

City of Ashland Housing Program

A Brief Overview

Ashland Senior Advisory Committee

January 10, 2022

Ashland Affordable Housing Program

Financial Incentives

- **Grants:** CDBG Funding/Affordable Housing Trust Fund
- Land Donation
- **Reduce Development costs:**
- System Development Charges waived
- Engineering and Community Development Fees waived
- School Construction Excise Tax waived

Land Use Policies

- Cottage Housing Ordinance
- Streamlined ARU/ADU Process
- Affordable Housing Density Bonus
- Affordable Housing Requirements for Annexations and Zone Changes
- Condo-Conversion

CDBG Program

National Objectives

- Elimination or Prevention of Slum and Blight
- Low to Moderate income benefit
- Meet an Urgent Need

Goals

Development of viable urban communities principally for low/moderate income persons through;

- Decent Housing
- Suitable Living Environment
- Expanded Economic Opportunity

What do the terms “Affordable” and “Workforce” Housing mean?

“Affordable Housing” is a term that refers to a households’ ability to find housing within their financial means. Households that spend more than 30% of their income on housing and certain utilities are considered to experience *cost burden*.

" **Workforce Housing**" has come to mean housing targeted to households who may earn too much to qualify for affordable housing subsidies, but not enough to afford a home or an apartment.

Department of Housing and Urban Development Income Guidelines

May 2021 – May 2022

Income Level	Number of Persons in Family							
	1	2	3	4	5	6	7	8+
Extremely Low Income (30%)	\$14,350	\$17,420	\$21,960	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
Low Income (50%)	\$23,950	\$27,350	\$30,750	\$34,150	\$36,900	\$39,650	\$42,350	\$45,100
Income at 60% of Median	\$27,850	\$31,820	\$35,800	\$39,780	\$42,960	\$46,150	\$49,330	\$52,510
Moderate Income (80%)	\$38,300	\$43,750	\$49,200	\$54,650	\$59,050	\$63,400	\$67,800	\$72,150
Median Income (100%)	\$51,170	\$58,480	\$65,790	\$73,100	\$78,948	\$84,800	\$90,640	\$96,500
Income at 120% of Median	\$61,400	\$70,180	\$78,950	\$87,720	\$94,740	\$101,760	\$108,770	\$115,790

Regulated Affordable Housing in Ashland

- | | | | | | |
|------------------------|----------|---------|----------------------|----------|----------|
| • Ashland Garden Apts. | 40 units | 60% AMI | • Snowberry Brook | 60 units | 50% AMI |
| • Ashley Senior Apts. | 62 units | 60% AMI | • Snowberry Brook II | 60 units | 50% AMI |
| • Bridge Street | 4 units | 60% AMI | • Star Thistle Apts. | 11 units | 50% AMI |
| • Chestnut Apts. | 4 units | 80% AMI | • Stratford Apts. | 51 units | 100% AMI |
| • Donald E. Lewis RC. | 40 units | 30% AMI | • Siskiyou and Faith | 9 units | 80% AMI |
| • Grant Street Apts. | 2 units | 50% AMI | • Park Street | 6 units | 80% AMI |
| • Hyde Park Apts. | 6 units | 50% AMI | • Rice Park | 15 units | 80% AMI |
| • Parkview Apts. | 6 units | 50% AMI | • Rogue Ridge | 30 units | 50% AMI |

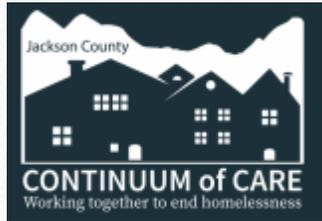
CDGB and Homelessness

- ***Limited clientele activities.***
- (i) An activity which benefits a limited clientele, at least 51 percent of whom are low- or moderate-income persons. (The following kinds of activities may not qualify under [paragraph \(a\)\(2\)](#) of this section: activities, the benefits of which are available to all the residents of an area; activities involving the acquisition, construction or rehabilitation of property for housing; or activities where the benefit to low- and moderate-income persons to be considered is the creation or retention of jobs, except as provided in [paragraph \(a\)\(2\)\(iv\)](#) of this section.) To qualify under [paragraph \(a\)\(2\)](#) of this section, the activity must meet one of the following tests:
 - (A) Benefit a clientele who are generally presumed to be principally low and moderate income persons. Activities that exclusively serve a group of persons in any one or a combination of the following categories may be presumed to benefit persons, 51 percent of whom are low- and moderate-income: abused children, battered spouses, elderly persons, adults meeting the Bureau of the Census' Current Population Reports definition of “severely disabled,” homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers; or

Consolidated Plan and Regional Coordination

- The City of Ashland's Consolidated Plan is a five-year strategic plan that provides an outline of action for the community as it works toward meeting the housing and community development needs of its low- and moderate-income households. The plan's development includes a profile of the community and its economy, an assessment of housing and community development needs, and the development of long-range strategies to meet those needs.
- The purpose of the Consolidated Plan is to outline a strategy for the City to follow in using CDBG funding to achieve the goal of the CDBG program, "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons."

Continuum of Housing



Questions?

Here is a link to the Housing Program Page on the City's website for more information

<https://www.ashland.or.us/SectionIndex.asp?SectionID=497>

Thank you for your time and attention