



**CITY OF
ASHLAND**

**DRAFT ACTION PLAN: ONE YEAR USE OF FUNDS
Program Year 2009
(July 1, 2009 – June 30, 2010)**

Prepared for:
The U.S. Department of Housing and Urban Development

By:
The City of Ashland
Department of Community Development
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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.

Executive Summary

The City of Ashland is an Entitlement community. The city anticipates an annual allocation of \$204,818 in Community Development Block Grant funds for Program Year 2009 (July 1, 2009-June 30, 2010) by the Department of Housing and Urban Development (HUD). Additionally in the coming program year the City will utilize \$1,512 in 2008 carry over funds that were unallocated.

This document, the CDBG Action Plan for Program Year 2009 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 2009 (page 3).

Following the recommendation of the Housing Commission, the City Council approved an award of \$165,367 to the Housing Authority of Jackson County (HAJC). The CDBG award will go toward public facilities improvements in support of an affordable housing development. The remainder of funds is to be applied to administration of the program (20% of annual award).

The table provided below shows the projects awarded CDBG funds in Program Year 2009:

CDBG Funded Projects for Program Year 2008

Project ID	Recipient Organization	Activity Name	Location	CDBG Funds	# Households or Persons Assisted Annually
2009-1 (Consolidated Plan Goal 14)	City of Ashland	CDBG Administration	city wide	\$42,547	city wide
2009-2 (Consolidated Plan Goals 1 & 7)	Housing Authority of Jackson County.	Snowberry Brook Public Facilities Improvements	Public Facilities improvements on Clay Street and interior streets located at 380 Clay Street	\$165,367	60 Low-income households

Citizen Participation

A Public hearing was held on March 27th 2009 to consider comments on the potential uses of the 2009 CDBG allocation. Additionally at that meeting the Ashland Housing 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 provided). The Housing Commission forwarded an award recommendation to the City Council. The City Council held a public hearing on April 7th 2009, at which time only the CDBG applicants testified during the public hearing and the Council selected an award recipient.

The Housing Commission held a public hearing on April 23rd to elicit comments on the draft Action Plan and provide recommendations for potential changes. The public comment period on the 2009 one year Action Plan began on April 15th and ran through May 15th.

No public testimony was received and the Housing Commission motioned to accept the 2009 CDBG Action Plan as presented.

All meetings were noticed in the Community Calendar and Legal Notices in *The Ashland Daily Tidings*, and posted on the City of Ashland website.

Testimony specific to the CDBG allocations was received and Minutes from the meeting are attached.

The availability of the draft plan was also posted on the City of Ashland web page on April 15th, 2009 and an Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

An advertisement notifying the public of the availability of the draft Action Plan and the comment period was published on April 15th 2009 in *The Ashland Daily Tidings*.

Sources of Funds

There are several available private and public funding sources to assist developers of affordable housing, area non-profit service providers, and organizations that assist at risk and low-income populations. This section provides an overview of the potential funding sources for projects or services provided to the aforementioned populations. Only the programs and resources most likely to be utilized by programs or organizations providing services to City of Ashland residents or that provide area wide benefit will be included in this narrative. The City of Ashland is an Entitlement Jurisdiction for Community Development Block Grant funds. Most other resources are provided on a competitive basis through state or federal programs.

1) Community Development Block Grant (CDBG) Program

CDBG funds are an entitlement received by the City of Ashland based on a formula related to populations and other parameters. The City expects to receive approximately \$204,818 in formula grant funds for fiscal year 2009. The eligible uses of these funds permit the city to provide direct funding for community development projects such as streets, sidewalks and other public infrastructure in low-income neighborhoods. The City of Ashland also awards funds to agencies and organizations that provide housing and related services to low to moderate income and special populations through a competitive process that requires a 10% match. Similarly CDBG funds often allow the grantees to leverage substantial resources from state and federal funding sources. The City of Ashland has instituted a 15% set aside for public service projects that benefit low to moderate income populations and homeless, at-risk and special needs populations.

