



CITY OF ASHLAND

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

(CAPER)

Program year 2020

(July 1, 2020 – June 30, 2021)

Date of Report August 12, 2021

Prepared for:

The U.S. Department of Housing and Urban Development

By:

The City of Ashland

Department of Community Development

Planning Division

Ashland, Oregon

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

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

The purpose of the Consolidated Plan is to outline a strategy for the City to follow in using CDBG funding to achieve the goals of the CDBG program, *“to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.”* This Consolidated Annual Performance and Evaluation Report (CAPER) Addresses the goals identified in the 2020-2024 Consolidated Plan which was approved in April of 2015.

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

This document provides a review and evaluation of the City of Ashland’s progress toward meeting the annual goals and outcomes as outlined in the Action Plan for the Program Year 2020-2021 as well as the larger five year goals of the 2020-2024 Consolidated Plan. The regular CDBG Program Year begins July 1st and ends on June 30th, this report will summarize the City’s accomplishments for that time period.

In March and September of 2020, the City was awarded additional allocations of CDBG funding to prepare, prevent and respond to issues related to the Corona Virus pandemic. This funding, called CDBG-CV funding, was allocated to several activities to address issues arising from the Corona Virus pandemic. Some of those activities are currently underway. Consequently, this document will also summarize the City’s accomplishments with regard to those activities funded with CDBG-CV funds which have been completed, or those activities that are currently underway to the date of the drafting of this document. Further reporting on the outcomes related to any current and future activities will thereafter be detailed in the 2021 CAPER.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward

meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Create and Maintain Affordable Housing Units/Units	Affordable Housing Homeless Non-Homeless Special Needs		Rental units constructed	Household Housing Unit	15	0	0.00%
Create and Maintain Affordable Housing Units/Units	Affordable Housing Homeless Non-Homeless Special Needs		Homeowner Housing Added	Household Housing Unit	0	0	
Create and Maintain Affordable Housing Units/Units	Affordable Housing Homeless Non-Homeless Special Needs		Homeowner Housing Rehabilitated	Household Housing Unit	15	0	60.00%
Create and Maintain Affordable Housing Units/Units	Affordable Housing Homeless Non-Homeless Special Needs		Other	Other	15	0	0.00%
Improve safety and access in neighborhoods and are	Community Development/Public Facilities Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	
Improve safety and access in neighborhoods and are	Community Development/Public Facilities Improvements		Other	Other	15	0	6,540.00%

Improve Transportation Options for low-income and	Homeless Non-Homeless Special Needs Public Facilities Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%
Support Economic Development activities that assis	Homeless Non-Homeless Special Needs	CDBG: \$10950	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	
Support Economic Development activities that assis	Homeless Non-Homeless Special Needs	CDBG: \$10950	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	0	
Support Economic Development activities that assis	Homeless Non-Homeless Special Needs	CDBG: \$10950	Other	Other	5	0	0.00%
Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$18000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	
Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$18000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0.00%

Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$18000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	0	0.00%
Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$18000	Rental units rehabilitated	Household Housing Unit	0	0	
Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$18000	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$15834	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Persons Assisted	50	0	
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$15834	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	97.00%
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$15834	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	0	36.00%
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$15834	Homeless Person Overnight Shelter	Persons Assisted	50	0	

Support Services for Homelessness outreach, preven	Homeless	CDBG: \$15834	Homelessness Prevention	Persons Assisted	50	0	
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In April of 2020, the City of Ashland adopted the Five-Year Consolidated Plan (2020-2024). Five Goals are identified in the Five-Year Consolidated Plan. The goals are not ranked in order of importance, however some have a higher priority than others.

The assessment provided in this CAPER covers the 2020 Program year (July 1, 2020-June 30, 2021).

For the 2020 Program year the City continued to support several activities which had been supported in previous years, while support. These activities continue to provide supportive services to some of the most vulnerable populations in the City while also meeting several goals of the 2020-2024 Consolidated Plan.

