



Housing And Human Services Committee Agenda

Siskiyou Room of the Community Development Building

51 Winburn Way

Note: Anyone wishing to speak at any Housing and Human Services Advisory Committee meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

April 27, 2023

AGENDA

- I. **CALL TO ORDER:** 4:00 p.m.
- II. **ANNOUNCEMENTS**
- III. **CONSENT AGENDA**
 - A. Approval of March 23, 2023, Minutes
- IV. **PUBLIC FORUM** (4:05-4:15 p.m.)
 - A. Public Forum.
- V. **NEW BUSINESS**
 - A. HPS Update and Next Steps (4:15-4:30 p.m.).
 - B. CDBG Action Plan Review and Recommendation (4:30-4:45 p.m.).
 - C. Report on the Governor's E.O. related Housing Bills (4:45-5:15 p.m.)
 - D. City's Strategic Approach to Homelessness (5:15-5:45)
- VI. **UNFINISHED BUSINESS**
 - A. None
- VII. **INFORMATIONAL ITEMS**
 - A. Liaison Reports
 - B. General Announcements
- VIII. **AGENDA BUILDING – Future Meetings**
- IX. **ADJOURNMENT:** 6:00 p.m.

Next Meeting Date: May 25, 2023

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email linda.reid@ashland.or.us. Notification 72 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).

March 23, 2023

4:00PM - 6:00PM

CALL TO ORDER:

Call to order by **Reppond** at 4:00:

Commissioners Present:	Council Liaison:
Echo Fields	Bob Kaplan
Kathy Kali	Staff Present:
Heidi Parker	Linda Reid; Housing Program Specialist
Rich Rohde	Kendall Escuin; Admin Support
Alan Ackroyd	
Brittney Bass	
Linda Reppond	Special Guests:
Commissioners Absent:	Cheyenne Nichols Case Manager with Maslow Project
Jason Mendoza	Cass Sinclair Executive Director with OHRA
	Tighe O'Meara Police Chief with APD

ANNOUNCEMENTS

Chief O'Meara gave an update on the tent community in town.

APPROVAL OF MINUTES

Parker/Fields m/s approval of the minutes as presented. Minutes approved from February 23, 2023, approved unanimously.

PUBLIC FORUM (4:05-4:15 p.m.)

Laundry love is looking for a new location to offer their laundry washing program for unhoused populations. They are looking for an alternative location to continue their service both temporarily and permanently. On February 6, 2023, they had to vacate Henrys Laundry Mat. They are actively looking for another space. If there are any leads, please contact Laundry Love at (707)-499-9146.

NEW BUSINESS

A. CDBG Applicant Presentations and Public Hearing (4:15-4:45 p.m.).

Maslow (Cheyenne Nichols) Spoke to the services offered at Maslow Project. Assisting students dealing with houselessness and keeping kids in school. Ensuring they are getting all basic needs met such as food, supplies and clean clothes. Nichols also provided an overview of the Case

management services that Maslow provides to students and families enrolled in the Ashland School District. Maslow offers intensive support for kids and their families. Maslow is extremely active in outreach in Ashland and surrounding communities. Maslow is asking for \$25,000 to continue to offer case management and support in the Ashland School District.

OHRA (Cass Sinclair) Spoke to the services offered at OHRA. Sinclair is happy to report that 145 people have been housed since 2021. Sinclair is asking for funding for two separate activities; a commercial kitchen addition (which will most likely be a self-contained cargo container kitchen) and a separate funding application to support ongoing Navigation services to homeless and households at risk of homelessness. The container kitchen can be moved in the future which is a huge perk to the container design.

B. CDBG Award Evaluation Discussion and Award Recommendation (4:45-5:30 p.m.).

Reid gave a brief breakdown of the funding process. The City receives a formula allocation from HUD. A total of \$179,575 has been allocated to the City of Ashland. 20% (\$35,915) is reserved for administration of the CDBG program. HUD only allows the City to allocate a maximum of 15% (\$26,936) of the entire allocation for public service activities. There are no allocation limits to the amount of funding which can be utilized for Capital improvement projects. The commercial kitchen OHRA is requesting is a Capital improvement project.

Rhode made a motion to allocate \$25,000 to Maslow, the full Capital amount for OHRAs commercial kitchen and the rest of the money to OHRAs Navigators. No second.

Fields made a motion to allocate \$141,235 to OHRA's capital funding request and to split the \$26,936 in available public service funding between the two public service applications. Awarding \$13,468 to OHRA Navigation and \$13,468 to Maslow for wrap around services for homeless youth. No second.

Kali made a motion to allocate \$141,235 to OHRA's capital project and award \$26,936 to Maslow.

Rhode pointed out that \$26,936 is more than Maslow initially asked for.

Kali withdrew her initial motion and made a new motion that \$143,171 be awarded to OHRA Capital and \$25,000 to Maslow. No second.

Bass made a motion to award Maslow \$15,000, OHRA navigation services \$11,936 and the OHRA commercial kitchen \$141,235.

Fields seconded Bass's motion.

Escuin restates the motion, "Bass makes a motion to award \$15,000 to Maslow Project, \$11,936 to OHRA navigation services, and the remaining capital funding of \$141,235 for the OHRA commercial kitchen project".

Voice Vote: Rhode, Kali, Ackroyd, Bass, Reppond all vote AYES. Fields and Parker abstain.

C. Report on the Governor’s E.O. related Housing Bills

Tabled until the next Committee meeting on April 23, 2023.

UNFINISHED BUSINESS

None

INFORMATIONAL ITEMS

A. Liaison Reports

Kaplan reported that there is enough funding for 10 more days of the emergency weather shelter. The shelter is seeing between 11-34 people at the emergency shelter on any given night. Kaplan also gave a brief overview of the budget meeting process and schedule and went over the Council’s strategic priorities for the budget, which are, wildfire risks, attainable and affordable housing, and progressive utility rates. The housing production strategy is also a priority for the next 2 years.

Reid Gave a brief update on the State’s expectations, guidelines, and timelines for the E.O. 23-02 funding to address the homelessness state of emergency. Reid let the Committee members know that more definite information about this funding will be provided once the Continuum of Care learns more from the State.

B. General Announcements

Joy Fate has resigned effective immediately. Crystal Munoz will be recommended for appointment at the April 18th Council Meeting. This will be Reppond’s last meeting. The Committee will appoint new officers at our next regular meeting.

AGENDA BUILDING – Future Meetings

ADJOURNMENT: 6:00 p.m.

m/s to adjourn. ALL AYES. Motion passed.

Next Meeting Date: April 27, 2023

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Memo

DATE: April 27, 2023
TO: Housing and Human Services Advisory Committee
FROM: Linda Reid, Housing Program Manager
DEPT: Planning
RE: HPS Update and final steps

Staff will provide Committee members with an update on the feedback provided by the Planning Commission and the City Council and go over any changes to the Housing Production Strategy Document since it was last reviewed by the HHSAC. And provide the Committee with an update on the final steps for adoption of that document.

