

**Ashland Housing and Human
Services Commission**
Regular Meeting Agenda

**CITY OF
ASHLAND**

September 24: 4:30 – 6:30pm
Siskiyou Room, Community Development Building
51 Winburn Way

- 1. (4:30) Approval of Minutes** (5 min)
August 27, 2015

- 2. (4:35) Public Forum** (5 min)

- 3. (4:40) 2014 CDBG CAPER Review and Approval** (20 min)
Linda Reid, Housing Program Specialist

- 4. (5:00) Annual Council Update** (20min)

Unfinished Business

- 5. (5:20) Student Fair Housing** (20 min)

- 6. (5:40) Normal Plan Update** (15 min)

- 7. (5:55) Housing Trust Fund Sub-Committee Report and Discussion** (20 min)

- 8. (6:10) Liaison Reports** (15 min)

Liaison Reports

Council (Pam Marsh)
SOU Liaison (Position Vacant)
Staff (Linda Reid)
General Announcements

- 9. (6:25) October 24, 2015 Meeting Agenda Items**

Commissioner items suggested

Quorum Check – Commissioners not available to attend upcoming regular meetings should declare their expected absence.

- 10. (6:30) Upcoming Events and Meetings**

Next Housing and Human Services Commission Meeting
4:30-6:30 PM; September 24, 2015

- 11. (6:30) Adjournment**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).



CITY OF ASHLAND

Ashland Housing and Human Services Commission
Draft Minutes August 27, 2015

CALL TO ORDER

Vice Chair Matthews called the meeting to order at 4:44 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

Commissioners Present:	Council Liaison
Gina DuQuenne	Pam Marsh, arrived at 5:00 pm
Rich Rohde	
Heidi Parker	SOU Liaison
Sue Crader	Vacant
Regina Ayars	
Coriann Matthews	Staff Present:
Commissioners Absent:	Linda Reid, Housing Specialist
Sue Crader	Brandon Goldman, Senior Planner
Joshua Boettiger	

Approval of Minutes

Parker/Rohde m/s to approve the minutes of the August 23, 2015 Housing and Human Services Commission meeting. Voice Vote: All ayes, minutes were approved as presented.

Public Forum

No one from the public spoke

Commissioner Fair Housing Training

Louise Dix of the Fair Housing Council of Oregon provided a fair housing training to elected and appointed officials. Parker asked about chemical sensitivity cases and how those issues get resolved. Dix explained that the FHCO would work with the tenants and the property owner/landlords to determine accommodations. A question about fair housing laws and how they apply to the Emergency cold weather Shelter. Dix explained that because the shelter is temporary is not subject to fair housing laws.

Student Fair Housing Discussion

Reid and Megan Mercier (ASSOU student government liaison) discussed the potential next steps for the student fair housing council directive. Audience member and Rogue Valley Association of Realtor's representative Kay ??? is willing to get information to the RVAR, they meet the third wed. of every month. Kay doesn't believe that there are any property managers at RVAR, and suggested that the students should do a presentation to SOROA. Mercier feels that source of income and occupation are bigger issues for college students and that using them as a protected class, rather than student status might be more palatable to the public. A comment was made that age is another good option. Reid mentioned that disparate impact is another possibility for protecting students from discrimination if demographically students could be shown to disproportionately be comprised of a protected class. Marsh thinks that age would be a hard sell. Also there is a lot of competition for rental housing. Occupation is rising to the top. Mercier will talk to the demographic department and to the Q (queer resource center and the WMRC to get some demographic info on the student populations and see if there is data to support disparate impact.

Housing Trust Fund Discussion and Next Steps

Goldman provided a brief overview on the history of the AHTF, Goldman noted that when the HTF was

created, that language was incorporated to make sure that the HTF eligible uses could be flexible in response to housing market changes. The framework is intentionally broad with the idea that priority uses would be identified annually. Goldman also provided an overview of the talking points from the subcommittee meeting held on August which included potential project costs/proformas, and potential properties, and data that supports housing needs.

Liaison Reports

Pam gave an update on the Normal neighborhood plan Tuesday, September 1st. Developers are saying that the lack of land hampers new affordable housing development.

Water issues were mentioned- with regard to future growth of the community. Goldman mentioned that the water master plan accounts for future growth and water usage.

Reid announced that the Commission's annual update to the council was moved to October 20. Reid also announced that there was a VA mental health summit in September.

September 24, 2015 Meeting Agenda Items

Student Fair Housing

Housing Trust Fund

Council Update

Quorum Check:

Next Housing Commission Meeting – 4:30-6:30 PM; October 22, 2015

All present at today's meeting expected to be available for the next regular meeting.

Adjournment

The meeting was adjourned at 6:43 p.m.

Respectfully submitted by Linda Reid

Housing and Human Services Commission Memo

TITLE: 2014 CAPER Overview
DEPT: Community Development
DATE: September 24, 2015
SUBMITTED BY: Linda Reid, Housing Program Specialist

The City of Ashland is an entitlement city under the U.S. Department of Housing and Urban Development's (HUD) CDBG Program. The City of Ashland receives approximately \$170,000 each year from HUD to apply toward housing and community development projects that benefit low- and moderate-income persons in Ashland. The Consolidated Annual Performance Evaluation Report (CAPER) summarizes the individual project status (physical and financial) of those improvements funded with CDBG funds for the Program year 2014. The CAPER reports the accomplishments generated by the activities funded in Program Year 2014 and how those activities allow the City to make progress in meeting the outcomes and goals identified in the 2010-2014 Consolidated plan. This report must be completed and submitted to HUD as a part of the requirements the City must meet to continue to receive CDBG funding.

"The Housing Commission is charged to hold this public hearing, recommend changes to the 2014 CAPER if needed, and approve the annual report in order to fulfill the HUD requirements for public input and review."

CAPER 2014

For the Program Year 2014 The City of Ashland awarded 3 projects with CDBG funds:

Maslow Project - A social service grant for \$7,500 was awarded to the Maslow Project to provide education, outreach, resources, referrals and case management to Homeless and at-risk youth and families in the Ashland school district.-This activity helped the city continue to work toward reducing homelessness among youth in the Ashland School District. This activity served 71 homeless youth



St. Vincent De Paul- A social service grant for \$18,000 was awarded to the St. Vincent De Paul Home Visitation Program to provide rent and security deposit assistance. This activity assisted the City in working to prevent and reduce the incidence of homelessness. This activity assisted 35 individuals attain or retain housing.

Habitat for Humanity- A capital improvement grant of \$41,300 was awarded to Habitat for Humanity to assist that organization in completing critical home repair projects including energy efficiency upgrades and other ADA accessibility remodel activities to better serve peoples with disabilities and their elderly. This activity is fifty percent complete at this time benefited 4 households so far.

Provided as an attachment to this memo are the HUD Outcome Performance Measurement Table. This table articulates the annual goals and outcomes for each year of the five year Consolidated Plan . Program year 2014 is the final year of the five year plan, consequently, The table shows individual outcomes for each year as well as cumulative outcomes for the five year period.

For full details on these activities and to review the goals and outcomes for all years of the 2010-2014 Consolidated Plan, please refer to the City of Ashland Website: http://www.ashland.or.us/files/2010-2014_Consolidated_Plan.pdf



OUTCOME PERFORMANCE MEASUREMENTS

(Table 1C, 2C, 3A)

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number CDBG/Other	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 Private	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 Individuals per year*	400 ⁹ / 0	100%
			2011			714 ¹⁰ /0	100%
			2012			844 ¹¹	100%
			2014			807	100%
			2015			805	100%
			MULTI-YEAR GOAL			750	1858
DH 1.2	Encourage development of transitional and supportive housing for extremely low and low-income special needs populations.	CDBG General Fund Private	2010	Number of individuals with special needs that have received services designed to improve health safety, general welfare, and self reliance.	5	0	0 %
			2011		3	0	0%
			2012		2	25 ¹²	100%
			2014		2	0	0%
			2015		2	0	0%
			MULTI-YEAR GOAL		14	25	25%
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 Private	2010	Number of group homes or other supportive housing developed for the elderly, individuals with special needs.	0	0	0%
			2011		0	0	0%
			2012		1	0	0%
			2014		0	0	0%
			2015		0	0	0%
			MULTI-YEAR GOAL		1	0	0%
Affordability of Decent Housing (DH-2)							

⁹ This number reflects the combined total of homeless and at-risk individuals served through the one day Project homeless connect event as well as through the CDBG funded St. Vincent De Paul Home Visitation Program.

¹⁰ This number reflects the combined total of homeless and at-risk served through the one day Project Community Connect Event which served 629 individuals and the St. Vincent De Paul Home Visitation Program which served 85 but still had some grant funds to expend.

¹¹ Combined totals for the Project Community Connect Event, Maslow and St. Vincent De Paul.

¹² Living Opportunities ACES remodel

DH 2.1	Encourage the acquisition and construction of affordable rental housing.	CDBG General Fund Private	2010	Number of new rental units affordable to, and occupied by, lower-income households	2	2 ¹³ / 0	100 %
			2011		2	0 / 0	0%
			2012		2	0 / 0	0%
			2014		2	6 ¹⁴ / 0	100%
			2015		2	0 / 0	0%
			MULTI-YEAR GOAL			10	8
DH 2.2	Encourage the acquisition and construction of affordable housing by private developers.	CDBG 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	0 / 0	0 %
			2011		2	0 / 0	0%
			2012		2	0 / 0	0%
			2014		2	0 / 0	0%
			2015		2	0 / 0	0%
			MULTI-YEAR GOAL			10	0
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 Private Federal	2010	Number of existing or new housing units that have been secured as affordable through deed restrictions recorded on the property	5	2 ¹⁵ / 0	40 %
			2011		5	0 / 0	0 %
			2012		5	0 / 0	0 %
			2014		5	6 ¹⁶ / 0	100%
			2015		5	0 / 1 ¹⁷	20%
			MULTI-YEAR GOAL			25	9
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	0 / 7 ¹⁸	100 %
			2011		2	0 / 8	100 %
			2012		5	0 / 0	0%
			2014		2	0 / 0	100%
			2015		1	0 / 0	

¹³ ACLT completed the development of 2 new rental units on Bridge Street during program year 2010.

¹⁴ ACCESS' Hyde Park development supported with the previous year's CDBG funding.

¹⁵ See footnote #1 above.

¹⁶ ACCESS' Hyde Park development supported with the previous year's CDBG funding.

¹⁷ One privately developed unit required to be affordable as a planning condition on Lithia Way.

¹⁸ Groundworks completed 7 of the 15 proposed new ownership units in the Rice Park development in the 2010 program year. These units were developed to meet a City planning requirement and have no CDBG funding in them.

			MULTI-YEAR GOAL		14	15	100%
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 Private Fund	2010	Number of housing units occupied by low income households that have been rehabilitated	1	3 ¹⁹	100 %
			2011		1	3	100 %
2012	1	3 ²⁰	100 %				
2014	0	3	100%				
2015	0	4	100%				
			MULTI-YEAR GOAL		3	16	100%
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	0/0	0%
			2011		10	0/0	0%
			2012		10	0/0	0%
			2014		5	0/0	0%
			2015		5	0/0	0%
						MULTI-YEAR GOAL	
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	60 ²¹	100%
			2011		20	/1171 ²²	100%
			2012		20	285 ²³	100%
			2014		20	20	100%
			2015		20	20	100%
						MULTI-YEAR GOAL	
Affordability of Suitable Living Environment (SL-2)							
SL 2.1	Construct new sidewalks on existing streets in extremely low-, low- and moderate income neighborhoods.		2010	Linear feet of sidewalk completed in qualified low-income Census block groups.	2,000	0/2065 ²⁴	100%
			2011		2,000	0/0	0%
			2012		2,000	0/255 ²⁵	10%
			2014		2,000	1537 ²⁶	77%
			2015		2,000	0/ 325 ²⁷	16%

¹⁹ Three homeowner rehab projects were completed in PY 2010 utilizing revolving loan fund repayments.