Affordable and Workforce Housing

In the five year strategic plan the City identified several numerical goals for the creation, preservation, and maintenance of new and existing housing units to be occupied by low income households. Since the adoption of the Five Year Consolidated Plan the City did not add any new regulated affordable housing units targeted to low-income populations and deed restricted for long term affordability through the City’s program. In Program Year 2020 the City did not add any new deed restricted affordable ownership units either. The City did award funds to an affordable housing trust funds to a project to fund the predevelopment costs of developing a five unit affordable ownership project, however due to organizational capacity, that project was unable to move forward and the award was returned. However, both the 30 unit Columbia Care Rogue Ridge project and the 60 unit Housing Authority of Jackson County Snowberry Brook II project are currently under construction, with the later near to completion. Neither of the projects utilized CDBG funding, however, they both received a waiver of System Development Charges from the City and Columbia Care also utilized City Affordable Housing Trust funds to acquire the property.

Homeless, At-Risk and Special Needs Populations:

The five year strategic plan identifies four specific activities to assist homeless, special needs, and senior

populations. In program year 2020 the City continued to make progress on these goals for homeless, at-risk and special needs populations. In 2020 the City funded two projects that serve homeless and populations at-risk of homeless; Maslow Project which served 249 homeless and at-risk youth and their families with a variety of services ranging from resource referrals to ongoing case-management and temporary emergency housing, Options for Helping Residents of Ashland's emergency rent and utility assistance program. The City also awarded funds to OHRA to continue operation of the shower trailer which provided 397 individuals with showers over a seven month period. Finally, the City also provided funding in the 2020 program year to Ashland Food Angels to complete repairs to a food sorting and storage facility which provides food to a variety of organizations to benefit over 1,000 low-income and homeless populations with fresh and perishable food items.

Economic and Community Development:

During program year 2020, the City did not undertake any economic development activities. However, in the 2019 program year the City utilized some previously unallocated funding to provide Options for Helping Residents of Ashland with a small grant to hire a micro-enterprise business to provide cleaning services to reopen the laundry shower trailer during the pandemic.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	778
Black or African American	9
Asian	2
American Indian or American Native	3
Native Hawaiian or Other Pacific Islander	2
Other-Multi-Racial	36
Total	830
Hispanic	74
Not Hispanic	756

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

While the racial make up of those assisted with CDBG funds in the 2020 Program Year is predominantly white, the demographics of the populations assisted is reflective of the population as a whole. 2014 American Community Survey Data shows that 90% of the total population of Ashland identifies as white and 95.7% of the population identifies as not Hispanic or Latino. However, it is worth noting that the activities that serve homeless populations report serving the highest numbers of diverse populations showing that minority populations are overrepresented within homeless populations.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$176,899	\$100,673
Other	public - federal	\$293,820	\$143,173

Table 3 - Resources Made Available

Narrative

The City of Ashland is a relatively small community both in population and incorporated area. Ashland is 4.4 miles long and 1.7 miles wide and comprises seven census tracts and 20 block groups. Of those 20 block groups 8 qualify as Low- to Moderate- Income area benefit block groups. There are no areas that fall under HUD's definition of racial or minority concentrations within the City. The 2014 American Community Survey estimated that 90% of Ashland's population was White alone, down from 92% in 2000. The City of Ashland does not have any designated Revitalization Neighborhoods nor does the City have any areas that qualify as being affected by slum or blight conditions. Consequently, the city did not target any CDBG funds to a designated area.

