



Housing And Human Services Committee Agenda

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.

July 27, 2023

AGENDA

- I. **CALL TO ORDER:** 4:00 p.m.
- II. **APPROVAL OF THE AGENDA**
- III. **CONSENT AGENDA**
 - A. Approval of June 22, 2023, Minutes
- IV. **PUBLIC FORUM** (4:05–4:10 p.m.)
 - A. Public Forum.
- V. **NEW BUSINESS**
 - A. Overview from Derek Severson, Planning Manager, on Middle Housing, Cottage Housing, Affordable Housing Policies related to annexation and Zone changes and Vacation Rental rules. (4:10–4:40 p.m.).
 - B. Workgroup Report–Exploration of Issues and Solutions in Rental Housing (4:40–5:00 p.m.).
 - C. Discussion about Planning the Annual Rent Burden Forum (5:00–5:25 p.m.)
 - D. Housing Related 2023 Legislative Updates (5:25–5:45 p.m.)
- 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.



Housing And Human Services Committee Agenda

Next Meeting Date: June 22, 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).



Housing And Human Services Advisory Committee

Draft Minutes

June 22, 2023

Commissioners Present:	Council Liaison:
Echo Fields	Bob Kaplan (Absent)
Brittney Bass	Dylan Bloom
Deborah Price	Staff Present:
Heidi Parker	Linda Reid; Housing Program Specialist
Rich Rohde	Kendall Escuin; Admin Support
Commissioner's Absent:	SOU Liaison:
Kathy Kali	Reese Rosenberg (Absent)
Alan Ackroyd	
Jason Mendoza	

I. **CALL TO ORDER:** 4:05 p.m.

II. **ANNOUNCEMENTS**

N/A

III. **CONSENT AGENDA**

A. Approval of May 25, 2023, Minutes

Fields recommends that we add a sentence under the SOU Liaisons presentation to include that we had a robust conversation about the rent-well renter's education program offered by ACCESS.

Rhode/Price m/s Voice vote: ALL AYES. The minutes will be adopted as amended.

IV. **PUBLIC FORUM** (4:05-4:10 p.m.)

A. Public Forum.

- **Sidney Brown**, Committee Member of CEPAC came to share that the electrification resolution language is being worked on currently and actively by the World Climate Action Team. They are working with the City Manager and City Attorney to evolve the language that will withstand the Berkley ruling. The city has voted to move with a resolution that will mandate all new housing to not include natural gas.

V. **NEW BUSINESS**

A. Discussion of Topics related to SOU Student Liaison's Presentation on Housing Insecurity (4:15-4:35 p.m.).

- a. Engaging younger people in City Government.



Housing And Human Services Advisory Committee

Draft Minutes

- **Bloom** gave the Committee some insight into the City's plan for the University District. **Bloom** also went into the plans for construction of the Cascade building on SOU's campus.
 - b. Possible Solutions to address rental application fees.
- The Committee had an in-depth conversation on Ors.90.295. https://oregon.public.law/statutes/ors_90.295 . The Committee also discussed the Rent well program classes offered through ACCESS and OHRA <https://rentwell.org/> and reviewed the Oregon Real Estate Agency's website. <https://www.oregon.gov/rea/pages/index.aspx>
- **Rohde** would like to establish a workgroup that would be part of addressing property management issues in Ashland.
- **Munoz** would like to research what is already working and functioning in Portland, OR. regarding property management issues and present ideas of how to recreate that system in Ashland to the City Council at an upcoming meeting.
- **Reid** recommends to the Committee that we hone down our goals to 5 items we can work on in this fiscal year and present those to the City Council.
- **Fields** initiated a voice vote to create a workgroup focused on property management issues in Ashland.

VOICE VOTE: ALL AYES. The workgroup will be made up of Committee Member Rohde and Vice Chair Munoz.

B. Housing Program Webpage Review and Suggestions for Updates and Changes (4:35–5:05 p.m.)

- **Reid** gave a presentation on the Housing section of the City of Ashland page and what documents are available.
- The Committee discussed ways to make the Housing section more appealing and user friendly. Perhaps hire a web designer. **Fields** recommends creating a workgroup in the future to discuss ways to improve the Housing section of the City's website.

C. Multi-Agency Coordination Group Update (5:05–5:25 p.m.)

- **Fields** wanted to touch on 3 topics for this meeting. The Committee had discussions on the following topics.
 1. Budget/ funding stream related information.
 2. ACCESS article about the various funding streams.
 3. The status for certain social service groups.
- **Reid** gives a detailed recap for projects funded with E.O. 2023-02 funding.