Summary of Available CDBG Resources

Total Fiscal Year 2009-2010 resources available for allocation in this program year

Community Development Block Grant Fund	\$ 204,818
2008 Unallocated Carry-over Funds	\$ 1,512
CDBG Program Income (HAJC-Rehab loan repayments)	<u>\$ 43,978</u>
Total Funds Available	\$250,308

The funds identified above represent both federal and local CDBG resources available for allocation to eligible activities. The City intends that 100% of these funds will be invested in or support the delivery of activities that primarily benefit very low, low, and moderate income persons. This table does not reflect funding sources provided by federal, state, and local resources out side of the CDBG program which may be utilized in projects and services that help to meet goals identified in the City's five year Consolidated Plan. Program income derived from Housing Rehabilitation Loan repayments are only eligibly for use in further Housing Rehabilitation Loan projects. The amount of program income shown is a cumulative total comprised of pay-offs received since the close of fiscal year 1997, the year that the first Home Rehabilitation Loan program was awarded a City of Ashland CDBG grant. This amount is not solely reflective of repayments received or expected to be received in a single fiscal year.

2) Home Program

The City of Ashland is not currently a participating jurisdiction for HUD's HOME funds. Some local developers of affordable housing are eligible to apply to Oregon Housing and Community Services Department which allocates funds based on a statewide Consolidated Plan.

3) Low-Income Energy Assistance and Weatherization

ACCESS, Inc. serves as the CAP agency providing service to all of Jackson and most of Josephine County. ACCESS, Inc. receives U.S. Department of Energy funds which are distributed through Oregon Housing and Community Services. These funds are used to provide low-income households with help in paying their energy bills and weatherizing their homes. Furthermore, the City of Ashland owns and operates the Electric Utility; the City is in the unique position to assist very-low income households in meeting their energy needs, specifically during the winter months when energy costs and use are highest. To this end the City targets assistance to Low-income Ashland utility customers who need help to pay their heating bills over the course of each winter. Applicants must have an active electric utility account with the City and the Applicant's household income may not exceed 125% of the Federal Poverty Guidelines. The City of Ashland also offers a Senior and Disabled Discount on electric usage charges. Last year the cumulative total the city provided out of the general fund toward this program was \$96,425.75, serving 520 households.

4) Low-income Housing Tax Credit Program

The Federal Low-Income Housing Tax Credit Program assists both for-Profit and non-profit housing developers in financing affordable housing projects for low-income families and individuals. Some local developers of affordable housing are eligible to apply to Oregon Housing and Community Services Department which allocates funds based on a statewide Consolidated Plan. The City of Ashland has not

benefited from the use of these credits/funds in recent years but expects to see a tax credit project developed in the near future.

5) Exemptions from Local Property Taxes

Non-profits that provide services for low and moderate income persons are often eligible for exemptions from local property taxes. ACCESS, Inc. and the Housing Authority of Jackson County are two such entities.

6) Homeless Populations

Oregon Housing and Community Services receive federal and state resources to be used to support services for homeless populations. They include: Emergency Housing Account, Emergency Shelter grants, State Homeless Assistance Program, Shelter Plus Care, and Supplemental Assistance for Facilities to Assist Homeless. 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 Continuum of Care has been the 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, and there is no longer a local organization that provides services to homeless populations; however City of Ashland residents can access available services, programs and funds through ACCESS, Inc. the regional CAP agency that serves Jackson and Josephine Counties. Similarly, many non-profit agency's 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.

7) Public Housing Assistance-Section 8 Housing Choice Voucher Program

The Housing Authority of Jackson County is the local provider of HUD funded housing programs such as the Housing Choice Voucher program and the Public Housing program. The Housing Authority also operates a Family Self sufficiency program for families receiving federal housing assistance as well as an Individual Development Account program. Currently the Housing Authority receives approximately 1390 Housing Choice Vouchers for all of Jackson County. Just over 100 of those vouchers are provided to City of Ashland residents.

8) USDA Rural Development Mutual Self Help Home Loans/SHOP

The Department of Agriculture's Rural Development offers several loan options to assist low to moderate income households attain homeownership. In recent years the City of Ashland has awarded Rogue Valley Community Development Corporation CDBG funds to help leverage funds and initiate two Self help homeownership projects that utilized funds from Rural Development programs. Rogue Valley Community Development Corporation has utilized Self Help Ownership Program (SHOP) grant funds awarded to Community Frameworks from HUD on these projects. Similarly USDA Rural Development also offers low-interest loans and grants to assist low to moderate homeowner's complete health and safety repairs on their homes.

