

CITY OF ASHLAND

Ashland Housing and Human Services Commission

Draft Minutes

November 18, 2021

Call to Order

Commission Chair Rich Rohde called the Zoom meeting to order at 4:00pm.

Commissioners	Council Liaison
Rich Rohde	Gina Duquenne ABS
Echo Fields	
Leda Shapiro Absent	SOU Liaison
Linda Reppond	None appointed at this time
Joy Fate	
Kathy Kali	Staff Present:
Heidi Parker	Linda Reid, Housing Program Specialist
Chris Mahan ABS	Liz Hamilton, Permit Technician
Jackie Bachman	

Approval of Minutes

Commissioners Jackie Bachman / Echo Fields m/s to approve the minutes of September 23, 2021 and October 28, 2021 . Heidi Parker abstains as she has not seen the minutes. Voice Vote: All Ayes. Motion passed

Public Forum none

Housing Production Strategy Overview

Brandon Goldman (BG), Senior Planner (see attachment for copy of presentation)

The Commission brought forth these questions:

Joy Fate (JF)– taking into consideration zoning for tiny home or non-conventional housing? (BG) Process is taking in any ideas. (JF) what are the parameters for low income? (BG) 30% of median household

Rich Rohde (RR)– is there a way to speed up the Strategy Process and is there a time that developers can come and give their ideas for strategy? (BG) First step is to develop a Public Outreach Plan. That Outreach Plan will tell us when we can offer those opportunities for strategizing. Speeding up the process, No. The city is looking to have the plan completed by end of 2022, the adoption process with go forth.

Linda Reppond (LR) – you would want some of the commissioners to participate in the development of the strategy? What kind of workload will impact the Commission? (BG) 4 meetings with HHSC formal, 4 or 5 adhoc meetings.

Echo Fields (EF) – feels council is not paying attention to this strategy. Wants engagement activities to be outdoors.

Jackie Bachman (JB) – concerned about transactional housing is not being thought about. Can this be part of the plan? (BG) not by name, transition and shelters are not considered permanent housing. With the right working it can be addressed in the plan.

Annual Update to the Council Debrief (Report given by Rich Rohde and Linda Reid)

LR – felt council was engaged and interested in what this commission is doing.

EF – thought the council needed some visual on the information.

RR – it seems that we are in the middle of what people are looking for in terms of housing.

Severe Climate Event Stakeholder Listening Session Debrief

Work Group: Rich Rohde, Echo Fields, Joy Fate

EF – who should be the activator of the shelter. How do we get collaboration with multiple services? Reoccurring theme was that the city needs to do more and get public buildings back online.

HP- feels a designated place is the most important.

Severe Climate Event Policy Recommendations Discussion

The Commission discussed temp, planning, location and facilitation of this policy and agreed to have Linda Reid Draft together a Policy that she will then email to each commissioner and have the commissioners have a recommendation motion via email.

Overview of the Affordable Housing Program Presentation Part 2

Commission agrees to move this Part 2 to future meeting due to time constraint.

Upcoming Events

December 1, 2021-Snowberry II Preview tour

December 9, 2021 11:00 AM- 1:00PM-HHSC Goal Setting Retreat with tour of OHRA facility and Rogue Retreat Pallet Community

Next Housing Commission Regular Meeting January 28, 2022

Adjournment: adjourned the meeting at 6:10p.m.

Respectfully submitted by Liz Hamilton



What is a Housing Production Strategy?

A Housing Production Strategy identifies a set of actions the City will undertake in order to facilitate housing development that meets the needs of the community.

- A Housing Production Strategy (HPS) is a new requirement for medium and large cities in Oregon. The legislature adopted this requirement through passage of [House Bill 2003](#) in 2019.
- The strategy must list specific actions the city will take to promote the development of all identified housing needs, such as zoning changes, financial incentives, and other actions.
- The HPS is separate from the Housing Needs Analysis (HNA). Information from the HNA is used to ensure that the City takes actions that will meet projected housing needs.

How will the City use the HPS?

The City will use the HPS report to guide a work program that will be implemented over several years.

The HPS will prioritize actions, identify funding sources (where needed), and plan a timeline for when the action will be complete.

Any action included in the HPS is expected to be completed by the timeline identified in the report.

The HPS will include a spatial analysis that identifies areas that are vulnerable to changes in the housing market that displace existing residents. This analysis will consider factors such as income profile, demographics of people vulnerable to displacement, housing market activity, and housing that may be at risk for redevelopment (or becoming less affordable). It is intended to show areas of the City with concentrations of lower-income households, where vulnerable populations may be displaced from housing.

Types of Strategies to Support Housing Production



**Produce
Informational
Resources**



**Partner to
Leverage
Efforts and
Resources**



**Remove
Regulatory
Barriers**



**Waive or
reduce up-
front or
on-going
charges on
development**



**Allocate
Funding**



**Land
Acquisition
and
Disposition**

Less Impactful

More Impactful

The degree of impact varies depending on context.

When will the HPS be complete?

- The City will began work to prepare the Housing Production Strategy in January 2022 with the final plan completed and ready for adoption by the end of the year.
- An Advisory Committee (AC) of local developers, non-profit organizations, Commissioners and other stakeholders will help the City to develop the HPS.

Tasks	Task Purpose
1: Project Kickoff <i>Jan 2022</i>	<ul style="list-style-type: none">• Confirm scope & objectives, gather information
2: Contextualized Housing Need <i>Feb-May 2022</i>	<ul style="list-style-type: none">• Characterize housing need and anti-displacement considerations
3: Strategies <i>Mar-Aug 2022</i>	<ul style="list-style-type: none">• Compile existing policies and rec's from previous plans• Identify policy gaps• Identify potential strategies for HPS, building from prior work• Develop criteria for evaluation• Run strategies through evaluation filter
4: Draft/Final HPS report <i>July 2022- Nov 2023</i>	<ul style="list-style-type: none">• Compile and vet full report
5: Adoption <i>Nov-April 2023</i>	<ul style="list-style-type: none">• Adopt the strategy

Housing Commission and Human Services Involvement

- Advisory Committee participation (2 HHSC members) at 4-5 meetings
- Assist in compiling stories (and possibly pictures) of people with unmet housing needs within Ashland. These stories will be integrated into the HPS report, to illustrate the types of housing needs in Ashland and, to the extent possible, connect these unmet housing needs with strategies included in the HPS.
- Participation in hosted events (virtual or in-person), online engagement, and public outreach.
- Regular HHSC meeting to review and discuss Housing Strategies
- Regular HHSC meeting to review and discuss Draft HPS report
- Regular HHSC meeting to review final HPS Report and conduct a formal Public Hearing to provide recommendations to the City Council