²⁰ Three homeowner rehab projects were completed in PY 2012 utilizing general fund resources.

²¹ Residents of Snowberry brook who will benefit from the CDBG funded sidewalk improvements.

²² # of residents of census block groups 001900-1, 002000-1, and 001800-1 divided by the average household size (2.14). These improvements were funded through the City's general fund.

²³ Same as above for Census block group 2000-2.

²⁴ Linear feet of sidewalk improved or installed in low-income census block groups funded by the City's general fund.

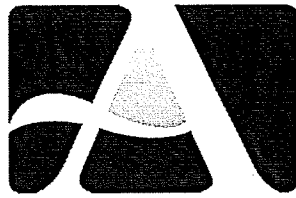
²⁵ Linear feet of sidewalk improved or installed in low-income block groups funded by the City's general fund.

²⁶ Linear feet of sidewalk improved or installed in low-income block groups funded by the City's general fund.

²⁷ Linear feet of sidewalk improved or installed in low-income block groups funded by the City's general fund.

			MULTI-YEAR GOAL		10,000	4177	42%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	Install Wheel chair ramps in existing sidewalks.		2010	Number of wheel chair ramps installed in existing sidewalks.	1	1/23 ²⁸	100%
			2011		1	0/0	0%
			2012		1	0/0	0%
			2014		1	0/15	100%
			2015		1	0/3	100%
			MULTI-YEAR GOAL		5	41	100 %

²⁸ City General Funds paid for the installation or upgrade of 11- wheelchair ramps in census tract 1900 blockgroup 1, 8- wheelchair ramps in tract 2100 blockgroup 2, and 5 in tract 2000 blockgroup 1 all of which qualify as low income census block groups



CITY OF ASHLAND

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

**Program year 2014
(July 1, 2014 – June 30, 2015)**

Date of Report September 1, 2015

Prepared for:
The U.S. Department of Housing and Urban Development

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

One Year Use of Funds
CAPER for CDBG Funds
2014-2015 Program Year



City of Ashland 2014 Program Year
Consolidated Annual Performance and Evaluation Report (CAPER)

Executive Summary

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 the needs, and establishes annual goals and objectives to meet the identified needs. This five year plan is known as the Consolidated Plan.

The purpose of the Consolidated Plan is to outline a strategy for the City to follow in using CDBG funding to achieve the goals 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."* This Consolidated Annual Performance and Evaluation Report (CAPER) Addresses the goals identified in the 2010-2015 Consolidated Plan which was approved in April of 2010.

Each year the City is required to provide the public and HUD with an assessment of its accomplishments toward meeting the priority goals outlined in the Five Year Consolidated Plan. This annual assessment is known as the Consolidated Annual Performance and Evaluation Report (CAPER).

This document provides a review and evaluation of the City of Ashland's progress toward meeting the annual goals and outcomes as outlined in the Action Plan for the Fiscal Year 2014-2015 as well as the larger five year goals of the 2010-2015 Consolidated Plan. The CDBG fiscal year begins July 1st and ends on June 30th, this report will summarize the City's accomplishments for that time period.

During FY 2014 the City of Ashland continued working toward meeting its homeless, at-risk and special needs priorities for supportive services through activities such as emergency rent and utility funding for low-income households at risk of homelessness by supporting the St. Vincent De Paul Home Visitation Program as well as Maslow Project, by providing assistance to homeless school children. The City also awarded funds to Habitat for Humanity Rogue Valley for a housing rehabilitation program. Lastly, the City continued to work toward affirmatively furthering fair housing by partnering with the SOU student government and the Fair Housing Council of Oregon to provide education and outreach to landlords, property management companies and on college students regarding fair housing regulations. The tables that follow provide a comprehensive overview of the Consolidated Plan's 5 year goals and the City's progress toward attaining those goals.

Priority Housing Needs/Investment Plan Table
(Table 2A)

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	2/76 ¹	2/47	2/23	2/19 ²	2
31 - 50% of MFI	10	2/3	2/3	2/11	2/0	2
51 - 80% of MFI	30	6/0	6/35	6/7	6/0	6
Owners						
0 - 30 of MFI	0	0/3	0/3 ³	0/0	0/0	0
31 - 50 of MFI	5	1/1	1/0	1/1 ⁴	1/0	1
51 - 80% of MFI	12	3/3	3/0	3/2	1/0	2
Homeless*						
Individuals	100	20/20	20/20 ⁵	20/20	20/20 ⁶	20
Families	50	10/10	10/10	10/10	10/10	10
Non-Homeless Special Needs						
Elderly	5	1/0	1/0	1/1	1/0	1
Frail Elderly	5	1/1	1/0	1/1	1/0	1
Severe Mental Illness	2	1/1	1/2	0/1	0/0	0
Physical Disability	1	1/3	0/2	1/1	1/5 ⁷	0
Developmental Disability	1	0/3	1/1	0/25	0/25	0
Alcohol or Drug Abuse	0	0/0	0/0	0/0	0/0	0
HIV/AIDS	0	0/0	0/0	0/0	0/0	0
Victims of Domestic Violence	0	0/0	0/0	0/0	0/0	0
Total (Sec. 215 and other)	14	5/8	4/5	4/29	3/30	2
Total Sec. 215						
215 Renter	50	10/79	10/83	10/40	10/19	10
215 Owner	17	4/7	4/3	4/3	2/0	3

* Homeless individuals and families assisted with transitional and permanent housing

¹ Number of Renters counted were reported through the St. Vincent De Paul's home visitation program for rental assistance to avoid homelessness. Similarly, these populations count toward the non homeless special needs populations.

² Number of renters counted were reported by St. Vincent De Paul's home visitation program-however this number represents only three quarters of the reporting period.

³ Number of owner's counted came from CDBG-R funds that assisted with weatherization upgrades, there was some crossover in CDBG-R recipient's with Housing Rehab recipients, those Households were not double counted.

⁴ Number of owner's counted came from the Energy Efficiency and Weatherization Program.

⁵ Number of Homeless individuals and families reflected in table are from the Projected Homeless Connect Event which serves a greater number of individuals than reflected in the table. Actual numbers are quantified elsewhere. Some of those served are counted from the St. Vincent De Paul Home visitation program.

⁶ Same as footnote number 5 above.

⁷ Same as footnote number 2 above.

Priority Housing Activities/Investment Plan Table
(Table 2A)

Priority Need	5-Yr. Goal <u>Plan/Act</u>	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
CDBG						
Acquisition of existing rental units	40	10/0	10/0	0/0	10/0	10/0
Production of new rental units	10	2/62	2/0	0/0	2/6 ⁸	2/1
Rehabilitation of existing rental units	2	2/2	0/0	0/0	0/0	0/0
Rental assistance	0	0/79	0/83	0/42	0/19	0/35
Acquisition of existing owner units	0	0/0	0/0	0/0	0/0	0/0
Production of new owner units	14	2/7	2/8	2/0	3/0	1/0
Rehabilitation of existing owner units	3	1/3	1/3	1/3	0/0	0/4
Homeownership assistance	15	0/0	5/0	5/0	5/0	0/0
Other						
Condo- Conversion/Other	0	0/0	0/0	0/0	0/0	0/0
ARU (Accessory Residential Unit)	0	0/2	0/2	0/0	0/0	0
General Fund (SDC & Comm. Dev. fee Waiver	0	0/0	0/0	0/0	0/6	0/0
Production of new rental units HOME/LIHTC	0	0/60	0/0	0/0	0/6	0/0
Affordable Homeownership or Rental Total	0	0/7	0/8	0/0	0/6	0/1
Rental Only Total	52	10/60	10/0	11/0	11/6	10/1

⁸ ACCESS's 6 units of housing affordable to those making 60% AMI were completed and occupied in July 2014.

Annual Housing Completion Goals
(Table 3B)

Grantee Name: City of Ashland Program Year: 2014	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	22	25	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	22	25	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	14	1	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	14	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	8	0	X	<input type="checkbox"/>		
Rehabilitation of existing units	0	4	X	<input type="checkbox"/>		
Homebuyer Assistance	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	8	4	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	22	1	X	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	0	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0	25	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	22	30	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	14	26	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	8	4	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	22	30	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

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	0					
Disposition	0					
Clearance and Demolition	0					
Clearance of Contaminated Sites	0					
Code Enforcement	0					
Public Facility (General)	0					
Senior Centers	0					
Handicapped Centers	0					
Homeless Facilities	1					
Youth Centers	0					
Neighborhood Facilities	0					
Child Care Centers	0					
Health Facilities	0					
Mental Health Facilities	0					
Parks and/or Recreation Facilities	0					
Parking Facilities	0					
Tree Planting	0					
Fire Stations/Equipment	0					
Abused/Neglected Children Facilities	0					
Asbestos Removal	0					
Non-Residential Historic Preservation	0					
Other Public Facility Needs	0					
Infrastructure (General)	0					
Water/Sewer Improvements	0					
Street Improvements	10,000	2,000/0	2,000/0	2,000/0	2,000/0	2,000/
Sidewalks	10,000	2,000/205 3	2,000/0	2,000/225	2,000/1,537	2,000/
Solid Waste Disposal Improvements	0					
Flood Drainage Improvements	0					
Other Infrastructure	0					
Public Services (General)	0					
Senior Services	10	2/	3/	2/	2/	1/
Handicapped Services	4	0	2/	2/35	0/5	0/0
Legal Services	0					
Youth Services	10	0/	0/	10/311	0/122	0/71
Child Care Services	0					
Transportation Services	0					
Substance Abuse Services	0					
Employment/Training Services	0					
Health Services	0					
Lead Hazard Screening	0					
Crime Awareness	0					
Fair Housing Activities	10	0/0	0/10	10/10	0/10	0/
Tenant Landlord Counseling	0					
Other Services	0					
Economic Development (General)	0					
C/I Land Acquisition/Disposition	0					
C/I Infrastructure Development	0					
C/I Building Acq/Const/Rehab	0					
Other C/I	0					
ED Assistance to For-Profit						
ED Technical Assistance						

Micro-enterprise Assistance						
Other						

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

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number CDBG/Other	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 Private	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 Individuals per year*	400 ⁹ / 0	100%
			2011			714 ¹⁰ /0	100%
			2012			844 ¹¹	100%
			2014			807	100%
			2015			805	100%
		MULTI-YEAR GOAL			750	1858	100%
DH 1.2	Encourage development of transitional and supportive housing for extremely low and low-income special needs populations.	CDBG General Fund Private	2010	Number of individuals with special needs that have received services designed to improve health safety, general welfare, and self reliance.	5	0	0 %
			2011		3	0	0%
			2012		2	25 ¹²	100%
			2014		2	0	0%
			2015		2	0	0%
		MULTI-YEAR GOAL			14	25	25%
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 Private	2010	Number of group homes or other supportive housing developed for the elderly, individuals with special needs.	0	0	0%
			2011		0	0	0%
			2012		1	0	0%
			2014		0	0	0%
			2015		0	0	0%
		MULTI-YEAR GOAL			1	0	0%
Affordability of Decent Housing (DH-2)							

⁹ This number reflects the combined total of homeless and at-risk individuals served through the one day Project homeless connect event as well as through the CDBG funded St. Vincent De Paul Home Visitation Program.