9) City General Fund Grants

The City of Ashland offers two types of grants, Social Service Grants and Economic Development Grants. The City's Social Service Grant program allocates approximately \$119,000 annually to help fund public service agencies and organizations providing essential safety net services for City of Ashland residents. The City's Economic Development Grant program provides over \$150,000 in grants annually.

10) Land Donation/Systems Development Charge Deferrals/Fee Waivers

In recent years the City of Ashland has offered city owned land to developers of affordable housing through a competitive RFP process to assist in buying down the land costs thereby encouraging the development of affordable housing. In program year 2008 the City traded four city owned properties valued at \$1.7 Million to assist in acquiring land for the purpose of developing an affordable housing project in conjunction with the Housing Authority of Jackson County and yet to be identified developer(s) of affordable housing. The City of Ashland also provided \$620,000 in direct contribution from the General Fund in order to assist with this acquisition. The City also offers incentives to private developers and affordable housing developers by deferring Systems Development Charges and waiving Community Development Fees for providing ownership and rental units priced for low and moderate income households. These incentives result in the non-collection of funds that would otherwise contribute to the City's General Fund.

Summary of Specific Annual Objectives

The Action Plan allocates \$204,818 in new 2009-2010 CDBG funds and \$1,512 in unallocated carryover funds from program year 2008-2009. The funds will be used to support the following activities:

Public Facilities Improvements- the Housing Authority of Jackson County was awarded \$165,367 in new and carryover grant funds to provide public facilities improvements to Clay Street and Interior streets in support of a 60 unit affordable rental housing development.

Outcome Statement: *Accessibility for the purpose of creating suitable living Environments.*

Program Administration -\$40,963 will be used for general program administration.

Table 3-A Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Projects (CDBG Funded)	Performance Indicators	Year to be completed	Expected Number	Actual Number	Percent
SL-1 Accessibility of Suitable Housing							
SL-1.1	Address the need for infrastructure to access a 60 unit affordable housing project (new construction) Citations; 24CFR 570.208(a)(2) 24CFR 570.201 (c) HUD Matrix = 05C LMC	Snowberry Brook Housing Authority of Jackson County	Linear feet of public facilities improvements (roads, sidewalks)	2010	788		

Outcome measures

In addition to the table above, included in this submission is Table '3C' (OMB 2506-0117) for each of the activities receiving CDBG funds for the 2009 program year. Within the 3C tables the City has indicated the Objective and Outcome categories and incorporated the identification of the CPD outcome statement as an Objective number.

Allocation priorities and Geographic Distribution

The City of Ashland is a small entitlement community with limited resources to apply to CDBG funded activities. As the City of Ashland primarily uses CDBG funds to assist projects that seek to create or retain affordable housing (these priorities are noted in Housing Goals 1-3 in the City's 2005-2009 Consolidated Plan). The City aims to utilize CDBG funds to benefit the greatest number of households as opposed to a direct application of funds to a particular neighborhood as part of a revitalization strategy. With a limited number of applications received for CDBG funds the City has not had to further delineate a spending priority based on location as selection criteria in evaluation of proposals. However, as land values are slightly lower in designated low-moderate income census block groups the City is often in the position of making awards to acquire property or rehabilitate housing in such neighborhoods. In 2009 the City will utilize \$165,367 in CDBG funds to assist a community development partner in completing public facilities improvements in support of a 60 unit low income housing complex that will be located in a low to moderate income area. The jurisdiction has no plans to dedicate a percentage of CDBG funds to any one area.

In recent years the city has encountered two main obstacles to addressing and meeting two of the priority goals identified within the 2005-2009 Consolidate Plan. These are the retention and/or creation of existing and new affordable rental housing units. An insufficient quantity new affordable rental housing units have been built within the City in recent years, this has been attributed to the high cost of land, which creates market conditions that are more favorable to for sale/ownership housing opportunities than to rental housing development and places developers at a further disadvantage by creating a more lucrative market for market rate developments. Similarly, the housing market has put stress on the existing affordable and market rate rental housing stock by making it more lucrative to condo-minimize those rental properties. The goals specified in the 2005-2009 Consolidated Plan that aimed to provide services to homeless, at-risk, and special needs populations have suffered due to the lack of support services for homeless populations within the City. The loss of the Interfaith Care Community of Ashland, who was the sole provider of homeless support services (aside from meals and the City's Emergency shelter program which only operates in extreme weather conditions), has had a severe impact on the amount of homeless, at-risk and special needs populations that the City has been able to provide assistance for. Homeless populations and those at risk of homelessness still have access to regional service providers, most of which are located in and around the City of Medford approximately 13 miles from Ashland, however, there is no system in place to track the services provided by the numerous agencies by locality or without duplication. The 2005-2009 Consolidated Plan established the goal (4) of providing support services for homeless prevention and transition. The goal further states that services that are part of a comprehensive approach to improve the living conditions of clients are a priority The City received no such proposals in 2009 to address this goal.