Planning Department

20 East Main Street
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5300
Fax: 541.552.2059
TTY: 800.735.2900



Memo

DATE: April 27, 2023
TO: Housing and Human Services Advisory Committee
FROM: Linda Reid, Housing Program Manager
DEPT: Planning
RE: Action Plan Public Hearing Review and Approval

The City of Ashland is an Entitlement Community for Community Development Block Grant Funds. The city anticipates a revised allocation of \$179,575 in Community Development Block Grant funds for Program Year 2023 (July 1, 2023– June 30, 2024) by the Department of Housing and Urban Development (HUD).

This document, the CDBG Action Plan for Program Year 2023, describes the project(s) that the City will undertake and the manner in which the project(s) are consistent with the priorities of the Five-Year Consolidated Plan. Within this document is a table summarizing the projects to be funded by CDBG dollars in Program Year 2023.

The City Council has identified that a total of \$168,266 in grant funds in the 2023 grant year is to be awarded to three projects: \$141,235 to Options for Helping Residents of Ashland (OHRA) for to assist in the development of a commercial kitchen to serve the emergency shelter, \$11,936 to OHRA to provide navigation services that serve homeless and at-risk populations, and \$15,000 to Maslow Project for outreach and case management for homeless youth enrolled in the Ashland School District.

This is the second of two public hearings required by HUD regarding the use of CDGB funding for the 2023 program year. Public Comment on the 2023 CDBG Action Plan can be submitted any time prior to May 22, 2023, or be presented to the Ashland Housing and Human Services Advisory Committee at the public hearing on the plan. Upon closing the public hearing, the Housing and Human Services Advisory Committee must review and approve the 2023 Action Plan for the use of CDBG funds.

Planning Department

20 East Main Street
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5300
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TTY: 800.735.2900





CITY OF ASHLAND

FINAL ACTION PLAN: ONE YEAR USE OF FUNDS

Program Year 2023

(July 1, 2023 – June 30, 2024)

Prepared for:

The U.S. Department of Housing and Urban Development

By:

The City of Ashland

Department of Community Development

Planning Division

Ashland, Oregon

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Mission Statement: The following mission statement is taken from the City of Ashland's current Strategic Plan.

Housing

The City has a responsibility to ensure that proper amounts of land are set aside to accommodate the various housing needs in the City, and that its land development ordinances are broad enough to allow for variation in housing type and density.

Economy

The City seeks to provide opportunities for a variety of economic activities in the City, while continuing to reaffirm the economic goals of Ashland citizens. Economic development in Ashland should serve the purpose of maintaining and improving the local quality of life.

Social and Human Services

To ensure that all people in Ashland live in a safe, strong, and caring community, the City seeks to enhance the quality of life and promote self-reliance, growth and development of people. To these ends, the City will strive to provide resources and services to meet basic human needs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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This document, the CDBG Action Plan for Program Year 2023, describes the project(s) that the City will undertake and the manner in which the project(s) are consistent with the priorities of the Five-Year Consolidated Plan. Within this document is a table summarizing the projects to be funded by CDBG dollars in Program Year 2023 (page 16).

The City Council has identified that a total of \$168,266 in grant funds in the 2023 grant year is to be awarded to three projects: \$141,235 to Options for Helping Residents of Ashland (OHRA) for to assist in the development of a commercial kitchen to serve the emergency shelter, \$11,936 to OHRA to provide navigation services that serve homeless and at-risk populations, and \$15,000 to Maslow Project for outreach and case management for homeless youth enrolled in the Ashland School District.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Ashland's Five-Year Consolidated Plan for 2020-2024 includes a list of "Goals" of the community. These goals demonstrate that the highest priority need is the provision of affordable housing. Issues of homelessness and the provision of social services to low and extremely low income households were also identified as high priority needs and thus the City maintains a 15% set aside for such activities. Administration of the program utilizes 20% of the annual allocation. Outside of the CDBG Program the City allocates over \$100,000 per year of general funds to address social services. Ashland is a small city with limited resources, and receives a small number of applications; it is unlikely that each of the identified goals can be addressed in any single program year, due in part to the small amount of funding, but also due to the limited capacity of service providers within the community. Furthermore, while Ashland experiences a broad range of needs similar to larger communities, the resources and services available to assist low- to moderate-income people in the Rogue Valley is limited and comparable to other rural areas. The City offers innovative incentives to promote protect and support affordable housing including System Development Charge deferrals for new units affordable to low-moderate income households thereby reducing development costs for affordable housing projects. The City also has a bonus density program that promotes the development of affordable units in market rate developments and a Condominium Conversion ordinance that works to slow the conversion of rental units to ownership units.

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

A detailed breakdown of program outcomes will be provided in the 2022 and 2023 Consolidated Annual Performance Evaluation Reports.

4. Summary of Citizen Participation Process and consultation process

Annual Action Plan
2023

3

Summary from citizen participation section of plan.

A Public hearing was held on March 23, 2023, to consider comments on the potential uses of the 2023 CDBG allocation. Additionally, at that meeting the Ashland Housing and Human Services Advisory Committee reviewed the applications submitted for CDBG grant awards. After opening a hearing to solicit comments about how the City should apply the CDBG funds (no public testimony was provided), the Housing and Human Services Advisory Committee forwarded an award recommendation to the City Council. The City Council held a public hearing on April 18, 2023, at which time the Council selected award recipients. No public testimony was provided at the City Council public hearing.

The Housing and Human Services Commission held a public hearing on April 27, 2023, to elicit comments on the Action Plan. The public comment period on the 2023 one-year Action Plan began on April 21, 2023, and will run through May 22, 2023.

All meetings are noticed in the *Ashland News* and posted on the City of Ashland website. The availability of the draft plan was also posted on the City of Ashland web page on April 21, 2023, and an Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

A legal notice notifying the public of the availability of the draft Action Plan and the comment period was published on April 21, 2023, in *The Ashland News*.

5. Summary of public comments

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

A public comment period for the 2023 Action plan began on April 21, 2023, and will run through May 22, 2023. The plan availability was published in a legal notice in the Ashland Press on April 21st. Information about the funding allocations was posted on the City's website on April 21, 2023. As of April 27, 2023, no comments have been received.

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

Not Applicable

7. Summary

Not Applicable

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Linda Reid	Community Development/Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

