

**Ashland Housing and Human  
Services Commission**  
Regular Meeting Agenda

**CITY OF  
ASHLAND**

**November 19: 4:30 – 6:30pm**  
**Siskiyou Room, Community Development Building**  
**51 Winburn Way**

1. (4:30) **Approval of Minutes** (5 min)  
October 22, 2015
2. (4:35) **Public Forum** (5 min)
3. (4:40) **Student Fair Housing-Follow-up and Discussion** (15 min)
4. (4:55) **Review of the Inclusionary Zoning Bill** (15 min)
5. (5:10) **Social Service Grant Process Evaluation Form Review** (30 min)
6. (5:40) **Discussion about Rental Housing Situation** (15 min)
7. (5:55) **Homeless Issues Discussion** (10 min)
8. (6:05) **Housing Trust Fund Sub-Committee Report and Discussion** (10 min)
9. (6:15) **Liaison Reports** (10 min)  
  
**Liaison Reports**  
Council (Pam Marsh)  
SOU Liaison (Megan Mercier)  
Staff (Linda Reid)  
General Announcements
10. (6:25) **December Meeting Date and Agenda Items** (5 min)  
Commissioner items suggested  
**Quorum Check** – Commissioners not available to attend upcoming regular meetings should declare their expected absence.
11. (6:30) **Adjournment**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).





# Housing and Human Services Commission Memo

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TITLE: Minutes  
DEPT: Community Development  
DATE: November 19, 2015  
SUBMITTED BY: Linda Reid, Housing Program Specialist

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Due to a high volume of work within the Community Development Department at this time and the shorter than usual interval between meetings, the minutes from last month's meeting were not able to be completed prior to the mailing of this packet. Consequently the minutes will either be emailed out to the Commission prior to the meeting or handed out at the meeting. Staff apologizes in advance for any inconvenience this may cause.





# Housing and Human Services Commission Memo

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TITLE: Social Service Document Review  
DEPT: Community Development  
DATE: November 19, 2015  
SUBMITTED BY: Linda Reid, Housing Program Specialist

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Attached you will find:  
The evaluation forms used by the United Way to evaluate grantees.





**United Way of Jackson County  
Mid Cycle Evaluation  
Reporting Period July 1, 2013 – March 31, 2014  
Due April 25, 2014**

*This report form, with accompanying Excel spread sheet for reporting demographic information, serves as the three-quarter evaluation of the 2013 2014 funding cycle. Please fill out separate reports for each, if multiple programs are funded at your agency.*

Agency Name \_\_\_\_\_ Program Name \_\_\_\_\_

Staff Contact \_\_\_\_\_

Fax # \_\_\_\_\_ Phone # \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Total Program Expenses \$ \_\_\_\_\_

UW Funding Received \$ \_\_\_\_\_ UW Funding Expended as of March 30, 2014 \$ \_\_\_\_\_

Goal of the Program (taken directly from your approved logic model):

Target Population Served *(Narrative briefly summarizing socio-economic and other relevant demographic factors)*

List Each Outcome *(taken directly from your approved logic model)* and the level to which you attained these outcome(s) for this reporting period. *If outcome is not tied to a numeric output, please leave the targeted and actual output columns blank and answer "% Level of Attainment" only. (Table will expand to fit text entered.)*

Outcome	% Level of Attainment	Target Output	Actual Output
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5			





**Outcome Success Story**

*In the space provided, please provide one success story that best illustrates your program outcome(s). A story for each outcome is welcome; a minimum of one story is required for this report. We will share these stories; please be sure that the story does not reveal your client's identity or that your permissions and releases are appropriately in place.*

**Program Name:**

**Staff Contact:**

**Phone #:**

**Outcome:**

My client's identity is not revealed.

My client(s) have provided a signed release for public use of information.

**Success Story:**



# Housing and Human Services Commission Memo

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TITLE: Inclusionary Zoning Bill Review  
DEPT: Community Development  
DATE: November 19, 2015  
SUBMITTED BY: Linda Reid, Housing Program Specialist

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Attached you will find: House Bill 2564-A.





**A-Engrossed**  
**House Bill 2564**

Ordered by the House April 10  
Including House Amendments dated April 10

Sponsored by Representative WILLIAMSON; Representatives KENY-GUYER, VEGA PEDERSON (Pre-session filed.)

