

Ashland Housing Commission
Regular Meeting Agenda



Thursday August 28th, 2008: 4:30 – 6:30pm
Community Development Building - 51 Winburn Way

1. (4:30) Approval of Minutes

July 24th, 2008 Regular meeting Minutes

2. (4:35) Public Records and Meetings Law

Barbara Christensen and Richard Appicello presentation (10 min)
Commissioner Q & A (5 min)

3. (4:50) Public Forum

4. (5:00) Sub-committee Reports

Subcommittee Reports

Finance (none)
Education (8-13-08) (Benjamin 5 min)
Land Use (8-13-08) (Ayers 5 min)

Liaison reports

Council (Hardesty)
Parks Commission 7-28-08 (Hauck)
School Board (Frost)
Planning Commission 8-12-08
(Benjamin)

5. (5:20) Discuss and Finalize goals for the next 18 Months (45 min)

Sub-committee recommendations

6. (6:05) Project updates

John Wheeler from RVCDC presentation (20 min)
Terrace Court
Verde Village

7. (6:20) September 25th Agenda Items

CDBG Caper review and approval
Commissioner items suggested (5 min)
Quorum Check – Commissioners not available to attend upcoming regular meetings
should declare their expected absence.

8. (6:25) Upcoming Events and Meetings

Parks Commission Meeting August 25th, City Council Chambers 7-9:00
Regulatory Barriers Meeting joint Planning, Housing commissions, and City Council
meeting September 30, Council Chambers 7-9:00
Next Housing Commission Regular Meeting
4:30-6:30 PM; Thursday September 25th, 2008 Community Development Building

9. (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 COMMISSION
MINUTES
July 24, 2008

CALL TO ORDER

Chair Bill Smith called the meeting to order at 4:33 p.m. at the Community Development and Engineering Services Building, 51 Winburn Way, Ashland, OR 97520.

Commissioners Present:	SOU Liaison: Alexandra Amarotico, Absent
Carol Voisin	
Nick Frost	
Graham Lewis	Council Liaison: Alice Hardesty
Steve Hauck	
Bill Smith	Staff Present::
Aaron Benjamin	Linda Reid, Housing Specialist
Regina Ayars	Carolyn Schwendener, Account Clerk
Commissioners Absent	
Richard Billin	

APPROVAL OF MINUTES

Housing minutes from the June 26, 2008 meeting - Brandon Goldman's job title should read Senior Planner. Page three under items from Commissioners not on the Agenda, second sentence should read "The editorial explained that in a ***New Jersey Jurisdiction*** one affordable unit is currently required for every eight market ***rate*** units and they are suggesting making one for every five."

Housing minutes from the July 12, 2008 retreat - Page one under Discussed Housing Commission membership, sentence should read ***Sliding*** membership number scale.

Lewis/Hauck m/s to approve the minutes of the June 26, 2008 Housing meeting and the July 12, 2008 Housing Commission Retreat with corrections. Voice Vote: Approved

PUBLIC RECORDS AND MEETINGS LAW

This presentation was postponed.

PUBLIC FORUM

No one spoke

SUBCOMMITTEE REPORTS

Liaison Reports-

Council- Hardesty reported that Allan Sandler came to the City Council meeting and discussed his proposal for a ten unit apartment rental project over the City of Ashland Lithia parking lot. Though the Council never voted on the proposal their consensus was that they were not in favor of the project. The Council would like to see other possibilities looked at including more than one lot. Hardesty said it was suggested that the first priority should be to look at barriers and incentives. As far as the Council is concerned the project will not be going forward. It was suggested to have an informal meeting with the Planning Commission, Housing Commission and City Council to discuss how to entice development that may or may not be affordable. Benjamin expressed his disappointment in the loss of the project.

Parks- No report because the Parks Commission has not met yet.

School board- The Commission has no Liaison at this time.

Planning Commission - No report

Finance- At the last Finance meeting Frost gave a presentation on Community Land Partnership. The idea was to look at alternative forms of financing and how it can be applied to affordable housing as well as other City projects. Frost first learned about this from a conference he attended in Seattle.

The Commissioners who were at the Finance meeting and heard the presentation gave their comments.