20 E. Main Street, Ashland, OR 97520

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

1. Introduction

The City of Ashland’s Housing Program Specialist will continue to provide institutional structure as well as examine and implement expanded opportunities for intergovernmental cooperation. The City’s in Jackson County who signed on to the Regional Problem Solving process have coordinated to explore and in some cases to implement strategies identified through the regional housing plans to increase the development of needed housing types in a comprehensive and coordinated manner throughout the region. Similarly, the City of Ashland has representation on the Jackson County Continuum of Care, which works to assess the needs of homeless populations and work on regional coordination and planning to address the changing needs as they arise. City of Ashland Staff will continue to; work with providers of public, private and assisted housing in an effort to promote the development of affordable ownership and rental housing; with social service agencies to maintain, expand, or bring needed services to homeless, at-risk, low-income and special needs populations, and with other municipalities and government entities to coordinate services, maximize resources, avoid duplication and serve the identified needs of low-income populations throughout the region. City staff will provide technical assistance about City programs, regulatory requirements and incentives as well as the CDBG program to area non-profits and social service providers. The staff will also continue to work closely with and offer support to the City of Ashland Housing and Human Services Advisory Committee.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Ashland established a Housing and Human Services Commission in October 2013. The Housing and Human Services Commission was established to address issues relating to housing accessibility and affordability and the resource needs of vulnerable citizens within the City. In 2022 the City Council revised the City’s Advisory body structure which resulted in an adjustment to the Housing and Human Services Commission changing it to an Advisory Committee. The Housing and Human Services Advisory Committee previously, and currently serves in an advisory capacity to the City Council on housing and human services related issues, the Housing and Human Services Advisory Committee is charged with review and recommendation on all CDBG related activities undertaken by the City. The Housing Program Specialist is the staff liaison to the Housing and Human Services Advisory Committee and works closely with that body in disseminating information regarding fair housing and the needs of the community with regard to housing and services. Similarly, staff and the Commissioners act as a conduit between the residents and the city government allowing for public input and participation on issues of affordable housing, social service needs and the CDBG program. Housing Program staff serves as a member of the Jackson County Homeless Task Force which facilitates coordination across agencies promoting communication and regional planning. The Homeless Task Force has representation from

several sectors including; private entities, non-profit agencies, government agencies, providers of mental health and addiction services, as well as providers of homeless services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Ashland has a representative that is a member of the Continuum of Care (CoC) Board. The CoC board is undertaking several activities to address the needs of homeless persons throughout Jackson County, including addressing the need for emergency shelter and other resources through support for creating a Navigation Center in Medford. The City is working in partnership with the CoC board to coordinate and plan for regional approaches to meeting identified needs. Similarly, the City's Housing Program Specialist continues to be active with the Jackson County Homeless Task Force, which coordinates the efforts of city and county governments, social service agencies, federal agencies, non-profit organizations, and individuals with lived experience, to address affordable housing and homeless issues on a regional level. The City's Housing Program Specialist also regularly attends the Continuum of Care board meetings and now the Multi-Agency Coordination team meetings to coordinate around the Governor's goals for addressing the Homelessness State of Emergency.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Ashland has representation on the Jackson County Continuum of Care Board (CoC) which is the entity that oversees the continuum of care grant process. The CoC works with representatives of agencies and jurisdictions to develop performance standards and to evaluate the outcomes of the projects assisted with CoC funding. Similarly, the CoC Board works with Access, the CoC lead agency, to establish and update the policies and procedures for the operation and administration of the HMIS database. City of Ashland general funds help to support coordination activities undertaken by the Housing Program Specialist and are also utilized to contribute toward CDBG program administration as well as staff support of non-profit organizations and intergovernmental cooperation.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

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

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

Identify any Agency Types not consulted and provide rationale for not consulting

Not Applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Access	The City's priorities identified in the 2020-2024 Consolidated Plan are consistent with the strategies identified in the Jackson County 10 year plan to end homelessness.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A Public hearing was held on March 23, 2023, to consider comments on the potential uses of the 2023 CDBG allocation. Additionally, at that meeting the Ashland Housing and Human Services Advisory Committee reviewed the applications submitted for CDBG grant awards. After opening a hearing to solicit comments about how the City should apply the CDBG funds (no public testimony and one public comment via email was provided), the Housing and Human Services Advisory Committee forwarded an award recommendation to the City Council. The City Council held a public hearing on April 18, 2023, at which time the Council selected award recipients.

The Housing and Human Services Advisory Committee held a public hearing on April 27, 2023, to solicit comments on the 2023 Annual Action Plan. The public comment period on the 2023 one-year Action Plan began on April 21, 2023, and ran through May 22, 2023.

All meetings are noticed in the *Ashland News* and posted on the City of Ashland website. The availability of the draft plan was also posted on the City of Ashland web page on April 21, 2023, and an Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

A legal notice notifying the public of the availability of the draft Action Plan and the comment period was published on April 21, 2023, the *Ashland News*.

As of April 27th, no comments have been received.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	179,575	0	24,511	204,086	179,575	

Table 4 - Expected Resources – Priority Table

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

The City expects to leverage more funding than was granted in the 2023 program year. Both Maslow and OHRA bring more matching funds from other sources than they are requesting. All grantees are required to provide a 10% match.

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

In 2010 the City purchased a ten-acre property in conjunction with the Housing Authority of Jackson County. At that time the ten-acre parcel was divided into two parcels a four-acre parcel was purchased by the Housing Authority and six of the acres remained with the City. The City then sold off five of the acres to Parks Department retaining a .92-acre parcel for future development. The City then split off a 14,000 square foot section of that parcel to protect a 75-year-old Cottonwood tree and sold the remainder of that property to the Housing Authority to develop additional affordable housing. The Snowberry II development was completed in 2021 and added 60 additional units of affordable housing to the Community.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Goals	2020	2024	Homeless	City Wide	Homeless Goals	CDBG: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
2	Homeless Goals	2020	2024	Homeless	City Wide	Homeless Goals	CDBG: \$11,936	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
3	Public Facilities Goals	2020	2024	Non-Housing Community Development	City Wide	Non-Housing Community Development Goals	CDBG: \$141,235	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Goals
	Goal Description	Case management and resources for homeless youth and families and families at risk of homelessness.
2	Goal Name	Homeless Goals
	Goal Description	Navigation services for homeless households and those at risk of homelessness
3	Goal Name	Public Infrastructure Goals
		Development of a Commercial Kitchen to serve homeless populations.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City received three applications for projects serving low and moderate income populations in 2023. All three of the projects are targeted to serving homeless households and households at risk of homelessness.

Projects

#	Project Name
2023-1	Program Administration
2023-2	Maslow Project School Based Services
2023-3	OHRA-Navigation Services
2023-4	OHRA-Commercial Kitchen Project

Table 6 - Project Information

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

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

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City received three applications for projects serving low and moderate income populations in 2023. All of the projects are targeted to serving homeless households and households at risk of homelessness, which is a citywide activity, and does not target specific geographic areas.

Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not Applicable

Discussion

Not Applicable

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City supported two activities that primarily serve homeless households and those at risk of homelessness. The total expected to be served from both funded activities is which includes both households and individuals.

One Year Goals for the Number of Households to be Supported	
Homeless	210
Non-Homeless	0
Special-Needs	0
Total	210

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

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

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

Discussion

Not Applicable.