¹⁰ This number reflects the combined total of homeless and at-risk served through the one day Project Community Connect Event which served 629 individuals and the St. Vincent De Paul Home Visitation Program which served 85 but still had some grant funds to expend.

¹¹ Combined totals for the Project Community Connect Event, Maslow and St. Vincent De Paul.

¹² Living Opportunities ACES remodel

DH 2.1	Encourage the acquisition and construction of affordable rental housing.	CDBG General Fund Private	2010	Number of new rental units affordable to, and occupied by, lower-income households	2	2 ¹³ / 0	100 %
			2011		2	0 / 0	0%
			2012		2	0 / 0	0%
			2014		2	6 ¹⁴ / 0	100%
			2015		2	0 / 0	0%
			MULTI-YEAR GOAL				10
DH 2.2	Encourage the acquisition and construction of affordable housing by private developers.	CDBG 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	0 / 0	0 %
			2011		2	0 / 0	0%
			2012		2	0 / 0	0%
			2014		2	0 / 0	0%
			2015		2	0 / 0	0%
			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 Private Federal	2010	Number of existing or new housing units that have been secured as affordable through deed restrictions recorded on the property	5	2 ¹⁵ / 0	40 %
			2011		5	0 / 0	0 %
			2012		5	0 / 0	0 %
			2014		5	6 ¹⁶ / 0	100%
			2015		5	0 / 1 ¹⁷	20%
			MULTI-YEAR GOAL				25
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	0 / 7 ¹⁸	100 %
			2011		2	0 / 8	100 %
			2012		5	0 / 0	0%
			2014		2	0 / 0	100%
			2015		1	0 / 0	

¹³ ACLT completed the development of 2 new rental units on Bridge Street during program year 2010.

¹⁴ ACCESS' Hyde Park development supported with the previous year's CDBG funding.

¹⁵ See footnote #1 above.

¹⁶ ACCESS' Hyde Park development supported with the previous year's CDBG funding.

¹⁷ One privately developed unit required to be affordable as a planning condition on Lithia Way.

¹⁸ Groundworks completed 7 of the 15 proposed new ownership units in the Rice Park development in the 2010 program year. These units were developed to meet a City planning requirement and have no CDBG funding in them.

			MULTI-YEAR GOAL		14	15	100%
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 Private Fund	2010	Number of housing units occupied by low income households that have been rehabilitated	1	3 ¹⁹	100 %
			2011		1	3	100 %
			2012		1	3 ²⁰	100 %
			2014		0	3	100%
			2015		0	4	100%
			MULTI-YEAR GOAL		3	16	100%
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	0/0	0%
			2011		10	0/0	0%
			2012		10	0/0	0%
			2014		5	0/0	0%
			2015		5	0/0	0%
			MULTI-YEAR GOAL		40	0	0%
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	60 ²¹	100%
			2011		20	/1171 ²²	100%
			2012		20	285 ²³	100%
			2014		20	20	100%
			2015		20	20	100%
			MULTI-YEAR GOAL		100	1556	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.		2010	Linear feet of sidewalk completed in qualified low-income Census block groups.	2,000	0/2065 ²⁴	100%
			2011		2,000	0/0	0%
			2012		2,000	0/255 ²⁵	10%
			2014		2,000	1537 ²⁶	77%
			2015		2,000	0/ 325 ²⁷	16%

¹⁹ Three homeowner rehab projects were completed in PY 2010 utilizing revolving loan fund repayments.

²⁰ Three homeowner rehab projects were completed in PY 2012 utilizing general fund resources.

²¹ Residents of Snowberry brook who will benefit from the CDBG funded sidewalk improvements.

²² # of residents of census block groups 001900-1, 002000-1, and 001800-1 divided by the average household size (2.14). These improvements were funded through the City's general fund.

²³ Same as above for Census block group 2000-2.

²⁴ Linear feet of sidewalk improved or installed in low-income census block groups funded by the City's general fund.

²⁵ Linear feet of sidewalk improved or installed in low-income block groups funded by the City's general fund.

²⁶ Linear feet of sidewalk improved or installed in low-income block groups funded by the City's general fund.

²⁷ Linear feet of sidewalk improved or installed in low-income block groups funded by the City's general fund.

			MULTI-YEAR GOAL		10,000	4177	42%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	Install Wheel chair ramps in existing sidewalks.		2010	Number of wheel chair ramps installed in existing sidewalks.	1	1/23 ²⁸	100%
			2011		1	0/0	0%
			2012		1	0/0	0%
			2014		1	0/15	100%
			2015		1	0/3	100%
			MULTI-YEAR GOAL		5	41	100 %

²⁸ City General Funds paid for the installation or upgrade of 11- wheelchair ramps in census tract 1900 blockgroup 1, 8- wheelchair ramps in tract 2100 blockgroup 2, and 5 in tract 2000 blockgroup 1 all of which qualify as low income census block groups

Availability/Accessibility of Economic Opportunity (EO-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number CDBG/ Other	Percent Achieved
EO 1.1	No goals identified		2010				
			2011				
			2012				
			2014				
			2015				
			MULTI-YEAR GOAL				
Affordability of Economic Opportunity (EO-2)							
EO 2.1	No goals identified		2010				%
			2011				%
			2012				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%
Sustainability of Economic Opportunity (EO-3)							
EO 3.1	No goals identified		2010				%
			2011				%
			2012				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%
Neighborhood Revitalization (NR-1)							
NR 1.1	No goals identified		2010				%
			2011				%
			2012				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%
Other (O-1)							
O 1.1	No goals identified		2010				%
			2011				%
			2012				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%
Other (O-2)							
O 2.1	No goals identified		2010				%
			2011				%
			2012				%
			2014				%
			2015				%

			MULTI- YEAR GOAL			%
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OUTCOME PERFORMANCE MEASUREMENTS
Table 1C
Summary of Specific Homeless/Special Needs Objectives

#	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Homeless Objectives					
	Special Needs Objectives					
	Other Objectives					

*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
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Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

OUTCOME PERFORMANCE MEASUREMENTS
Table 2C
Summary of Specific Housing/Community Development Objectives

#	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing					
	Owner Housing					
	Community Development					
	Infrastructure					
	Public Facilities					
	Public Services					
	Economic Development					
	Neighborhood Revitalization/Other					

*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 3A -- Summary of Specific Annual Objectives

#	Specific Annual Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing					
	Owner Housing					
	Homeless					
	Special Needs					
	Community Development					
	Infrastructure					
	Public Facilities					
	Public Services					
	Economic Development					
	Neighborhood Revitalization/Other					

*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

I. Summary of Resources and Distribution of Funds

The City of Ashland utilized Community Development Block Grant funds to assist in furthering the goals and objectives identified in the Consolidated Plan. For Fiscal Year 2014 the City received \$170,078 in CDBG funding.

In the 2014 program year the City of Ashland awarded \$100,816 in CDBG funds to three grantees; \$41,300 to Habitat for Humanity Rogue Valley to complete home repairs for low income homeowners, \$18,000 to St. Vincent De Paul Home Visitation Program to provide emergency rent and security deposit assistance to avoid and/or alleviate homelessness, and \$7,500 to Maslow Project to implement outreach and case management activities for homeless youth enrolled in the Ashland School District. The City carried over an unallocated balance of \$69,262 to be offered for award in Program Year 2015.

In Program Year 2014, the City drew down \$82,321, in Community Development Block Grant Funds.

Table 1.1

Agency/Organization	Funds Committed 2013	Funds Expended in FY 2013	Remaining Balance	Funds Committed in FY 2014	Funds Expended in FY 2014	Remaining Balance
Public Works-ADA	-		\$6,710.75	\$0	\$5,212.00	\$1,498.75
Living Opportunities	\$23,438	\$23,438	\$0			
Habitat for Humanity				\$41,300	\$16,996.34	\$24,303.66
Maslow Project	\$7,632	\$6,088.85	\$1,543.15	\$7,500	\$9,018.76	\$24.39
St. Vincent De Paul	\$17,807	\$11,763.50	\$6,043.50	\$18,000	\$17,078.71	\$6,964.79
City of Ashland-Admin	\$33,918	\$33,918	0	\$34,015.80	\$34,015.60	\$20
AEFB	\$87,000	\$174,646	0			
Total	\$169,795	\$249,854.35	\$14,297.40	\$100,815.80	\$82,321.41	\$32,791.79

*Admin represents costs incurred-costs were not equal to 20% of allocation set aside for Admin Purposes

A) Geographic Distribution of Expenditures

The City of Ashland is a relatively small community both in population and incorporated area. Ashland is 4.4 miles long and 1.7 miles wide and comprises seven census tracts and 20 block groups. Of those 20 block groups 8 qualify as Low- to Moderate- Income area benefit block groups. There are no areas that fall under HUD's definition of racial or minority concentrations within the City. The 2010 Census estimated that 90% of Ashland's population was White alone, down from 92% in 2000. The City of Ashland does not have any designated Revitalization Neighborhoods nor does the City have any areas that qualify as being affected by slum or blight conditions. Consequently, the city did not target any CDBG funds to a designated area.

II. Narrative Statement

A) Assessment of Three to Five Year Goals and Objectives

In April of 2010, the City of Ashland adopted the Five-Year Consolidated Plan (2010-2015). Fourteen priorities (goals) are identified in the Five-Year Consolidated Plan. The priorities are not ranked in order of importance. Each project/activity, which was undertaken during Program Year 2014, is listed and discussed under the relevant priority.

The assessment provided in this CAPER covers the 2014 Program year (July 1, 2014-June 30, 2015).

For the 2014 Program year the City continued to support several activities which had been supported in previous years. These activities continue to provide supportive services to some of the most vulnerable populations in the City while also meeting several goals of the 2010-2015 Consolidated Plan.

Affordable and Workforce Housing: In the five year strategic plan the City identified several numerical goals for the creation, preservation, and maintenance of new and existing housing units to be occupied by low income households. Since the adoption of the Five Year Consolidated Plan the City has added 9 rental units targeted to low-income populations and deed restricted for long term affordability. Access completed a six unit in July of 2013 on land purchased with CDBG funds granted in program year 2011. The City added one new deed restricted privately developed affordable rental unit in program year 2014. In Program Year 2014 the City did not add any new deed restricted affordable ownership units. Please see tables 2A, 1C, 2C, and 3A for details.

Homeless, At-Risk and Special Needs Populations: The five year strategic identifies three specific activities to assist homeless, special needs, and senior populations. In program year 2014 the City continued to make progress on these goals for homeless, at-risk and special needs populations. In 2014 the City funded two projects that serve homeless and populations at-risk of homelessness; Maslow Project which served 71 homelessness and at-risk youth with a variety of services ranging from resource referrals to ongoing case-management, St. Vincent De Paul Home program was able to prevent homelessness for 35 individuals by assisting them to obtain or maintain housing. The City also awarded funds in the 2014 program year to Habitat for Humanity Rogue Valley to complete repairs on homes owned and occupied by low income homeowners. In 2014 habitat assisted 3 households, comprised of 4 qualified low-income individuals. All of these activities taken together have allowed the City to not only meet their numerical goals for the year but to exceed them in all three categories.

Economic and Community Development: CDBG funds were not used in direct support of this goal in program year 2014.

B) Affirmatively Furthering Fair Housing

In the 2014 Program year the City continued its work toward affirmatively Furthering Fair Housing.

