

# Executive Summary

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

### 1. Introduction

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

#### Housing

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

#### Economy

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

#### Social and Human Services

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

### 2. Summarize the objectives and outcomes identified in the Plan

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

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The City of Ashland is an Entitlement Community for Community Development Block Grant Funds. The city anticipates an annual allocation of \$185,899 in Community Development Block Grant funds for Program Year 2022 (July 1, 2022-June 30, 2023) by the Department of Housing and Urban Development (HUD).

This document, the CDBG Action Plan for Program Year 2022, describes the project(s) that the City will undertake and the manner in which the project(s) are consistent with the priorities of the Five-Year Consolidated Plan. Within this document is a table summarizing the projects to be funded by CDBG dollars in Program Year 2022 (page 16).

The City Council has identified that a total of \$153,266 in grant funds in the 2022 grant year is to be awarded to two projects: \$128,266 to Options for Helping Residents of Ashland for to assist in the conversion of an existing hotel to be used as an emergency shelter and the new home of the resource center to serve homeless and at-risk populations, and \$25,000 to Maslow Project for outreach and case management for homeless youth enrolled in the Ashland School District.

### **3. Evaluation of past performance**

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

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

Most recently, due to added funding to address the needs of homeless populations due to the Coronavirus pandemic, several resources to house homeless populations have been newly established. The City has worked with the Unitarian Universalist Fellowship and Options for Helping

Residents of Ashland to establish a pilot project of housing homeless populations in three pallet structures on Church property. The City has also received an Emergency Solutions Grant (ESG) award from the State of Oregon to open a temporary urban shelter, utilizing pallet shelter structures and a congregate shelter building with separate rooms for families with children, in partnership with Rogue Retreat. And lastly, Options for Homeless Residents of Ashland has received a Project Turnkey Grant to purchase a hotel to turn into a non-congregate Emergency Shelter and resource center for homeless populations. The City is providing funding from both program years 2021, 2022 and from prior year's carried over funding to assist OHRA in completing work to transition the hotel into an emergency shelter and resource center. In the prior year the City also directed general fund and social service grant money in support of emergency shelter to assist homeless and transitioning families and individuals and wildfire victims with needed resources including housing, utility assistance, food, and employment resources. If the City is able to maintain outcomes from previous years' services, and with the added resource now available, the city will be on track to meeting many of the outcomes proposed in the 2020-2024 Consolidated plan.

A detailed breakdown of program outcomes will be provided in the 2021 CAPER.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

A Public hearing was held on March 24, 2022 to consider comments on the potential uses of the 2022 CDBG allocation. Additionally, at that meeting the Ashland Housing and Human Services Commission reviewed the applications submitted for CDBG grant awards. After opening a hearing to solicit comments about how the City should apply the CDBG funds (no public testimony was provided), the Housing and Human Services Commission forwarded an award recommendation to the City Council. The City Council held a public hearing on April 19, 2022, at which time the Council selected award recipients. No public testimony was provided at the City Council public hearing.

The Housing and Human Services Commission held a public hearing on May 26, 2022 to elicit comments on the Action Plan. The public comment period on the 2022 one-year Action Plan began on May 22, 2022 and will run through June 24, 2022.

All meetings are noticed in the *Ashland Daily Tidings*, and posted on the City of Ashland website. The availability of the draft plan was also posted on the City of Ashland web page on May 22, 2022 and an Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

A legal notice notifying the public of the availability of the draft Action Plan and the comment period was published on May 22, 2022 in *The Medford Mail Tribune*.

#### **5. Summary of public comments**

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

A public comment period for the 2022 Action plan began on May 22, 2022 and will run through June 24, 2022. The plan availability was published in a legal notice in the Medford Mail Tribune on May 22th. Information about the funding allocations was posted on the City's website on May 22, 2022. As of May 26, 2022 no comments have been received.