Annual Affordable Housing Goals

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

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

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

During the 2009 CDBG Program Year the City of Ashland expects a number of affordable housing projects to be underway. The Housing Authority of Jackson County is expected to break ground on a 60 unit low-income rental housing development in the fall of 2009 and expects construction to be completed by fall of 2010. Ashland Community Land Trust in partnership with Habitat for Humanity Rogue Valley is expected to begin the construction of two new low-income ADA accessible homeownership units on land originally purchased with CDBG funds. Rogue Valley Community Development Corporation has applied for building permits for a 15 unit Mutual Self Help Homeownership project utilizing funding from HUD in the form of SHOP grants and from USDA's department of Rural Development. Similarly RVCDC is expected to start work on a 5 unit workforce housing project utilizing SHOP funds. ACLT's two units and RVCDC's 15 units may be completed within the 2009 program year. Although all of these projects are underway and will go a long way toward helping the city meet the goals proposed in the five year Consolidated plan, only two of these projects is expected to be completed within this program year and therefore the city does not expect to attain the one year goals as outlined, specifically, Goals DH 2.1; the creation or acquisition of 2 affordable rental units by non-profit and private developers. (In 2009, Ashland's land use ordinances that require a percentage of affordable units be created when certain conditions apply in condo conversions, annexations, and zone changes will add 15 additional affordable housing units to Ashland's Inventory, as mentioned earlier those units will be built by RVCDC), and DH 3.1; the acquisition and development of 10 affordable rental housing units through sustainable programs.

Needs of Public Housing

The City of Ashland does not own or operate any public housing within the City. Additionally, the Housing Authority of Jackson County which serves the Ashland area in this regard does not currently own or operate any Public Housing units located within the city. The Housing Authority has no proposed Public Housing projects within the Ashland City limits for the 2009 CDBG program Year.

Homelessness and other Special Needs Populations

Goal 4: *Support services for homelessness prevention and transition. Where possible, give funding priority to services that are part of a comprehensive approach that improves the living conditions of clients. Safety net services or services that meet basic needs shall only be funded with CDBG dollars if it can be demonstrated that clients receiving those benefits are part of a program that will eventually help them obtain self-sufficiency.*

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

Goal 6: *To support housing and supportive services for people with special needs. People with special needs include the elderly, the frail elderly, persons with developmental disabilities, persons with physical disabilities, persons with severe mental illness, persons with alcohol or other drug dependencies and persons with HIV/AIDS or related illness.*

In prior years the City awarded CDBG funds and provided social service grant funds through the city's general fund to Interfaith Care Community of Ashland (ICCA) to provide services to homeless individuals and improve access to transitional housing; however the city no longer has a local provider of support

services for homeless populations since the loss of ICCA. The city does continue to support regional service providers through the City of Ashland's general fund social service grants to organizations that provide services to homeless, at-risk, and special needs populations. As mentioned previously, the City of Ashland's Community Emergency Response Team organizes emergency shelters through area churches and public buildings in times of extreme weather conditions. Further, populations needing assistance not offered locally have the ability to access a variety of safety net services through ACCESS, Inc, the regional provider of Community Action Programs, as well as other social service providers located in Medford and surrounding areas. The city continues to partner with other governmental jurisdictions, agencies and organizations, in an effort to address homelessness and their 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 to address the needs of the homeless on a regional scale, and makes referrals to the appropriate agencies when necessary.