The Fair Housing Council of Oregon, the City of Ashland and a subcommittee of Southern Oregon University's Student government continue to work together to put together to find ways to reduce housing discrimination on the student population. This work is currently ongoing and includes continued efforts by City staff, SOU student government representatives and the City of Ashland Housing and Human Services commission to conduct education and outreach presentations and fostering a dialog with community members, real estate professionals, landlords, and property managers around the issues of students as tenants and of discrimination in housing transactions in general. City Staff provided introductory fair housing education with two SOU ethics classes comprised of 65 students.

In Program year 2014 The Fair Housing Council reported receiving fifteen calls on the fair housing hotline from Ashland, three of which indicated a potential fair housing issue. The majority of the calls were in regard to landlord tenant issues. Two of the intakes were related to source of income and one was related to reasonable accommodation. The Fair Housing Council was able to resolve two intake complaints and close one. The City continues to support the Fair Housing Council with general fund money's through the City of Ashland Housing program.

In the 2008 Program year, the City of Ashland Contracted with the Fair Housing Council of Oregon to undertake an update of the City's Analysis of Impediments to Fair Housing Choice (AI). The final draft of the AI was completed in September of 2009. In the updated City of Ashland AI the Fair Housing Council of Oregon identified several impediments to fair housing choice. Many of the recommendations were in line with activities that the city was currently undertaking, and some of the recommendations the City has begun to work toward implementing. Since completion of the AI the City has undertaken several of the identified activities toward alleviating specific impediments (see table 1.2 for details). For Program year 2014 the City took action on the following impediments;

The Fair Housing Council identified 15 impediments to Fair Housing Choice in the City of Ashland's Analysis of Impediments to Fair Housing Choice. In Program year 2009 the City initiated action on nine of those impediments. In Program Year 2011 the City continued its work on those activities as well as ongoing education and outreach efforts through targeted trainings and public awareness activities. Though the City is far from accomplishing the goals laid out in the AI, the City is committed to affirmatively furthering fair housing and continuing to work with community partners, citizens, and other jurisdictions on implementing the recommendations included in the AI. The City will report further activities and accomplishments on the goals noted above as well as the remaining unaddressed goals in successive CAPER's.

2009 AI Identified Impediment: *Discrimination in housing transactions*

Recommendations: Proactively conducting testing of sale and rental properties

Actions Initiated 2009-Current: No testing has been conducted since 2009 however testing is planned for the next program year (2015) and will be reported in that CAPER.

Actions Initiated in Program Year 2014: The City has dedicated General Fund (not CDBG funding) toward supporting a local Fair Housing Education and Outreach. The City has contracted with the Fair Housing Council in PY 2014 to provide education and outreach services, compilation of complaint data, information and referral services, complaint intake and investigation and when possible resolution of fair housing issues. Details about outcomes for fair housing complaint, investigation and resolution are detailed above.

2009 AI Identified Impediment: *Steering by real estate agents*

Recommendations: Conducting intensive fair housing training for real estate agents, and considering establishing a mandatory training program for real estate professionals practicing in Ashland

Actions Initiated 2009-Current: The Cities of Medford and Ashland partnered to offer a Fair Housing Training for Real-estate agents in 2009.

Actions Initiated in Program Year 2014: No new actions were undertaken in program year 2014 toward this goal.

2009 AI Identified Impediment: *Lack of Diversity among real estate professionals and property managers.*

Recommendations: Working with organization of real estate professionals to increase efforts to recruit minority and ethnic persons as real estate agents, leasing agents, and property managers.

Actions Initiated 2009-Current: A Fair Housing Training for HOA's and property managers was held in June of 2010. 16 real estate professionals attended.

Actions Initiated in Program Year 2014: No new actions were undertaken in program year 2014 toward this goal.

2009 AI Identified Impediment: *lack of diversity in real-estate advertising*

Recommendations: Encouraging developers to adopt "affirmative marketing" programs designed to reach minority home seekers to make them aware of housing opportunities:

Actions Initiated 2009-Current: No actions

Actions Initiated in Program Year 2014: No actions were undertaken in program year 2014 toward this goal.

2009 AI Identified Impediment: *Racial and ethnic segregation.*

Recommendations: Gathering data on the race and ethnicity of people moving within the jurisdiction.

Actions Initiated 2009-Current: The City has compiled a number of reports in the last five years which gathers this type of data (AI, Consolidated Plan, and Housing Needs Analysis) and monitors any drastic changes over time. The City is also compiling data in preparation for drafting the 2015-2020 Consolidated Plan.

Actions Initiated in Program Year 2014: The City compiling data for completion of the 2015-2019 Consolidated Plan. No areas of racial or ethnic segregation were identified through that process. The City continues to monitor the needs of low-income, special needs and minority populations with respect to housing and human services needs.

2009 AI Identified Impediment: *Steering and concentration of ethnic and racial minorities*

Recommendations: Demand rental reporting on race/ethnicity, familial status, and disability, or establish a licensing requirement that requires reporting on these areas. Also require reporting of real estate sales professionals

Actions Initiated 2009-Current: The City has held trainings targeting real estate professionals. The City has also been researching and working toward implementation of a rental registry to get recommended information on tenants.

Actions Initiated in Program Year 2014: The City has completed a form and instituted a process to collect information from rental owners who have more than two rental units. This information will allow the City to conduct regular surveys to gather data on a variety of subjects including the areas identified in the AI. Similarly, the City has a means to disseminate fair housing information and to complete targeted mailings to rental owners for upcoming fair housing trainings and events.

2009 AI Identified Impediment: *Discriminatory CC and R's in homeowners associations.*

Recommendations: Arranging periodic workshops targeting officers and management companies of homeowner associations.

Actions Initiated 2009-Current: A Fair Housing Training for HOA's and property managers was held in June of 2010. 16 real estate professionals attended.

Actions Initiated in Program Year 2014: No actions were undertaken in program year 2014 toward this goal.

2009 AI Identified Impediment: *Discrimination in home lending transactions, low rate of government insured loans in Ashland*

Recommendations: Financial counseling/homebuyers education and outreach to minority populations

Actions Initiated 2009-Current: The City partners with Access Housing Resource Department which among other things holds several homebuyer education classes and offers IDA's for down payment assistance. Furthermore, the City has formed a partnership with Neighborworks Umpqua who also offers first time homebuyer classes as well as the IDA home repair program. Both organizations help to connect perspective buyers with Rural Development (RD) to explore loan options. Lastly, City housing program staff refers potential homebuyers to the aforementioned organizations as deemed appropriate and to Rural Development and Oregon Housing and Community Services for home loan assistance. In recent years RD had made some changes to their lending program, moving all lending to one office and closing their local office. This change contributed to a backlog of applicants, furthermore changes in demographics and programming caused rumors to circulate that the City of Ashland would lose its designation as a rural community. Currently RD is reporting that the previous backlog of loan applications for the Subsidized Home loan program has been cleared and applicants now enjoy a much shorter turnaround time. However Rural Development loans continue to be process at a rate slower than of traditional bank loans.

Actions Initiated in Program Year 2014.: As in previous years the City maintains an affordable housing program which to date has deed restricted 178 housing units as affordable. These units are some of the only units within the City of Ashland which will qualify for government assisted loans as the majority of the other units on the market do not meet maximum property value limits for most federal home buying programs. In program year 2014 City staff has worked directly with several potential buyers of units in the City's affordable housing program, ACCESS staff, Neighborworks Umpqua staff, and Rural Development staff to assist those potential buyers in working toward and attaining homeownership.

2009 AI Identified Impediment: *Renew and expand commitment to fair housing, allocate resources, recommend public policy and public pronouncements from City leadership*

Recommendations: Amend the City's fair housing ordinance to clearly protect disability, allow for the filing of complaints for up to one year after discrimination, articulate alternative complaint options.

Actions Initiated 2009-Current: All recommended amendments incorporated in Fair Housing Ordinance updates adopted in 2012, Fair housing proclamation read each April by the Mayor, fair housing readings by Mayor at the local branch of the library.

Actions Initiated in Program Year 2014: This activity has been completed and requires no further action.

2009 AI Identified Impediment: *Integration between planning, fair housing and affordable housing staff to better monitor and integrate these functions.*

Recommendations: Provide advanced fair housing training for the affordable housing staff member

Actions Initiated 2009-Current: City affordable housing staff has attended at least one advanced fair housing training each year that that staff person has been employed with the City. Staff often attends two or three fair housing trainings each year.

Actions Initiated in Program Year 2014: No actions were undertaken in program year 2014 toward this goal.

2009 AI Identified Impediment: *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. The decline in affordable housing is an impediment to fair housing choice.*

Recommendations: Ashland needs to explore as many options as possible for preserving and expanding its stock of affordable housing

Actions Initiated 2009-Current: Since the addition of a dedicated City staff person to work solely on issues of housing was created the City has worked hard to address issues of housing affordability and to ensure that there are housing types and availability to accommodate the needs of the populations. For details regarding some of the actions the City has undertaken and is currently working on implementing to preserve and create more affordable housing please see the City of Ashland 2009-2015 Consolidated Plan and the previous and current Housing Work Plan on the City's housing page <http://www.ashland.or.us/SectionIndex.asp?SectionID=497> . Some examples of actions the City has undertaken include the establishment of land use ordinances which require affordable housing, establishment of an affordable housing trust fund, and the prioritization of the City's very limited allocation of CDBG funding toward the preservation and development of affordable housing. Lastly, City staff and volunteer members of the City's Housing Commission have conducted outreach and held meetings with property owner's in which the preservation of HUD expiring contract units were discussed. Most property owners stated that they were not renewing their HUD contracts because the requirements were too onerous or there were not enough incentives to maintain the units as affordable. In these situations the City has very little leverage to offer property owners to renew their contracts for

affordability especially as the City's allocation of CDBG funds, the main incentive the City had to offer in preservation activities, has seen reductions nearly every year. City staff had spoken with both HUD staff and OHCS staff about possible incentives that can be offered to these property owners to maintain these units as affordable.

Actions Initiated in Program Year 2014: No new specific actions were taken toward this broad activity in program year 2014.

2009 AI Identified Impediment: *Lack of information on where and how to report allegations of housing discrimination*

Recommendations: Train front line staff on referrals to fair housing resources, train City housing staff on fair housing. Update the City's fair housing webpage.

Actions Initiated 2009-Current: The City distributes the Fair Housing brochures provided by FHCO, and the City works with the Southern Oregon Housing Resource Center staff, and the FHCO's education and outreach specialist to make sure that the brochures are stocked and available throughout the community. The City has also updated its fair housing ordinance and its fair housing webpage and added a landlord/tenant section.

Actions Initiated in Program Year 2014: The City continues to stock fair housing brochures in its lobby, and Housing Program staff continues to update the City's Fair Housing webpage adding more resources for users. City staff and the FHCO offer education and outreach to citizens regarding the information on how and where to report instances of potential housing discrimination.

2009 AI Identified Impediment: *There is a lack of adequate fair housing resources available to respond to fair housing complaints, and provide fair housing training and outreach.*

Recommendations: Allocate additional resources for training and dealing with complaints, Partner with other jurisdiction to establish a regional fair housing office that could respond to complaints and conduct trainings and provide outreach.

Actions Initiated 2009-Current: Over the past four years the City and its housing partners have been meeting with the Fair Housing Council of Oregon around working to create a local Fair Housing presence. In 2012 the City of Ashland partnered with the City of Medford, the FHCO, and ACCESS to establish a regional fair housing presence locally to assist in compliance and complaint issues and to provide outreach and conduct trainings. The City dedicated resources from the general fund in support of this activity.