The City utilizes a declining amount of CDBG funding to work toward meeting the goals identified in the five year strategic plan. The City also utilizes some general fund money to address the needs identified in the five year strategic plan, however, the City does not require reporting from all agencies receiving funding on the use of those funds, consequently the City will not report on those outcomes within the numerical goals listed.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
None			None

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Applicants who applied for CDBG funding identified over \$250,000 in matching funds from federal, state, local, and private sources. For the 2020 program year the City awarded \$32,107 in grant funding in the regular cycle and another \$318,000 since the beginning of the pandemic to address issues relating to the prevention, preparation and response to issues arising from the pandemic. While the City itself did not use CDBG funds to leverage other public and private resources, local non-profits have reported the CDBG funds to be essential in obtaining private donations and other public and private grants.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	25	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	25	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	15	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	15	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The city has a difficult time meeting housing related goals for a few different reasons. Chief among them is that the City's allocation of CDBG funds is too limited to induce most housing providers to take on a housing project in Ashland. The high cost of land and properties in Ashland relative to other city's in the Rogue Valley requires more incentive to level the playing field. Similarly, there is a relative scarcity of multi-family zoned, flat, readily developable land within the City which can make it more expensive and more difficult for affordable housing developers to site projects in Ashland. Lastly, like many communities, issues of NIMBY-ism can cause costly delays and potentially derail an affordable housing project in a small community such as Ashland. In 2018 the City participated in a regional

planning process to look at strategies to meet housing demand across the valley. The plan identified several barriers to the development of multi-family rental housing within the Ashland market. These barriers are detailed below.

- Median Home prices and rents in Ashland are higher than surrounding areas
- New development must capture premium rents or sales prices to be financially viable given current construction costs and high land prices.
- Narrow niche markets such as medium-term (e.g. 3- to 6-month) rentals and housing aimed at university students are among the only segments that can currently sustain high enough rents to cover the costs of new development.
- Securing financing for apartment projects in small markets like Ashland is a challenge. Few local real estate investors have enough capital to buy an apartment building (vs. a single condominium or town home unit), and outside investors rarely show interest in small markets.
- Condominium conversions can displace tenants, but for an apartment property in financial distress, converting to condominiums allows the owner to sell some units and potentially refinance the remainder.

Discuss how these outcomes will impact future annual action plans.

These issues cause significant problems in the City’s ability to meet the outcomes identified in the five year consolidated plan. These issues have in the past and will continue to hinder the City’s ability to meet the affordable housing goals that are the highest priority need in the future.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	830	0
Low-income	8	0
Moderate-income	0	0
Total	830	0

Table 7 – Number of Households Served

Narrative Information

All of the activities funded in Program Year 2020 provided services to those with the lowest incomes, primarily homeless populations. Homeless populations are considered by HUD to be a presumed benefit population, meaning that they qualify for services without requiring an income test. All of those benefiting from CDBG funding in 2020 are presumed benefit and are therefore considered extremely low income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City has done a good job of meeting the specific objectives for reducing homelessness identified in the five year consolidated plan. Mostly because the City received additional allocations of CDBG funding to address issues related to the Coronavirus and the State made additional funding available to address issues of homelessness and victims of wildfires. These additional allocations allowed the City to support several endeavors undertaken by local non-profit service providers in addressing the most urgent needs to prevent and prepare for issues created by the pandemic. The City is fortunate to have several providers in the region who partner effectively around the issues of homelessness. Similarly, the City continues its strong commitment to involvement in the Jackson County Homeless Task Force the Jackson County Continuum of Care Board, of which the City's leadership is represented. In 2020 Options for Helping Residents of Ashland was the first organization in the State to be awarded Project Turnkey funding to purchase an existing hotel to be used as a homeless shelter. This funding has provided an invaluable resource to the community and will allow OHRA to run a year round homeless shelter, something Ashland has never had.

Program year 2020 would have been the twelfth year that the HTF organized a Project Community Connect Event. However, due to the coronavirus pandemic the Project Community Connect event was not held.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Ashland was fortunate enough to have been the recipient of funding from the State Emergency Solutions Grant fund to open and additional shelter to house up to 49 people in both congregate and non-congregate shelter. Ashland is also the home of the first Project Turnkey funded shelter, which, when fully operational should be able to house up to 74 individuals. The City continues to support the non-profits running the shelters as well as to provide funding through the City Social Service grant program to support the work of non-profits providing other supports to homeless and at risk populations. The City continues to coordinate regionally to alleviate issues of homelessness through the Jackson County Continuum of Care and to develop needed housing types from emergency shelter to permanent housing, to ensure that there is a full continuum of housing throughout the Rogue Valley.

