 28, 2010 meeting were approved as presented.

PUBLIC FORUM

No one present

SUBCOMMITTEE REPORTS

Sub-committee Reports

Finance – No report

Education – No report

Land Use - No report

Liaison Reports

Council – No report

Parks - No report

School Board - No report

Planning Commission - Benjamin reported that on April 6, 2010 the City Council will be making the final decision on the Croman project.

Staff - Reid explained that she reissued the RFP for the remaining CDBG funds, and received an application whose representatives are present at this meeting. Reid did a mailing for the recovery act, which has been renamed the Energy Efficiency Program. Out of the fifty-two mailings she has received fifteen replies from home owners who are interested in taking advantage of the \$3,000 grant that was approved with the Recovery Act funds. Because of the great response Reid suggested that the Commission might be interested in allocating some of the regular CDBG program funds to help fill the gap. Initially the City Council allocated \$30,000 to the Conservation Program and \$16,500 to the Public Works department for repairs of handicapped accessible wheelchair ramps. The Public Works department was able to use other monies to do

the handicapped accessible wheelchair ramp repairs. We now need to ask the council to re-allocate the \$16,500 to the conservation program giving them a total of about \$50,000 to do the activity, stated Reid. The request will go before the Council as a Consent Agenda item on April 20th. Reid will also need to amend the Action Plan to reflect the change.

Transportation Growth Management (TGM) Grant Application

The Planning Department has applied for a grant from TGM to create a Land Use and Transportation Plan for the Normal Avenue area. It is an approximately ninety-four acre developable parcel located in the Urban Growth Boundary. The City is asking for a grant to develop a plan to see how the space could be used. Two of the components of this project would be to update the Buildable Lands Inventory and create a new Housing Needs Analysis which would be of interest to the Housing Commission.

Graham/Ayars m/s motion for Hauck to sign a letter of support for this Grant Application.

Voice Vote: all AYES. Motion passed

CDBG Program Public Hearing and Award Recommendation

Reid explained that for the 2010 Community Development Block Grant year the City of Ashland is expecting a total allocation of approximately \$207,000, \$30,000 of which is available for public service projects. The City received one application for public services from St. Vincent De Paul. Their goal is to provide emergency housing and utility assistance to qualified low income households within the City of Ashland. Last year St. Vincent De Paul helped 587 low income households with \$65,000. This year the goal is to help 620 household with the help of the \$30,000 grant money. St. Vincent De Paul will be providing matching funds in the amount of \$37,000. Staffs recommendation is to fully fund this activity.

Applicant Presentation - Rich Hansen, Foundation Liaison and volunteer Charlotte Dorsey were present to represent St. Vincent De Paul. Mr. Hansen explained they have no paid employees and depend on over 250 volunteers to supply all staffing and services. Because there is no paid staff they can guarantee that 100% of the money they receive will go to help the poor in their moment of crisis. With today's economy the needs have increased and the \$30,000 would go a long way to help, stated Mr. Hansen. Their objective is to avoid homelessness.

Question and Answer Discussion -

What's the typical profile of your clients?

The majority of people they deal with in Ashland and Talent are low income families or individuals struggling with the economy due to the job situations. Most clients are families or single parents who have no job and rent becomes an issue.

What percentage would you say are families with children?

50%

What percentage are single parents?

Not sure at this time but they are the minority rather than the majority.

What kind of paperwork is required?

Reid explained that she is required to report on the use of the money and show that it is being used to serve people who are 80% or below AMI. Currently St. Vincent De Paul does not require income verification and prides themselves in being blind to race, religion, color, age and creed. HUD wants to see the trends and asks for demographics, race, and female head of household, seniors, disabilities and income categories. St. Vincent De Paul will now need to record these demographics.

Do you have any statistic showing a focus on chronology age groups?

Age 0 to 17 is 28%,

Age 24 to 44 25%

Age 55 to 69 6%

Is any focus being placed on homeless youth or the elderly?

The elderly have a lot more places to be referred to for housing, thanks to the government and the Community Action Agency, ACCESS, Inc.

Typically what's the period of time you work with a client and how many visits do you make.

In past years one visit was typically made to do an initial screening to find out the medical and other immediate need. Now with the changes in the economy and with the increase in joblessness and homelessness they are returning more often.

Graham thanked Mr. Hansen and said that as a staff of the United Methodist Church he really appreciates St. Vincent De Paul's promptness and what they have been able to do for folks.

Billin/Ayars m/s to approve the recommendation made by City staff to "Recommend funding St. Vincent De Paul – Home Visitation Program \$30,000 to fund emergency rent and utility assistance for people to prevent homelessness." Roll Call Vote: Commissioners Billin, Ayars, Graham and Benjamin, Yes. Motion passed.

New application for Capital Funds from Ashland Supportive Housing

Reid stated this is an eligible activity as a rehabilitation of a home that will be serving, low income populations, since peoples with disabilities are presumed benefit by HUD. Though Reid has not had the sufficient time to evaluate this application it is her belief that staff will recommend to fund this project.

Applicant Presentation - Sue Crader, Executive Director of ASH and Judy Beyer Assistant Director were present to discuss their application. They are requesting \$110,861.00 CDBG funds to renovate an existing structure. The organizational match is \$30,994 funds and \$2,700 from United Way. The total project cost is \$143, 755.

ASH owns a home located on the corner of Walker and Clark Street that they previously used as a group home for developmentally disabled adults from the early 1990's until 2004. Having no money to put towards the renovation of the house they moved their clients into two other homes. ASH put the home on the market. Unfortunately the market fell apart and the house sat for a year and a half until it was leased by some folks who turned it into a kindergarten. Their business failed and ASH received the property back in January of this year.

ASH would like to create a respite home, a place where people with disabilities can spend time out of their own homes for one, two, three nights even up to 60 days. This gives caregivers a break as well as the person who needs care a break. It offers a temporary placement within their community. ASH would like the grant money so they can fix up the property to meet this need. ASH has been in business since 1982 with 26 full time employees paid at a living wage with full medically and dental benefits. This project would create 9 full time positions.

Funding will be provided primarily through creative supports and the state of Oregon. They will also be opening up beds for private pay. Their goal is to have the project completed by the end of the year and then hire a staff and open the doors by March 15th of 2011.

Discussion and questions -

If you don't get the funds will this project not go forward?

It would not be easy but they will still try to make it happen. They would need to find other places to get the funds.

Graham/Billin m/s that we approve (this presentation) with the caveat that if another proposal comes in before the deadline we will reconvene with a public hearing to hear that proposal but if we don't get another one in forget it. Roll Call Vote: Billin, Ayars, Graham and Benjamin, Yes. Motion passed

Public Hearing-Draft Consolidated Plan Review

The Consolidated plan is a document that needs to be drafted every five years for the City to continue to receive Community Development Block Grant Funds. The Consolidated plan has to encompass all activities that CDBG could undertake although the City does not intend to undertake all the activities that are eligible for CDBG funding.

Reid reviewed how the City did with the goals previously and what the new goals are. Out of the focus group meeting there were three priority goals.

1. Affordable and Workforce Housing
2. Homeless, At-Risk and Special Needs Populations
3. Economic and Community Development

Reid commented that a one item she found to be quite interesting was that the percentage of families and individuals in poverty is greater in Ashland then it is in Jackson County, in the State of Oregon as well as the United States as a whole. The percentage is higher here then the national average. Our community has a lot more needs then people realize, stated Reid.

The Commissioners congratulated Reid on a job well done with the Consolidated Plan.

Billin/Graham m/s to recommend approval of the 2010-2014 Consolidated Plan. Roll Call Vote: Billin, Ayars, Graham and Benjamin, Yes. Motion passed

Hunger and Homelessness Forum Report

Hauck thanked Regina for stepping in for him as he had other obligations and was not able to attend the forum. Ayars reported that approximately forty people attended mostly students, homeless people and stake holders in the community. They had a panel consisting of the woman who started the food bank, the man who started the Ashland food project, Jody Waters a professor at SOU who teaches homeless and hunger class, Ayars, the Mayor and a man living at the Gospel Mission.

Regina shared that the Housing Commission's role is prevention of homelessness by promoting affordable housing. Two communities of homeless people were present, those who choose homelessness as a life style and those who do not choose homelessness. The students who organized this did a really good job said Ayars though she was not sure what is going to happen with the information. Oregon has the highest concentration of homeless population of all states, one in every 250 stated Reid.

Subcommittee Discussion

This discussion was moved to next month's meeting. Regina will not be present at next month's meeting and will turn in a written report.

April 22nd 2010 Meeting Agenda Items and Quorum Check

Regina will not be present.

Upcoming Events and Meetings

April 20th 2010 7PM City Council Meeting-CDBG Program Award

April 20th 2010 7PM City Council Meeting-Consolidated Plan Public Hearing

April 22nd 2010 4:30-6:30 PM Thursday Regular Housing Meeting

ADJOURNMENT - The meeting was adjourned at 6:35 p.m.