Each year the Homeless Task Force conducts a one night homeless shelter survey, through a coordinated effort of the task force 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, or lack of progress on addressing the issues of homelessness in the region as well as to recognize gaps in services. The city may attain a percentage of the goals as outlined in DH1.1 -1.3; assistance and support services for special needs and homeless populations, (3 group homes, 3 individuals, and 400-500 homeless individuals receiving services county wide) 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.

Barriers to Affordable Housing

Goal 13: *Remain aware of the barriers to affordable housing in Ashland, and where it is within the City's ability; take steps to overcome such barriers.*

Education and Outreach is a significant role of the Housing 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 2009 CDBG program year the Housing Commission will continue its ongoing efforts to produce informational material to raise awareness and understanding of issues that surround affordable housing. The Housing Commission has created a Finance Sub-Committee to work toward identifying a permanent funding source to support the Housing Trust Fund. The Housing Trust Fund Ordinance was adopted in late 2008 in an effort to promote the development of affordable housing by assisting developers in overcoming the barriers of land and development costs when developing affordable housing.

The City of Ashland Housing Commission, Planning Commission, and City Council have initiated an examination of regulatory barriers and land use ordinance barriers to the promotion and development of affordable housing. Similarly, the Housing Commission and city staff continue to research and implement incentives to promote the development of affordable housing.

Anti-Poverty Strategy

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

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

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.

Goals 11 and 12 of the five year consolidated plan target 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 recently added the position of Economic Development coordinator 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 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 other year to various area agencies whose focus meets one or more of these targeted needs. Similarly, the City of Ashland's utilities department through the Ashland Low-Income Energy Assistance Program (ALEAP) provides reduced costs 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. The Housing Commission has endeavored to create policies that will allow additional housing opportunities for low- and moderate- income Ashland households.

Lead-Based Paint

***Goal 10:** Assure activities assisted by the City are conducted in compliance with state and federal laws that apply to lead-based paint hazards, and the information distributed about lead-based paint is in compliance with current state and federal laws.*

The City of Ashland is acutely aware of the dangers posed by lead based paint poisoning. In goal number 10 of the five year Consolidated Plan, the city prioritized the goal of 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 hazards as requested. Lastly, The Housing Authority of Jackson County hosts periodic Lead Based Paint Safe work practices training and certification which benefits local contractors and the general public. The City of Ashland's Housing Program Specialist has become certified in lead based paint safe work practices. Though no projects have been funded in the 2009 program year that will involve issues of lead based paint, the City has in the past and will continue to ensure that lead testing and clearance is completed on any federally funded project involving a structure built prior to 1979.

Monitoring

The City of Ashland employs a full time Housing Program Specialist to oversee the Community Development Block Grant program, the City of Ashland's affordable Housing Program, and to work with the City of Ashland's Housing Commission in identifying the City's housing needs, fostering knowledge of those needs and promoting the development of needed housing types. The Housing Program Specialist is responsible for monitoring the City's progress in meeting the stated goals and objectives set forth in the 5 year Consolidated Plan annually, and to ensure that CDBG awards and the yearly Action Plans are developed to meet the intended goals. Specifically the development of housing that is affordable to low-moderate and extremely low income households will be quantified each year. Throughout the year each new unit that is developed, through grant assistance or through the private market to meet regulatory requirements, will be deed restricted to ensure a period of affordability (typically 30 years or greater). The development of both rental and owner occupied affordable housing will be compared to the targets established in the Consolidated Plan and subsequent years CDBG awards will be targeted to those types of housing that are not keeping pace with projections.

The City staff will complete an Annual Performance Evaluation Report which will quantify both housing and homeless accomplishments after the conclusion of each fiscal year. Housing accomplishments will be broken into the income and occupancy type categories identified in the 5-year Consolidated Plan.

The success of the Ashland CDBG program, SDC deferral program, Accessory Residential Unit development, and Land Use requirements and incentives for affordable housing, will be examined and presented to the Ashland Housing Commission for evaluation. This information will inform potential modifications to existing or future programs to meet the goals outlined in the Consolidated Plan. The information contained in the Annual Performance Evaluation Report will assist in informing the CDBG award selection process undertaken in February-March of the following year.