AP-60 Public Housing – 91.220(h)

Introduction

There are no Public Housing Units within the City of Ashland

Actions planned during the next year to address the needs to public housing

There are no Public Housing Units within the City of Ashland

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

There are no Public Housing Units within the City of Ashland

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Oregon Housing and Community Services receives federal and state resources to be used to support services benefitting homeless populations. These funds include: Emergency Housing Account, Emergency Shelter grants, State Homeless Assistance Program, Shelter plus Care, and Supplemental Assistance for Facilities to Assist Homeless populations. Additionally, under the Federal Continuum of Care program administered by HUD, local governments and agencies can apply for federal funding for programs and services to prevent and combat homelessness. The City of Ashland does not directly receive any funds to assist homeless people or persons at risk of becoming homeless. However, due to the pandemic the City has received several additional resources to address issues related to the pandemic, including issues specific to homeless populations. The City received a grant to assist with the provision of non-congregate shelter, and OHRA, a non-profit homeless service provider located in Ashland, received funding to establish a year round emergency shelter. City of Ashland residents can also still access available services, programs and funds through ACCESS, Inc. the regional Community Action agency that serves Jackson and Josephine Counties. Similarly, many non-profit agencies that provide housing or support services for homeless populations are eligible to apply for funds through Oregon Housing and Community Services or through the Jackson County Continuum of Care.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

For Program Year 2023, the City has awarded capital improvement funds to OHRA, and public service funding to both OHRA and Maslow Project. Both organizations have staff that does outreach and programming to target unsheltered individuals and households. Both OHRA and Maslow are very involved in community planning and coordination, as well as having constant interactions with homeless populations and other providers of services to homeless populations. Consequently, both organizations are well positioned to benefit from community-wide and agency specific assessments of the needs of homeless populations. Both organizations coordinate with other organizations to provide wrap around services based on the individual needs of the homeless household.

Addressing the emergency shelter and transitional housing needs of homeless persons

The city continues to support regional service providers with direct funding and staff coordination as well as through participation in the Jackson County Continuum of Care. Over the years the City has provided funding to organizations serving a variety of populations: funded organizations provide services to homeless, at-risk, and special needs populations; as well as minority populations, and victims of domestic violence. As mentioned previously, community volunteers and local faith based

organizations organized and staff emergency shelters in churches and public buildings on a weekly basis and in times of extreme weather conditions for several years.

For Program Year 2023, the City has awarded capital improvement funds to Options for Helping Residents of Ashland, to assist them to install a commercial kitchen into their year-round emergency shelter and resource center. The shelter will have the ability to provide meals to the shelter residents, as well as serve as a resource in times of extreme need.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Populations needing assistance not offered locally have the ability to access a variety of safety net services through Access, the regional provider of Community Action Programs including overseeing the County's allocation of rapid rehousing program funds. Both Maslow and OHRA provide rental assistance to avoid homelessness, rapid rehousing funds to place households into housing from homelessness or from shelter and provide case management and navigation services to support the full continuum of housing from placement into shelter to permanent housing with supports. Lastly, both agencies provide referrals to other social service providers located inside and outside of the City to address needs and remove barriers to obtaining and maintaining housing. The city continues to partner with other governmental jurisdictions, agencies and organizations, in an effort to address homelessness and other special needs populations. The city continues to be an active member in the Homeless Task Force, a sub-group of the Jackson County's Continuum of Care and works to address the needs of the homeless on a regional scale and make referrals to the appropriate agencies when necessary.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Each year the Jackson County Continuum of Care conducts a one-night homeless survey, through a coordinated effort of Task Force and Continuum members, emergency shelters, social service agencies, and organizations that provide support services to homeless and special needs populations. This annual survey allows jurisdictions and agencies to track the progress in addressing the issues of homelessness in the region as well as to recognize changing needs of the populations and gaps in services. The city

expects to attain the goals as outlined in the goal summary of the 2020-2024 Consolidated Plan for homeless and special needs populations through support of Maslow and OHRA's programs, and through staff's work with the Homeless Task force and the Continuum of Care.

The City does not specifically prioritize activities that focus on serving the needs of chronically homeless populations. However, Jackson County's Ten-Year Plan to end homelessness, a document created and carried out by the Jackson County Homeless Task Force, of which the City of Ashland is an active member, does prioritize several strategies to address the needs of the chronically homeless throughout the region. The six strategies identified by the Ten Year plan provided action steps to end chronic homelessness. These action steps include; promoting the housing first model, providing coordinated and consistent case management, increase financial assistance/incomes for those who are the most vulnerable, provide life skill training, and coordinate discharge planning. Lastly, the Ten-Year plan prioritizes the development and increase of emergency and transitional shelters, and permanent supportive housing options open to those with the lowest incomes.

Discussion

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

Introduction:

Over the years the City has spent considerable resources identifying and working to remove or mitigate barriers to the development of affordable housing. As with the housing market, barriers to affordable housing development are an ever changing target and consequently require ongoing work to identify and remediate. The City of Ashland struggles with several barriers to addressing the need for affordable housing; some of which are related to public policies, and some of which are related to market conditions. The most prevalent issues are:

A lack of affordable rental and ownership housing units.

A small inventory of multifamily housing.

Lack of investment in older housing stock.

Land and housing costs make it difficult for low-income housing developers to compete with market rate developers.

Limited capacity of local affordable housing developers.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Over the years the city has explored many strategies and taken several steps to reduce the barriers identified above. Some of these actions include allowing Accessory Residential Units without a land use process, removing barriers to the placement and inclusion of Manufactured Housing within Single Family zones, and evaluating further land use incentives to promote the development of affordable single family and multi-family development. These actions are further detailed in the 20210-2024 Consolidated Plan.

Some of the barriers to affordable housing identified above, also serve as barriers to addressing impediments to fair housing choice. Primarily the lack of multi-family inventory which tends to concentrate low-income and/or minority populations in the areas of town which contain the largest supply of multi-family and rental housing, which also happens to be the census block groups near the university. Recently the City has completed an update of the Analysis of Impediments to fair housing choice and has identified issues and actions steps. The City has also continued to work with the Fair Housing Council of Oregon to provide ongoing fair housing education, outreach, and training to citizens, elected and appointed officials and other populations as identified. The City recently completed the

process of updating the housing needs analysis document, which is now known as the Housing Capacity Analysis. The City also recently underwent a lengthy process with several opportunities for public and stakeholder input to update the City's affordable Housing program ordinance.

The City is currently engaged in the process of adopting a Housing Production Strategy, which identifies and prioritizes regulatory changes and other actions to incentivize the development of needed housing types identified through the Housing Capacity Analysis.

Education and Outreach is a significant role of the Housing and Human Services Advisory Committee and such activities often have the benefit of not just disseminating information but collecting information as well. Such a dialogue within the City facilitates an awareness of the barriers to affordable housing and highlights mechanisms available to address such barriers. In the 2022 and 2023 CDBG program year the Housing and Human Services Advisory Committee has undertaken several activities which helped to address some aspects of this goal, including participating in the Housing Production Strategy process and helping to identify actions to encourage the development of needed housing types. And hosting the annual Rent Burden Community Forum to highlight issues that are impacting the residents of rental housing.

Discussion:

Not Applicable.

AP-85 Other Actions – 91.220(k)

Introduction:

The City has no actions planned directed specifically toward meeting underserved needs that are not identified elsewhere in this document.

Actions planned to address obstacles to meeting underserved needs

The City continues to prioritize the provision of affordable housing development, rehabilitation, and preservation as the highest priority use of CDBG funding. However, the City's allocation of funding is extremely limited; land prices and development costs far outweigh the amount of funding that the City has available (including incentives) to direct toward the development or preservation of new or existing affordable housing, consequently, very few applicants apply to utilize City of Ashland CDBG funds to further the provision of affordable housing.