CoC Awards FY 2020	\$258,626
Community Works TLP Renewal	\$13,309
Access-HMIS	\$9,000
Access-Planning Project	\$15,472
Access-Woodrow Pines Renewal	\$13,663
Community Works-DV Bonus	\$51,344
OHRA-Housing Match Program	\$47,722
RVCOG-Home At Last Renewal	\$51,396
Rogue Retreat-Transitional Housing Program	\$56,720

Table 8 - CoC Awards FY 2020

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City directs over \$100,000 in general fund dollars to safety net services each year. Awards to selected service providers are made on a two year cycle, with recipients receiving the full award amount on July 1st, of each year. Therefore the award indicated in table 2 below is an annual allocation and the recipient ultimately receives twice the amount listed. Several homeless service providers, low income health care, and essential continuum of care services are funded each year. In the 2020 program year the Social Service Grants awarded totaled \$134,00. Given the relatively small size of the award requests, the use of the City’s General Fund grant awards enables these non-profits to direct the award to services with a minimal amount of grant administration costs. The City has not directed funds specifically toward addressing the needs of persons with special needs that may require supportive housing (such as persons with HIV/AIDs) preferring instead to target funding and staff time to serving the needs of all populations experiencing or at risk of homelessness. If an affordable housing provider applied for CDBG funds to support the development of permanent supportive or transitional housing for those experiencing homelessness, at risk of homelessness, or living with a disease that necessitated supportive housing that application would meet several of the City’s priority goals for CDBG. The Jackson County Continuum of Care received renewal awards totaling \$258,626 for all of the programs funded in the prior program year as well as an additional bonus project. For complete CoC grant award details see table 8 above. The City has, for a number of years, supported two organizations that do extensive outreach to unsheltered persons. Both Maslow Project and St. Vincent De Paul’s home visitation program do extensive outreach to homeless and at risk residents. In recent years the City has also supported Options for Helping Residents of Ashland which provides several services to remove barriers to housing and employment and provide emergency shelter in the coldest months of the year.

OHRA	26,500
SVDP	25,500

CNPLS	4,000
ARC	4,000
AFA	12,000
RVCOG-Meals on Wheels	8,000
CVN-RSVP	2,000
CW-Dunn House	6,500
CW-Helpline	4,500
CW-SAVS	1,000
RV Mentoring	2,000
Maslow	8,500
La Clinica	5,000
JC-SART	4,500
SOJWJ	13,000

Table 9 - City of Ashland Social Service Grants 2020-2021

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

As mentioned previously in the document the City awarded funds to Options for Helping Residents of Ashland (OHRA) and the Maslow project, both activities work with homeless and at-risk populations to stabilize and improve their situations. OHRA primarily assists homeless and those at risk of homelessness to obtain and maintain housing through providing emergency shelter to stabilize the household and case management services to remove barriers to obtaining and maintaining housing. These activities can contribute to a reduction of the number of people living in poverty. Similarly, Maslow Project provides resources, referrals, and case management for homeless and at-risk populations, along with other services which are also not captured in the CDBG reporting data. The City also awards funding (though not always CDBG funding) several other organizations which coordinate several resources to alleviate the issues of homelessness. The Jackson County Homeless Task Force and Continuum of Care members (which includes representation from Ashland) works with publicly funded institutions and systems of care to coordinate around discharge planning. Lastly, the Ashland Community Resource Center, which is supported in part by City of Ashland social service grant funds assists homeless and at risk populations in a variety of ways, including employment and housing and shelter supports, life skills and case management supports, laundry and shower services as well as general resource referral.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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

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

N/A

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City continues to consider the potential impacts to affordable housing that changes in the Ashland Land Use Ordinance (ALUO) may have, as well as to look at ways that the City can promote affordable housing and other needed housing types. Similarly, the City staff worked with EcoNorthwest on a grant funded update the Housing Needs Analysis, now called the Housing Capacity Analysis which identified action steps and policy recommendations that support the development of affordable and needed housing types. Activities to enact some of the recommendations that were identified through that process will be moving forward in the next couple of years.