*Respectfully submitted by,
Carolyn Schwendener*

CITY OF ASHLAND

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City Council - Minutes Tuesday, April 20, 2010

MINUTES FOR THE REGULAR MEETING ASHLAND CITY COUNCIL April 20, 2010 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, Navickas, Lemhouse, Jackson, Silbiger and Chapman were present.

MAYOR'S ANNOUNCEMENTS

Mayor Stromberg announced the Demobilization Ceremony for the 41st Brigade Combat Team of the Oregon National Guard (1/186) would occur April 24, 2010 at the Spiegelberg Stadium in Medford. The troops were currently in Washington State reuniting with their families, managing their finances and making education arrangements as they return to society. Approximately 60% of the 1/186 returning will be unemployed.

Annual Appointments to various Commissions were completed this meeting and vacancies on the Historic, Housing, Planning and Tree Commission were announced.

Mayor Stromberg noted that agenda item number **3. Should Council approve Second Reading of an ordinance amending AMC Chapter 14.06 relating to water curtailment?** under **ORDINANCES, RESOLUTIONS AND CONTRACTS** would move to the end of the ordinances to accommodate the ordinances regarding classification of offenses.

SHOULD THE COUNCIL APPROVE THE MINUTES OF THESE MEETINGS?

The minutes of the Study Session of April 5, 2010 and Regular Meeting of April 6, 2010 were approved as presented.

SPECIAL PRESENTATIONS & AWARDS

Mayor Stromberg presented the Ragland Ward to the "Ashland Food Project," and introduced Paul Giancarlo and John Javna who shared the Ashland Food Project's mission and described the program.

Division Chief Fire Marshal Margueritte Hickman introduced the new Community Emergency Response Team (CERT) Coordinator Richard Randelman.

CONSENT AGENDA

1. Will Council approve the minutes of Boards, Commissions, and Committees?
2. Does Council wish to approve the Mayor's recommendations for the Annual Appointments to the various Commissions, Committees, and Boards?
3. Should Council approve a resolution authorizing the City Administrator, Finance Director, or designee to enter into a Full Faith & Credit financing agreement to refinance the DEQ loan that was used to construct the Wastewater Treatment Plant and to dedicate ongoing Food & Beverage Tax proceeds allocated to the Wastewater Fund to pay annual debt service?
4. Does Council wish to appoint Donna Rhee, Southern Oregon Land Conservancy, to the Ashland Water Advisory Committee (AWAC) for the Water Master Plan update?
5. Will Council approve a contract with StreamFix in an amount not to exceed \$75,000 to design and facilitate the development of the Ashland Creek Bank Restoration Project near Water Street?
6. Should the Council accept the 2010-2011 Certified Local Government grant of \$15,360 from the Oregon State Historic Preservation Office for historic preservation activities?
7. Should Council re-allocate \$16,500 in unused Community Development Block Grant - Recovery Act Funds, previously awarded to the Public Works Department for ADA accessibility

improvements along Iowa Street, to the Conservation Division for Weatherization and Energy Efficiency upgrades to homes occupied by low-income homeowners?

City Recorder Barbara Christensen and Councilor Chapman requested that Consent Agenda items #2 and #7 be pulled for discussion.

Councilor Navickas/Jackson m/s to approve Consent agenda items 1 and 3-6. Voice Vote: all AYES. Motion passed.

Ms. Christensen explained the Audit Committee appointment was included in the annual appointment in error and Council would receive a separate communication regarding appointment to that Committee at a future meeting.

Councilor Jackson/Chapman m/s to approve Consent Agenda item #2 minus the Audit Committee appointment. Voice Vote: all AYES. Motion passed.

Councilor Chapman suggested moving the \$16,500 unused CDBG-R funds to the Adult Disability Act (ADA) improvements throughout the City by placing the funds in Community Development Block Grants (CDBG). Staff explained the \$16,500 was stimulus funds and a timeline was involved.

Councilor Chapman/Voisin m/s to approve Consent Agenda item #7. Voice Vote: all AYES. Motion passed.

PUBLIC HEARINGS

1. Should Council adopt the Draft 2010-2014 Consolidated Plan for the use of the City's allocation of Community Development Block Grant Funds? [30 Minutes]

Senior Planner Brandon Goldman provided the staff report and explained the plan would set spending priorities for future years. Housing Program Specialist Linda Reid further explained the five-year plan would prioritize the spending of the CDBG funds through goals. Each objective had to benefit low to moderate-income people, aid in the prevention or elimination of slums or blight and meet a need having a particular urgency. Council could allocate funds to Adult Disability Act (ADA) projects in the 5-year plan as well.

Public Hearing open: 7:25 p.m.

Public Hearing closed: 7:25 p.m.

Councilor Jackson/Lemhouse m/s to approve revised Consolidated Plan for CDBG Funds.

DISCUSSION: Councilor Jackson and Voisin expressed appreciation to staff for their efforts in creating the plan. Councilor Chapman opposed the plan, thought the overhead was too high, and did not have enough public participation. **Roll Call Vote: Councilor Voisin, Jackson, Silbiger, Navickas and Lemhouse, YES; Councilor Chapman, NO. Motion passed 5-1.**

2. Will Council award \$168,484 in Community Development Block Grant funds as recommended by the Housing Commission and Staff?

Senior Planner Brandon Goldman explained staff received uncontested applications from Ashland Supportive Housing and St. Vincent de Paul with a combined total less than the full award. Housing Program Specialist Linda Reid explained St. Vincent de Paul Home Visitation Program applied for the grant to fund emergency rental and utility assistance and counseling to households to prevent homelessness. Ashland Supportive Housing applied to receive funds to repair an existing unit to be used as a respite home to serve 416 special needs developmentally disabled individuals annually.

Public Hearing open: 7:32 p.m.

Rich Hansen/585 Pierce Road, Medford/St. Vincent de Paul/Applied for the \$30,000 Services Grant to help expand the St. Vincent de Paul Visitation Program. The goal is to help low-income families in crisis with rent, utilities and other essentials to avoid homelessness. The Outreach Program assisted 590 families last year and they anticipate helping 620 this year. Of the groups helped, 60% live within Ashland City limits. He went on to describe how the program works.

Sue Crader/79 Nutley Street/Ashland Supportive Housing (ASH)/Explained ASH has provided services to adults with developmental disabilities since 1982. She shared history on the property, the need for respite care and described what would be rehabilitated in order to open for services. Additionally, the project would create nine jobs.

Public Hearing closed: 7:39 p.m.

Councilor Chapman supported both proposals but wanted to divert the remaining \$27,623 to ADA improvements instead of weatherization. Staff could provide a project list and determine low and moderate-income areas where the improvements would apply.

Councilor Navickas/Voisin m/s to approve award of \$30,000 to the St. Vincent de Paul Home Visitation Program for emergency rental and utility assistance and \$110,861 to Ashland Supportive Housing for rehabilitation of an existing dwelling to be used as a respite home for people with disabilities. DISCUSSION: Councilor Navickas thanked both organizations for submitting applications and commented on the valuable services they provide. Councilor Voisin noted the Society of St. Vincent de Paul was a Ragland award recipient.

Roll Call Vote: Councilor Navickas, Chapman, Voisin, Silbiger, Lemhouse and Jackson, YES. Motion passed.

Councilor Chapman/Lemhouse m/s to direct Public Works staff to work with Housing staff on an immediate need list for ADA requirements that have not been addressed in the City and spend the remaining \$27,623 for that list. **DISCUSSION:** Councilor Navickas was sympathetic to providing ADA accessibility but weatherization would address the Council goal of Tier Two Power needs as well as the regressive and excessive nature of the Electric Users Tax. Councilor Jackson acknowledged the need for ADA improvements but supported using the funds for weatherization. Councilor Voisin would not support the motion because it was important to provide some of the citizens with the ability to weatherize houses to keep energy bills low and there were few sources to assist those in need of various forms of weatherization. Councilor Lemhouse supported using the funds for ADA accessibility improvements. Staff explained the total allocation for weatherization was \$50,000 and would affect 17 households on the Ashland Low Income Energy Assistance Program and save approximately \$400 per house annually in energy costs. The additional \$27,623 would add another 9 or 10 houses for weatherization. Councilor Chapman provided an example of an immediate need for an ADA improvement that entailed of adding tree grates to enable easier access. Councilor Navickas commented on administrative efficiency. **Roll Call Vote: Councilor Chapman, Silbiger and Lemhouse, YES; Councilor Navickas, Voisin and Jackson, NO; Mayor Stromberg broke the tie with a YES vote. Motion passed 4-3.**

3 What direction does Council have on the proposed 2010-2020 SOU Campus Master Plan and implementing ordinances?

Councilor Voisin declared a conflict of interest and requested Council to recuse her from the discussion.