Actions planned to foster and maintain affordable housing

As mentioned elsewhere, the City is in the process of adopting a Housing Production Strategy and is actively working to prioritize identified actions to encourage the development of needed housing types. These actions will require further exploration and policy changes, and will be brought forward for adoption over the next several years

Actions planned to reduce lead-based paint hazards

The City of Ashland is acutely aware of the dangers posed by lead based paint poisoning. The five-year Consolidated Plan identifies actions for assuring that CDBG funded activities would be in compliance with all state and federal laws regarding Lead Based Paint safe work practices in federally assisted projects. In an effort to reduce the number of housing units containing Lead Based Paint Hazards and thereby reduce the number of children affected by lead based paint poisoning, the city provides information regarding lead based paint hazards in the home, and information regarding lead based paint safe work practices as requested. The City of Ashland's Housing Program Specialist is certified in lead based paint safe work practices. Any City sponsored housing rehabilitation program utilizing program income has the potential to involve issues of lead based paint. The City has, in the past, and will continue to ensure that lead testing and remediation is completed on any federally funded project involving a structure built prior to 1979.

Actions planned to reduce the number of poverty-level families

The Housing and Community Development Act of 1992 requires communities to include in their Consolidated Plan a description of an anti-poverty strategy. This strategy takes into consideration factors over which the City has control. The City of Ashland has limited resources for addressing the

issues involved in reducing poverty and improving the self-sufficiency of low-income residents. Affordable housing is one of the factors directly related to poverty that the City of Ashland does have some ability to influence. In addition, the City supports housing, social service, and economic development programs targeted at the continuum of care needs of the homeless.

The five-year consolidated plan identifies several goals aimed at reducing the number of people living in poverty. To this end the City adopted a Living Wage Ordinance in 2001 that stipulated that all employees, contractors, or recipients of city grants or funds must meet minimum living wage requirements adjusted annually to the Consumer Price Index. The Living wage ordinance continues to provide the benefits of a higher wage scale for all people working to provide the City with services, or working on City funded projects. Similarly, economic development grants funded through the City's General Fund provide support for non-profit organizations that create living wage employment opportunities and fund programs that provide job training for low-income, at-risk and special needs populations as well as supporting humanities and the arts. The City of Ashland completed an Economic Development study to increase the number of living wage jobs located within the city by promoting the expansion, retention and relocation of local and national businesses.

The City of Ashland for many years has provided funding to agencies that address the needs of low income and homeless residents through a Social Service Grant program. The goal of the program was to improve living conditions and self-sufficiency for residents by meeting such basic needs as food, shelter, clothing, counseling and basic health care. The goal was carried out by providing funds in excess of \$135,000 every year to various area agencies whose focus meets one or more of these targeted needs. In 2021, due to a substantial budget shortfall, the City Council opted to fund the program for only the first year of the biennium. It is not known at this time whether this program will be continued in the next budget cycle. The City of Ashland's utilities department through the Ashland Low-Income Energy Assistance Program (ALEAP) provides reduced cost energy bills and bill payment assistance to qualifying low-income, elderly, and disabled residents in an effort to reduce cost burden. Both of these programs are paid out of the City's General Fund.

An Affordable Housing Committee was formed in 1990 and reconvened in 1994 to search for ways to provide economical housing in Ashland. In 1995 a formal Housing Commission was formed. In 2013 the Housing Commission was disbanded and many of its duties were assigned to a new commission, the Housing and Human services commission, to address both housing and human services needs within Ashland, in recognition that both housing and services are needed to address issues of poverty. In 2022 the many commissions, including the Housing and Human Services Commission, were changed to Advisory Committees.

Actions planned to develop institutional structure.

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

2023.

Actions planned to enhance coordination between public and private housing and social service agencies

The City Continues to work toward enhancing coordination with community partners that provide housing and services. The City has limited resources, consequently the City must rely on coordination of services to meet the housing and resource needs of the citizenry. City staff continues to be an active participant in several regional groups that work to coordinate services in the face of shrinking state and federal support for low-income and special needs populations.

Discussion:

Not Applicable.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The City's has only funded projects in the 2023 program year which are serving either presumed benefit or limited clientele populations.

Memo

DATE: April 27, 2023

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: Housing Bill (HB 2001) related to the Governor's Emergency Order

At the regular meeting in February, Committee members asked to have an update on [HB 2001](#), the housing bill related to Governor Kotek's Emergency Order. Attached to this memo is a summary of what is contained in the proposed legislation. Below is a brief overview of the proposed 2023 housing legislative actions to alleviate the lack of affordable housing and related issues.

1. HB 3462: Emergency Housing for All

Support emergency housing for all - Integrate emergency housing into emergency response policy - Ensure all emergency Housing meets fair housing requirements - Ensure housing resources are immediately accessible - Ensure resources are available for those who do not qualify for FEMA resources. Building resilience before, during, and after climate disasters through community designed and operated hubs with surrounding networks. Led by: Unite Oregon Statewide, Community Resilience Hub coalition Ensuring emergency housing meets fair housing requirements, is accessible to those who don't qualify for FEMA, and immediately accessible resources.

2. SB 603 | Direct cash assistance to prevent/address houselessness

Bill Summary Catchline/Summary: Establishes People's Housing Assistance Fund Demonstration Program, administered by Department of Human Services, to provide 12 monthly payments of \$1,000 to individuals who are experiencing homelessness, are at risk of

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Memo

homelessness, are severely rent burdened or earn at or below 60 percent of area median income.

3. SB 610 | Food for All Oregonians Community Bill Summary Establishes Food for All Oregonians Program within Supplemental Nutrition Assistance Program to provide nutrition assistance to residents of this state who would qualify for federal Supplemental Nutrition Assistance Program but for immigration status. Tenancy.

4. SB 611 | Bill: Rental Affordability (Stable Homes) Bill Summary: Increases amount residential landlord owes tenant for landlord-cause termination of tenancy.

5. SB 799 | Eviction Reform and Reduction Bill (Stable Homes) Housing Bill Summary Requires residential landlords to extend notice periods for terminations of tenancy based on nonpayment of rent and to include additional notices. Postpones any eviction proceeding based on such termination notices for up to 60 days while an application for rental assistance is pending.

6. HB2757: Building Out Oregon's Crisis System **Background:** In fall 2020, Congress designated 9-8-8 as the new three-digit crisis line for nationwide use, replacing the 10-digit toll-free number that connected callers to the National Suicide Prevention Lifeline Network. Congress also gave states the option: • To tie 988 to their broader in-state behavioral health crisis network. To adopt a telecom fee for 988, just as states have telecom fees to fund the 911 emergency network. In 2021, the Oregon Legislature partially enacted 988 implementation legislation, moving forward with creating two 988 call centers based in Oregon and with partially expanding mobile crisis response teams across the state. However, several key elements were deferred until 2023 to ensure time for thoughtful planning.