Similarly, the City completed an update of the Ordinance which governs the City's Affordable housing program. The primary goals of the update were to make the program more administratively efficient and effective for City staff and for the parties that are impacted by its policies and regulations. Mainly, homeowners, homebuyers, developers, real estate professionals and appraisers. City staff also utilized the update as a way to address housecleaning on land use code related to the affordable housing program, as well as to remove barriers to achieving the mission of the program; the development of needed housing types.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

No specific actions were taken during 2020 that are not identified elsewhere in the Consolidated Annual Performance and Evaluation Report. The City's continued involvement in the Jackson County Homeless Task Force and the Continuum of Care is instrumental in assessing the needs and resources of homeless populations. The City's continued support for local providers of services to low income, at risk, disabled, homeless, and elderly populations through the Social Service grant program funded out of the City's general fund helps to offset the lack of resources and helps to support local providers of services to those populations.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

No projects were funded in 2020 that had issues of lead based paint or that required any testing or remediation.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Housing and Community Development Act of 1992 requires communities to include in their Consolidated Plan a description of an anti-poverty strategy. The City of Ashland has limited resources

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

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

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

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

City of Ashland Staff provides support to the City of Ashland Housing and Human Services Commission including a Housing Program Specialist, which helps provide institutional structure as well as to examine and implement opportunities for intergovernmental cooperation. City staff also works with regional partners to maintain and promote further regional coordination and partnership in housing and community development related activities. Ashland continues to work with the Jackson County Continuum of Care's Homeless Task force to address the development of affordable housing and resources for homeless and at risk populations at a regional level.

Actions taken to enhance coordination between public and private housing and social service

agencies. 91.220(k); 91.320(j)

As mentioned the City of Ashland works with several non-profit affordable housing providers and non-profit service providers to facilitate the development of needed housing types and services. The City continues to look for opportunities to work with for profit and non-profit housing developers to increase the City's supply of affordable rental and ownership housing. The City of Ashland Housing and Human Services Commission continue to explore opportunities to promote and protect the City's affordable housing stock and to expand that stock if possible.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City had an Analysis of Impediments to fair house choice drafted in 2009. Based on the recommendations in that document the City undertook numerous activities to address the public sector and private sector impediments identified. Some examples of activities that the City has undertaken include; trainings to targeted groups, fair housing testing, support of a local staff person to conduct trainings and promote fair housing throughout Jackson County, financial sponsorship and staff support for education and outreach events and lastly, policy review and amendment to include expanded fair housing language. Most recently the City sponsored a fair housing training for emergency shelter providers and provided fair housing training to City Commissioners. The City also provides ongoing support for the Fair Housing Council of Oregon's fair housing hotline, and regularly engages with that organization around trainings and events. In 2020 the City of Ashland Adopted an update of the 2009 Analysis of Impediments to Fair Housing Choice. The updates includes action steps and a schedule for implementation over the 5 year Consolidated Plan period. The City will continue to look for ways to address identified impediments and detail those actions in subsequent reports.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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

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

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

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

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The availability of the Consolidated Annual Performance and Evaluation Report (CAPER) for the use of 2020 CDBG funds was advertised in the September 17, 2021 edition of the Ashland Daily Tidings and was posted on the City of Ashland web site from for public comment. Additionally the Housing and Human Services Commission reviewed the CAPER at their September 23, 2021 regular meeting and held a public hearing to obtain comments. The 2020 CAPER document remains archived on the City website.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

N/A

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

N/A

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.