Smith noted that this program opens up some new possibilities for things that can be done differently with financing and with getting tenants to buy into what they are doing, making it their own.

Benjamin found that the Community Land Partnership is a way of giving the activist stake holders a new role, an active role in the process. In the City for example with the leasing of air rights the City becomes a stake holder in that sense. The builder, the sponsor, a private sponsor becomes a stake holder and all of the stake holders have shares and they all come together for the common good. Benjamin felt this is positive.

Reid likes the tenant buy in as it gives the applicant pride of ownership though she wonders about its application in the non-profit sector. What types of funding can go into it. The way it is structured might create some issues.

Hauck commented that the legal issues need to be worked out. He could see this working as a new ownership model for private market rate but it may not work for real affordability. Other income levels it will take a lot more buy down and still prove a steady income. Hauck believes the potential is there though there are questions that need to be addressed but the possibility is well worth looking at.

Voisin said regarding workforce housing it has real possibilities. Voisin would like the Housing Commission to turn this project over to the Education Committee. She would like to see a program developed that would invite developers and non profits, and have Frost present the program to them.

DISCUSSED SUBCOMMITTEE STRUCTURES

Finance Committee – Voisin confirmed that the main task of this Committee is to seriously look at finding revenue streams for the Ashland Housing Trust Fund. The Committee meets the second Tuesday of every month at 5:00 p.m. for one hour. Members include: Voisin (Chair), Billin and Hauck.

Education Committee – Though this committee has slowly disappeared it was decided that it was a necessary Committee especially with the recent tasks at hand. Members include: Benjamin (Chair), Frost and Voisin.

Land Use Committee – Ayars confirmed that the main task of this Committee has been working on the Annexation Ordinance and the Condominium Conversion. Members include: Ayars (Chair), Smith and Lewis.

The Commissioners agreed these were the three necessary Committees and the Chairs will determine the dates and times for the meetings.

Liaisons

- Planning – Benjamin
- School Board – Frost
- City Council – Hardesty
- Parks - Hauck

The Commissioners will work on finalizing their goals at the August 28th regular meeting.

PROJECT UPDATES

Stratford Apartments – Reid reported that the last she heard from the Housing Authority of Jackson County was that they were getting closer to coming to a deal and hoping everything will be finalized in the next couple of weeks. This project would help the Housing Commission meet their unofficial goal of spending some CDBG funds on the project. It has not been determined yet if HAJC would need the money for rehabilitation or acquisition.

AMENDMENTS TO THE ANNEXATION AND ZONE CHANGE ORDINANCE

The Commissioners reviewed the ordinance and made their suggestions. Goldman acknowledged that the Annexation Ordinance has been presented to the Housing Commission a number of times as far back as 2006. In May of this year the Ad Hoc Committee met and then it went to the Planning Commission for review at a Study Session in June. Goldman reviewed the Planning Commissions proposed changes.

The Commissioners discussed the following changes:

- The percentage of affordability, 80% verses 60% AMI
- The omission of the phrase "rental units"
- The omission of the cash and lieu clause and its potential implementation problems
- The clarification of the phrase "comparable amenities."

Public participant Cate Hartzell expressed her concerns regarding providing a mix of housing affordability, promoting the development of rental properties and the phasing of market rate and affordable unit developments.

Regarding Section 18.106.030 (H) Hardesty asked if it was necessary to actually list all of the exemptions to the requirements when an applicant could just apply for exemptions anyway. Goldman explained that an exemption is different then a variance. A variance would require a higher burden of proof as the applicant must show that there is unique or unusual circumstance outside their control. This is saying that the Council may approve the following exceptions though they would not be compelled to. For the most part a developer would not want to proceed with exceptions if there are ways to meet the code directly. Goldman said that by listing the exemptions it provides an avenue by what burden of proof they would have to make in order to get that exception.

Upon completion of their discussion the Housing Commission reiterated their past suggestions

- Rental units verses ownership units. 18.106.030 G (1) Item "C" remove the word rental from this section.
- Approved the removal of the language "cash in lieu"
- The ordinance section that deals with the distribution of affordable units within the developments will be removed.
- General definition of amenities. External construction materials for the affordable units should be the same as the market rate units. Internal building materials need not be the same but comparable.
- Phasing issue 106.030. G (5) Issues regarding the development schedule to include more information and research other ordinances.