**SUMMARY**

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

*[Repeals law that prevents]* **Permits** local governments *[from imposing]* to **impose** conditions on approved permits that effectively establish sales price for **up to 30 percent** of residential development or limit purchase to class or group of purchasers **in exchange for one or more developer incentives.**

**A BILL FOR AN ACT**

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Relating to affordable housing; amending ORS 197.309.

**Be It Enacted by the People of the State of Oregon:**

**SECTION 1.** ORS 197.309 is amended to read:

197.309. *[(1) Except as provided in subsection (2) of this section, a]* **A** city, county or metropolitan service district may *[not]* adopt a land use regulation or functional plan provision, or impose as a condition for approving a permit under ORS 215.427 or 227.178, a requirement that has the effect of establishing the sales price for a housing unit or residential building lot or parcel, or that requires a housing unit or residential building lot or parcel to be designated for sale to any particular class or group of purchasers~~[,]~~, **provided the condition:**

**(1) Does not require more than 30 percent of housing units within a residential development to be sold at below-market rates; and**

**(2) Offers developers one or more of the following incentives:**

**(a) Density adjustments.**

**(b) Fee waivers or reductions.**

**(c) Waivers of system development charges or impact fees.**

**(d) Finance-based incentives.**

**(e) Preferential treatment for processing of permits.**

**(f) Expedited service for local approval processes.**

**(g) Modification of height, floor area or other site-specific requirements.**

*[(2) This section does not limit the authority of a city, county or metropolitan service district to:]*

*[(a) Adopt or enforce a land use regulation, functional plan provision or condition of approval creating or implementing an incentive, contract commitment, density bonus or other voluntary regulation, provision or condition designed to increase the supply of moderate or lower cost housing units; or]*

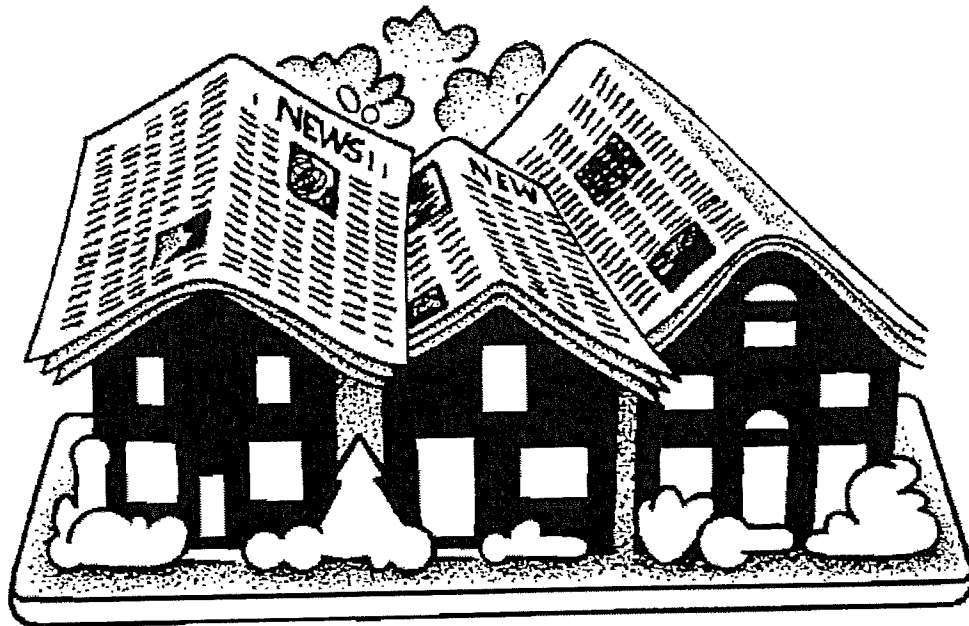
*[(b) Enter into an affordable housing covenant as provided in ORS 456.270 to 456.295.]*

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NOTE: Matter in boldfaced type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in boldfaced type.



Housing in the  
**NEWS**



**Ashland Housing and Human Services Commission Packet**





# More of everything

WHAT'S THE ANSWER TO HOMELESSNESS?  
MORE OPTIONS, MORE MONEY, MORE COMPASSION.