Councilor Chapman/Navickas m/s to recuse Councilor Voisin from participating due to a conflict of interest. **DISCUSSION:** Councilor Jackson questioned Planning Actions and Comprehensive Planning Activities meant to exclude employees of an organization doing a Master Plan. City Administrator Martha Bennett explained under Oregon Ethics Law SOU as Councilor Voisin's employer created a conflict of interest. **Voice Vote: all AYES. Motion passed.**

Councilor Voisin left the meeting at 8:05 p.m.

Mayor Stromberg **called the Public Hearing to order at 8:06 p.m.** for Planning Action No. 2009-00817 – A request for adoption of the Southern Oregon University Campus Master Plan 2010-2020 as part of the City's Comprehensive Plan. (This plan replaces the previously adopted 2000-2010 Campus Master Plan.) **COMPREHENSIVE PLAN DESIGNATION:** Southern Oregon University; **ZONING:** S-O.

ABSTENTIONS, CONFLICTS, EX PARTE CONTACTS

Councilor Jackson and Chapman noted familiarity with the campus. Mayor Stromberg disclosed conversations with Rivers Brown who had voiced concern with encroachment on his property and potential issues with the community garden that did not bias him or his ability to make an impartial decision.

Mayor Stromberg announced all participants have the right to rebut and can challenge or discuss the issues revealed in the Ex Parte contacts during Public Testimony. He went on to state the applicable substantive criteria as Ashland Municipal Code 18.108.170 Legislative amendments and noted the guide handout.

CHALLENGES - None

STAFF REPORT

Community Development Director Bill Molnar explained the State Planning Program requires universities within urban growth boundaries to coordinate their planning with the City Planning Department to ensure their Master Plans are consistent with the local Comprehensive Plan and City ordinances. He provided a presentation on the SOU Master Plan 2010-2020 Update that included:

- Prior Planning Efforts
- Procedure
- Faculty Housing
- Faculty Housing - Ashland/Mountain & Henry Street – Commission Recommendations:
- Detail Site Review Zone – SOU Amendment

Mr. Molnar explained the Detail Site Review Zone was a narrow band of 150 feet depth along the commercial corridors. The transition between zones would still require site review approval, be subject to SOU Guidelines, documents as well as City landscaping and orientation standards.

- Housing & Student Life – Ashland Street – Commission Recommendations:
- SOU Campus – Parking Standards – Commission Recommendations
- SOU Master Plan Update: Transportation Demand Management (TDM) – Commission Recommendations

Mr. Molnar clarified there was no specific housing density requirement on the SOU campus; it would depend on parking and transportation issues. However, SOU was anticipating three story buildings for high-density housing along Ashland Street.

Councilor Jackson/Chapman m/s to extend public hearing until 9:30 p.m. **Voice Vote: all AYES. Motion passed.**

APPLICANT'S PRESENTATION

Liz Shelby/SOU Chief of Staff/Explained the outreach process used to inform the community and adjacent property owners during the Master Plan process.

Eric Ridenour/SERA Architects/Represented the applicant and addressed the Council. Mr. Ridenour stated the Master Plan elements and major goals were driven by retention, recruitment, and fiscal responsibility. He indicated the Campus/SO Zoning area and that the University had no plans for acquiring additional land to implement the Master Plan. He listed the key elements of the plan as follows:

- **Academic Buildings: Renovation and expansion**
 - Athletics: Field use changes, increased access and visibility projects
 - Contemporary Student Housing: North side of Siskiyou Boulevard
 - Student Housing: Location, access and unit types

Mr. Ridenour clarified the height for student housing would not exceed four stories.

- Faculty Housing: Campus-Community Edges with intent to help recruit, reduce commute, integrate community
- Improved Gateway: West and East area
- Enhanced Pedestrian Gateway
- Sustainability Leadership

He noted the process involved in preparing the Master Plan and briefly addressed the following questions and concerns: the Ecos Garden would remain intact under the plan, State Funds would not be used to develop the proposed student and faculty housing and property would be subject to property taxes. Additional questions were answered in the Planning Action packet.

THOSE WISHING TO PROVIDE TESTIMONY

Steve Vincent/580 Business Park Drive, Medford/Oregon Business Regional Manager-Avista Utilities/Supported the SOU Master Plan and noted other campuses he has visited and explained how SOU blends well with the community and the neighborhoods adjacent to the campus and highlighted SOU's collaborative nature.

Rick Bleiwess/1131 Highwood Drive/Explained SOU adds an educational and cultural dimension and bring young people and diversity to the community. The Master Plan implements sustainability, adds jobs and better housing that will bring more students and faculty. The SOU Theater Program is the best theater program west of the Rockies. The Master Plan will enable the Theater Program to retain its high level of respect and education while creating proper rooms and theater spaces through renovation. He encouraged everyone to support the university, doing so supported the town, the youth and the future.

Mary Margaret Modesitti/540 South Mountain Avenue/Owns property adjacent to SOU and the Master Plan incorrectly shows SOU as the owner of her property. Until similar issues like that are worked out, the plan should not be approved. There are problems with parking and multiple housing. The theatre buildings were renovated within the last 8 years yet dorm maintenance has been deferred for 12 years. Some students have used her personal showers because only one was working in their dorm. SOU needed to perform due diligence. She has had to request the university remove her property from the Master Plan three times.

Sandra Slattery/110 E Main Street/Introduced herself as a current member of the SOU Presidents Advisory Board, a former member of the SOU Foundation Board and past President of the SOU Regional Advisory Board. SOU is the largest employer in Ashland with student enrollment reaching 5,670 winter term 2010. SOU is committed to recruiting, developing and retaining outstanding faculty and staff but housing costs and current wages have made housing challenging. The proposed SOU Master Campus Plan will not only be the guideline for campus development for the next 10 years but will provide the flexibility necessary to meet the changing needs of the campus. Master Plan improvements will enrich and expand the existing educational and recreational opportunities as well as provide student and faculty enhancements and jobs. She urged Council to endorse SOU's continued success through the support of the Master Plan.

Carl Marsak/458 Beach Street/Owns the Beach Street Condominiums next to the Ecos garden. He noted the Master Plan has had three options for that space and wanted confirmation that retaining the garden included the open space and circular driveway. There was concern from the Home Owners Association because one of the options had included high density faculty housing in that area.

REBUTTAL BY THE APPLICANT

Larry Blake representing SOU answered Mr. Marsak's question regarding the Ecos garden that there were no plans to develop any of the land surrounding the garden. Mr. Ridenour added any development in that area would require a separate use process.

Mr. Ridenour addressed the ownership of properties issue, explaining the distinction between actual SOU land and the SO-Zone, the information came from the City GIS department and the current data in the Master Plan is accurate. He went on to contradict earlier information regarding multiple housing on Henry Street, indicating a sector immediately to the west of that area identified for potential university land. Faculty village housing was included in the Master Plan out of recognition of the fact SOU needs to track and retain faculty housing.

Mr. Blake clarified that in the Oregon Revised Statutes (ORS) the provision for "approved campus boundaries" it is common for campuses to indicate a zone for possible expansion in the future and noted an area west of campus that extends to the south and east where historically boundaries have been expanded. Currently there was no intention of purchasing any additional property over the next 10 years. It was unclear why portions of the approved campus boundary were rolled into the City's SO-Zoning map because they are not owned by the university.

CLOSE PUBLIC HEARING and RECORD – 9:08 p.m.

ADVICE FROM LEGAL COUNSEL AND STAFF

Mr. Molnar explained how the zoning affects property owners who want to develop their land. Seven parcels under private ownership were identified that appear within the boundaries of the SO-Zone. The purpose of the SO-Zoning district essentially applies to properties owned by the Board of State Higher Education. The Master Plan does not show any change to land use so the properties remain as is and can be developed like any other residential property until the SOU approaches them to purchase their property. Staff will review the ordinance to ensure the private property has a zoning designation that allows them to do what they need to do. The east and west gateways are in the conceptual stage and may have design changes to Siskiyou Boulevard but would require work through the City and Oregon Department of Transportation (ODOT) and could be addressed during the Transportation System Plan.

Council supported the Plan and noted concerns regarding parking, private property showing in the SO-Zone and housing density. Staff will ascertain density in transition zones, look at options like staggering masses and determine if faculty housing in the proposal includes families with children.

Councilor Navickas/Lemhouse m/s to tentatively approve the 2010-2020 Campus Master Plan Update with the modifications suggested by the Planning Commission and direct staff to prepare an ordinance for first reading for adoption of the Plan and continue the hearing to May 18, 2010. DISCUSSION: Councilor Navickas appreciated the focus not being on parking but expressed concern using green space for development instead of existing parking lots. Looking at the Plan without demanding the retention of parking lots could have opened up creative opportunities for faculty housing.

Roll Call Vote: Councilor Navickas, Silbiger, Chapman, Lemhouse and Jackson, YES. Motion passed.

Councilor Voisin returned to meeting at 9:36 p.m.

ORDINANCES, RESOLUTIONS AND CONTRACTS

1. Should Council approve Second Reading of an ordinance amending Chapter 9 concerning weed abatement?

City Attorney Richard Appicello read the ordinance title aloud.