D. HPS Timeline Review (5:25–5:45 p.m.)

- **Fields** gave a review of the DLCD timeline and recommended we submit comments. <https://www.oregon.gov/lcd/pages/index.aspx>



Housing And Human Services Advisory Committee

Draft Minutes

- **Price** would like **Reid** to get in contact with someone in the DLCD offices to let us know what their struggles and successes are. Recommends that we all comment on the DLCD website.

VI. **UNFINISHED BUSINESS**

A. None

VII. **INFORMATIONAL ITEMS**

A. Liaison Reports

- **Reid** reminds the group that at the July 18, 2023, Council Meeting, the City Council will be reviewing each Committee's 5 priority goals for the next fiscal year.

B. General Announcements

- **Rohde** shared that Peace House was celebrating their 40th anniversary on 6/22/2022 from 4-7pm. There is also a Pride event on Saturday June 24 at the Medford Commons.

VIII. **AGENDA BUILDING – Future Meetings**

IX. **ADJOURNMENT: 6:05 p.m.**

Next Meeting Date: July 27, 2023

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Memo

DATE: July 27, 2023

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: Overview of Middle Housing, Cottage Housing, Affordable Housing Policies related to annexation and Zone changes and Vacation Rental rules

Planning Manager Derek Severson will provide an overview of City of Ashland land use code that allows for and supports the development of middle housing types including cottage housing. Derek will also go over the City's annexation and zone change regulations as they pertain to the inclusion of affordable housing. Lastly, Derek will clarify the City's regulations on vacation rentals.

Planning Department

20 East Main Street
Ashland, Oregon 97520
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Fax: 541.552.2059
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Memo

DATE: July 27, 2023

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: Workgroup Report-Exploration of Issues and Solutions in Rental Housing

Workgroup members will provide a brief update on the outcomes of their first meeting.

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Memo

DATE: July 27, 2023
 TO: Housing and Human Services Advisory Committee
 FROM: Linda Reid, Housing Program Manager
 DEPT: Planning
 RE: Discussion and Planning for the Annual Rent Burden Meeting

HB 4006 was passed in 2018 and required Cities with a population over 10,000 whose residents that experience severe rent burden at a rate greater than 25% annually hold a public meeting to discuss the issue of rent burden, and opportunities for addressing and reducing rent burden. Oregon Housing and Community Services annually evaluates and provides data on the percentage of residents within a City that experience severe rent burden. The information provided by Oregon Housing and Community Services is provided as an attachment to this memo.

Severe rent burden is defined by the Department of Housing and Urban Development as those who pay 50% or more of their income toward rent costs.

Year	# of Severely Renter Burdened HH	# Severe Rent Burdened	Total Renter Households	Total Population
2018	35%	1,472	4,178	21,002
2019	33.6%	1,416	4,217	20,815
2020	31.7%	1,475	4,256	20,960
2021	32.3%	1,360	4,216	21,105
2022	32.2%	1,299	4,032	21,554
2023	31.0%	1,230	3,962	21,642

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Memo

813-112-0000

Purpose and Objectives

OAR chapter 813, division 112 establishes the responsibilities of Oregon Housing and Community Services (OHCS) for the assessment and identification of cities with populations greater than 10,000 experiencing severe rent burden. These rules provide guidance pursuant to House Bill 2003 of the 2019 Oregon Legislative Assembly and section 1, chapter 47, of the Oregon Laws of 2018.

Statutory/Other Authority: Section 1, chapter 47, Oregon Laws 2018 & HB 2003 (2019)

Statutes/Other Implemented: Section 1, chapter 47, Oregon Laws 2018 & HB 2003 (2019)

History:

[OHCS 2-2020, amend filed 01/27/2020, effective 01/27/2020](#)

[OHCS 18-2018, adopt filed 10/25/2018, effective 10/25/2018](#)

813-112-0010

Definitions

Terms used throughout OAR chapter 813, division 112 may be defined in Oregon Revised Statute (ORS) or in the OHCS General Definitions (OAR 813-005-0005). Terms used within this division observe those definitions except as defined below:

(1) "Governing body" means the individual or group of citizens or employees, most senior administrative employee(s), or the delegate(s) thereof, who formulate(s) the policy and direct(s) the affairs of the city.