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What HB 2757 Achieves: HB 2757 fully implements the architecture for the 988 system in Oregon. Importantly, HB 2757: Creates the 988 Trust Fund so that Oregon may integrate the various pots of federal and state funding to ensure seamless financing for 988 call centers, mobile crisis, and related crisis services. • Adds the option for a telecom fee for 988 that functions like Oregon's 911 telecom fee system. • Restricts 988 telecom fee revenue to funding Oregon's two 988 call centers **and to providing baseline funding for mobile crisis teams in all 36 counties.**

- Creates a true multi-stakeholder advisory body to ensure smooth implementation of 988 across Oregon

7. HB 2001 estimated \$200 million Affordable Housing and Emergency Homelessness Response Package (House Bill 2001/House Bill 5019). The result of a bipartisan and bicameral process, Democratic lawmakers aim to pass the final package by mid-March to urgently respond to the current housing and homelessness crisis facing Oregon.

The proposed package:

- Fully funds the Governor's Homelessness State of Emergency (\$130 million);
- Provides \$27 million in additional funding to address homelessness in 25 rural counties;
- Prevents more Oregonians, including unhoused youth, from becoming homeless and helps shelter unhoused communities;
- Invests in modular home production to rapidly deploy high-quality, Oregon-made affordable housing;
- Incentivizes housing development with predevelopment loans to house more working Oregonians;
- Grants farmers funds to improve the health and safety conditions of on-site housing for agricultural workers;
- Makes building affordable housing the top priority for the state through structural changes to Oregon's land use system and partnerships with local governments.

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Memo

8. Emissions reductions are essential, for addressing heating, cooling, efficiency, and sustainability. Rep Pam Marsh is sponsoring bills working on a building resiliency package through the Oregon Senate.

- [Healthy Heating and Cooling for All \(SB 868\)](#) will align our energy efficiency programs with our state climate goals and accelerate deployment of 500,000 heat pumps;
- [Build Smart from the Start \(SB 869\)](#) will update Oregon's base building code so that all new buildings are constructed to be more efficient and resilient from the start;
- [Building Performance Standards \(SB 870\)](#) will improve the energy efficiency of large, energy-intensive commercial buildings;
- [Smart State Buildings \(SB 871\)](#) will help to reduce barriers for public buildings to be made more efficient and healthier.

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HB 2001 A STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Action Date: 02/28/23

Action: Do pass with amendments and be referred to Ways and Means. (Printed A-Eng.)

Vote: 6-2-3-0

Yeas: 6 - Boice, Dexter, Fahey, Helm, Javadi, Levy E

Nays: 2 - Cate, Wright

Exc: 3 - Gamba, Hartman, Helfrich

Fiscal: Fiscal impact issued

Revenue: Revenue impact issued

Prepared By: Claire Adamsick, LPRO Analyst

Meeting Dates: 2/14, 2/28

WHAT THE MEASURE DOES:

OREGON HOUSING NEEDS ANALYSIS

Establishes Oregon Housing Needs Analysis within Housing and Community Services Department (OHCS), with stated purpose of furthering housing production and housing choice at all levels of affordability. Directs Department of Land Conversation and Development (DLCD) and OHCS to assist Department of Administrative Services (DAS) in carrying out requirements of Act. Appropriates unspecified General Fund moneys to DLCD, OHCS, and DAS to implement specified components of Oregon Housing Needs Analysis.

Statewide housing analysis. Directs DAS to conduct annual statewide estimate of needed housing by region, and allocate to local governments outside Metro and unincorporated urbanized areas within Metro, housing need that considers: current underproduction; forecasted population growth; regional job growth; the needs of individuals experiencing homelessness; vacation or second homes; and equitable distribution of housing across specified income levels. Directs DAS to conduct initial statewide estimate and housing allocation no later than January 1, 2025. Directs DLCD to adopt housing production target allocation schedule by March 1, 2024. Clarifies housing production target schedule adopted by DLCD is not a land use decision and is not subject to appeal.

Housing production targets. Directs DAS to establish six-year housing production targets for cities with population greater than 10,000 and unincorporated urbanized areas within Metro, and eight-year housing production targets for cities greater than 10,000 or unincorporated urbanized area outside of Metro. Clarifies targets must be separated into total production target and target for publicly supported housing affordable to specified income levels less than 80 percent of area median income. Allows DAS to adjust allocation of needed housing to accommodate people experiencing homelessness and underproduction; directs DAS to align allocation with housing production strategy schedule developed by DLCD.

Housing production dashboard and equity indicators. Requires OHCS to develop and maintain, beginning January 1, 2025, a publicly available statewide housing production dashboard, to be updated annually with data on regional progress toward housing production targets by affordability level for cities with population greater than 10,000. Clarifies deadlines and reporting requirements for local governments in submitting annual housing production data to DLCD. Directs OHCS to develop, by January 1, 2026, and periodically update a statewide equity indicator including: available data on housing outcomes for identified demographic groups; accessibility and visitability; displacement risk; housing segregation by race and income; environmentally just housing outcomes; residential tenants who are rent-burdened; and other factors. Expands requirements of local government's

HB 2001 A STAFF MEASURE SUMMARY

housing production strategy to align with equitable housing outcomes, and expands actions that may be contained in a housing production strategy, including but not limited to actions that increase housing choice, reduce project cost or delay, or prepare land for development and redevelopment.

Urbanization. Directs Land Conservation and Development Commission (LCDC), in adopting or implementing rules related to urbanization, to follow specified guiding principles related to housing choice, equitable housing outcomes, and collaboration with local governments to address and eliminate local housing barriers. Directs public bodies to use authority to remove barriers and create pathways to development at rate commensurate with housing need.

Directs LCDC to adopt rules and amendments related to urbanization which provide greater flexibility, options, and certainty for local governments in amending urban growth boundaries or adopting comprehensive plan amendments or land use regulations to support their housing production strategies. Specifies priorities LCDC must consider in rulemaking, to accommodate local housing production strategies. Allows LCDC to postpone provisions of Act related to urbanization for certain cities outside Metro to avoid interference with current planning activities. Prohibits appeals to local government amendments to a land use regulation or comprehensive plan amendment if local government has utilized the Oregon Housing Needs Analysis methodology. Directs local governments to identify, as part of buildable lands inventory, specified development-ready lands, and take actions to prepare lands for development or redevelopment. Appropriates \$1 million in General Fund moneys to LCDC to adopt rules related to urbanization.

Housing production accountability. Describes DLCD responsibilities to partner with public bodies to increase housing production and to develop proportional responses to underperformance or deliberate noncompliance by a local government with regard to housing targets. Clarifies terms by which the department may refer a city to department's housing acceleration program. Describes components of housing acceleration program, including department-conducted audit of a city's housing barriers, identification of available resources and available department or other public funding assistance, and agreement by city to adopt amended housing production strategy within six months. Directs DLCD and other state agencies to assist cities in completing actions contained in housing acceleration agreement. Allows DLCD to request enforcement order without prior approval from Land Conservation and Development Commission (LCDC). Requires Land Conservation and Development Commission to issue enforcement order to cities with a population of 10,000 or greater that: have a pattern or practice of violating statutes which cause unnecessary cost or delay to housing production; have a pattern or practice of creating adverse impacts to protected classes in equitable access to housing; or have failed to enter into or have breached terms of a housing acceleration agreement. Expands requirements LCDC may impose on a city as part of an enforcement order, including imposing model ordinances, reducing development review timelines, or forfeiting grant funds. Makes operative provisions of Act related to housing production accountability on January 1, 2025.