Story by ANNA GRIFFIN | [agriffin@oregonian.com](mailto:agriffin@oregonian.com)

Photography by THOMAS BOYD | [tboyd@oregonian.com](mailto:tboyd@oregonian.com)

March 7, 2015

Eight years ago, scientists at Princeton University used photographs and MRIs to track stereotypes — how people generally respond to certain populations or situations. When test subjects saw pictures of homeless people, the parts of their brains that register disgust, anger and scorn were activated. They responded to images of homeless men and women the same way they did to pictures of overflowing toilets and vomit. Those findings mirror what people living on the streets of the Portland region say they regularly experience.

“Folks ignore you. They actively turn away when they pass you,” said Barry Allen, who was homeless in Portland for two years before finding an apartment with help from Transition Projects Inc. and Central City Concern. “Or they give you the look that says, ‘I wish you did not exist.’” That, more than any specific policy change or resource need, looms as the biggest challenge facing elected leaders and anti-poverty advocates in their quest to end homelessness in Oregon. Everyone involved knows what is needed: A more comprehensive network of services for people suffering from mental illness or addiction. More short-term options for people who have no place to go tonight. More incentives and help for nonprofits and private developers to build housing for the bottom of the market. More direct government money for construction where the private sector won’t build.

More of everything, in other words.

“It’s an enormous lift politically,” said Jes Larson, director of the Welcome Home Coalition, a group of nonprofits, service providers and public agencies pushing government leaders to find money for affordable housing. “But the solution is actually pretty simple.”

The solution may be simple, but the path toward it isn’t.

Larson’s group estimates that wiping out homelessness here will cost \$1 billion over the next 20 years, or \$50 million annually. Every potential revenue source mentioned by advocates means a big political fight: Restaurant owners are sure to object to the idea of a fine-dining tax, the hotel industry will balk at a new lodging surcharge, builders and developers will surely fight impact fees or new charges on demolitions or infill construction. These are all revenue streams other cities are using. But not here.

Voters are going to get involved one way or another, which means the toughest obstacle facing people who care about homelessness is persuading Oregonians to see past their initial, instinctual reaction.

“The question we need to ask people isn’t, ‘Why did that person end up on the street?’ or ‘Why can’t that person hold onto a job?’” said Michael Anderson, director of the Center for Community Change’s Housing Trust Fund Project. “The more important question is, ‘What kind of city do we want to be? What do we actually value?’”

## **More places to sleep tonight**

How does Portland solve homelessness?

To start, more places for homeless men and women — and particularly homeless families — to go tonight. On any given evening in the Portland region, as many as 5,000 people are sleeping in shelters, on sidewalks, in abandoned buildings, or in their cars. The emergency shelter system, de-emphasized in favor of permanent housing in the 10-year plan movement, is overwhelmed. As a first step, the region needs more shelter space and more shelter options. That includes, advocates say, spaces for couples who want to stay together and people traveling with dogs or cats. As unappealing as the Right 2 Dream Too rest area can appear, it’s the only downtown shelter that takes animals and the only one with spots for couples.

“We shouldn’t be looking for reasons people can’t get inside,” said Trena Sutton, a volunteer at Right 2 Dream Too who is trying to start a similar rest area in outer east Portland. “Look around: We can’t afford to be choosy.”

Providing more shelter space, whether government-funded or simply government-allowed, would allow police to get tougher on people who sleep outside. There’s no point in asking officers to enforce the ban on camping in public spaces except in cases where campers cause a public-safety problem or block traffic. Courts have consistently said that cities cannot criminalize homelessness if they don’t have an adequate shelter system. At the moment, every emergency bed in the region is booked every night.

“When your law is, ‘disappear or else,’ your law is pretty screwed up,” said Monica Beemer, former executive director of Sisters of the Road, a nonprofit café and support center for homeless people. “That’s where we are today.”

Embracing emergency shelters — and even tent cities — as necessary also might require local government leaders to rethink their relationships with churches and faith-based organizations. Under the current system, groups such as the Portland Rescue Mission and CityTeam Ministries provide most of the emergency shelter in the region. Dozens of other nonprofits and churches — and many, many more individuals — offer homeless men and women free meals, clothing, personal hygiene items and overnight shelter when the weather turns nasty.