(2) "Severely rent burdened households" means those households that spend more than 50% of the household income on gross rent for housing.

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Memo

Statutory/Other Authority: HB 2003 (2019) & Section 1, chapter 47, Oregon Laws 2018

Statutes/Other Implemented: HB 2003 (2019) & Section 1, chapter 47, Oregon Laws 2018

History:

[OHCS 2-2020, amend filed 01/27/2020, effective 01/27/2020](#)

[OHCS 18-2018, adopt filed 10/25/2018, effective 10/25/2018](#)

813-112-0020

Designation and Reporting

No later than the March 1 of each year, OHCS must:

(1) Gather the most current data available from the United States Census Bureau, or any other source OHCS considers at least as reliable, to determine the percentage of severely rent burdened households for each Oregon city with populations greater than 10,000; and

(2) Provide a report of the data described in subsection (1) to each applicable city's governing body.

Statutory/Other Authority: HB 2003 (2019) & Section 1, chapter 47, Oregon Laws 2018

Statutes/Other Implemented: HB 2003 (2019) & Section 1, chapter 47, Oregon Laws 2018

History:

[OHCS 2-2020, amend filed 01/27/2020, effective 01/27/2020](#)

[OHCS 18-2018, adopt filed 10/25/2018, effective 10/25/2018](#)

813-112-0030

Public Meeting

Planning Department

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Memo

(1) The governing body of each applicable city identified by OHCS, as determined by the data and analysis described in OAR 813-112-0020, must conduct at least one public meeting no later than December 31 of the year in which OHCS provided the qualifying data. The purpose of such public meeting shall be to discuss:

- (a) The causes and consequences of severe rent burdens within the city;
- (b) The barriers to reducing rent burdens; and
- (c) Possible solutions to reduce the number of severely rent burdened households within the city.

(2) In order to conduct the public meetings as identified in subsection (1) above, each governing body must:

(a) Act in accordance with Oregon's public meeting laws (ORS 192.610 through 192.690).

(b) Provide notice of the public meeting in accordance with ORS 192.640 and to at least the city's local housing providers; local service providers; and households experiencing severe rent burden, or their representatives, including the city's local Public Housing Authority (defined in ORS 456.005), Community Action Agency (described in OAR 813-230-0000), and nonprofit housing and service providers.

(c) Submit the public meeting agenda, together with a list of attendees and their affiliation and geographic location within the city, to the Public Affairs Division of OHCS by February 1 of the following year.

Statutory/Other Authority: HB 2003 (2019) & Section 1, chapter 47, Oregon Laws 2018

Statutes/Other Implemented: HB 2003 (2019), Section 1, chapter 47, Oregon Laws 2018, ORS 192.610 - 192.690, ORS 456.005 & OAR

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Memo

813-230-0000

History:

[OHCS 2-2020, amend filed 01/27/2020, effective 01/27/2020](#)

[OHCS 18-2018, adopt filed 10/25/2018, effective 10/25/2018](#)

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Memo

DATE: July 27, 2023
TO: Housing and Human Services Advisory Committee
FROM: Linda Reid, Housing Program Manager
DEPT: Planning
RE: Housing Related 2023 Legislation

Attached is a breakdown of the Housing related bills that were enacted in the 2023 legislative session. This summary is taken from the 1000 Friends of Oregon website.

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2023 Legislative Update

Housing

HB 2001 'Housing for All' **PASSED**

What it does: This bill establishes the Oregon Housing Needs Analysis (**OHNA**) framework and ensures that Oregon cities and the state enact a full set of land use tools, related investments, and other strategies to support building housing for all, in every neighborhood. (*The OHNA was initially outlined under [HB 2889](#), which is now a technical clean-up bill.*)

Why it matters: OHNA updates the way the state and cities plan for, invest in, and ensure housing production, so that every Oregonian has the opportunity for an affordable housing choice in every community in keeping with Oregon land use Goal 10, Housing. The bill is also intended to take pressure off of lands that produce food and fiber and provide clean air, water, and natural habitat.

HB 2984 'Reuse Commercial Buildings for Workforce Housing'

PASSED

What it does: This bill will allow, within urban growth boundaries (**UGBs**), the conversion of buildings from commercial use to housing without a zone change or conditional-use permit. It prohibits local governments from requiring *more* parking and limits collection of system development charges.

Why it matters: This bill will enable the reuse of buildings that are well-located and soundly built, but for which there may no longer be viable commercial use, especially after pandemic-related changes to how and where people shop and work. These structures can still provide needed housing in existing communities while preserving existing buildings.