Goldman thanked the Commissioners for their two and a half years of hard work on this Ordinance

INFORMATION ON SECTION 108 LOAN PROGRAM

Reid distributed a hand out showing a section 108 Loan process and timeline. Reid gave the background on what a section 108 loan is. It is a program offered through HUD that allows an entitlement entity or an entity that isn't an entitlement, if they have state backing, to use up to five times of their CDBG allotment per year in one lump sum to do a big project. It's a way to try to leverage more funds. Reid said this loan might be a good thing to keep in mind for the future. In order to do a section 108 loan it has to be part of your consolidated plan as well as part of your annual action plan.

Goldman suggested that one opportunity for utilizing a section 108 loan might be for the purchase of the Clay Street property. This loan might be a means of paying for a portion of the land or pay for the public facility infrastructure once the property is annexed and needs roads installed.

AUGUST 28TH AGENDA ITEMS

The commissioners will send their items to Linda. It was determined there will be a quorum at the next meeting.

UPCOMING EVENTS AND MEETINGS

Parks Commission Meeting July 28, 2008, City Council Chambers 7:00 - 9:00

Annexation Ordinance Public Hearing – Planning Commission August 12, 7:00 – 10:00

Housing Commission regular meeting –August 28, 4:30 – 6:30 Community Development Building

ADJOURNMENT – The meeting was adjourned at 6:33 p.m.

Respectfully submitted by, Carolyn Schwendener

Housing Commission Memo

TO: Housing Commission
Title: Housing Priorities/Goal Setting
Date: August 28, 2008
Submitted By: Linda Reid Housing Program Specialist

The Housing Commission in selecting its priorities should distinguish between long range goals and short term goals (one year or less). The selection of annual goals should be expressed in a few concise statements that represent either a change in current policy or a major work activity that will consume a significant amount of staff time and involve the Council at the Policy Level. It might be helpful to review the long term and short term goals and the timeline detailed in the Affordable Action Plan Strategy spreadsheet found on the last page of the Housing Work Plan.

Attached are the goals outlined in 2005, 2006, and 2007 for your review and consideration. Some goals have been achieved and some are ongoing. Also attached are the goals identified in the 5 year consolidated plan.

Resource Availability

In evaluation of what can be accomplished in the coming year there are two primary constraints to consider in developing annual goals. Time and money are the two limitations that restrict how ambitious the Commission can be in establishing Goals for a given year.

Funding Availability

In terms of direct funding availability for Commission business the Commission has an annual budget allocation of \$750 that can be applied to various uses. In years past these funds have been used for food and beverages at Commission Study Sessions and public meetings, printing costs, DVD production costs, and postage for mailings associated with education and outreach.

Time Availability

The task of creating affordable housing on behalf of the City is primarily undertaken by the Housing Commission and the City Housing Program Specialist. Please refer to the pie chart on page 5 of your housing work plan for details regarding time allocation.

Here is a list of the Goals that were discussed at the Housing Commission Retreat in July.

- **Streams of Income for the Housing Trust Fund**

One priority goal is the development of streams of income to permanently fund the Housing Trust Fund. The finance sub-committee has been working toward looking at traditional methods for funding housing trust funds and the implementation of such funding mechanisms within the Ashland Community.



- **Identify areas in the urban growth boundary and within the city limits that would be suitable for affordable housing development.**
- **Assist in the development of a Large Affordable Housing Project**
- **Target City owned Air Rights-Vertical Housing RFP for City owned parking lots**
- **Identify properties for potential rezoning**
- **Identify Receptor Zones within the City Limits and the Urban Growth Boundary**
- **Education focus plan 3 outreach events**



Housing Commission Annual Goals

2007

The following goals and associated priority rankings were identified by the Housing Commission on June 28, 2007 in an effort to forward to the City Council specific items for consideration in establishing the Council goals for the period of July 2007 through December 2008 .

The Affordable Housing Action Plan provides the adopted housing goals however the Housing Commission added specific goals they deemed necessary to support affordable housing preservation or creation. The listing provided below does not include the array of Action Plan items but instead included the Affordable Housing Action Plan by reference.