Sub-recipient Monitoring-The City of Ashland, as the grantee for CDBG grants, will monitor the sub-recipients on a quarterly basis. The Housing Program Specialist maintains a close working relationship with the CDBG sub-recipients. One benefit of being a small entitlement community with a limited grant amount is that the City typically provides only one award per program year. This enables the City Staff to closely follow the progress of CDBG projects and maintain open communication with Sub-recipients. The City is committed to ensuring that CDBG funds are used as specified in State and Federal regulations through: public and City Council monitoring through public hearings; staff evaluation; annual evaluation of the priorities set forth in the Consolidated Plan; periodic site visits and program evaluations; financial monitoring, record keeping, and financial and beneficiary reporting requirements.

The City requires recipients of CDBG funds to provide a project timeline with benchmarks for completion which is incorporated into the Sub-recipient Agreement for use of CDBG funds. The City remains in regular contact with each sub-recipient throughout the projects development to monitor their accomplishments ensure they are meeting the projected benchmarks, and provide information on CDBG regulations.

For currently funded projects in development, at a minimum the City CDBG administration staff will meet with each sub-recipient's designated representative to review their project's accomplishments and investigate any failures to meet anticipated benchmarks at quarterly intervals. If deemed necessary, the City of Ashland CDBG administrative staff will conduct a formal monitoring visit to evaluate the following items as they relate to CDBG funded projects. If at any point the City CDBG administration staff determines a project is failing to move forward the sub-recipient will be required to complete a Corrective Action Plan as described below.

Financial management-The extent to which program participants account for and manage financial resources in accordance with approved financial management standards. Additionally this criterion relates to the amount of potential monetary exposure to the City, and the Department of Housing and Urban Development.

Analysis to include assessment of:

- Amount of current/total funding obligated and/or expended
- Audits and/or Investigations
- Staff experience with CDBG
- History of performance

Physical asset maintenance and operation-The extent to which HUD-funded physical assets are maintained and operated.

Analysis to include assessment of:

- History of Performance
- Condition of HUD funded physical assets
- Use of facilities or physical assets in conformance with CDBG regulations

Management-The extent which the program participant has the administrative capacity to carry out CDBG requirements.

Analysis to include assessment of:

- Experience level of Key staff particularly as it relates to CDBG funded activities
- Program History including performance indicators
- Reporting consistency

Satisfaction-Extent to which clients express satisfaction or dissatisfaction with the delivery of the program services.

Analysis to include assessment of:

- Types of program activities
- Complaints or compliments received

Services-Extent to which HUD program participants effectively and efficiently deliver services to the intended beneficiaries/clientele.

Analysis to include assessment of:

- Types of program activities
- Accomplishments
- Timeliness
- Project development including timing benchmarks

Corrective Action Plan-If the activities funded with CDBG dollars are not being accomplished in a timely manner, as set forth in the sub-recipient agreements the City of Ashland may issue a written notice requiring the submission of a corrective action plan that is subject to the approval of the City. The City shall provide the sub-recipient 14 days, or such time as City deems appropriate, to develop a corrective action plan that is acceptable to the City for correcting the problem. At a minimum, the corrective action plan must include;

(1) A written performance measure to be implemented by the Sub-recipient that corrects the specific area(s) of noncompliance and how performance measure will be established and executed by the Sub-recipient's organization, including subcontractors and;

(2) Designates the person with authority within the Sub-recipient's organization charged with the responsibility of accomplishing and monitoring compliance.

Acceptance of the Corrective Action Plan by the City will establish the curative period necessary to bring the project into compliance. If the Sub-recipient has not submitted a corrective action plan that is acceptable to the City within the specified time frame or does not implement or complete the corrective action plan within the specified time frame, the City shall proceed with other enforcement remedies as outlined in the Sub-recipient Agreement.

Coordination

Goal 14: *To provide institutional structure and intergovernmental cooperation.*

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. 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, and special needs populations, and with other municipalities and government entities to coordinate services to avoid duplications 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 Commission

The Southern Oregon Housing Resource Center provides a clearing house for housing related resources within Jackson and Josephine Counties. It is a collaborative effort between county governments, Access, Inc., the Housing Authority of Jackson County, and several municipalities including the cities of Medford and Ashland. The Housing Program Specialist sits on the Board of the Southern Oregon Housing Resource Center to assist in regional coordination of their efforts. SOHRC is the mechanism for allocating revolving loan funds derived from program income generated by state funded CDBG grants awarded to Jackson and Josephine Counties.