Bill Heimann/647 Siskiyou Boulevard/Requested reinstating certified mailing for weed abatement violation in the ordinance.

Councilor Jackson/Voisin m/s to approve Ordinance #3009. Roll Call Vote: Councilor Silbiger, Navickas, Chapman, Jackson, Voisin and Lemhouse, YES. Motion passed.

2. Should Council approve Second Reading of an ordinance amending adding a uniform violation abatement procedure to the Ashland Municipal Code?

City Attorney Richard Appicello read the ordinance title aloud. He explained that notices under **2.31.010** are required certified mail return receipt requested in accordance to **1.08.005 (E)**.

Councilor Jackson/Lemhouse m/s to approve Ordinance #3010. Roll Call Vote: Councilor Voisin, Chapman, Jackson, Lemhouse, Silbiger and Navickas, YES. Motion passed.

3. Should Council approve First Reading of an ordinance amending Chapter 1.08 to add provisions concerning the classification of offenses, and move the ordinance on to Second Reading?

- a. Should Council approve First Reading of an ordinance amending Chapter 4 to add provisions concerning the classification of offenses, and move the ordinance on to Second Reading?
- b. Should Council approve First Reading of an ordinance amending Chapter 6 to add provisions concerning the classification of offenses and move the ordinance on to Second Reading?
- c. Should Council approve First Reading of an ordinance amending Chapter 9 to add provisions concerning the classification of offenses and move the ordinance on to Second Reading?
- d. Should Council approve First Reading of an ordinance amending Chapter 10 to add provisions concerning the classification of offenses and move the ordinance on to Second Reading?
- e. Should Council approve First Reading of an ordinance amending Chapter 11 to add provisions concerning the classification of offenses, and move the ordinance on to Second Reading?
- f. Should Council approve First Reading of an ordinance amending Chapter 13 to add provisions concerning the classification of offenses, and move the ordinance on to Second Reading?
- g. Should Council approve First Reading of an ordinance amending Chapter 14 to add provisions concerning the classification of offenses, and move the ordinance on to Second Reading?

City Attorney Richard Appicello provided a presentation on Classification of Offenses that included the following:

All City ordinance offenses have \$500 maximum fine and \$362 base fine (amount on front of

ticket) (\$317 plus \$45 surcharge)

- Dog loose in park - \$362.00
- Illegal Cross Connection - \$362.00
- Unnecessary Noise - \$362.00
- Failure to pay food & Beverage taxes - \$362.00

Oregon Uniform Citation and Complaint

- Smith, John - AMC 10.68.200 A. Dogs not permitted in City Park - Base Fine: \$362.00
- 4/20/10 9:00 AM Ashland Municipal Court (2009 surcharges add \$45 without surcharge, base fine is \$317)

Proposal: 4 Classes of Offenses

- Class A \$720.00 maximum
- Class B \$360.00 maximum
- Class C \$180.00 maximum
- Class D \$90.00 maximum
- Consistent with State Law – ORS 153.018, replaces one size fits all maximum of \$500 and the base fine of \$362.

Legislative decision

- City Council assigns class of offense based on community values about the seriousness of a particular offense

Example: Oregon Legislature – ORS 815.280

- No bicycle light – Class D - \$90.00 max fine/base fine \$97.00

Example: Oregon Legislature – ORS 471.430(1)

- Minor in possession of alcohol – Class B - \$360.00 max fine/base fine \$242.00

Why Class B for MIP & Class D for Bicycle Light?

- Legislative determination that Minors Possessing Alcohol is a more serious offense than not having a bicycle light

Apply same legislative choice to City ordinance offenses

- Dog in Park – Class D – (\$97.00 ticket)
- Noise Violation – Class A – (\$427.00 ticket)
- Why: Because a loud party at 2 AM disturbing your entire neighborhood is more serious than letting your dog run in the park

Decision belongs to City Council

- Recommendations for Chapters 9, 10 and 11 are based on input from Police and Parks Department
- Recommendations from Finance and Public Works for Chapters 4, 6, 13 and 14
- Council may disagree with staff proposal to classify “Offensive Noise” as Class A and classify it as Class B, C or D

Oregon Uniform Citation and Complaint

- Smith, John - ORS 815.280 (State Law) -Bicycle Equipment Violation – Light – Class D Base Fine \$97.00
- (2009 surcharges not used in examples. With surcharge, base fine is \$142)

Appearance Options ORS 153.061

- Appear personally on or before Court date
- Submit written request for trial
- Enter guilty or no contest plea by mail with base fine and optional written statement (unless personal appearance is required)

Base Fine: Class D

- \$45.00 foundation amount (1/2 \$90 max)
- \$37.00 State assessment – ORS 137.290
- \$15.00 County Assessment – ORS 137.309
- \$97.00 Base Fine – amount written on front of ticket (with no City assessment)
- County and State get \$52.00 – City gets \$45.00

Efficiency, Predictability and Fairness**Court options**

- Can summon defendant to increase fine or impose other remedy (e.g. drug and alcohol assessment for MIP)
- Can reduce fine consistent with State Law violations ORS 153.093(1)(a)

Already in Use

- 13.03.110 Class A – sidewalk regulations
- 10.44.020 Class C – nudity ordinance
- 11.22.030 Class C – Failure to carry chains
- 18.112.090 Class A – Development Code

Minimum Fine Statute - State Law for all Class A, B, C and D violations:

- “notwithstanding any other provision of law, may not defer, waive, suspend or otherwise reduce the fine for a violation to an amount that is less than 75% of the base fine amount” [ORS 153.093(1)(a)]

Application of Minimum Fine Class D \$97 base fine

- \$37 to State
- \$15 to County (\$52 County & State)
- \$45 Remainder to City
- If Court reduces base fine to \$72.75 per minimum fine statute City gets \$20.75

Minimum Fine statute applies to all State Law Violations

- The minimum Fine Statute currently applies to all State Law violations [ORS] prosecuted in Ashland Municipal Court
- Reduction of all State Law violations designated A, B, C and D limited to 25% of base fine

Minimum fine would apply same way to City ordinance violations

- Smith, John Jr. - AMC 10.68.300 A. Dogs not permitted in City Park
- Base Fine: \$97.00 Minimum Fine \$72.75 (\$52 County & State / City \$20.75) – surcharge not included in this example

Mayor Stromberg suggested separating the issue of a classification system from reducing the Ashland Municipal Court Judge's discretion and directing the City Attorney to create a classification scheme similar to the State and include the minimum fine standard.

Mr. Appicello clarified if a Judge reduced the fine to zero the City would still pay the State and County assessment. Council could direct staff to adopt a four-class violation with different titles that would not follow the minimum fine statute and allow the Judge a 50% fine reduction. Surcharges will not be in effect until 2011 and will apply along with the State and County assessment. Language could also be added stating the City is not complying with 1.50.93 Minimum Fine Statute and apply something else instead. The Court is required to follow general law when not otherwise provided in City ordinances.

Ashland Municipal Court Judge Pam Burkholder-Turner thought the proposed ordinances would affect the integrity of the Ashland Municipal Court and its ability to administer justice. She did not object to the classification standard but opposed mandatory minimums because she felt it removed the Courts discretion and interfered with combining education with enforcement. She shared examples of cases showing the need for discretion instead of minimum fines. She suggested the following language for \$500 fines: **“This is the maximum fine that can be imposed. It is up to the Judge what of that fine, if any, will be imposed or what other penalty might be imposed.”** She expressed further concern the proposed ordinances focused on generating revenue and would interfere with fairly administering justice.

Justin Rosas/604 West Main/Introduced himself as a Public Defender in Medford and explained he was there to partially speak for the Southern Oregon American Civil Liberties Union (ACLU) and the Municipal Court. The proposed amendments were alarming because it removed a lot of due process and crippled the Judge's ability to evaluate the situation of every violation. Legislature gives the Judge discretion. He noted a potential error to raise ORS 161.615 Sub 3 from 30 days maximum punishment for a Class C misdemeanor to a maximum of 60 days that went against State Law. He stressed the importance of open communication and that policy should not replace the process.

Cate Hartzell/892 Garden Way/Questioned whether the ordinance would have the desired affect of keeping people from contesting sentences on violations or increase the number of people to take violations to trial because fines were higher and noted the increase in administrative costs to the City. The process of having an elected evaluator review violations rather than having a blind policy determine the penalties was invaluable. The proposed ordinances could motivate people to be more reckless or irresponsible because the price is fixed. She commented that other cities have offered amnesty programs that allow people to pay lessened fines once they have accumulated a large volume of fines and violations. Economic situation and mental health states should be considered before fines are imposed. In this recession, it was not appropriate to lesson government costs by increasing fines on the people. Discretion should be left to the judge and the process returned to the people and the courts.