Urbanization outside Metro. Clarifies necessary actions by cities outside Metro with a population greater than 10,000 in conducting inventory of buildable lands and determining capacity for needed housing. Defines "needed housing" as housing by affordability level, type, characteristics, and location that is necessary to accommodate a city's allocated housing need over the specified 20-year planning period. Requires a local government to amend its urban growth boundary or amend other land use regulations when identified needed housing exceeds current capacity. Allows cities outside Metro with population greater than 10,000 to adopt rural reserves as defined in statute; clarifies properties within urban and rural reserves are not subject to compensation under statute unless the designation and protection imposes a new use restriction on or reduces the fair market value of the property. Clarifies provisions of Act do not apply to urban reserves or rural reserves acknowledged prior to effective date of the Act.

HB 2001 A STAFF MEASURE SUMMARY

Urbanization within Metro. Directs Metro to conduct estimate of needed housing for cities within Metro and allocate to these cities a housing need that considers: housing underproduction; forecasted population growth; regional job growth; the needs of individuals experiencing homelessness; vacation or second homes; and equitable distribution of housing across specified income levels. Distinguishes buildable lands requirements for cities within Metro. Directs Metro to develop and adopt housing coordination strategy identifying regional strategies and impediments to producing needed housing within one year of completing a housing capacity analysis.

YOUTH HOMELESSNESS

Expands uses of Emergency Housing Account funds to include services and assistance to school-aged children or their families who are experiencing homelessness or are at risk of experiencing homelessness. Allows Housing and Community Services Department to award grants to organizations providing evidence-based services for youth experiencing homelessness in underserved areas. Expands the use of grant moneys for eligible host home projects to include funding for continued operations.

TERMINATION OF RESIDENTIAL TENANCY FOR NONPAYMENT

Extends, for residential tenancies, the 72-hour timeline for issuance of notice of intention to terminate rental agreement based on nonpayment to 10 days, and extends 144-hour timeline to 13 days. Requires landlord to deliver notice to tenant specifying rights and resources, subject to court dismissal of complaint for possession if landlord fails to deliver notice or tender rent owed by the tenant. Directs Judicial Department, in consultation with Housing and Community Services Department, to regularly update and translate notice form into specified languages other than English. Clarifies responsibilities of public bodies distributing rental assistance. Specifies requirements for scheduling first appearance in court summons for nonpayment. Clarifies conditions for default judgment in favor of plaintiff bringing tenancy termination complaint. Requires circuit courts to annually set aside eviction-related judgments and seal court records, subject to certain court findings and provided that the judgment occurred after January 1, 2014.

MODULAR HOUSING FUNDING

Allocates, for the biennium beginning July 1, 2023, \$20 million in General Fund moneys to the Housing and Community Services Department for the provision of grants or loans to entities developing modular housing or related components, under advisement from a temporary advisory committee. Requires grant or loan recipients to prioritize, in order, disaster recovery, low-income, and middle income housing construction.

MODERATE INCOME HOUSING PREDEVELOPMENT LOANS

Allocates, for the biennium beginning July 1, 2023, \$3 million in General Fund moneys to the Oregon Facilities Authority for the provision of financing or refinancing support for local governments or housing developers for infrastructure development and predevelopment costs for moderate income projects. Requires that eligible projects must be rented as a primary residence, and must remain affordable to moderate income households for no less than 25 years. Stipulates that funding is limited to \$500,000 per eligible project, must charge interest of three percent or lower, and clarifies eligibility for financing based on proportion of funding to project cost and scale. Repeals provisions of loan program January 2, 2026.

AGRICULTURE WORKFORCE HOUSING GRANTS

Directs Department of Agriculture to provide grants to improve health and safety conditions of existing agriculture workforce housing. Directs department, or a third party contractor, to administer and prioritize grants for housing that are in compliance with rules under consideration by the department's agricultural labor housing rulemaking advisory committee. Specifies criteria for grant eligibility. Directs Occupational Safety and Health Division of the Department of Consumer and Business Services to assist department in establishing application, criteria, and determining grant eligibility. Repeals provisions of grant program January 2, 2026. Appropriates, for the biennium beginning July 1, 2023, \$5 million for agriculture workforce housing grants.

HB 2001 A STAFF MEASURE SUMMARY

EMERGENCY USE OF APPROPRIATIONS

Grants emergency procurement authority to the Housing and Community Services Department for expenditures of any appropriation for the biennium beginning July 1, 2023, that is made to address homelessness in communities within the OR-505 Oregon Balance of State Continuum of Care; or supports increasing shelter capacity, rapid rehousing initiatives, capacity support for culturally responsive organizations, and provide sanitation services for these communities.

Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Timeline for landlord recovery of residential unit when tenant has not paid rent
- Requirements for translation of tenant notice and forms into languages other than those specified in measure
- Sufficiency of Oregon timber supply in meeting development needs
- Quality of modular construction relative to “stick-built” homes
- Market demand for modular-style housing for middle income households
- Definition of homeless youth to include individuals up to age 24
- Accountability structure to ensure cities address housing need
- Utilizing available state resources to support local jurisdictions in meeting production targets

EFFECT OF AMENDMENT:

Replaces the measure.

BACKGROUND:

OREGON HOUSING NEEDS ANALYSIS

According to the Department of Land Conservation and Development (DLCD), Oregon needs to develop more than 550,000 new housing units across income levels to accommodate 20 years of population growth and to account for current underproduction and the lack of units for people experiencing homelessness. DLCD estimates that approximately 49 percent of this housing will require public subsidy. The department reported in its February 2021 Regional Housing Needs Analysis report that underproduction may be attributed to high land and construction costs, inadequate infrastructure, and limited local government capacity, among other factors. The Oregon Office of Economic Analysis has reported on the longer-term impacts of housing production, including slowing economic growth and potential increased displacement of Oregonians who cannot afford to rent or buy a home.

Oregon's land use planning system is based on a set of 19 statewide land use goals that express the state's land use policies. Goal 10, requires each local government to inventory its buildable residential lands, anticipate its future needs for such lands projected 20 years into the future, and plan and zone enough buildable lands to expand capacity for needed housing development.

In 2019, the Legislative Assembly enacted House Bill 2003, which required each city with a population greater than 10,000 to conduct a housing needs analysis, and to develop and adopt a housing production strategy to address unmet housing needs. The measure also allocated funding to the Department of Land Conservation and Development (DLCD) to create a new methodology, known as the Regional Housing Needs Analysis, for a statewide approach to address housing need across income levels, while reducing geographic disparities in access to housing. Subsequent legislation in 2021 and 2022 directed DLCD to study and make legislative recommendations on the incorporation of a regional housing needs analysis into state and local planning programs, and to convene local government, development, and community-based and culturally specific stakeholders to make recommendations to address housing needs and land supply issues throughout the state. The result of this work is the Oregon Housing Needs Analysis policy recommendations, which DLCD submitted to the legislature in December 2022.