Most have no connection to the more established nonprofits and government-endorsed agencies that provide longer-term help for homeless people transitioning off the streets. “The establishment groups don’t really want any part of us. We don’t get referrals, they won’t send people to us, they won’t really even talk to us,” said Bert Waugh, whose faith-based nonprofit, Transitional Youth, provides transitional beds for young homeless men in Beaverton, Vancouver and rural Clark County, and two weekly hot meals for homeless people in downtown Portland. “I understand that any group that takes government money has to be careful, but it seems self-defeating given the level of need.”

## **More help for the physically disabled, mentally ill and addicts**

In local and national counts of the homeless, more than a third of homeless people say they’re on the streets because of a severe mental illness or addiction. Activists suspect the actual percentages are likely higher given that street counts and other surveys rely on self-reporting.

The Portland region needs more services and facilities for people suffering from mental illness, and cheaper and easier access to prescription drugs that fight psychosis, depression and other psychological problems that help land people outdoors, as well as the physical disabilities that keep others homeless.

“Just going to see a doctor is a daylong experience for people living outside,” said Dr. Tanya Page, who until recently served homeless patients for the nonprofit Outside In. “If you need a prescription, that might be another day. If you need to go see a specialist, that’s another day.” Caregivers also need more leeway to ensure their loved ones get help. Oregon law leans heavily toward self-determination — anyone 18 or older is in charge of their health care unless they pose a significant, immediate risk to themselves or other people. But advocates for the homeless say lawmakers may need to explore a middle ground in which, in the most extreme cases, it’s easier to ensure that someone who is clearly incapable of making wise choices about their life gets help. Under the current model, the only places that offer consistent mental-health care for homeless people or a quick trip to a recovery center are area hospitals and jails.

## **The biggest need: more affordable housing**

The single biggest challenge for Portland is a lack of affordable housing. The Welcome Home Coalition estimates the region needs between 23,000 and 40,000 more apartments for people making 50 percent or less than the median family income — or \$24,300 for a single adult and \$34,700 for a family of four.

There are several ways to approach the affordable housing problem. One approach is to confront the deficit indirectly, by raising incomes or finding new sources of cash to help people fill

the rising gap between what the average Oregonian earns and rents. Thirty states have a general assistance program that provides financial help for very poor people -- namely single adults and childless couples -- who do not qualify for some other form of government aid. Oregon does not.

The push for a \$15-an-hour minimum wage is not strictly an issue of homelessness, but it has been embraced by many agencies and nonprofits that help homeless people. The current minimum wage in Oregon is \$9.25 an hour; analysts at Zillow estimated last year that a single person living alone must earn \$31 an hour to afford an apartment in Portland's current real-estate market. Oregon's unemployment rate remains above the national average, despite some post-recession recovery. The city of Portland recently stopped requiring job applicants to divulge their criminal records, another step that could help some homeless people if adopted more widely.

"Wages are one of our problems," said John Miller, executive director of Oregon Opportunity Network, a nonprofit statewide coalition that promotes economic opportunities for families, people with disabilities and seniors. "We don't have a lot of midlevel jobs in Portland. If people can make more money, they can afford to pay more."

But just raising incomes won't fix the situation. The deficit in affordable housing — and not just for people at the absolute bottom of the market — is too large.

"We're getting to the point where your child's preschool teacher can't afford to rent, where a two-parent family can't afford to rent," Larson said. "This is not just about homeless people." There are ways to make it easier for developers to build cheaper apartments. Among them: finding mechanisms for government to provide capital for new construction, streamlining permitting and design review processes and reducing the number of parking spaces required at new complexes. There are also ways to prod builders to add affordable units. Advocates for the poor, along with activists for smart growth, want the Legislature to lift the state restriction on inclusionary zoning, a land-use practice in which cities and counties can require developers to include lower-income units in a market-rate project.