Actions Initiated in Program Year 2014: In program year 2014 the City continued to dedicate resources from the general fund to support the work of the Fair Housing Council of Oregon.

2009 AI Identified Impediment: *Lack of accessible housing for people with disabilities*

Recommendations: Ensure that city staff in charge of issuing, inspecting and approving building permits and certificates of occupancy are familiar with the accessibility requirements of the Federal Fair Housing act. Withhold plan approval until accessibility issues are addressed, provide funding to help low-income peoples with disabilities pay for needed modifications to dwelling units or complexes.

Actions Initiated 2009-Current: The Snowberry Brook Complex completed in 2011 included many ADA units on the ground floor and several ADA visitable units. In 2013 Access completed six new units of Affordable housing with one completely ADA unit and the other five contained numerous ADA improvements.

Actions Initiated in Program Year 2014: In 2014 the Fair Housing Council of Oregon created new brochures that address Federal Fair Housing Act Requirements in new construction, these were distributed to the City of Ashland building department. Regionally the Rogue Valley Council of Governments has developed a certification program for accessible housing, and City staff has worked with the COG to prioritize housing accessibility and aging in place for CDBG funded activities. Language to that effect was added to the goals and outcomes of the City of Ashland 2015-2019 CDBG Consolidated Plan.

C) Affordable Housing

Progress on the Consolidated Plan goals 1.1 and 1.2, the development of affordable rental and homeownership housing; had throughout the period covered by the 2005-2009 Consolidated Plan been hampered by the high cost of land in the City of Ashland. Though this has been a considerable barrier to providers of affordable housing in the Jackson County area, the economic downturn had created a market more conducive to the development of affordable housing. The City met its Consolidated Plan goals for affordable ownership housing and for the development of rental housing for the previous five year period. For the current five year period beginning in program year 2010, the City has added nine new units which is a deficit of 41 units from the five year goal of 50 before the end of the five year period. This may be due to several factors including the rebounding housing market, rising land costs and a land use process that leaves affordable housing developments vulnerable to community and neighborhood opposition. Currently there are no new affordable units under construction, and land and housing costs continue to rise in the Ashland market

The City has met and exceeded Decent Housing goal 3.3 for ownership housing rehabilitation in previous years primarily utilizing CDBG program income, CDBG-Recovery act funds, and City of Ashland General Fund contributions in support of this goal, and while the City continues to offer General Fund monies to for this activity continue this type of assistance no new applications have been received. Lastly, Habitat for Humanity has added further accomplishments toward this goal with the funding from the 2014 program year grant award.

The City of Ashland does not directly develop or manage affordable housing. The City of Ashland has prioritized the provision of affordable housing to be the highest priority need in the Consolidated Plan. Over the years the City of Ashland has developed a number of programs, incentives, and regulations in an effort to promote the development of affordable housing. Specifically; the City provides a density bonus to developers who construct affordable rental and ownership units, the City defers the System Development Charges (SDCs) for affordable rental and single family homes so long as they remain "affordable" for a period of 30 years. The maximum rent limits are set using HUD income guidelines and cannot be exceeded, nor can the housing units be sold outside the program during this period, lastly, the City added language to the zone change, annexation, and condominium conversion ordinances that requires developers to provide a percentage of affordable housing units under certain circumstances. The funding source for these activities is the City of Ashland's General fund for administration of the City sponsored affordable housing program and for the non-collection of System Development Charges and applicable Community Development and Engineering fees.

The City continues to examine new and innovated programs to promote, develop, and retain affordable housing. Future efforts that are currently under consideration or in the process of adoption are; Vertical Housing Tax Credit Zones, permitting the development of Accessory Rental Units outright, changes to the land use ordinance to make the development of cottage housing on small lots and manufactured housing easier.

Worst Case Needs

Low Income and At Risk Households

Over the years the City of Ashland has undertaken several steps to meet the needs of low-income renters with severe cost burden, to address substandard housing and to lessen or alleviate instances of involuntary displacement. Specifically, the City has worked with the local providers of affordable housing to promote the production and retention of affordable rental and ownership housing in Ashland. In 2010 the Housing Authority of Jackson County completed sixty units of affordable housing and more recently ACCESS, the Community Action Agency for Jackson County completed six units of affordable housing. The Housing Authority currently provides approximately 100 housing choice vouchers to residents in the City of Ashland, these vouchers help to alleviate severe cost burden to some Ashland renters.

In program year 2014 the City awarded funds once again to support the work of local volunteers with the St. Vincent De Paul Society to assist those at risk of losing their housing, and to the Maslow Project to work with school children experiencing or at risk of homelessness. Both of these programs seeks to alleviate cost burden or in some instances prevent homelessness. Lastly, the City continued its grant utilizing general fund monies to Access and Options for Homeless Residents of Ashland to continue the operation of the resource center to offer referral services to the homeless, those at risk of homelessness and struggling families with a variety of resources.

Ashland Community Resource Center

The Ashland Community Resource Center was established in February of 2014 and is a collaborative effort of Access, Inc., Options for Homeless Residents of Ashland, and the City of Ashland. The Ashland Community Resources Center is primarily supported by a two year \$100K grant from the City of Ashland's General Fund.

The resource center has only one part time employee and is staffed primarily by volunteers. Since the resource center opened it has leveraged considerable financial and in-kind donations and charitable grants totaling. Most recently the Resource Center was awarded a grant for the Ashland Rotary for \$4,000 with will be used for the maintenance and operation of its traveling shower truck. Similarly, the resource center received a grant from the City that provides them with funding to offer a jobs program to assist clients in finding and maintaining employment

As mentioned previously, the Ashland Community Resource Center also serves and an outstation for non-Ashland service providers, offering confidential meeting space for appointments with Ashland clients who are not able to secure transportation to their respective locations in other parts of the valley. Service providers who have utilized this opportunity include; Maslow Project, Center for non-profit legal services, St. Vincent de Paul Home visitation program, The Listening Post, the Veteran's Administration, Easter Seals, Senior Protective Services, and Oregon Action just to name a few. The Resource Center has served over 2,511 clients since opening its doors in 2014 with a variety of services including rental assistance, employment support, hot showers and laundry facilities.

Home Repairs and Energy Efficiency

In an effort to reduce the number of households living in substandard housing, the City awarded homeowner rehabilitation program funds to the Housing Authority of Jackson County

over three grant years, 1997, 1998, and 2000. Loan repayment proceeds from prior year's homeowner rehabilitation projects are put into a revolving loan fund to complete more homeowner rehabilitation projects. The Housing Authority has not received any new payoffs in recent years, however the City dedicated General Fund resources in Program Year 2012 and 2014 to complete energy efficiency repairs for low income homeowners who are receiving Ashland Low-Income Energy Assistance funding in an effort to reduce the energy cost burden on low income city residents. The City did not find any interested applicants for this program in the 2014 program year, but will continue to offer the program through the 2015 program year. Any further activities will be reported in the 2015 CAPER.

The City continues to look for ways to leverage funds with other existing programs to complete energy efficiency upgrades and necessary home repairs. There are four programs which are available to City residents; USDA's Rural Development Department offers low interest loans of up to \$20,000 to complete needed repairs to owner occupied homes, and up to \$7,500 in grant funds to repair the homes of owner occupants who are 62 years old and older, the City of Ashland Homeowner repair program that is detailed in the paragraph above, Access, Inc.'s low-income weatherization program, which provides weatherization measures such as insulation, window replacement and roof repairs on mobile homes, manufactured homes and single family residences,(this program has senior and disabled preference) and the City of Ashland's Conservation program which offers a zero percent interest 60 month loan of up to \$7,500 for owner occupied units repaid through utility bill or a City incentives. The City makes referrals to Rural Development or the Housing Authority for homeowner repair needs or to ACCESS, Inc. in an effort to leverage funds and assist those populations within the City with the least ability to pay for needed repairs and energy efficiency upgrades. Although the intent of the City of Ashland Energy Efficiency and Weatherization program is to promote energy efficiency measures, lower utility expenses for low income residents, and work toward community wide energy conservation allowing the City to meet the tier two energy goals of reducing the City's overall energy use as well as, the larger goal of preserving affordable housing units and making health and safety improvements is also being met.

Social Justice Activities

The city passed a tenants rights ordinance in 2007 in an effort to protect the basic rights of tenants living in multi-family residential units who may be displaced or affected by the conversion of existing multi-family rental housing into for purchase housing. The ordinance requires property owners to notice tenants about the conversion and of the tenant's right to relocation assistance if certain conditions are not met. The City of Ashland follows all federal regulations regarding relocation when carrying out CDBG activities. The City recognizes the continued need for affordable housing for city residents, and will continue to seek out and prioritize opportunities to develop, maintain, and preserve affordable rental and ownership housing to meet the needs of very low, low, and moderate income households.

D) Continuum of Care

City staff continues to be an active member of the Homeless Task Force, a subcommittee of the Continuum Care, and continues to work toward carrying out the strategies identified in the Jackson County Ten year plan to end homelessness and creating more resources for local and regional homeless and at-risk populations.

Program year 2014 was the seventh year that the HTF organized a Project Community Connect Event. In the 2009 program year the City of Ashland in partnership with the many other individual members and organizations of the Homeless Task Force put on the first annual Project Homeless Connect Event in Jackson County. Since that time new partner organizations and

private sector businesses have donated their time and services to the event. Over the past few years the coordination effort has become more efficient, organized, and inclusive. The purpose of the event is always to connect homeless populations and those at risk of homelessness to service providers, government agencies and community resources. The Project Community Connect event also serves as an opportunity for individual community members to welcome those experiencing homelessness or on the verge of homelessness back into the community through volunteerism and recognition. The event provided a hot meal and resources and was attended by approximately 772 people.

The Jackson County Ten Year Plan to end homelessness is available on the Jackson County Website at: [http://www.co.jackson.or.us/files/10-Year Plan to End Homelessness.pdf](http://www.co.jackson.or.us/files/10-Year%20Plan%20to%20End%20Homelessness.pdf) The City of Ashland continues to contribute to a coordinated effort to serve the Homeless populations and those at risk of homelessness by working to carry out the six strategies identified in the plan.

The City directs over \$100,000 in general fund dollars to safety net services each year. Awards to selected service providers are made on a two year cycle, with recipients receiving the full award amount on July 1st, of each year. Therefore the award indicated in table 1.3 below is an annual allocation and the recipient ultimately receives twice the amount listed. Several homeless service providers, low income health care, and essential continuum of care services are funded each year. In the 2014 program year the "Social Service Grants awarded totaled \$125,588. Given the relatively small size of the award requests, the use of the City's General Fund grant awards enables these non-profits to direct the award to services with a minimal amount of grant administration costs.

The City has not directed funds specifically toward addressing the needs of persons with special needs that may require supportive housing (such as persons with HIV/AIDs) preferring instead to target funding and staff time to serving the needs of all populations experiencing or at risk of homelessness. If an affordable housing provider applied for CDBG funds to support the development of permanent supportive or transitional housing for those experiencing homelessness, at risk of homelessness, or living with a disease that necessitated supportive housing that application would meet several of the City's priority goals for CDBG.

The Jackson County Continuum of Care received renewal and new awards totaling \$323,920 for all of the programs funded in the prior program year. For complete CoC grant award details see table 1.2 below.