Councilor Lemhouse expressed support and appreciation on how Judge Turner-Burkholder ran her courtroom and explained that Municipal Court is different from other courts. It was appropriate to allow an elected Judge discretion to respond to the community as he or she saw fit. He thought the classification system was prudent but the process should allow the Judge discretion.

Councilor Lemhouse/Jackson m/s direct staff to change the ordinance from A, B, C and D to 1, 2, 3 4, make necessary changes and not adopting minimum state fines. DISCUSSION: Councilor Navickas expressed concerns on having a classification system and repeat offenders paying only the minimum fine. He thought the current system was adequate and worked well. Councilor Jackson clarified her intention was not to establish minimum fines. Councilor Chapman

would not support the motion because he did not have enough information to make a decision on the matter. **Roll Call Vote: Councilor Jackson, Silbiger, Lemhouse, YES; Councilor Navickas, Voisin and Chapman, NO; Mayor Stromberg broke the tie with a YES vote. Motion passed 4-3.**

Councilor Jackson/Lemhouse m/s to move readings of ordinances to June 15, 2010.

DISCUSSION: Councilor Voisin explained she would not be attending the June 15, 2010 meeting and wanted to be present for the discussion. **Roll Call Vote: Councilor Jackson and Lemhouse, YES; Councilor Navickas, Voisin, Chapman and Silbiger, NO. Motion failed 4-2.**

4. Should Council approve First Reading of an ordinance titled, "An Ordinance Establishing Fees and Charges for Municipal Court Administration" and move the ordinance on to Second Reading?

Staff directed to bring item back for further discussion.


5. Should Council approve Second Reading of an ordinance amending AMC Chapter 14.06 relating to water curtailment?

Item delayed due to time constraints.

ADJOURNMENT

Meeting was adjourned at 10:29 p.m.

Barbara Christensen, City Recorder
John Stromberg, Mayor

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City

SOURCE

Youth Ice Hockey

Starting December 1, 2009 and running through January 31, 2009 from 5:30 - 6:30 p.m. on Tuesdays and 8:30 - 10:00 a.m. on Sundays (no practice or games during school holidays) there will be one practice per week, emphasizing skill development with fun games and drills. A game will be played one day per week, with a referee. Local adult and/or high school hockey players will serve as bench coaches. Teams will be re-chosen every week to

(See *Youth Ice Hockey*, Back Page)

THE CITIZEN'S SOURCE OF INFORMATION ABOUT THE CITY OF ASHLAND

Celebrate the Season
with a Unique Gift

The holidays are a special time,
a time for celebrating family,
friends, traditions and giving.

Ashland Community Hospital

Foundation's Lights For Life is a unique program
that combines all of the special ingredients of the
season into a heartfelt tradition that supports the
work of Ashland Community Hospital.

The Lights For Life program is a meaningful way
to honor or remember someone special. It was first
introduced in 1987 as a way to combine the spirit of
the holidays with Ashland's extraordinary sense of
community. Over the past 22 years, it has become a
(See *Celebrate the Season with a Unique Gift*, Page 2)



Share the Road

Ashland's streets and alleys are important public spaces to be shared by all modes of transportation including pedestrians, bicycles and motor vehicles. Each mode has its own distinct set of needs and requirements, but to function safely each use must respect and accommodate the right of others. Here are some resources for cyclists and drivers on sharing the road.

Sharing the Road: Cyclists

While riding on the road, remember the same laws that apply to motorists apply to cyclists. Obey all traffic control devices, and use hand signals to indicate stops and turns other users. Always wear a properly fitting helmet, no matter how short the trip. Always ride in the same direction as traffic, use the furthest right lane that heads to your destination. Also, slower moving cyclists and motorists need to stay to the right.

Cyclists need to remember to ride predictably. Ride in a straight line, don't swerve in the road or between
(See *Share the Road*, Page 2)



Celebrate the Season with a Unique Gift

Continued from Page 1

cherished tradition of remembrance, love and thanks.

Honoring an individual or family through Lights For Life is the perfect holiday gift, guaranteed to warm their hearts. Your contribution can be given in memory or in honor of your family, friends, neighbors, co-workers, physicians and caregivers, just to name a few. We will notify the person or family that you designate promptly.

Gifts to Lights For Life support the work of Ashland Community Hospital in Ashland and Talent. Your contribution can be designated to meet the Greatest Needs of Ashland

Community Hospital, provide charity care to uninsured patients or support the department that is most important to you.

Your Lights For Life gift will be symbolized by lights on two trees. In Ashland, the Lights For Life tree is located on Siskiyou Boulevard near the Ashland Library. In Talent, the tree is located near the Talent Community Center. All donors and honorees will be recognized in December in the Ashland Daily Tidings and Talent News and Review, unless you indicate that your gift is anonymous.

ACH has been our hometown hospital for more than 100 years. Your generous contributions help the hospital provide exceptional care for exceptional people. Thank you for supporting our community hospital! ▼

Share the Road

Continued from Page 1

parked cars, check for traffic before entering street or intersection, and anticipate hazards and adjust your position accordingly.

Cyclists should also be visible by wearing brightly colored clothing that provides contrast, using a white front light in low light conditions, a red rear light in low light conditions and a reflector or reflective tape or clothing anytime. Be sure to announce yourself by making eye contact with motorists.

Sharing the Road: Motorists

While driving on the road remember to drive cautiously. Reduce speed when encountering cyclists, don't

Let Your Lights for Life Shine — Lights for Life Contribution Form

I wish to light:

_____An Angel (\$1000 each)

_____A Star (\$500 each)

_____White Light (\$250 each)

_____Red Light (\$100 each)

_____Blue Light (\$50 each)

_____Green Light (\$25 each)

Other: _____ My total contribution is: \$ _____

Please designate my gift for: Greatest Needs of ACH _____ Charity Care _____ Other _____

My contribution:

Please make my contribution In Memory of _____ or In Honor of _____

Please send a notification of my gift to: _____

Address, State, & Zip: _____

Email: _____ ☐ I do not wish to have public acknowledgement

My contact information:

Name: _____

Please list name as you wish to be recognized: _____

Address: _____ Email: _____

☐ Enclosed is my check payable to ACH Foundation PO Box 98, Ashland, OR 97520

tailgate, especially in bad weather, and recognize hazards cyclists may face and give them space. Be sure to yield to cyclists, remember bicycles are considered vehicles. Cyclists should be given the appropriate right of way and please allow extra time for cyclists to traverse intersections.

Motorists should be considerate. Scan for cyclists in traffic and at intersections, do not blast your horn in close proximity to cyclists, and look for cyclists when opening car doors.

Motorists should always pass with care. When passing, leave four feet between you and a cyclist, wait for safe road and traffic conditions before you pass, and check over your shoulder before moving back into your lane.

Motorists should particularly watch for children. Children on bicycles are often unpredictable so expect the unexpected and slow down. Don't expect children to know traffic laws. Additionally, remember that because of their size children can be harder to see. ▼

Consolidated Plan Update

The City of Ashland is currently undertaking an update of the five year Consolidated Plan, for spending Community Development Block Grant (CDBG) funds. The development of the plan takes place every five years to establish goals and spending priorities based upon the needs of the City's low to moderate income residents. The

City of Ashland receives approximately \$200,000 annually from the U.S. Department of Housing and Urban Development in CDBG funding. These funds can be used for a variety of housing and community development activities that benefit low and moderate income persons. As part of the Consolidated Planning process three public hearings to encourage public input on the uses of the funds will be held.

Currently, the City is conducting a survey to gather feedback regarding the housing and community development needs in the City of Ashland. As a resident of the City of Ashland the information you provide is vital to accurately assessing and prioritizing community needs. The survey information you provide will be used in the update and the survey results will be discussed at the first public hearing scheduled to be held on December 17, 2009 from 4:00 PM to 6:00 PM at Pioneer Hall located at 73 Winburn Way.

The survey can be found online at the City of Ashland website at: <http://www.ashland.or.us/surveys.asp>

For more information, or to request a hardcopy of the survey please contact Linda Reid, Housing Program Specialist, at (541) 552-2043 or reidl@ashland.or.us. ▼

Senior Bus Passes

The correct phone number is 488-5342. ▼

Ice Rink Opening

The Ashland Rotary Centennial Ice Rink in Lithia park will be operational (weather permitting) Nov. 20, 2009— Feb. 28, 2010. The rink is located just off downtown in Ashland, around the corner from the Plaza and directly across from Lithia Park, at 95 Winburn Way. Bring the whole family; our skate rentals accommodate toddler size 9 to adult size 13. We also rent adjustable skate trainers for first time skaters or those needing a little support. Come prepared to skate, there are no changing rooms. Hot chocolate, coffee and water are available for sale. For more information, prices, daily schedule and extended holiday schedules go to www.ashland.or.us/icerink.



Youth Ice Hockey

Continued from Page 1

assure competitive balance. Each player will have an individual win-loss record. Game jerseys will be provided and must be returned at the end of each game. Classes open to ages 7 - 12 years old, for a cost of \$70.00 at the Ashland Rotary Centennial Ice Rink located at 95 Winburn Way in Lithia Park.