Goal	Priority points
Collaborate with Staff and the City Council to identify a piece of city land to accommodate housing for a whole range of City employees	14
Complete the Housing Trust Fund (framework and funding source)	12
Complete the Annexation Ordinance	4
Develop an RFP for housing above an identified parking lot	3
Establish a Rental Assistance Program and/or Down payment Assistance Program	1
Provide assistance to non-profit organizations that assist the homeless and those at risk of homelessness	1
Examine the feasibility of zoning incentives to create rental housing	1
Identification of land to purchase with proceeds from the sale of the Strawberry Lane property	(no dots)
Limit the development of for-purchase housing on multifamily zoned property	(no dots)
Raise awareness through establishing a public information program (educational goal)	(no dots)
Examine expanding financing options – bonds, tax credits	(no dots)
Document lessons from Lithia Lot	(no dots)
Build relations with the Planning Commission	(no dots)
Create a plan to preserve vulnerable properties	(no dots)

The numerical value to the left of each identified goal above was derived through a selection process where commissioners had three colored dots to apply to their top three priority uses.

first priority = 3 pts
 second priority = 2 pts
 Yellow: third priority = 1 pt.



HOUSING COMMISSION GOALS 2006

Housing Action Plan Goals	Housing Commission 06' Goals (Items not identified in the Action Plan)
Goal 1-Funding	Land Acquisition
A. Facilitate the Process of applying for funds by Non-Profits (ongoing)	Vacant / Developable
B. Form Housing Trust Fund	Existing -Developed (including Vulnerable Properties)
C. Develop long term Funding Sources	Vulnerable Properties
D. Convene Employers group to develop employer assistance approaches	Ordinance Development to protect vulnerable properties
Goal 2 -Reduce Development and Operating Costs	- Manufactured Dwelling Parks, Condo Conversions, HUD properties
A1. SDC Deferral	Land Use
A2. Limit SDC waiver total	Modify Big Box Ordinance to promote affordable Housing
B1. Reduce Planning, Utility fees	Establish Higher Density Multifamily zoning type
B2. Determine annual limit of fees waived	Increase Density Bonus for Affordable Housing
Goal 3 -Land Use	Conditionally allow ARUs in MFR zones
A1. Identify Land for rezoning	Reduce Parking Requirements for affordable housing near transit
A2. Identify target (city owned) site for vertical housing	Program Development and Review
A3. Feasibility of UGB amendment	Review Rental Assistance Program
B. Restrict Single Family in Multifamily zones	Review Down Payment Program
C.1 ARUs as permitted use in Single Family zones	Improve monitoring of units regulated under the Ashland Affordable Housing Program
C.2 Reduce maximum lot size coverage requirements.	Document lessons from Lithia lot RFP, evaluation, and negotiation
D. Allow or Require a percentage of small lots in new subdivisions.	Planning Review Process
Goal 4 -Preserve and Create Affordable Housing	Current Projects
A. Work with non-profits	(long range) Code review and amendments
B. Require long term affordability for fee waivers (IE 30 years)	Inventories and Research
Goal 5 -Develop organizational Capacity	Buildable Lands Inventory
A Create Housing Coordinator Position (complete)	Multifamily unit counts
Goal 6 Build Understanding and Support	Rental Needs Assessment
A. Public information program (Education ongoing)	Education and Outreach
	Employer Assisted Housing Workshop
	Tax Credit Workshop (or other topic)
	Development of Presentation and informational materials, brochures, powerpoints, visuals)
	Present to various groups, boards and commissions, Realtors, landlords, fraternal orgs, chamber etc)
	Establish liaisons to regional housing groups including Medford Housing Commission, JCHousing Coalition, SO Housing Resource Center



Housing Commission Priorities

12-19-05

The following Priorities were identified by the Housing Commission Subcommittees in an effort to rank which goals were seen as the highest priorities in the short term. Although typically the goals are established by the Affordable Housing Action Plan, the full commission and subcommittees also added specific goals they deemed necessary to support affordable housing preservation or creation

Land Use Subcommittee

In evaluating the various land use related goals the Land Use Subcommittee separated the goals into low and high priority, and long and short term designations. In some cases the subcommittee identified a "Medium" Priority".