Table 1.2
Continuum of Care Grant Funds FY 2014

Agency Name	Amount
ACCESS-Woodrow Pines Unit	\$11,530
Community Works-TLP program	\$118,295
RVCOG/DASIL-Home At Last Program	\$138,688
Salvation Army-Hope House	\$50,956
ACCESS, Inc.-Project Planning	\$4,451
TOTAL	\$323,920

Table 1.3
City of Ashland Social Service Grants FY 2014-2015

Organization	Annual Award Amount (Awards are for two years)
Children's Dental Clinic of Jackson County	\$ 4,000
H.O.P.E. Equestrian Center	\$ 1,000
St. Vincent de Paul	\$ 16,000
Family Solutions	\$ 2,500
Community Health Center	\$ 30,709
Community Works Inc. (Street Outreach)	\$ 6,000
Community Works Inc. (Dunn House)	\$ 14,760
Community Works Inc. (Sexual Assault Victim Services)	\$ 2,584
Community Works Inc. (HelpLine)	\$ 8,135
Rogue Valley Manor Community Services (FGP)	\$ 1,500
Rogue Valley Manor Community Services (RSVP)	\$ 1,200
Jackson County SART	\$ 6,000
Planned Parenthood of Southwestern Oregon	\$ 4,000
Help Now! Advocacy Center	\$ 500
Children's Advocacy Center of Jackson County	\$ 4,000
Access	\$ 4,600
CASA of Jackson County	\$ 3,500
The Rose Circle Mentoring Network, Inc.	\$ 500
Center for Nonprofit Legal Services, Inc.	\$ 6,000
WinterSpring Center for Transforming Grief and Loss	\$ 1,600
Ashland Supportive Housing & Community Outreach	\$ 1,800
OnTrack, Inc.	\$ 3,500
Mediation Works	\$ 1,200
Total Requested	\$ 125,588

E) Other Actions

a. Actions to Address Obstacles to meeting Underserved Needs

No specific actions were taken during 2014 that are not identified elsewhere in the Consolidated Annual Performance and Evaluation Report. 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 helps to offset the lack of resources and helps to support local providers of services to those populations. See table 1.3 above for details.

b. Foster and Maintain Affordable Housing

As mentioned previously the City of Ashland worked with the Housing Authority of Jackson County to complete a sixty unit affordable rental housing development. The City also worked with ACCESS on a project to create six new affordable rental units targeted to low income households. The City continues to look for opportunities to work with for profit and non-profit housing developers to increase the City's supply of affordable rental and ownership housing.

An Affordable Housing Committee was formed in 1990 and reconvened in 1994 to search for ways to provide economical housing in Ashland. In 1995 a formal Housing Commission was formed. The Housing Commission has endeavored to create policies that will allow additional housing opportunities for low- and moderate- income Ashland households. In 2014 the Housing Commission was disbanded and a Housing and Human Services Commission was established to take over the mission of the former Housing Commission. The City of Ashland Housing and Human Services Commission continues to explore opportunities to promote the protection of the City's HUD expiring use units, researching funding sources for the newly established City of Ashland Affordable Housing Trust Fund, as well as working toward finding new resources to serve the City's homeless populations.

c. Eliminate barriers to affordable housing

Goal 4 of the 2010-2015 Consolidated Plan looks at 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 continue to be explored by the City. The City continues to consider the potential impacts to affordable housing that changes in the Ashland Land Use Ordinance (ALUO) may have, as well as to look at ways that the ALUO needed to be updated in order to promote affordable housing and housing types. One such issue is the ALUO's requirements for manufactured housing in single family zones. Staff is currently working on updating the requirements to make it easier for landowners to place manufacture housing units on single family lots by removing outdated language that does not account for the changes and energy efficiency measures that manufactured housing has undergone since the code was originally adopted. Changing this ordinance will allow low- and moderate income individual's better access to USDA loan programs for manufactured homes.

d. Overcome gaps in institutional structure and enhance coordination.

City of Ashland Staff provides support to the City of Ashland Housing and Human Services Commission including a Housing Program Specialist, which will help provide institutional structure as well as to examine and implement opportunities for intergovernmental cooperation. The City will also continue to be an active participant with the Southern Oregon Housing Resource Center to maintain and promote further regional coordination and partnership in housing and community development related activities. Ashland will continue to work with the Jackson County Continuum of Care's Homeless Task force to address the development of affordable housing and resources for homeless and at risk populations at a regional level. Staff will further outreach efforts with those entities and organizations that offer resources to Ashland residents.

e. Improve Public housing and resident initiatives

The Housing Authority of Jackson County operates all Public Housing Units in Jackson County. In 2006 HAJC filed for disposition of all of their public housing units, three of which were in the City of Ashland. Consequently there are no Public Housing Units within the City of Ashland.

f. Evaluate and reduce lead-based Paint hazards.

Outside of Staff time, the City did not use CDBG funds for this activity during PY 2014. The City will ensure that lead testing and clearance is completed on any federally funded project involving a structure built prior to 1979.

g. Ensure compliance with program and comprehensive planning requirements.

HUD has established specific requirements for implementation of the Consolidated Plan. The City of Ashland has made every effort to ensure that it is in compliance with these comprehensive planning requirements. Requirements include holding public hearings, allowing for adequate periods to receive public comments, and ensuring proper public notification of these and other actions. The City continues to make every effort to comply with all regulations that govern the CDBG program.

h. Reduce the number of persons living below the poverty level.

The Housing and Community Development Act of 1992 requires communities to include in their Consolidated Plan a description of an anti-poverty strategy. 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, and the related goals are covered in the Housing Goals section. In addition, the City supports housing, social service, and economic development programs targeted at the continuum of care needs of the homeless.

In another effort to address poverty within Ashland, during 2001-2002 the City of Ashland passed a Living Wage Ordinance. This ordinance requires that employees of the City, or employers receiving financial assistance or business from the City in excess of approximately \$15,000 (adjusts annually) must pay a minimum of \$14.19 per hour (adjusted annually) to employees engaged in work related to the City project or service contract. The City of Ashland operates a variety of funding and other assistance programs which, together, strategically address the goals of reducing poverty and improving the self-sufficiency of low-income residents. The activities undertaken in conjunction with this anti-poverty strategy can be separated into two primary areas of effort: human services programs targeted at the continuum of care needs; and affordable housing programs. The City of Ashland provides funding to agencies that address the needs of low income and homeless residents through a Social Service Grant program. The goal of this program is to improve living conditions and self sufficiency for residents by meeting such basic needs as food, shelter, clothing, counseling and basic health care. The goal is carried out by providing funds in excess of \$100,000 every year to various area agencies whose focus meets one or more of these targeted needs.

The Social Service Grant program is funded entirely with general fund dollars from the City of Ashland budget. The award process is coordinated with the City of Medford and the United Way of Jackson County. Local agencies and organizations providing continuum of care activities in the Rogue Valley coordinate their applications through a Community Services Consortium. The coordination of services and related funding requests through the consortium attempts to insure that the broad range of needs is met without overlap or duplication of service. The second element of the City's anti-poverty strategy targets the development and retention of affordable housing. The City of Ashland has made a serious effort to address the issues of housing affordability.

F) Leveraging Resources

While the City itself did not use CDBG funds to leverage other public and private resources, local non-profits have reported the CDBG funds to be essential in obtaining private donations and other public and private grants.

With regard to projects funded in PY 2014 the amount leveraged from other sources totals \$141,613. Maslow project leveraged \$22,913 in grants and donated funding to support the staff

person located in the Ashland School District, St. Vincent De Paul's Home Visitation Program provided \$100,000 in organizational matching funds in funding from other sources, and lastly, Habitat for Humanity leveraged \$18,700 in organizational and matching funds to complete repairs on homes occupied by low-income homeowners.

G) Citizen Comments

The availability of the Consolidated Annual Performance and Evaluation Report (CAPER) for the use of 2014 CDBG funds was advertised in the September 14, 2015, edition of the Ashland Daily Tidings (advertisement enclosed) and was posted continuously on the City of Ashland web site from September 14, 2015 through September 25th, 2015 for public comment. Additionally the Housing and Human Services Commission reviewed the CAPER at their September 24th Regular meeting and held a public hearing to obtain comments. No comments had been received as of 3:00 PM September 25, 2015. The 2014 CAPER document remains archived on the City website. (www.ashland.or.us/cdbgcaper2014)

H) Self Evaluation

a. Impact of Activities on Identified Needs

The City of Ashland Five-Year Consolidated Plan for 2010-2015 includes a list of 14 "Goals" of the community. These goals demonstrate that the highest priority need is the provision of affordable housing. Homelessness and the provision of social services to low and extremely low income households were also identified as a critical need and thus the City maintains a 15% set aside for such activities. Administration of the program utilizes the remaining 20%. Outside of the CDBG Program the City allocates over \$100,000 per year of general funds to address social services, \$250,000-300,000 per year to support alternative transportation (goal 11), and over \$100,000 annually to economic development although only a limited percentage (approximately \$2,000-5,000) of this program can clearly be seen to increase economic opportunities to low income residents.

Ashland is a small-city with limited resources; it is unlikely that each of the fourteen identified goals can be addressed in any single program year. Furthermore, while Ashland experiences a broad range of needs similar to larger communities, the resources and services available to assist low- to moderate-income people in the Rogue Valley is limited and comparable to other rural areas.

The City continues to look to new and innovative ways to promote, protect and support affordable housing. The City of Ashland continues to offer System Development Charge deferrals for new units affordable to low-moderate income households thereby reducing development costs for affordable housing projects. The City of Ashland is the only city in Jackson County to offer this kind of incentive.

Another priority need which the City has had difficulties addressing is assisting individuals in the transition from homelessness to permanent housing situations. Since the loss of the City's only organization providing direct services to homeless populations in 2007, the Ashland City Council adopted an Emergency Shelter Resolution in an attempt to provide a resource for the City's homeless population in extreme weather and continues to work with faith based groups, community volunteers, and non-profit agencies to coordinate four night a regular weekly shelters each week from November to April (see goal # 6). The City also directed general fund money in support of a resource center to assist homeless and transition families and individuals with needed resources including housing resources. The City will assist in endeavors to develop transitional housing within the city, and would entertain using CDBG funds in supporting an

organization that offered emergency and transitional housing. In comparing the outcomes proposed in the 2010-2015 Consolidated plan with the actual outcomes for this program year, staff sees that some of the outcomes have been met, such as services to homeless populations, and rehabilitation projects, while others such as the development of below market rate rental and ownership units, have fallen far short of the identified goals.

b. Barriers to Fulfilling Strategies

The most obvious barriers to addressing the Priority Needs of the Five-Year Consolidated Plan are a lack of resources and the high cost of land and housing in the Ashland Community. Ashland's CDBG allocation has decreased annually in recent years, future projections imply that further reductions are possible or even the elimination of entitlement community status. The loss of Federal support for affordable housing places an increasing burden on small communities to address the goals established in the Consolidated Plan with local regulatory controls or local commitment of funding. Although Ashland continues to promote affordable housing through direct financial support and the establishment of regulatory incentives and controls, limited resources and limitations on the extent of regulation allowable under state law reduce options for the City.

c. Improvements

The City of Ashland ranked the Priority Needs of the Five-Year Consolidated Plan for 2010-2015 to help address identified needs with the limited resources available for social services and capital improvement in the Rogue Valley. Specifically this ranking directs the majority of available CDBG funds to the highest priority need, the provision of affordable housing.

1) Monitoring

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 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 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:

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 schedule 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.

For the 2014 Program year CDBG staff completed the risk analysis worksheet for the all three sub-recipients with open activities. A summary of the monitoring and the cumulative numeric ranking based on the CDBG program risk analysis worksheet is provided for each recipient. As part of the City's annual CDBG Monitoring Program a Risk Analysis was completed in November of 2014 in which the CDBG programs exposure, effectiveness and efficiency was evaluated. None of the sub-recipients of CDBG funds were categorized as 'High Risk' through this analysis.