HB 3151 'Manufactured Dwellings and Parks' PASSED

What it does: This bill offers financial protections and incentives to tenants in manufactured home parks, expands the definition of affordable housing to include manufactured home parks, and expands the state's loan authority to include constructing new parks (not just acquisition of existing parks).

Why it matters: This bill continues and expands Oregon's commitment to one of the most affordable home ownership opportunities for Oregonians, and one that can be developed fairly quickly: manufactured housing parks.

HB 3197 'Clear and Objective Residential Development' PASSED

What it does: [HB 3197](#) clarifies that clear and objective standards for residential development apply only inside urban growth boundaries (UGBs).

Why it matters: Residential development is planned to occur within cities' UGBs; further enabling residential development outside of UGBs does not make sense where the land is zoned mostly for farming, forestry, and natural resources. These areas are not residential zones. Instead, this is where housing is minimized, so as to support, and not conflict with, farming and forestry and

not interfere with streams, habitat, wetlands, and other natural resource areas. In these areas, statutes and rules have properly given local governments discretion to weigh factors and consider conditions in deciding whether a residential use will adversely interfere with these resource uses.

HB 3309 'Housing Accessibility' PASSED

What it does: This bill requires the Housing and Community Services Department to assess the amount of housing it funds that includes accessibility features, estimate the amount of unmet accessible units in the state, review rules and building code standards that are applicable to accessible units, and file a report with the legislature in September 2024 with its findings and any recommendations.

Why it matters: This bill aims to increase the overall supply of accessible housing units in Oregon.

HB 3395 'Housing Package' PASSED

What it does: [HB 3395](#) contains many housing proposals including:

- Makes it easier to use commercially zoned land inside urban growth boundaries (UGBs) for affordable housing.
- Requires all cities with populations over 2,500 to allow duplexes on all single-family lots in residential zones.
- Makes it easier to site emergency housing shelters inside UGBs.
- Allows residential developments of four or more attached units that share a common kitchen on residentially zoned lands.

- Directs grants for community housing supporting agricultural employees.
- Provides funding to local governments to support housing development efforts.

Why it matters: These provisions make it easier to develop a range of housing for all, including people with moderate and lower incomes, in all communities.

SB 406 'Housing for All' PASSED

What it does: [SB 406](#) adds the cities and certain unincorporated communities in Tillamook County to the list of cities around the state that must comply with the middle housing provisions of 2019's [HB 2001](#) (*not to be confused with this year's housing bill with the same number*). That previous legislation was directed at cities with more than 10,000 people, of which there are none in Tillamook County.

Why it matters: With this bill, the seven incorporated cities and the named unincorporated communities in Tillamook County will have to allow middle housing in all their residential zones, and they will also be potentially eligible for funding and planning assistance from DLCD. Tillamook County and its cities have voluntarily chosen to participate in this program, to provide more diverse and affordable housing options for residents and workers.

Natural & Working Lands, Food Systems, and Rural Climate Solutions

HB 3409 'Climate Resilience Package' **PASSED**

What it does: This package of bills uses an initial state investment of approximately \$90 million in order to leverage roughly \$1 billion in federal funds.

- **Resilient, Efficient Buildings Policy Package** ([SB 868](#), [869](#), [870](#), [871](#)) - Leverages federal funding to improve efficiency of homes and buildings; supports healthy, affordable, resilient communities and family-wage job creation across Oregon.
- **Community Resilience Hubs** ([HB 2990](#)) - Funds community resilience hubs and networks across the state to coordinate and provide access to resources and services for vulnerable populations during disasters.
- **Natural Climate Solutions** ([SB 530](#)) - Supports cost-sharing to leverage tens of millions in federal investments for Oregon forestland owners, farmers, and ranchers to implement climate-smart land management practices, increasing carbon sequestration and improving the resilience of Oregon communities and natural resource economies.
- **Oregon Climate Council Modernization** ([SB 522](#)) - Provides long-overdue staffing and representation on the Oregon Global Warming Commission.
- **Medium and Heavy Duty Electric Vehicle Rebate Program** ([HB 2714](#)) - Creates a DEQ program that can compete for \$1 billion in federal IRA funding for medium- and heavy-duty zero emission vehicle rebates.
- **Trees Restoring Economic and Environmental Stability Act** ([HB 3016](#)) - Creates a Community Green Infrastructure Grant Program at DLCDC to