Full hockey equipment is required, including: helmet with mask, mouth guard, shoulder pads, elbow pads, breezers, shin pads, gloves, skates, stick, and practice jersey. Most of the equipment may be borrowed. Contact the instructor, Mark Moeglein, at 541-552-1193, or moeglein@qualcomm.com, for details and to discuss age and skill ranges. Mark Moeglein is the AHS Hockey asst coach, youth hockey coach, Siskiyou Summits Hockey Club, and USA Hockey level 3 certified. Register online at www.ashland.or.us. ▼

News Notes

Computer Instruction for Older Adults

Do you need a little extra help with your computer skills? Free, individualized instruction is available to help you learn how to set up an email, surf the web, create a brochure or documents, try Adobe Photoshop, or just learn computer basics. For those ages 60 & up instruction takes place on Mondays and Wednesdays from 11:00 a.m. to 12:30 p.m. at the Ashland Senior Center, 1699 Homes Ave. Please call 541-488-5342 to make an appointment.

Project FeederWatch

Starting December 5 and 19 and continuing through March 2010, from 9:00 a.m. — 10 a.m., help count birds that visit the feeders at North Mountain Park while learning to identify species with the help of experienced Audubon volunteers. This is a great opportunity for all-level birders to get acquainted with local birds and mingle with other birders. The information collected will be submitted to Cornell University's FeederWatch project, a nationwide bird monitoring effort. This activity is free and pre-registration is not required. Ages 10 and up. Children are welcome, but should be accompanied by an adult. For more information please contact the North Mountain Park Nature Center at 488-6606 or www.ashland.or.us ▼

CITY OF
ASHLAND

City Calendar

- ❑ **City Council** meets on the first and third Tuesdays at 7:00 p.m. Study sessions occur on the day before at 5:30 p.m.
- ❑ **Planning Commission** meets on the second Tuesday 7:00 p.m. Study sessions occur on the fourth Tuesday at 7:00 p.m.
- ❑ **Airport Commission** meets on the first Tuesday at 9:30 a.m.
- ❑ **Conservation Commission** meets on the fourth Wednesday at 6:00 p.m.
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City

SOURCE

Youth Ice Hockey

Starting December 1, 2009 and running through January 31, 2009 from 5:30 - 6:30 p.m. on Tuesdays and 8:30 - 10:00 a.m. on Sundays (no practice or games during school holidays) there will be one practice per week, emphasizing skill development with fun games and drills. A game will be played one day per week, with a referee. Local adult and/or high school hockey players will serve as bench coaches. Teams will be re-chosen every week to

(See *Youth Ice Hockey*, Back Page)

THE CITIZEN'S SOURCE OF INFORMATION ABOUT THE CITY OF ASHLAND

Celebrate the Season
with a Unique Gift

The holidays are a special time,
a time for celebrating family,
friends, traditions and giving.

Ashland Community Hospital

Foundation's Lights For Life is a unique program
that combines all of the special ingredients of the
season into a heartfelt tradition that supports the
work of Ashland Community Hospital.

The Lights For Life program is a meaningful way
to honor or remember someone special. It was first
introduced in 1987 as a way to combine the spirit of
the holidays with Ashland's extraordinary sense of
community. Over the past 22 years, it has become a
(See *Celebrate the Season with a Unique Gift*, Page 2)



Share the Road

Ashland's streets and alleys are important public spaces to be shared by all modes of transportation including pedestrians, bicycles and motor vehicles. Each mode has its own distinct set of needs and requirements, but to function safely each use must respect and accommodate the right of others. Here are some resources for cyclists and drivers on sharing the road.

Sharing the Road: Cyclists

While riding on the road, remember the same laws that apply to motorists apply to cyclists. Obey all traffic control devices, and use hand signals to indicate stops and turns other users. Always wear a properly fitting helmet, no matter how short the trip. Always ride in the same direction as traffic, use the furthest right lane that heads to your destination. Also, slower moving cyclists and motorists need to stay to the right.

Cyclists need to remember to ride predictably. Ride in a straight line, don't swerve in the road or between
(See *Share the Road*, Page 2)



Celebrate the Season with a Unique Gift

Continued from Page 1

cherished tradition of remembrance, love and thanks.

Honoring an individual or family through Lights For Life is the perfect holiday gift, guaranteed to warm their hearts. Your contribution can be given in memory or in honor of your family, friends, neighbors, co-workers, physicians and caregivers, just to name a few. We will notify the person or family that you designate promptly.

Gifts to Lights For Life support the work of Ashland Community Hospital in Ashland and Talent. Your contribution can be designated to meet the Greatest Needs of Ashland

Community Hospital, provide charity care to uninsured patients or support the department that is most important to you.

Your Lights For Life gift will be symbolized by lights on two trees. In Ashland, the Lights For Life tree is located on Siskiyou Boulevard near the Ashland Library. In Talent, the tree is located near the Talent Community Center. All donors and honorees will be recognized in December in the Ashland Daily Tidings and Talent News and Review, unless you indicate that your gift is anonymous.

ACH has been our hometown hospital for more than 100 years. Your generous contributions help the hospital provide exceptional care for exceptional people. Thank you for supporting our community hospital! ▼

Share the Road

Continued from Page 1

parked cars, check for traffic before entering street or intersection, and anticipate hazards and adjust your position accordingly.

Cyclists should also be visible by wearing brightly colored clothing that provides contrast, using a white front light in low light conditions, a red rear light in low light conditions and a reflector or reflective tape or clothing anytime. Be sure to announce yourself by making eye contact with motorists.

Sharing the Road: Motorists

While driving on the road remember to drive cautiously. Reduce speed when encountering cyclists, don't

Let Your Lights for Life Shine — Lights for Life Contribution Form

I wish to light:

_____An Angel (\$1000 each)

_____A Star (\$500 each)

_____White Light (\$250 each)

_____Red Light (\$100 each)

_____Blue Light (\$50 each)

_____Green Light (\$25 each)

Other: _____ My total contribution is: \$ _____

Please designate my gift for: Greatest Needs of ACH _____ Charity Care _____ Other _____

My contribution:

Please make my contribution In Memory of _____ or In Honor of _____

Please send a notification of my gift to: _____

Address, State, & Zip: _____

Email: _____ ☐ I do not wish to have public acknowledgement

My contact information:

Name: _____

Please list name as you wish to be recognized: _____

Address: _____ Email: _____

☐ Enclosed is my check payable to ACH Foundation PO Box 98, Ashland, OR 97520

tailgate, especially in bad weather, and recognize hazards cyclists may face and give them space. Be sure to yield to cyclists, remember bicycles are considered vehicles. Cyclists should be given the appropriate right of way and please allow extra time for cyclists to traverse intersections.

Motorists should be considerate. Scan for cyclists in traffic and at intersections, do not blast your horn in close proximity to cyclists, and look for cyclists when opening car doors.

Motorists should always pass with care. When passing, leave four feet between you and a cyclist, wait for safe road and traffic conditions before you pass, and check over your shoulder before moving back into your lane.

Motorists should particularly watch for children. Children on bicycles are often unpredictable so expect the unexpected and slow down. Don't expect children to know traffic laws. Additionally, remember that because of their size children can be harder to see. ▼

Consolidated Plan Update

The City of Ashland is currently undertaking an update of the five year Consolidated Plan, for spending Community Development Block Grant (CDBG) funds. The development of the plan takes place every five years to establish goals and spending priorities based upon the needs of the City's low to moderate income residents. The

City of Ashland receives approximately \$200,000 annually from the U.S. Department of Housing and Urban Development in CDBG funding. These funds can be used for a variety of housing and community development activities that benefit low and moderate income persons. As part of the Consolidated Planning process three public hearings to encourage public input on the uses of the funds will be held.

Currently, the City is conducting a survey to gather feedback regarding the housing and community development needs in the City of Ashland. As a resident of the City of Ashland the information you provide is vital to accurately assessing and prioritizing community needs. The survey information you provide will be used in the update and the survey results will be discussed at the first public hearing scheduled to be held on December 17, 2009 from 4:00 PM to 6:00 PM at Pioneer Hall located at 73 Winburn Way.

The survey can be found online at the City of Ashland website at: <http://www.ashland.or.us/surveys.asp>

For more information, or to request a hardcopy of the survey please contact Linda Reid, Housing Program Specialist, at (541) 552-2043 or reidl@ashland.or.us. ▼

Senior Bus Passes

The correct phone number is 488-5342. ▼

Ice Rink Opening

The Ashland Rotary Centennial Ice Rink in Lithia park will be operational (weather permitting) Nov. 20, 2009— Feb. 28, 2010. The rink is located just off downtown in Ashland, around the corner from the Plaza and directly across from Lithia Park, at 95 Winburn Way. Bring the whole family; our skate rentals accommodate toddler size 9 to adult size 13. We also rent adjustable skate trainers for first time skaters or those needing a little support. Come prepared to skate, there are no changing rooms. Hot chocolate, coffee and water are available for sale. For more information, prices, daily schedule and extended holiday schedules go to www.ashland.or.us/icerink.