1.) **St. Vincent De Paul-Home Visitation Program:** 18/100

2.) **Maslow Project:** 14/100

3.) **Habitat for Humanity:** 37/100

III CDBG Program Narrative

The activities undertaken as described in the Consolidated Annual Performance and Evaluation Report (CAPER) were consistent with the 2010-2015 Consolidated Plan and the 2014 Action Plan.

The table below shows the projects awarded CDBG funds in Program Year 2014:

Project ID	Recipient Organization	Activity Name	Location	CDBG Funds	# Households or Persons Assisted Annually
2014-1 (Consolidated Plan Goal 14)	City of Ashland	CDBG Administration	City Wide	\$34,000	city wide
2014-2 (Consolidated Plan Goals 6.1, 6.2 & 8.2)	St. Vincent De Paul	Home Visitation Program- Homeless prevention	City Wide	\$18,000	15 low income households
2014-3 (Consolidated Plan Goals 6.1)	Maslow Project	School Based Services for Homeless Youth	City Wide	\$7,500	Approx 35-99 homeless youth (aggregate)
2014-4 (Consolidated Plan goal 3.3)	Habitat for Humanity Rogue Valley	Home repair program	City Wide	\$41,300	12 Homes repaired

Assessment of Relationship of CDBG funds to Goals and Objectives

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.*

Action to meet priority and time-line

The City issued an RFP on January 2, 2014. The City received three applications in response to this RFP. At a public hearing held on April 2, 2014, the City Council directed staff to award a total of \$135,877 in available grant funds to three projects: \$18,000 to St. Vincent de Paul-Home Visitation Program for emergency rental and utility assistance, \$7,500 to Maslow Project for outreach and case management for homeless youth enrolled in the Ashland School District, and \$41,300 to Habitat for Humanity to complete home repairs and upgrades on homes occupied by low income homeowners. The balance of the funds were carried over to be offered in the next program year

These projects will assist the city in meeting several of the goals and outcomes identified in the 2010-2015 Consolidated Plan. Goal 6.1; *to 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.* 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.*

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.*

Affordable Housing Program

The City of Ashland continues to offer incentives to non-profit and for-profit developers, community development corporations, and public housing authorities to encourage the development of new affordable housing options. The City also continues to look for ways to create new regulations or amend existing regulations that serve to promote, protect, and maintain the City's affordable housing stock. These incentives and regulations are detailed below.

In 2005-2006 the City passed a resolution (res 2006-13) that established Ashland's Affordable Housing Guidelines as well as the thresholds for a waiver of Community Development fees, and Engineering Services fees for eligible affordable units that are voluntarily provided. These fees amount to 1.85% of a project's valuation. The automatic waiver of these fees for voluntarily provided affordable units amount to a direct subsidy from the City.

This program allows the deferral of SDCs for any affordable unit targeted to ownership households earning less than 80% the Area Median Income (AMI), or rental households earning 60% AMI or less. A total of 70 households are currently participating in the program.

Density Bonus Program

The City of Ashland offers a density bonus for the voluntary inclusion of affordable housing within a subdivision or multifamily development. No new developments have been applied for which utilized this incentive during the 2014 Program year.

Condominium Conversions

The City allows for the conversion of rental units to saleable units on a sliding scale, where the larger the complex the more rental units must be retained. In cases where an owner wishes to exceed this limitation to create more market rate ownership units the City then requires the provision of affordable housing. The City considers units that are required to be affordable to be added to our inventory only upon the recording of deed restrictions on the property. The Affordable Housing Program parameters under resolution 2006-13 establish that rental units required to be affordable following a condominium conversion shall be available to households earning 80% AMI for a minimum of 30 years. The land use ordinance regulating the conversion of apartments to condominiums was amended in 2007 and was primarily intended to preserve a decreasing supply of rental apartments.

The time period between the initial approval for conversion of an apartment complex into condominiums, and the actual recording of a condominium survey can be lengthy. The corresponding resale restriction covenants (deed restriction) are not imposed until such time as the condominium survey is completed thus this CAPER will distinguish between those approved and those considered complete.

Total Conversions

In the 2014 CDBG program year no new condominium units were added to the city's affordable housing stock through condo conversions. Currently there are no planning applications pending approval for conversion of existing apartments.

Total Affordable Units Added to the Cities Inventory from July 1, 2014 - June 30, 2015

During the 2014 CDBG program one new affordable housing unit was completed or granted Certificates of occupancy.

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.

Technical Assistance

The City provides technical assistance to nonprofit organizations whose mission includes providing affordable housing. This technical assistance includes; providing information on the CDBG program, City zoning regulations, educating agencies on the planning process and providing information on the City's affordable housing programs including deferred systems development charges and density bonuses. The City also aims to direct potential affordable housing developers to other resources such as Rural Development programs and Oregon Housing and Community Services. The City of Ashland has provides technical assistance through the Planning Division as requested and has supported applications consistent with the Consolidated Plan.

Goal 4: Encourage the development of emergency and transitional housing for homeless families with children and/or individuals.

In 2007, the Ashland City Council approved a resolution setting forth policies and conditions under which the city will provide emergency housing for homeless and other individuals during severe weather conditions. In the event of the need for an emergency shelter during extreme

weather, the use of Pioneer Hall or other available city-owned buildings may be used. The temporary shelters are staffed by community volunteers organized and trained by the private citizen.

Ashland experiences “extreme weather” conditions primarily during the winter months where temperatures can drop below 20 degrees, and exposure to the elements can be hazardous to persons without adequate shelter. In 2009, the City turned over the responsibility of initiating, staffing, and running the emergency cold weather shelters to the local churches who previously volunteered their space and resources to that purpose.

Expanding beyond previous years severe forecast parameters, the Presbyterian Church committed to hosting a shelter one night a week from December through February. One of the goals of the Ad Hoc Homelessness Steering Committee (HSC) was to expand those efforts at offering shelter to homeless populations on a weekly basis throughout the winter months. To that end the HSC convened two meetings in which the group sent out invitations to all of the faith based groups within the City as well as providers of social services. Out of these meetings came a comprehensive local resource guide, and two additional shelter nights a week. The Trinity Episcopal Church offered space and volunteers for a weekly shelter to be held from mid-November through the end of April. The Unitarian Universalist Church partnered with the Temple Emek Shalom to ask the City to donate the use of a City owned building in which to hold a weekly shelter which would be staffed by volunteers from the each congregation and the public. The City granted the use of Pioneer Hall on Thursday nights and in 2013 the City approved the use of Pioneer hall for an additional night bringing the weekly shelter nights to a total of four nights a week from November to April. These efforts were further supported by the HSC by offering an annual volunteer training as well as setting up and maintaining an online volunteer sign up for all three weekly shelters, since the HSC was dissolved in 2014 a volunteer coordinator is now in charge of shelter volunteers.

The City continues in its endeavor to develop transitional housing by working regionally with the Jackson County Homeless Task Force, and locally through the Housing and Human Services Commission and local providers of food, meals, and services to homeless populations. The City of Ashland's CDBG program would entertain supporting an organization that offered emergency and transitional housing but has not directed resources for its development in this program year.

No CDBG funded actions were undertaken or completed during the 2014 program year that specifically applied CDBG funds toward the development of emergency or transitional housing.

Goal 5: 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.

Aside from the CDBG Planning and Administrative funding allocated to provide support for the Housing Program Specialist position in general, the City funded two CDBG projects during the 2014 program year that specifically applied CDBG funds toward the support services for homelessness prevention that focus on better maintaining self sufficiency. The City allocated \$18,000 in social service funds to support the St. Vincent De Paul Home visitation program which provides emergency rent and utility assistance to low-income households in an effort to avoid homelessness. The City also allocated \$7,500 in CDBG funding to assist Maslow Project in

maintaining a staff person to work in the Ashland School District to provide resources, referrals, and case management to homeless and at-risk youth attending Ashland schools.

The City allocates over \$100,000 of general fund dollars each year in Social Service grants and \$50,000 to support the Ashland Community Resource Center from the City General Fund. These Social Service grant allocations are listed under the Continuum of Care Narrative, as table 1.3.

Goal 6: 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.

For the 2014 program year the City funded three activities in support of this goal; two of them with CDBG funding. The City awarded \$18,000 in funding to The St. Vincent De Paul Home Visitation program to assist people with emergency rent and security deposit assistance. Many of the households who utilize these service fall under the special needs category. The City also provided \$41,300 in CDBG funds to Habitat for Humanity to complete necessary home repairs and improvements to homes occupied by low income homeowners. Among the types of repairs completed were ADA improvements including ramps and handrails.

The City will continue to support the development of housing and supportive services for individuals with special needs. The City allocates "Social Service Grants" out of the General Fund to address these needs as well. Through the Social Service Grant Program an annual allocation of \$125,588 was awarded to 22 programs of which the majority specifically addresses supportive services for people with special needs. This allocation was provided for FY 2014 and FY 2015 for cumulative doubling of the award amounts listed. In total the City contributes \$251,176 over a two year period to the agencies listed in Table 1.3.

Goal 7: To provide safe and convenient access to alternative transportation routes in extremely low-, low- and moderate-income neighborhoods.

In previous years the City had made a CDBG commitment to sidewalk improvements in moderate- and low-income neighborhoods by allocating ten percent of the total federal funding for sidewalk improvement and new construction annually in prior years. However the Ashland Consolidated Plan was revised to eliminate this 10% set-aside beginning with the 2002-2003 program year. This limitation on the allocation of CDBG was continued in the 2005-2009 Consolidated Plan and the 2010-2015 Consolidated plan further eliminating the potential to apply CDBG funds to sidewalk improvements exclusively based on qualified low-income neighborhood status. During the 2014 program year the City installed a total of 325 linear feet of sidewalk in low-income neighborhoods. CDBG funding did not contribute to these projects.

The City did not utilize CDBG funds toward this goal in the 2014-2015 program year.

Goal 8: To make city facilities easier and safer to use for people with disabilities.

The City committed to providing accessibility improvements to City-owned buildings through an agreement with the Department of Justice (DOJ) to improve access to City facilities. The City has completed all improvements outlined in the Department of Justice Agreement to be compliant with the Americans with Disabilities Act and received an acknowledgement of compliance in FY 2006 from the DOJ, thereby ensuring those identified City facilities are

accessible to people with disabilities. As new facilities are designed and developed, or new standards for accessibility are established, the City will ensure that the accessibility needs of Ashland's residents are addressed

In the 2010 program year the City awarded \$27,623 in CDBG funding to the Public Works Department to make ADA improvements to crosswalks in the downtown area by installing audible beacons. The majority of this activity was completed in program year 2012, the number of sight impaired individuals assisted by this project is difficult to determine the audible signals are intended to benefit peoples with disabilities, a presumed benefit population, and while there is an estimate of the number of sight impaired individuals residing in the City the number of individuals actually benefiting is contingent upon many factors. However the activity is located in a qualified low-income census block group. The Public Works department installed two new signals in the 2014 program year which utilized the majority of the remaining grant funds, the remaining funds will be added to the 2015 program allocation.

Goal 9: To affirmatively further fair housing.

Fair Housing Council of Oregon (FHCO)

In the 2014 Program year the City undertook several activities to affirmatively Further Fair Housing. The City continued its support to the Fair Housing Council of Oregon (FHCO), working with that organization to provide information and referral within the Ashland community.