The *High Priority Short Term* goals were further ranked by each member and averaged to the following ranking.

High Priority Short Term

- 1) Land Acquisition
- 1) Restrict Single Family in Multifamily Zones
- 3) Rental Needs Assessment
- 4) Ordinance or Resolution Development to protect vulnerable (existing) affordable housing developments
- 5) Recommend ways to improve regulation and monitoring of affordable units in program
- 6) Document Lessons learned from Lithia Parking Lot RFP and Proposal evaluations.
- 7) Unit Acquisition – Existing Properties

High Priority Long Term

Identify land for rezoning
Feasibility of a UGB amendment
Allow or require a percentage of small lots in new subdivisions

Medium Priority Long term

Modify the big box ordinance to promote affordable housing
Establish a higher density multifamily zoning type. (Increased Densities)

Low Priority Short Term

Increase Density Bonus Opportunities for affordable housing development

Low Priority Long Term

Reduce maximum lot size coverage
ARU's as a permitted use in single family zones
Conditionally allow ARUs on small lots in multifamily zones
Reduce Parking requirements for affordable housing projects located within a designated transit corridor.

Lastly the goal : *Identify target (City owned) site for vertical housing* was seen as fitting in none of the above categories as "identification" is essentially complete, but it should remain a visible goal to promote the potential development of such properties with affordable housing

Finance Subcommittee

In evaluating the finance related Action Plan Goals the Finance Subcommittee categorized the items into the following areas:

High Priority Short Term

Modification of the SDC Deferral Program
 Inclusion of Engineering and Community Development Fees in waiver
 Limitation of annual SDC deferral amount
Evaluate Section 108 Program to derive funding for an affordable housing project

High Priority Long Term



Establish a Housing Trust Fund
Establish long term funding stream

Low Priority Short Term

Planning and Utility Fees annual limitation on waivers

Low Priority Long Term

None

Education Committee

Specific Action Plan Goal (6a) relating to Education is an ongoing endeavor, or are specifically in support of other goals (ie Land Use or Finance related). However the Education Committee did identify some campaign strategies that would be employed to address the public education goal:

Ongoing

Campaign: Letters to the editor
Articles
Development of a presentation (power-point) and informative materials.
Development of visuals on affordable housing
Speaking engagements and presentations
-Chamber of Commerce
- Realtor groups
- Rental Owner associations
- Fraternal Organizations
- etc.
Public Television (city talk or a show on "Workforce housing works for Ashland")

Establish an exchange liaisons with Medford Housing Commission and other regional housing groups - Southern Oregon Housing Resource Center, Jackson County Housing Coalition.



2005-2009 CDBG Consolidated Plan Goals

Housing Goals

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

- 1.1 Encourage the acquisition and construction of affordable rental housing (B).
- 1.2 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 (A*).
- 1.3 Support providers of public housing (C).

* The provision of rental housing best serves the community when such units are secured as affordable in perpetuity or for very long periods (60 years). For this reason the City will prioritize CDBG funds to those projects that retain affordability for the longest period. Support of the Land Trust model, and of Housing Authority projects, encourages long term affordability and thus maximizes the value of public subsidies.

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

- 2.1 Encourage the acquisition and construction of affordable housing by private developers (B).
 - 2.2 Support acquisition and development of affordable ownership housing units through a sustainable program, which retains the units as affordable in perpetuity, such as a land trust (A*).
 - 2.3 Support home ownership through down payment and home ownership assistance (B).
- The provision of ownership housing best serves the community when such units are secured as affordable in perpetuity or for very long periods (60 years). For this reason the City will prioritize CDBG funds to those projects that retain affordability for the longest period. Support of the Land Trust model encourages long term affordability and thus maximizes the value of public subsidies. Although the equity limitations effectively reduce the wealth creation opportunities for owners, the units remain available to subsequent generations of occupants.
 - Given the high cost of housing in Ashland considerable subsidy would be necessary to provide ownership opportunities to households earning less than 30%AMI. In order to utilize funds most efficiently to provide for the greatest number of households the City anticipates the majority of new affordable ownership units will be targeted to households earning between 60% and 80%AMI. This is reflected in TABLE 2A on page 78.