Youth Ice Hockey

Continued from Page 1

assure competitive balance. Each player will have an individual win-loss record. Game jerseys will be provided and must be returned at the end of each game. Classes open to ages 7 - 12 years old, for a cost of \$70.00 at the Ashland Rotary Centennial Ice Rink located at 95 Winburn Way in Lithia Park.

Full hockey equipment is required, including: helmet with mask, mouth guard, shoulder pads, elbow pads, breezers, shin pads, gloves, skates, stick, and practice jersey. Most of the equipment may be borrowed. Contact the instructor, Mark Moeglein, at 541-552-1193, or moeglein@qualcomm.com, for details and to discuss age and skill ranges. Mark Moeglein is the AHS Hockey asst coach, youth hockey coach, Siskiyou Summits Hockey Club, and USA Hockey level 3 certified. Register online at www.ashland.or.us. ▼

News Notes

Computer Instruction for Older Adults

Do you need a little extra help with your computer skills? Free, individualized instruction is available to help you learn how to set up an email, surf the web, create a brochure or documents, try Adobe Photoshop, or just learn computer basics. For those ages 60 & up instruction takes place on Mondays and Wednesdays from 11:00 a.m. to 12:30 p.m. at the Ashland Senior Center, 1699 Homes Ave. Please call 541-488-5342 to make an appointment.

Project FeederWatch

Starting December 5 and 19 and continuing through March 2010, from 9:00 a.m. — 10 a.m., help count birds that visit the feeders at North Mountain Park while learning to identify species with the help of experienced Audubon volunteers. This is a great opportunity for all-level birders to get acquainted with local birds and mingle with other birders. The information collected will be submitted to Cornell University's FeederWatch project, a nationwide bird monitoring effort. This activity is free and pre-registration is not required. Ages 10 and up. Children are welcome, but should be accompanied by an adult. For more information please contact the North Mountain Park Nature Center at 488-6606 or www.ashland.or.us ▼

CITY OF
ASHLAND

City Calendar

- ❑ **City Council** meets on the first and third Tuesdays at 7:00 p.m. Study sessions occur on the day before at 5:30 p.m.
- ❑ **Planning Commission** meets on the second Tuesday 7:00 p.m. Study sessions occur on the fourth Tuesday at 7:00 p.m.
- ❑ **Airport Commission** meets on the first Tuesday at 9:30 a.m.
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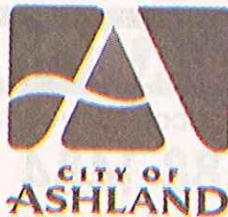
Legal Notices

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Legal Notices

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Legal Notices



2010-2014 Draft CDBG Consolidated Plan Available for Review and Comment

The City of Ashland is currently undertaking an update of the five year "strategic plan" for spending Community Development Block Grant (CDBG) Funds. The development of this plan, otherwise known as the Consolidated Plan, takes place every five years to establish the goals and spending priorities based upon the needs of Ashland's low-moderate income residents.

The City of Ashland receives more than \$200,000 annually from the U.S. Department of Housing and Urban Development as CDBG funds. These funds can be used for a variety of housing and community development projects that benefit low- and moderate-income persons in Ashland. Use of the funds in the past has included the remodel of the new Community Health Center, accessibility improvements to public buildings, the purchase of various properties to accommodate affordable rental and ownership housing developed by the Ashland Community Land Trust and the Rogue Valley Community Development Corporation, the purchase of the site for the Interfaith Care Community of Ashland to operate a homeless resource center, and for emergency repairs to homes owned by low-income families through the Housing Authority of Jackson County.

As part of the CDBG Consolidated Plan update process the city is required to hold a 30 day public comment period on the draft plan. That comment period will run until April 20th 2010. The Housing Commission will hold a public hearing on March 25th to receive comments on the draft Consolidate Plan. Housing Commission meetings begin at 4:30pm in the Community Development Building at 51 Winburn Way.

The City Council will hold a public hearing to review the final draft of the 2010-2015 Consolidated Plan at 7:00pm, April 20th 2010 in the City Council Chambers at 1175 East Main Street.

The purpose of these upcoming public hearings is to provide the public, social service agencies, and affordable housing providers, appointed and elected officials an opportunity to comment on the 2010-2014 Consolidated Plan for use of CDBG funds. The draft plan is available electronically on the City website at http://www.ashland.or.us/files/2010-2014_Consolidated_Plan.pdf. Hard copies are available in the Community Development building at 51 Winburn Way. Public comments are encouraged throughout the process and can be provided in writing at anytime or as oral testimony at any of the public hearings noted above. Written comments not delivered at the meetings should be sent to the Planning Department, Attn: Linda Reid, Housing Program Specialist, 20 East Main Street, Ashland, OR 97520. Or by email to reidl@ashland.or.us

If you need more information or have questions, please contact Linda Reid at 541-552-2043.

March 18, 2010



October 28, 2009

Dear Local Agency:

The City of Ashland is beginning the process of updating our five year Consolidated Plan. The City annually receives approximately \$200,000 in Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development. As a condition of receiving the CDBG funds, the City is required to update the Consolidated Plan every five years. The Consolidated Plan outlines the housing and community development needs in Ashland, and prioritizes the areas in which the federal funds will be used.

Enclosed you will find a survey about the housing and community development needs in the City of Ashland. Since your agency deals with housing and community development issues, the information you provide is vital to accurately assessing and prioritizing community needs. The survey information you provide will be used in the update.

We would greatly appreciate your input on this matter. You can fill out the enclosed survey and return it to our office at 20 E. Main Street, Ashland, OR 97520 by November 30th 2009, or you can fill out the survey online at the City of Ashland website at: <http://www.ashland.or.us/surveys.asp>.

Some agencies may be contacted by phone for an interview to gain more in depth information specific to the Consolidated Plan process.

Thank you for taking the time to fill out the survey. If you have questions, comments or need more information, feel free to contact me at (541) 552-2043 or reidl@ashland.or.us

Sincerely,

Linda Reid
Housing Program Specialist





The City of Ashland is currently in the process of developing a new Consolidated Plan for the use of Community Development Block Grant (CDBG) funds for the fiscal years 2010-2015. The Consolidated Plan will be used to establish goals and spending priorities based upon the needs of Ashland's low-to moderate- income residents. The Plan will identify the community needs of Ashland and list the priorities for allocating federal CDBG funds to address those needs. We would like to hear from you, and to gain a better perspective on what you perceive to be the critical needs in the community. In addition, we would like to gain an understanding of Ashland's services and their contribution to the Ashland's community.

Your time and input is greatly appreciated

A. Respondent Information

I represent:

- | | |
|--|---|
| <input type="checkbox"/> An Interested Citizen(skip to section C.) | <input type="checkbox"/> A Non-Profit Service Provider |
| <input type="checkbox"/> An Advocacy Group | <input type="checkbox"/> An appointed Official |
| <input type="checkbox"/> A housing Organization | <input type="checkbox"/> A Developer |
| <input type="checkbox"/> The Real Estate Industry | <input type="checkbox"/> A Trade or Professional Organization |
| <input type="checkbox"/> A Municipal Agency or Dept. | <input type="checkbox"/> An elected Official |
| <input type="checkbox"/> Other (Please Specify | |

B. Agency/Organization Information

- 1.) Do you have a service location in Ashland? ☐ Yes ☐ No
- 2.) Is your organization a 501(c)(3), or 501 (c)(4) non-profit organization?
☐ Yes ☐ No
- 3.) What types of services do you provide? (Please check all that apply.)

- | | |
|---|---|
| <input type="checkbox"/> Mental Health Services | <input type="checkbox"/> Housing |
| <input type="checkbox"/> Employment Training | <input type="checkbox"/> HIV/AIDs |
| <input type="checkbox"/> Substance Abuse | <input type="checkbox"/> Youth Services |
| <input type="checkbox"/> Senior Services | <input type="checkbox"/> Services to peoples w/disabilities |
| <input type="checkbox"/> Homeless services | <input type="checkbox"/> Assistance with Food |
| <input type="checkbox"/> Utility Assistance | <input type="checkbox"/> Health Services |

4.) How are clients referred to your organization (Please check all that apply.)