The Fair Housing Council identified 15 impediments to Fair Housing Choice in the City of Ashland's Analysis of Impediments to Fair Housing Choice. In Program year 2009 the City initiated action on nine of those impediments. In Program Year 2014 the City continued its work on those activities as well as ongoing education and outreach efforts through targeted trainings and public awareness activities. Though the City is far from accomplishing the goals laid out in the AI, the City is committed to affirmatively furthering fair housing and continuing to work with community partners, citizens, and other jurisdictions on implementing the recommendations included in the AI. The City will report further activities and accomplishments on the goals noted above as well as the remaining unaddressed goals in successive CAPER's. For details regarding the impediments to fair housing choice that were identified in the AI and what steps the City has initiated to remove those impediments please see pages 21 through 26, Section B, entitled Affirmatively Furthering Fair Housing.

In previous years the City has partnered and contracted with the Fair Housing Council of Oregon to offer trainings targeting different groups. The City continues to undertake education and outreach activities alone and in partnership. Some of the outreach activities include the availability and distribution of Fair Housing Brochures which are available in the Community Development building lobby in Ashland and are distributed through the Southern Oregon Housing Resource Center regionally to area housing providers and public buildings such as public libraries and community events such as Project Community Connect and the Multi-Cultural Fair

City General Funding through social service grant funds have provided \$12,000 over a two year period in support of the Center for non-profit legal services. The City of Ashland Social Service grants have no reporting requirements, so organizations that receive funding from the City to carry out social service activities through this funding source do not take or maintain demographic data on the populations that they serve. Since these activities are not funded by CDBG funds City staff cannot compel grantees to track that information required by the CDBG program. Similarly, the City provided \$1,500 in general funds to support the work of the Fair Housing Council of Oregon. The City receives a very limited allocation of CDBG funds and

cannot be expected to meet every Consolidated Plan goal every program year by solely relying on its CDBG allocation. Consequently the City often relies on in-kind, and general fund contributions to meet some of the goals outlined in the Consolidated Plan on an annual and quinquennial basis. When fair housing activities such as trainings are offered through the City CDBG program, demographic data on beneficiaries is tracked and reported. City staff often coordinates with the City of Medford, a neighboring jurisdiction which receives a CDBG allocation three times greater than that of the City of Ashland to undertake fair housing trainings and activities. The City of Ashland either shares the cost of the activity with the City of Medford or partners by offering in-kind contributions such as labor and materials. These types of contributions are not quantified numerically in the City's CAPER's though City staff does contribute considerable time and resources to such activities.

Legal Services and CASA

The City of Ashland provided the Center for Non-Profit Legal Services a general fund grant in the amount of \$6,000 explicitly to provide legal assistance for low income Ashland households facing housing discrimination or harassment. Low-income Ashland households facing housing discrimination were able to obtain legal services through the Center for Non-Profit Legal Services that may not otherwise be in a position to pursue legal action. During the 2014-2015 program year the City also provided CASA with a \$3,500 grant to assist them in providing minority residents with an advocate and a resource for housing assistance. These activities attempt to address the enforcement side of Fair Housing in addition to the educational trainings that work preemptively to reduce discrimination before it occurs. The City's social service grant program is a two year grant allocation.

The City did not utilize CDBG funds toward the \$9,500 in grants noted above.

Goal 10: 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.

Revolving Loan funds from the City's CDBG funded Housing Rehabilitation program were not available to complete repairs on residences occupied by low- to moderate- income homeowners in the 2014 Program Year. The City did offer an energy efficiency and weatherization program, but did not receive any applications for this program in the 2014 program year. The City will continue to ensure that when the potential of lead based paint hazards exists on any activity undertaken by the City and funded all or in part by CDBG funds that any and all effected parties will be provided with appropriate information and that proper interim measures or abatement will take place.

Goal 11: To reduce the number of people living in poverty in the City of Ashland.

As mentioned previously in the document the City awarded funds to the St. Vincent De Paul Home visitation program and the Maslow project, both activities work with homeless and at-risk populations to stabilize and improve their situations. The St. Vincent De Paul program primarily assists homeless and those at risk of homelessness to obtain and maintain housing through security deposit and rental assistance and case management. Often the volunteers in this program are able to offer such support services as obtaining SSI and SSD, or assisting with job search and employment. Though these activities are not directly captured in reporting data, the service is part of the mission of the Home Visitation program and as such can contribute to a reduction of the number of people living in poverty. Similarly, Maslow Project provides resources, referrals, and case management for homeless and at-risk populations, along with

other services which are also not captured in the CDBG reporting data. And lastly, the Ashland Community Resource Center, which is supported by City of Ashland general funds assists homeless and at risk populations in a variety of ways, including employment and housing supports, life skills and case management supports, laundry and shower services as well as general resource referral.

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.

Over the course of the CDBG program year (July 1, 2014 – June 30, 2015) the City of Ashland assisted 373 customers with energy assistance during the winter months providing \$82,967.37 in assistance. The majority of those receiving assistance were extremely-low or low-income households at 238 households, the City also provided 136 customers with senior discounts totaling \$39,433.88 and provided assistance to 56 peoples with disabilities and 79 seniors.

Goal 12: Promote and support activities in the community that improve or provide access to economic opportunities for extremely low- and low-income residents of Ashland.

Although no CDBG funds were directed to address this goal, the City of Ashland granted numerous Economic Development Grants during the 2014 CDBG program year. These grants are a two year allocation and therefore carry over into the 2015 program year. Twenty different organizations received awards, however the majority were granted to organizations supporting the arts (Ballet, theater, singers, etc.). Further, the Ashland Community Resource Center provided employment supports including assistance with resumes, assistance with job search, and facilitating meetings with non-local agencies that provide employment supports and assistance.

Home Occupations

Ashland also recognizes the increasing opportunities for low income residents to participate in home businesses, either as a proprietor of services, manufacturer of goods, or through employment at such small home occupations. Between July 1, 2014 and June 30, 2015 the City issued 84 Home Occupation permits for new businesses within residences. Home Occupation Permits allow incubator businesses, home based services, and internet based businesses and other such small, residentially compatible, business opportunities for Ashland residents. Given the ability to work out of ones home, expenses typically required for securing commercial property are eliminated. No data is collected on the incomes of applicants for Home Occupation Permits so it can not be determined how effective this is at providing opportunities for low- or extremely-low income households.

Goal 13: 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.

Education and Outreach is a significant role of the Housing and Human Services Commission and such activities often have the benefit of not just disseminating information, but collecting information as well. Such a dialogue within the City facilitates an awareness of the barriers to affordable housing and highlights mechanisms available to address such barriers.

No CDBG public service or CIP funds were expended toward reducing barriers to affordable housing in Ashland in the 2014 program year. Administrative CDBG funds have contributed to the support of activities that address the development of affordable housing units funded in whole or in part with CDBG awards.

The City General Fund has provided the funding for addressing the Council further the Land Use modifications that assist in the removal of barriers to affordable housing types are supported through the City General Fund.

Goal 14: *To provide institutional structure and intergovernmental cooperation.*

The City of Ashland employs a Housing Program Specialist, which assists in providing institutional structure as well as examining and implementing opportunities for intergovernmental cooperation. City of Ashland Staff provides staff support to the City of Ashland Housing and Human Services Commission. Together the City of Ashland's Housing and Human Services Commission and the Housing Program Specialist monitor the accomplishments of the City's housing programs, make recommendations to the City Council on housing policy and advocates for affordable housing in the City's political process. The Commission also provides coordination and continuity to programs to meet housing and community development needs. The Housing and Human Services Commission regularly receives updates on any affordable housing projects that are underway within the City. This allows affordable housing providers an opportunity to express to the commission progress on or obstacles to their developments. This communication will function to assist in educating the Commission as well as provide further opportunity for cooperation between the City and organizations working to address our housing goals.

Ashland continues to work with the Jackson County Continuum of Care's Homeless Task force to address affordable housing and homeless issues on a regional level.

For the 2014 Program Year the city utilized \$34,015.60 in Federal CDBG funds for administration of the CDBG Program. Administration of the CDBG program includes staff support of programs and projects that further the goals outlined in the Consolidated Plan, provision of technical assistance, and the monitoring of sub-recipients. City of Ashland general funds are also utilized to contribute toward CDBG program administration as well as staff support of non-profit organizations and intergovernmental cooperation.

Assessments of Efforts to Comply with Grantee Certifications

The City provided Certifications that it will conduct its federally-funded activities in compliance with pertinent federal regulations and requirements. Ashland has followed these Certifications during the 2014 Program year reported herein, and has in good faith carried out the implementation of its Consolidated Plan, not hindering its implementation either through action or willful inaction. Furthermore, where affirmative action by the City is called for within the certifications (e.g., furthering fair housing, compliance with a community development plan, appropriate use of funds, and compliance with lead paint procedures) this Consolidated Annual Performance Evaluation Report has included a narrative to update the reader on actions taken.

Changes in Program Objectives

There were no changes in program objectives in 2014.

Housing and Human Services Commission Memo

TITLE: Annual Update
DEPT: Community Development
DATE: September 24, 2015
SUBMITTED BY: Linda Reid, Housing Program Specialist

Attached is the Annual Update to the Council from the prior year.



Memo

DATE: 11/18/14
TO: Ashland City Council
FROM: Linda Reid, Housing Program Specialist
RE: Housing and Human Services Commission Annual Update to the Council

Mayor and City Council,

The Housing and Human Services Commission is pleased to report on the work we have undertaken since the commission met for the first time in January of this year. Further the Commission would like to provide the Council with a brief overview of the commission's areas of focus in the coming year.

Strategic Plan

The first charge given to the newly formed Housing and Human Services Commission was to undertake an evaluation of the City's current social service grant program and for the commission to make recommendations for changes that would make the program more efficient and effective for both the grantees and the intended beneficiaries. To this end the H&HS commission developed a four year strategic plan for the use of these funds, researching demographic data about the community and its social service needs, initiating outreach activities to gather feedback from grantees, service providers, stakeholders, and key informants from a cross section of the Ashland Community. The feedback gained from outreach activities, and research was then used to inform the strategic plan priority goals and implementation strategies. The resulting draft of this work will be discussed further under a separate agenda item.

Student Fair Housing

At their regular meeting on April 1, 2014 the City Council approved a motion to "direct the Housing and Human Services Commission to study and develop a recommendation on whether students should be added as a protected class in the City's Fair Housing Ordinance". To this end the Commission has worked closely with the H&HS commission student liaison and the Fair Housing Subcommittee of the ASSOU Student Government. Currently the commission and students are in the process of gathering feedback from property owners. The Commission expects to have more time to devote to this project upon completion of the Strategic Plan project.



CDBG Consolidated Plan Update

City staff and the H&HS commission are beginning the process of updating the City's 5-year Consolidated Plan for the Use of Community Development Block Grant Funds. That activity kicks off with a community outreach event to be held on December fifth. There are several aspects of this project that the H&HS commission will be assisting with, throughout the next several months. This activity will be completed by June of 2015.

Goals

The Housing and Human Services Commission held their annual goal setting retreat on August 28th. At the retreat the Commission identified several areas of interest to explore including: employment programs, and a variety of housing activities ranging from increasing opportunities for affordable homeownership to transitional housing for vulnerable populations. Given the direction from the Council regarding the Ashland City Council Priority Strategic Planning Goals and Objectives, the Commission is scheduled to review both the Council's priority goals and the Commission's identified goals at their next regular meeting in November. At that time the Commission will further prioritize the areas of interest to be consistent with and support the Council's identified strategic planning goals.