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

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

Ashland's overall housing stock is in good condition. The oldest units, typically needing the greatest repair, are within highly desirable neighborhoods and have high market values. For this reason such units have been rehabilitated in large part without public subsidy.

Performance Outcome for Housing Goals (1-3):

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

Performance Measures for Housing Goals (1-3):

- Number of lower-income households with improved housing.



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

Homeless Goals

Goal 4: Support services for homelessness prevention and transition. Where possible, give funding priority to services that are part of a comprehensive approach that improves the living conditions of clients. 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.

- 4.1 Provide assistance to non-profit organizations that assist the homeless and those at risk of homelessness, provide transition assistance to the homeless, and help prevent homelessness (A).
- 1.2 Strengthen the capacity of the Jackson County Continuum of Care to plan activities reducing homelessness in the community. (B)
- 1.3 Support activities that expand service-enriched housing for the homeless and other special needs populations, including increased shelter, transitional and permanent supportive housing resources (B).

Goal 5: Encourage the development of emergency and transitional housing for homeless families with children and/or individuals.

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

Performance Outcome for homeless goals (4&5):

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

Performance Measures for homeless goals (4&5):

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

Special Populations

Goal 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.

- 6.1 Encourage development of transitional and supportive housing for extremely low- and low-income special needs populations (B).
- 6.2 Provide assistance to non-profit organizations that provide support services for extremely low- and low-income special needs populations (B).

Performance Outcome for special needs Population goal (6):

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

Performance Measures for Special population goals:



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

Community Development Goals

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

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

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

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

Performance Outcome for Community Development goals (6):

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

Performance Measures for Community Development goals (7&8):

- Linear feet of sidewalk completed in qualified low-income Census Block Groups
- Number of households benefiting from new or enhanced city sidewalks.
- Number of wheelchair ramps installed in existing sidewalks
- Number of individuals with physical or developmental disabilities provided access to new or repaired public facilities

Fair Housing

Goal 9: To affirmatively further fair housing.

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

Performance Outcome for Fair Housing goals (6):

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

Performance Measures for Community Development goals (7&8):

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

Lead Based Paint

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.

- 10.1 Review practices used to evaluate and abate lead-based paint hazards in housing projects assisted with CDBG funds through the City (A).
- 10.2 Keep updated on state and federal laws that relate to lead-based paint (A).



Performance Measures for Lead Based Paint goal (10):

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

Anti-Poverty

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

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

- 12.1 Support organizations that provide job training and access to employment for extremely low- and low-income persons, homeless persons and persons with special needs (B).
- 12.2 Support programs that assist individuals living at or below the poverty level in building financial assets. (B)
- 12.3 Support affordable and flexible childcare services for extremely low-, low- and moderate-income Ashland residents.(C)

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

Barriers to Affordable Housing

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.

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

Performance Outcome for Barriers to Affordable Housing Goal(13):

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

Performance Measures for Barriers to Affordable Housing Goal(13):

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

Institutional Structure and Coordination

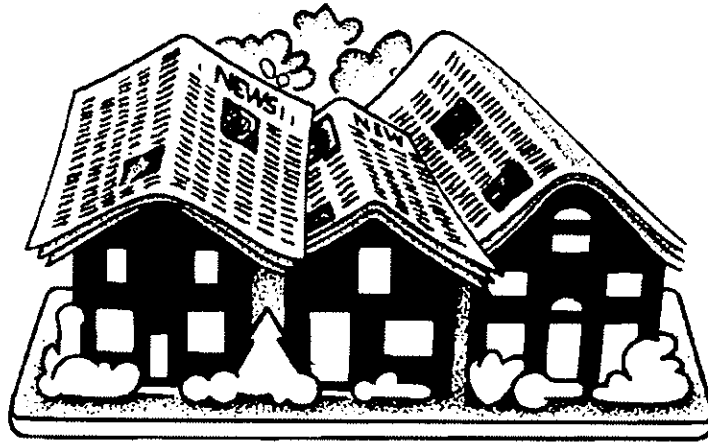
Goal 14: To provide institutional structure and intergovernmental cooperation.