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

Not Applicable

**7. Summary**

Not Applicable

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

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

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

Agency Role	Name	Department/Agency

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

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

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

The City of Ashland established a Housing and Human Services Commission in October 2013. The Housing and Human Services Commission was established to address issues relating to housing accessibility and affordability and the resource needs of vulnerable citizens within the City. Serving in an advisory capacity to the City Council on housing and human services related issues, the Housing and Human Services Commission is charged with the review and recommendation on all CDBG related activities undertaken by the City. The Housing Program Specialist is the staff liaison to the Housing and Human Services Commission and works closely with that body in disseminating information regarding fair housing and the needs of the community with regard to housing and services. Similarly, staff and the Commissioners act as a conduit between the residents and the city government allowing for public input and participation on issues of affordable housing, social service needs and the CDBG program. Housing Program staff serves as a member of the Jackson County Homeless Task Force which facilitates coordination across agencies promoting communication and regional planning. The Homeless Task Force has representation from several sectors including; private entities, non-profit agencies, government agencies, providers of mental health and addiction services, as well as providers of homeless services.

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

The City of Ashland has a representative that is a member of the Continuum of Care (CoC) Board. The CoC board is undertaking several activities to address the needs of homeless persons throughout Jackson County, including addressing the need for emergency shelter and other resources through support for creating a Navigation Center in Medford, as well as creating resources for peoples experiencing mental illness through the establishment of a Cahoots model for crisis mental health intervention. The City is working in partnership with the CoC board to address identified needs. Similarly, the City’s Housing Program Specialist continues to be active with the Jackson County Homeless Task Force, which coordinates the efforts of city and county governments, social service agencies, federal agencies, non-profit organizations, and individuals with lived experience, to address affordable housing and homeless issues on a regional level. The City’s Housing Program Specialist also regularly attends the quarterly Continuum of Care board meetings.

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

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

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF JACKSON COUNTY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Requested feedback on potential uses of CDBG funding and consulted through the CoC Homeless Task Force
2	<b>Agency/Group/Organization</b>	ACCESS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Access is the local community Action Agency for Jackson County and the and the lead agency for the Jackson County Continuum of Care. The City communicates regularly with access regarding CDBG funding as well as homeless issues. Requested feedback on the use of CDBG funds and consulted through the CoC Homeless Task Force.
3	<b>Agency/Group/Organization</b>	Jackson County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Requested feedback on the use of CDBG funds

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Access	The goals of the City's Consolidated Plan for the use of CDBG funds aligns with the 10 year plan to end homelessness. City staff and elected and appointed officials maintain constant communications with CoC staff to monitor changing needs and to work toward addressing those needs through regional cooperation.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

A virtual Public hearing was held on March 24, 2022 to consider comments on the potential uses of the 2022 CDBG allocation. Additionally, at that meeting the Ashland Housing and Human Services Commission reviewed the applications submitted for CDBG grant awards. After opening a hearing to solicit comments about how the City should apply the CDBG funds (no public testimony and one public comment via email was provided), the Housing and Human Services Commission forwarded an award recommendation to the City Council. The City Council held a public hearing on April 19, 2022, at which time the Council selected award recipients.

The Housing and Human Services Commission will hold a public hearing on May 26, 2022 to solicit comments on the 2022 Annual Action Plan. The public comment period on the 2022 one-year Action Plan began on May 22, 2022 and will run through June 24th.

All meetings are noticed in the *Medford Mail Tribune*, and posted on the City of Ashland website. The availability of the draft plan was also posted on the City of Ashland web page on May 22, 2022 and an Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

A legal notice notifying the public of the availability of the draft Action Plan and the comment period was published on May 22, 2022 *The Medford Mail Tribune*.

As of May 26, 2022, No comments have been received.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	one person in three people in attendance	None	Not Applicable	<a href="https://www.ashland.or.us/SIB/files/2022_03_24_HHSC_draft_Minutes(2).pdf">https://www.ashland.or.us/SIB/files/2022_03_24_HHSC_draft_Minutes(2).pdf</a>
2	Public Meeting	Non-targeted/broad community	Several people in attendance, but not necessarily to speak on the CDBG program items.	None-specific to the CDBG program	Not applicable	<a href="https://www.ashland.or.us/files/041922_CC_Agenda_FINAL.pdf">https://www.ashland.or.us/files/041922_CC_Agenda_FINAL.pdf</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	185,899	0	0	185,899	557,697	