HB 2001 A STAFF MEASURE SUMMARY

House Bill 2001 A establishes the Oregon Housing Needs Analysis within Oregon Housing and Community Services (OHCS), with stated purpose of furthering housing production and housing choice at all levels of affordability. Directs the Department of Land Conservation and Development (DLCD) and OHCS to assist the Department of Administrative Services (DAS) in carrying out requirements of Act. Appropriates unspecified General Fund moneys to DLCD, OHCS, and DAS to implement components of Oregon Housing Needs Analysis.

YOUTH HOMELESSNESS

According to the 2022 Annual Homelessness Assessment Report, on a given night in 2022, 17,959 Oregonians experienced homelessness. Of that number, more than 1,066 are youth between the ages of 14 and 24, and over half of youth experiencing homelessness in Oregon are unsheltered -- and this number is likely higher due to undercounting youth who stay short-term or double up with friends or family on a given night. The Voices of Youth Count program at the University of Chicago reports that in addition to unmet food and shelter needs, youth experiencing homelessness are vulnerable to numerous threats, including lack of treatment for mental health or substance use disorders, and increased risk for being physically assaulted, or committing suicide. Many factors increase a young person's odds of experiencing homelessness, including being Hispanic or Black; being a single parent; or being LGBTQ, with LGBTQ youth having more than twice the risk of experiencing homelessness than their cisgender or heterosexual peers.

In 2021, the Legislative Assembly enacted House Bill 2544, which allocated \$4.4 million to the Department of Human Services for two-year grants to expand host homes and existing shelter and support services for youth experiencing homelessness. The Department of Human Services describes a "host home" as a safe environment offered by local community members in private homes that provide temporary housing for youth experiencing homelessness. The grant programs established by the 2021 legislation sunset June 30, 2023.

House Bill 2001 A expands the uses of Emergency Housing Account funds to include services and assistance to school-aged children or their families who are experiencing homelessness or are at risk of experiencing homelessness.

TERMINATION OF RESIDENTIAL TENANCY FOR NONPAYMENT

The 2021 Census American Community Survey estimates nearly half of Oregon's renters are cost-burdened. The COVID-19 pandemic had a variety of economic effects impacting many renters' ability to afford housing including those who are cost-burdened. An eviction can affect a renter's ability to qualify for another rental and can have downstream effects on homelessness and transitory housing arrangements, health, and/or employment.

In June 2021, the Legislative Assembly enacted Senate Bill 278, directing the creation of the Oregon Emergency Rental Assistance Program (OERAP). Oregon Housing and Community Services (OHCS) reports, as of December 2022, that OERAP paid \$426 million in rental assistance to 67,522 Oregon households. Funding for the program has since been exhausted. OHCS credits the program with keeping recipients stably housed but suggests need remains high.

House Bill 2001 A extends notification time frames of nonpayment-based evictions, requires landlords to deliver notice to tenants specifying rights and resources, and directs Judicial Department to translate notice form into specified languages other than English. The measure also clarifies responsibilities of public bodies distributing rental assistance. Finally, the measure adds requirements for court summons involving evictions and conditions for default judgment in favor of the plaintiff, and provides for setting aside judgments and eviction-related court records.

MODULAR HOUSING FUNDING

According to the Department of Land Conservation and Development (DLCD), Oregon needs to develop more than 550,000 new housing units across income levels to accommodate 20 years of population growth and to account

HB 2001 A STAFF MEASURE SUMMARY

for current underproduction and the lack of units for people experiencing homelessness. DLCD estimates approximately 49 percent of this housing will require public subsidy. The U.S. Department of Housing and Urban Development's (HUD's) Office of Policy Development and Research notes modular and prefabricated, factory-built housing transported to the housing site offers the potential for reducing both construction time and housing cost. HUD notes that challenges to modular housing production have included zoning, negative perception, and project financing barriers.

House Bill 2001 A allocates, for the biennium beginning July 1, 2023, \$20 million in General Fund moneys to Oregon Housing and Community Services for the provision of grants or loans to entities developing modular housing or related components, and requires grant or loan recipients to prioritize, in order, disaster recovery, low-income, and middle income housing construction.

MODERATE INCOME HOUSING PREDEVELOPMENT LOANS

The Oregon Facilities Authority is a state agency geared toward aiding nonprofit organizations access financing for capital projects through the issuance of tax exempt conduit revenue bonds. Interest on these bonds is exempt from federal and state personal income taxes, reducing borrowing costs in financing capital projects. The December 2022 Oregon Housing Needs Analysis legislative recommendation report notes that infrastructure cost and availability can make affordable housing prohibitively expensive to develop. Moderate income households are defined as those making more between 80 percent and 120 percent of the area median income.

House Bill 2001 A allocates, for the biennium beginning July 1, 2023, \$3 million in General Fund moneys to the Oregon Facilities Authority for the provision of financing or refinancing support for local governments or housing developers for infrastructure development and predevelopment costs for moderate income housing projects.

AGRICULTURE WORKFORCE HOUSING GRANTS

There are two primary types of housing for agricultural workers: farm-based and community-based. Seasonal and migrant farmworkers often live in housing on or near the farm where they work. Agricultural employers and labor camp operators are required to annually register their farm-based farmworker housing facilities with the Oregon Occupational Safety and Health Division (OR-OSHA). There were 400 registered farmworker housing facilities in 2022, with an estimated occupancy of over 10,000 workers. These farmworker housing facilities must comply with minimum health and safety standards adopted by OR-OSHA.

House Bill 2001 A directs the Department of Agriculture to provide grants to improve health and safety conditions of existing agriculture workforce housing, in compliance with rules adopted by Oregon's Occupational Safety and Health Division. The measure appropriates, for the biennium beginning July 1, 2023, \$5 million for agriculture workforce housing grants.

EMERGENCY USE OF APPROPRIATIONS

On January 10, 2023, Governor Tina Kotek issued Executive Order, 23-02, declaring a state of emergency due to homelessness in areas of the state that have experienced an increase in unsheltered homelessness of 50 percent or greater since 2017. The designated emergency areas were identified by Continuum of Care (CoC) regions, and included all areas of the state except for the Balance of State CoC (OR-505), which includes parts of Eastern Oregon, the Columbia River Gorge, and portions of Southern Oregon and the southern coast. According to the U.S. Department of Housing and Urban Development 2022 Point-in Time Count, 4,000 individuals experiencing homelessness reside in the Balance of State CoC. Executive Order 23-02 further directed Oregon Housing and Community Services to repurpose \$40 million in existing funds and granted the agency emergency procurement authority to distribute funds to Continuums of Care (CoCs) identified in the executive order.

House Bill 2001 A grants emergency procurement authority to the Housing and Community Services Department for expenditures of any appropriation for the biennium beginning July 1, 2023, that is made to address homelessness in communities within the OR-505 Oregon Balance of State Continuum of Care.

Memo

DATE: April 27, 2023
TO: Housing and Human Services Advisory Committee
FROM: Linda Reid, Housing Program Manager
DEPT: Planning
RE: Strategic Approach to Homelessness Discussion

City Manager Joe Lessard would like to initiate a discussion about having a strategic approach to addressing homelessness in anticipation of creating a document that compiles and formalizes in a structured and comprehensive manner the City's various activities that address the continuum of homelessness. Staff will provide a more comprehensive memo via email prior to the meeting.

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