- 14.1 Continue to provide staff support to the City of Ashland Housing Commission (A).
- 14.2 Continue to work with the City of Medford, Jackson County and other jurisdictions to work on Housing affordability, Fair Housing, and homelessness on a regional, as well as local, basis. (A)
- 14.3 Continue participation in the Jackson County Continuum of Care Consortium and the Jackson County Housing Coalition.(A)

Performance Measures for Institutional Coordination Goal(14):

- Intergovernmental agreement(s) to work with City of Medford, Jackson County and other jurisdictions to work on Housing affordability in a coordinated manner.
- Continuance of the Ashland Housing Commission and the Jackson County Housing Coalition.
- Coordinated regional approach to address low-income housing and service needs on a regional basis





Housing in the NEWS

Ashland Housing Commission Packet



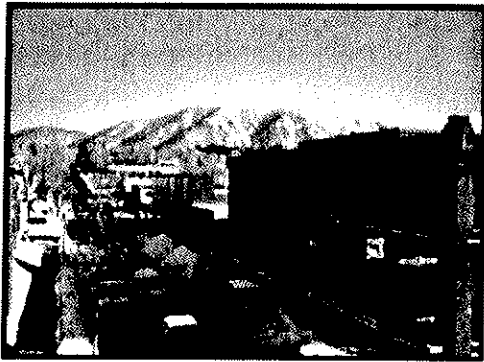
August 20, 2008

Nation

Around Resorts, Boomlet Towns Thrive, Too

by Daniel Kraker

Listen Now / 7 min 47 sec / Add to playlist



Cindy Carpien/NPR

Tourists — and new residents — flock to Flagstaff for its proximity to the mountains.

Morning Edition, August 20, 2008 · Around the country, more Americans are living where they want to, not where they have to. They're making new lives for themselves by the beach, in the mountains, in college towns.

Inevitably, these new residents are changing their new hometowns, making them more expensive places to live. And it can be hard for the original residents to keep up.

That's what has been happening in Flagstaff, Ariz., a tourist gateway to the Grand Canyon.



Daniel Lutzick

Allan Affeldt and his wife, artist Tina Mion, came from Southern California to restore La Posada, a landmark hotel.

Many residents there are trying to reinvent themselves so they can stay in their reinvented hometown — while others have found new homes in Winslow, Ariz., 60 miles away.

On a recent day, Ruth Thomas was soaking in the view from the outskirts of Flagstaff. Her big picture window is a perfect frame for the mountains nearby.

"I can see all that Flagstaff has to offer," Thomas said. "I can see the Peaks, I can see trees. I'm surrounded by beauty."

Thomas grew up with this view. She moved back from Tucson recently and runs a day care center. But she can't afford to buy a house. She can't even afford to rent an apartment.



Daniel Lutrick

Visitors at La Posada Hotel in Winslow, a town whose new growth is tied to its status as a more affordable alternative to nearby Flagstaff.

"Flagstaff's beautiful," Thomas said. "It's where I wanted to raise my children, it's safe — and ever since I've been back home, it's been very difficult to find a place to live."

That's partly because Flagstaff has been discovered by wealthy second homeowners. And partly because so many of the area's jobs are in tourism and retail, which don't pay very well.

Home prices have more than doubled this decade. Now only about one out of every five families can afford the median price for a house: \$350,000.



Daniel Lutrick

Downtown Winslow, a town whose new growth is tied to its status as a more affordable alternative to nearby Flagstaff.

So Ruth Thomas has done something three of her four siblings did: She and her children moved back in with her parents.

Her parents, Sue Norris, a retired schoolteacher, and Tony Norris, a musician, built an apartment for themselves downstairs to make room for their extended family.

A Struggle To Control Growth

All over the country, newcomers are moving to scenic communities like Flagstaff, helping to drive up housing costs. Many of the towns are trying desperately to create more affordable housing. For instance, Aspen, Colo., now requires developers to make 60 percent of new homes affordable to lower-income buyers.

But these efforts simply can't keep up with the demand. And it's not just day care workers, teachers and firefighters who are squeezed out of the housing market in Flagstaff — medical professionals and college professors can't afford it, either.