☐ Government Agencies ☐ Community Organizations
☐ Outreach Efforts ☐ Mandatory-Legal
☐ Other _____

C. Household Information (Optional)

- 1.) Are you and Ashland Resident? ☐ Yes ☐ No
- 2.) Are you a homeowner or a renter? ☐ Homeowner ☐ Renter
- 3.) Household Size: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 or More
- 4.) Household with Children ☐ Yes ☐ No
- 5.) Gross Income (see HUD income guidelines below)
- ☐ Extremely Low Income ☐ Low Income
☐ Moderate Income ☐ Median Income
☐ 120% of Median Income ☐ Greater than 120% of Median

Department of Housing and Urban Development Income Guidelines					
Household Size	1	2	3	4	5
Extremely Low 30%	\$11,600	\$13,300	\$14,950	\$16,600	\$17,950
Low Income 50%	\$19,400	\$22,150	\$24,950	\$27,700	\$29,900
Moderate Income 80%	\$31,000	\$35,450	\$39,850	\$44,300	\$47,850
Median Income 100%	\$38,800	\$44,300	\$49,900	\$55,400	\$59,800
120% or Median Income	\$46,560	\$53,160	\$59,880	\$66,480	\$71,760

D. Community Needs Assessment-Please rank the following needs in your community.

1=Very Low Need, 2= Low Need, 3=Moderate Need, 4=High Need, 5=Critical Need

1.) Housing for Person with Special Needs

Assisted Living	1	2	3	4	5
Housing for Persons with HIV/AIDS	1	2	3	4	5
Housing for Persons with Alcohol/drug addiction	1	2	3	4	5
Housing for Persons with Developmental Disabilities	1	2	3	4	5
Housing for Persons with Mental Illness	1	2	3	4	5

2.) Affordable Rental Housing Needs

Rehabilitation Assistance	1	2	3	4	5
Affordable New Construction	1	2	3	4	5

Section 8 Rental Assistance	1	2	3	4	5
Preservation of Existing Affordable Rental Units	1	2	3	4	5
Energy Efficiency Improvements	1	2	3	4	5
Lead-Based Paint Screening/Abatement	1	2	3	4	5
Rental Housing for the Elderly	1	2	3	4	5
Rental Housing for the Disabled	1	2	3	4	5
Rental Housing for Single Persons	1	2	3	4	5
Rental Housing for Small Families (2-4 Persons)	1	2	3	4	5
Rental Housing for Large Families (5 or more Persons)	1	2	3	4	5
Rental Housing for Extremely low Income Families	1	2	3	4	5
Rental Housing for Low-Income families	1	2	3	4	5
Rental Housing for Moderate-Income Families	1	2	3	4	5
Other_____	1	2	3	4	5

3.) Homeownership Needs

Down payment/Closing Cost Assistance	1	2	3	4	5
Rehabilitation Assistance	1	2	3	4	5
Ownership opportunities for Low-Income Families	1	2	3	4	5
Ownership opportunities for Moderate-Income Families	1	2	3	4	5

4.) Fair Housing

Fair Housing Education	1	2	3	4	5
Fair Housing Advocates	1	2	3	4	5
Issues of Housing Discrimination	1	2	3	4	5

5.) Public Facilities Needs and Improvements

Street Improvements	1	2	3	4	5
Street Lighting	1	2	3	4	5
Sidewalk Improvements	1	2	3	4	5
Public Beautification	1	2	3	4	5
Historic Preservation	1	2	3	4	5
Downtown Revitalization	1	2	3	4	5
Improved Transit Options	1	2	3	4	5
Green Development	1	2	3	4	5

Other:_____	1	2	3	4	5
Senior Centers	1	2	3	4	5
Youth Centers	1	2	3	4	5
Crises Centers	1	2	3	4	5
Rehabilitation Facilities	1	2	3	4	5
Supportive Services for Men	1	2	3	4	5
Supportive Services for Women	1	2	3	4	5
Supportive Services for Youth	1	2	3	4	5
Job Training for Homeless	1	2	3	4	5
Case Management	1	2	3	4	5
Substance Abuse Treatment	1	2	3	4	5
Mental Health Care	1	2	3	4	5
Physical Health Care	1	2	3	4	5
Housing Placement	1	2	3	4	5
Life Skills Training	1	2	3	4	5
Other:_____	1	2	3	4	5

E. Unmet Needs

Please provide us with a list of your opinions on unmet service needs or gaps in your community.

F. Additional Comments, Concerns or Suggestions

G. Organization/Agency Contact Information (Optional)

Name of Organization/Agency: _____
Contact Person: _____
Title: _____
Phone: _____ Fax: _____
Email: _____ Website: _____
Address: _____
City: _____
State: _____ Zip: _____

Consolidated Plan Survey Results breakdown by need

Critical Need

46 Improved Transit Options
26 Section 8 Rental Assistance
26 Mental Health Care
21 Substance Abuse Treatment

High Need

45 Preservation of existing affordable rental units
42 Homeownership Opportunities for Moderate Income Families (>80%AMI)
39 Rental Housing for Moderate-Income Households (>80%AMI)
39 Homeowner Rehabilitation Assistance
37 Rental Housing for Small Families (2-4)
37 Ownership Opportunities for Low-Income Families (>50%AMI)
34 Rental Housing for Low-Income Households (>50%AMI)
34 Lead Based Paint screening and abatement for rental units
34 Energy efficiency improvements to rental housing
32 Rental Housing for Extremely low income households (>30%AMI)
32 Rental Housing for the Elderly
32 Rental Housing for Single Persons
32 Supportive Services For Youth
32 Physical Health Care
32 Downtown Revitalization
24 New Construction of Affordable Rental Units
24 Rental Housing for Large Families (5 or more)
29 Green Development
29 Housing For Persons needing Assisted Living
29 Housing for Persons w/Mental Illness
26 Crisis Center
26 Case Management
26 Housing for Persons with Developmental Disabilities
26 Section 8 Rental Assistance
26 Down Payment and Closing Cost Assistance for homeownership
24 Life Skills Training
24 Job Training for the Homeless

Moderate Need

42 Street Improvements
42 Public Beautification
39 Historic Preservation
37 Street Lighting
34 Senior Center Improvements
34 Rental Housing for the disabled
34 Housing For Persons with Alcohol and Drug addiction
32 Rehabilitation facilities
32 Housing Placement Support
29 Rental Housing Rehabilitation Assistance
26 Youth Center
26 Supportive Services For Women
26 Housing For Persons with Developmental Disabilities
36 Sidewalk Improvements
26 Down Payment and Closing Cost Assistance for homeownership
24 Rental Housing for Large Families (5 or More)
24 Life Skills Training
24 Job Training for the Homeless
21 Substance Abuse Treatment

Low Need

34 Housing For Persons w/HIV/AIDS
29 Fair Housing Advocates
26 Enforcement of Fair Housing Discrimination Laws
24 Fair Housing Laws
21 Supportive Services For Women

Very Low Need

Consolidated Plan Survey Results breakdown by need

Unmet Needs

Disabled people staying in a shelter with mobility issues or health problems that prevent them staying in one.

Cost of Housing Too High

Housing and Help with utilities. Very thankful for Access, Goodwill, Salvation Army, etc.

Low income to moderate income housing (particularly for families)

There aren't facilities to help homeless shower & have access to laundry facilities. Please note: Only 9% of our monthly clients (1,115) are homeless.

Down payment assistance, Homebuying Ashland NSP assistance Ashland.

1. Mental Health, 2. Substance Abuse, 3. Transportation, 4. Diversity, 5. Senior services

1. Mental Health Services for the uninsured. 2. Housing for persons with mental illness. 3. Dental is always an issue, but an area best addressed through early prevention strategies. 4. Financial support for health services for uninsured.

Comments

Wages in Ashland are too low. Aid to small businesses to allow them to increase wages would improve livability. I think CDBG funds should not go to builders that do larger to medium projects, more smaller amounts to single rehabs or additions.

I have read that transportation can use up to 30% of a low income household's income, and with the costs of car ownership, this seems like a reasonable valuation. A really effective public transportation system would make a huge difference for all low income for all low-income families, not just the few that happen to get the opportunity to be placed in one of our subsidized affordable units. Imagine a frequently-running jitney service that you could hop on and go from Tolman Creek to the plaza; from the hospital to Mountain Meadows; from the schools in the East Main area to downtown--one that you could use to get home from an evening meeting or to go shopping on the weekend. Let's use public money for that, not more of these outrageously expensive small housing projects.

Additional sidewalks should be provided for "Safe Routes to Schools". The needs of automobiles shouldn't dominate transportation planning, but the City's streets are in dire need of repair. Incentives or requirements should be included in the zoning ordinance to advance sustainable design of housing and commercial buildings. Public transportation needs to be enhanced to reduce reliance/dependence on single-occupant vehicles.

Affordable, green transportation throughout Ashland would radically change opportunities for all. In particular, the economically challenged. It would also support business owners.

We, Ashland citizens, are proud of how independent we are with city water, power, waste management and telecommunications. Yet we don't have the same pride of independence with it comes to providing services for the homeless or struggling in our community. Social equity is our blind side.

1. Survey problem. One can answer more than one answer per question. 2. Need more maintenance and upgrading of current infrastructure (street marking, plumbing, lighting, etc). 3. Better tree trimming for street lights and signs through the city. 4. Need better enforcement of current building codes on existing buildings. 5. Need better enforcement of traffic laws for cars, bicycles and pedestrians.