Table 5 - Expected Resources – Priority Table

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

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

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

**Discussion**

The City established an Affordable Housing Trust Fund (AHTF) in 2008 and over the years has dedicated a variety of revenue sources to the fund. In 2017, the City Council dedicated \$100,000 of revenues raised from the Marijuana tax to the fund. In January 2018 the City made Affordable Housing Trust Funds available through a Request for Proposals process. The AHTF RFP and the CDBG RFP were run concurrently as the AHTF was designed to complement the CDBG program and support those aspects of affordable housing development projects which could not be supported with CDBG funding. The City offered a total of \$366,000 in AHTF, one affordable housing project, a 30-unit affordable housing development proposed by Columbia Care, was awarded funding, and the project is currently moving forward and is expected to be completed in late 2022. In 2020 the City once again offered AHTF. Due to issues related to the pandemic, the City granted Affordable Housing Trust Funds to several projects; the majority of which addressed the need for non-congregate shelter for homeless populations and victims of the wildfires. A breakdown of funded activities can be found in the table below.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Goals	2020	2024	Homeless		Homeless Goals	CDBG: \$25,000	Public service activities for Low/Moderate Income Housing Benefit: 95 Households Assisted
2	Housing Goals	2020	2024	Affordable Housing		Homeless Goals		Homeless Person Overnight Shelter: 100 Persons Assisted

**Table 6 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Homeless Goals
	<b>Goal Description</b>	
<b>2</b>	<b>Goal Name</b>	Housing Goals
	<b>Goal Description</b>	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City received two applications for projects serving low and moderate income populations in 2022. Two of the projects are targeted to serving homeless households and households at risk of homelessness, as well as victims of the wildfires

### Projects

#	Project Name

Table 7 - Project Information

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

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

**AP-38 Project Summary**  
**Project Summary Information**

**AP-50 Geographic Distribution – 91.220(f)**

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

The City received two applications for projects serving low and moderate income populations in 2022. Two of the projects are targeted to serving homeless households and households at risk of homelessness, as well as victims of the wildfires

**Geographic Distribution**

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

Not Applicable

**Discussion**

Not Applicable

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City supported two activities that primarily serve homeless households and those at risk of homelessness. The total expected to be served from both funded activities is 198 which includes both households and individuals.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	198
Non-Homeless	0
Special-Needs	0
Total	198

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Both activities are being undertaken by organizations whose primary focus is working with homeless populations, however both organizations offer assistance and resources to those households who are precariously housed, or who may be at risk of losing their housing. The City also expects many more people to benefit from the co-location of the new resource center with the emergency shelter at the new OHRA Center, which will be supported with CDBG Capital funding. While many of those served annually at the resource center may not be homeless, they will certainly qualify as a presumed benefit population by seeking services at the resource center, for the purposes of this document, the estimated number of homeless households supported is the total of those served at the resource center (based on

prior years' numbers) and those who will also be utilizing the shelter at the OHRA center.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are no Public Housing Units within the City of Ashland

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

There are no Public Housing Units within the City of Ashland

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

There are no Public Housing Units within the City of Ashland

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

Not Applicable

### **Discussion**

Not Applicable

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

### **Introduction**

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

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

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

For Program Year 2022, the City has awarded capital improvement funds to Options for Helping Residents of Ashland, to assistance them to transition an existing hotel space into a year round emergency shelter and resource center. This new facility is called the OHRA Center. The Ashland Community Resource Center, which was relocated to the OHRA center in 2021, had been operating in various leased locations in Ashland since 2013. The city has also awarded funding to Maslow Project to provide wrap around services, case management and resources to homeless youth enrolled in the Ashland School District. Maslow Project staff undertakes outreach activities to homeless youth populations to better connect them with services.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The city continues to support regional service providers through the City of Ashland's general fund affordable Housing Trust Fund grant program and through participation in the Jackson County Continuum of Care. The City provides funding to organizations serving a variety of populations: funded organizations provide services to; homeless, at-risk, and special needs populations; as well as minority

populations, and victims of domestic violence. As mentioned previously, community volunteers and local faith based organizations organized and staff emergency shelters in churches and public buildings on a weekly basis and in times of extreme weather conditions for several years.