As mentioned before, the City of Ashland's Housing Program Specialist is a member of the Homeless Task Force, which coordinates the efforts of city and county governments, social service agencies, federal agencies, and non-profit organizations to address affordable housing and homeless issues on a regional level.

The City of Ashland established a Housing Commission to address issues relating to housing accessibility and affordability within the City. Serving in an advisory capacity to the City Council on housing related issues, the Housing 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 Commission and works closely with that body in disseminating information regarding fair housing and the needs of the community with regard to housing. Similarly staff and the Housing Commissioners act as a conduit between the residents and the city government allowing for public input and participation on issues of affordable housing and the CDBG program.

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.

Program Benefit and Location-Low/Mod Benefit

The City of Ashland uses 100% of our competitive CDBG grants to benefit extremely low, low- and moderate income households. In the 2009 program year all CDBG funded activities, 100% of the intended beneficiaries are to be qualified as extremely-low or low-income. With a limited number of

applications received for CDBG funds the City has not had to further delineate a spending priority based on location as selection criteria in evaluation of proposals. However, as land values are slightly lower in designated low-moderate income census block groups the City is often in the position of making awards to acquire property or rehabilitate housing in such neighborhoods. In 2009 the City will utilize \$165,367 in CDBG funds to assist a community development partner in completing public facilities improvements in support of a 60 unit low income housing complex. This expenditure of CDBG funds will constitute 100% of the competitively awarded CDBG funds benefiting low-income households. The jurisdiction has no plans to dedicate a percentage of CDBG funds to any one area.

Contingency

The City of Ashland does set aside 10% of grant funds for contingency purposes.

Impediments to Fair Housing and Fair Housing Activities

Goal 9: *To affirmatively further fair housing.*

An Analysis of Impediments (AI) is a review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice.

Impediments to fair housing choice are defined as: *any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin.*

The AI serves as the basis for fair housing planning and provides essential information to the city of Ashland as well as local housing providers, lenders, and housing advocates. The existing City of Ashland Analysis of Impediments (AI) has not been updated since 1996. The City Contracted with the Fair Housing Council of Oregon to undertake an update to the AI during the 2008 CDBG program Year. In June of 2009, when the update is completed the city will be able to evaluate what corrective actions the city may need to address to remove impediments or barriers that exist in the community that have an affect on the housing choices of its residents. The issues raised and the city's actions to correct them will be addressed in the 2010 Annual Action Plan, since the updated AI is not expected to be completed prior to the submission of the 2009 Annual Action Plan.

The Fair Housing Council of Oregon continues to offer annual training workshops for social service agencies on fair housing issues, as well as offering a fair housing hotline for all Oregon residents to seek assistance regarding issues of fair housing. The City of Ashland partnered with the City of Medford and the Fair Housing Council of Oregon in 2007 to create four separate web casts targeting realtors, landlords and tenants, housing advocates, and architects in an effort to provide fair housing education and training to those populations. The City of Ashland provides a link to one of these fair housing web casts filmed by RVTV on its website.

Underserved Needs

The City of Ashland in its five year Consolidated Plan has identified far more needs within the community than its limited resources can meet. Consequently, the City has prioritized those needs through a ranking system which targets limited CDBG funds to those projects that offer the most benefit to those populations with the greatest need, i.e. long term affordability targeted to extremely-low, and low-income populations.

Some underserved needs are supported through programs funded out of the City of Ashland's general fund, such as Social Service and Economic Development grants to area non-profits, safety net service

providers, agencies that offer support services to homeless, at-risk, and special needs populations, as well as helping to support medical services for low-income populations. Many of these providers address goals identified in the City's Consolidated Plan which could not otherwise be met with the City's limited CDBG funds.

In recent years the City has worked to create incentives and regulations designed to promote and protect affordable housing. Incentives for both non-profit developers of affordable housing as well as private developers to build affordable ownership and rental housing such as SDC deferral, community development fee waiver and density bonus programs have served to create affordable units without relying on CDBG funds. Similarly, the City has adopted regulations that promote the retention of affordable housing types (such as the condo-conversion ordinance), and further the development of needed housing types (such as the annexation and zone change ordinances). Without such programs the City could not expect to meet the goals as outlined in the five year Consolidated Plan.