More From This Series

Aug. 19, 2008

- » 'Amenity Migrants' Alter Life In Resort Towns
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Theresa Bierer also contributed to this report. It was produced with Arizona

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"I was aware it was much more expensive, but I was a little 'deer caught in headlights' when we actually moved there," said Baylor del Rosario, a special education professor. Del Rosario came to Flagstaff for a tenure-track job at Northern Arizona University. But he left after only one year.

"I wasn't joking when I said, 'Well, to even enter the real estate market here in Flagstaff I would need to be paid twice what I was getting — about \$100,000,'" he said.

Instead, del Rosario took a job with the Las Cruces, N.M., public school district. It paid about the same. But there, he was able to buy a house. Salaries at Northern Arizona University are the lowest in the state system. Every year, dozens of employees leave because of the cost of living.

So NAU is trying something that has worked for other colleges in high-cost areas, including several California state universities: It's planning to build homes for its faculty and staff.

University Vice President Rich Bowen says the school would retain ownership of the land and sell the houses for far below market price.

"The marketplace is not providing the solution," Bowen said.

"The key is, if we do good architecture, beautiful homes that are still affordable, you can have something that would be an example, demonstration to the community of what's possible."

Commuting To Flagstaff

Flagstaff and towns like it are creating similar affordable housing programs. They're also doing their best to attract businesses with better-paying jobs — with high-tech incubators, tax breaks, improved roads and airports. But it's not enough to keep many longtime residents from leaving.

Aaron Fullerton drives 60 miles twice a day through the empty desert between Flagstaff and Winslow. Fullerton grew up in Flagstaff; he still works there. But when it came time to buy his first home, he bought in Winslow, for \$150,000.

For that in Flagstaff, Fullerton said, "you'd be lucky to get an apartment that's been remodeled and called a

townhome."

His new 2,000 square-foot home is on a barren, windswept seven acres just south of Winslow.

"You know, it's not Flag," Fullerton said. "But I'm happy with what I've bought. But who knows if I'll ever be able to move anywhere near Flag."

Demographer Kenneth Johnson of the University of New Hampshire says this trend is playing out around the country, in what he calls amenity regions. These are scenic communities in the mountains, on the coast and in college towns that have lured more than a million newcomers since 2000.

"As the very prime places become unaffordable to anybody but the very rich," Johnson said, "people start saying, 'Well, what's the next prettiest place, where do we get the next prettiest view or what's the next prettiest lake that we can afford?'

"So there is a constant sort of sprawl if you will, going on in many of these areas."

Booming On The Cusp Of Resorts

Indeed, the very fastest-growing rural areas are now the affordable outskirts of super-trendy amenity towns like Jackson Hole, Wyo., or Park City, Utah — places like Aaron Fullerton's new home, Winslow. Just 10 years ago, Winslow was run-down and losing population.

"When we moved here and had friends come out with us, they just thought we were out of our heads," said former Winslow Mayor Allan Affeldt, who came from Southern California to restore La Posada, a landmark hotel.

"Downtown was largely abandoned, and like a lot of these Route 66 towns, it had been turned over to drunk bars, so at 1 o'clock at night it was like *Night of the Living Dead*," he said. "They closed the bars, people staggered out, there were fights in the streets, intoxicated street people everywhere."

Since then, Affeldt's ongoing makeover of his hotel has spearheaded a renaissance in Winslow.

Rundown buildings have been rehabbed into shops and art galleries. Hundreds of families have moved here

from Flagstaff, and new businesses have sprung up to serve the growing population: a department store, a car dealership, a Super Wal-Mart.

The local hospital expanded and built the first new major medical building in decades. Like other newcomers in other towns, Affeldt and his wife are helping transform Winslow into the place they want to live.

"We put down roots here," Affeldt said.

"I think most Americans are kind of groundless because we move all the time, we're not attached to a place, and there's something really compelling about this particular place. And it's become our home."

Unlike many Flagstaff old-timers, Winslow residents have mostly embraced the changes in their town.

By 2020, Winslow's population is projected to double. That will be just in time for millions of retiring baby boomers who'll be looking for small, sunny towns surrounded by natural beauty — towns like Winslow — to call home.

Daniel Kraker reports from Arizona Public Radio as part of NPR's Local News Initiative.

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