For Program Year 2022, the City has awarded capital improvement funds to Options for Helping Residents of Ashland, to assistance them to transition an existing hotel space into a year round emergency shelter and resource center. The shelter will have the ability to house more people than any seasonal shelter program yet offered with the City. Similarly, the resource center serves hundreds of people each year through a variety of programs in an effort to prevent homelessness.

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

Populations needing assistance not offered locally have the ability to access a variety of safety net services through Access, the regional provider of Community Action Programs including overseeing the County's allocation of rapid rehousing program funds. The Ashland Community Resource Center (ACRC) also assists in providing referrals to and meeting space for other social service providers located outside of the City. The city continues to partner with other governmental jurisdictions, agencies and organizations, in an effort to address homelessness and other special needs populations. The city continues to be an active member in the Homeless Task Force, a sub-group of the Jackson County Community Services Consortium, and Jackson County's Continuum of Care, to address the needs of the homeless on a regional scale, and make referrals to the appropriate agencies when necessary.

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

Each year the Jackson County Continuum of Care conducts a one-night homeless survey, through a coordinated effort of Task Force and Continuum members, emergency shelters, social service agencies, and organizations that provide support services to homeless and special needs populations. This annual survey allows jurisdictions and agencies to track the progress in addressing the issues of homelessness in the region as well as to recognize changing needs of the populations and gaps in services. The city expects to attain the goals as outlined in the goal summary of the 2021-2024 Consolidated Plan for

homeless and special needs populations through support of Maslow and OHRA's programs, through the use of City of Ashland general funds in the form of Social Service grants to area organizations offering services to at-risk, homeless, and special needs populations, through support of the Ashland Community Resource Center and through staff's work with the Homeless Task force and the Continuum of Care.

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

## **Discussion**

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

### **Introduction:**

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

A lack of affordable rental and ownership housing units.

A small inventory of multifamily housing.

Lack of investment in older housing stock.

Land and housing costs that drive low-income housing developers out of the market.

Limited capacity of local affordable housing developers.

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

Over the years the city has explored many strategies and taken several steps to reduce the barriers identified above. Some of these actions include allowing Accessory Residential Units without a land use process, removing barriers to the placement and inclusion of Manufactured Housing within Single Family zones, and evaluating further land use incentives to promote the development of affordable single family and multi-family development. These actions are further detailed in the 2021-2024 Consolidated Plan.

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

Analysis. The City also recently underwent a lengthy process with several opportunities for public and stakeholder input to update the City's affordable Housing program ordinance. The City is currently engaged in the process of developing a Housing Production Strategy, which identifies and prioritizes regulatory changes and other actions to incentivize the development of needed housing types identified through the Housing Capacity Analysis.

Education and Outreach is a significant role of the Housing and Human Services Commission and such activities often have the benefit of not just disseminating information, but collecting information as well. Such a dialogue within the City facilitates an awareness of the barriers to affordable housing and highlights mechanisms available to address such barriers. In the 2022 CDBG program year the Housing and Human Services Commission is undertaking several activities which could help to address some aspects of this goal, including participating in the Housing Production Strategy process and helping to identify actions to encourage the development of needed housing types. Any outcomes from these activities will be further expounded upon in the 2022 CAPER.

**Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

### **Actions planned to address obstacles to meeting underserved needs**

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

### **Actions planned to foster and maintain affordable housing**

As mentioned elsewhere the City recently adopted an updated Housing Capacity Analysis and is actively working to prioritize identified actions to encourage the development of needed housing types. These actions will require further exploration and policy changes, and will be brought forward for adoption over the next several years

### **Actions planned to reduce lead-based paint hazards**

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

### **Actions planned to reduce the number of poverty-level families**

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

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

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

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

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

### **Actions planned to develop institutional structure**

The City has no actions planned toward further developing institutional structure during program year 2022.

### **Actions planned to enhance coordination between public and private housing and social**

**service agencies**

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

**Discussion:**

# Program Specific Requirements

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

### Introduction:

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

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

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

#### Other CDBG Requirements

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

The City's has only funded projects in the 2022 program year which are serving either presumed benefit or limited clientele populations.