Community Development

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

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

Goal 9: *Make accessibility improvements to city-owned facilities.*

The City has awarded the \$165,367 in CDBG fund to complete public facilities improvements to Clay street and to create two new interior streets to serve a 60 unit affordable housing development. This activity will assist the city in obtaining the community development goals identified in the five year consolidated plan. The portion of Clay street which will benefit from these funds is currently an unimproved portion of shoulder which lacks sidewalks and will connect with existing improved streets and sidewalks to the north and south of the property being developed. This will provide safe and convenient access for all residents including the residents of the Housing Authority's 60 unit low-income complex. Further, this project will foster alternative transportation by improving the bicycle and pedestrian connectivity to needed services such as the local YMCA, to commercial venues such as restaurants and grocery stores and to Ashland Street which is on the bus route.

Beginning in 2009-2010 the City of Ashland will be installing sidewalks along Laurel Street, as a local improvement district project. This project will provide a new sidewalk to access Helman School, assisting children and people with disabilities in having a safer more accessible pedestrian route.

Strategy Implementation

The following is a listing of the goals and strategies that will be implemented in the 2009-2010 Program Year. Each strategy is followed by the activity that will implement the goal and strategy. Where appropriate, the activity is followed by the proposed accomplishments of the activity for the year.

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

Objective 1.2-Encourage the acquisition and construction of affordable rental housing units through a sustainable program, which retains the units as affordable in perpetuity, such as a land trust.

And

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

Objective-Construct new sidewalks in extremely low-, low- and moderate-income neighborhoods.1

Location: Citywide/low income benefit
Sub-recipient: Housing Authority of Jackson County
Funding: \$165,367
Outcome: 788 feet of Public facilities improvements to serve 60 low-income units

Availability/Accessibility of Suitable Living Environments 1.1

Accessibility-Availability of improved public infrastructure serving low-moderate income persons.2

Activity Description: The Housing Authority was awarded CDBG grant funds in the amount of \$165,367 to complete infrastructure improvements to 788 linear feet along Clay street and interior streets to support the development of a 60 unit low-income rental housing project.

1 This project will be counted as linear feet of public facilities improvements in IDIS, though these funds also help support the creation of affordable rental units by subsidizing the cost of required development.

2 In the 2007 CAPER report HUD required an update to the goals as outlined in the 2005-2009 Consolidated Plan in order to better comply with the Outcome and Performance Measurement system required under Federal Register Notice dated March 7, 2006. The referencing of two separate goals reflects the goals of both the original 2005-2009 Consolidated Plan and the updated goals in the 2007 CAPER.

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ashland

Priority Need
Affordable Housing

Project Title:
Public Facilities Improvements

Description:
Public Facilities Improvements in support of a low-income housing development.

Objective category: Suitable Living Environment **Suitable Living Environment** Economic Opportunity

Outcome category: Availability/Accessibility **Availability/Accessibility** Sustainability

Location/Target Area:
Clay Street and interior streets in and around 380 Clay

Objective Number SL-1.1	Project ID IDIS ID 2009-2
HUD Matrix Code 01	CDBG Citation 570.201A
Type of Recipient Public Housing Authority	CDBG National Objective 570.208a3 -LMH
Start Date July 1, 2009	Expected Completion Date June 30, 2010
Performance Indicators Linear feet of street improvements.	Annual Units 788
Local ID 2009-2	Units Upon Completion 60

Funding Sources:

CDBG	\$165,367
ESG	
HOME	
HOPWA	
Total Formula	
Assisted Housing	
PHA	TBD
Other Funding - SHOP	
City of Ashland (SDC)	TBD
RD Loans	
Total	TBD

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

ONE-YEAR ACTION PLAN EXPENDITURES

Description of Activities

Affordable Housing:

Direct Grant Assistance to Capitol Improvement Projects \$165,367

Affordable Housing Total **\$165,367**

Program Administration:

Delivery of technical assistance, maintenance of program \$ 40,963

compliance, preparing and submitting reports to HUD regarding program activities, management and monitoring of grant financial and sub-recipient activities, compliance with federal and local public participation plans, planning and delivery of fair housing activities, and fostering relationships with area non-profit organizations, affordable housing developers, and social service agencies.

Program Administration Total **\$ 40,963**

TOTAL PROGRAM EXPENDITURES **\$206,330**