## **Our Homeless Crisis**

No one government program or policy change will solve homelessness. But advocates for the homeless, experts on the root causes and people who have lived on the streets agree on many basic steps necessary to make a more serious dent in the problem. Here's the rundown:

### **Basic needs:**

- More shelter beds, particularly for families
- Shelter options for couples
- Shelter options for people with animals
- More temporary options such as legal tent cities
- More public bathrooms
- More lockers and storage facilities for homeless people
- More mobile medical clinics

### **Systemic changes:**

- More mental health services
- More recovery centers for drug and alcohol addiction
- More options for caregivers of people suffering from mental illness to assist them in getting needed care
- Better/more coordination between nonprofits and groups that provide meals, showers and other day-to-day support with larger organizations and government agencies that help people get off the streets for good
- More job training for homeless
- More programs to help people with criminal records, but no recent offenses, expunge their records through community service
- More jobs, higher wages

## Housing:

- Additional government assistance with upfront capital costs
- Land banking of property for future affordable projects
- Debt relief for nonprofit builders to preserve existing affordable housing
- Inclusionary zoning to force affordable construction, or incentives for inclusionary projects
- More money to build and preserve affordable units

### » How other U.S. cities have paid for affordable housing

Developers and real-estate agents persuaded Oregon lawmakers to preemptively ban inclusionary zoning in 1999. Today, Oregon and Texas are the only states that do not allow some form of it.

“We need all the tools we can get,” said Janet Byrd, who leads the Oregon Housing Alliance, a coalition of cities, counties and nonprofits lobbying the legislature for affordable housing help.

“Inclusionary zoning is one of those.”

Yet even proponents say inclusionary zoning isn’t the cure-all. In other parts of the country, cities and counties often allow developers taller buildings or additional units in exchange for including lower-priced apartments. But Portland already pushes higher, denser construction in many neighborhoods, lessening the impact of those as potential incentives for private-market affordable housing.

“It’s just not going to get us the volume of units that we need,” Byrd said. “The reality is that we have financial issues over and above what inclusionary zoning might do.”

## It’s going to cost us

In other words, more housing is going to require more money. Some of that — maybe most — must come from Portland-area taxpayers, advocates and housing, officials say.

“We’re going to have to go to voters,” said Steve Rudman, the recently retired executive director of Home Forward, Multnomah County’s public housing agency. “The federal government isn’t going to do it. The state of Oregon isn’t going to do it. And it has to be done.”

San Francisco and Seattle both have affordable housing funds approved by voters. Seattle voters first approved special money to fight homelessness in 1981 and have reaffirmed support for a special levy four times. The levy, which generates about \$20 million a year, has paid for more than 10,000 affordable apartments, down-payment loans for more than 600 first-time homebuyers and rental help for 4,000 households.

In addition to the city housing fund, King County, Washington, voters created a levy to help veterans and people who are homeless, very poor or suffering from mental illness or addiction. More money can make a difference: In Utah, state leaders and officials from the Mormon Church say they've almost wiped out chronic homelessness by making new housing the priority. But a new pot of money doesn't automatically solve the problem. Homelessness in Seattle has risen at a faster rate than in Portland, despite all those levies. Last month, Mayor Ed Murray announced a plan to allow three new tent cities — no one's idea of a long-term answer but a more humane and sanitary temporary solution than doing nothing.

Still, the notion of a local revenue source dedicated to helping homeless people get inside is becoming the norm on the West Coast. Votes on levies or fees similar to Seattle's may be coming soon in Olympia, Everett and Tacoma.

“What communities are realizing is that when you invest in mental health and chemical dependency services and housing up front, you save a lot of money in the long term,” said Bill Block, who oversees the Pacific Northwest for the U.S. Department of Housing and Urban Development and, before that, ran the anti-homelessness effort in King County, Washington. “Cities and counties have to be looking for their own ways to do some of that now.”

Portland advocates haven't decided which revenue option makes the most sense from a financial standpoint, or a political one. Ideas include a property tax levy, a new fee on home demolitions, a surcharge on hotel bills and a fine dining tax.

A committee called “A Home for Everyone” and led by Portland Mayor Charlie Hales and Multnomah County Chairwoman Deborah Kafoury is crafting a new road map for fighting homelessness that will be unveiled this spring. On a separate but parallel track, 59 grassroots groups and anti-poverty nonprofits have started the Welcome Home Coalition to push affordable housing options if government will not.

Advocates say that if any community in the United States can wipe out homelessness, it's Portland. This is the land of urban growth boundaries and light rail, of medical marijuana and Death with Dignity. Of special local levies to pay for parks, libraries, arts education and programs for abused children and battered women. This is, in other words, a place where voters routinely embrace creative government-driven solutions to seemingly intractable societal problems. So far, however, the region's efforts to end homelessness have been sluggish — resources haven't kept pace with rhetoric and good intentions.

“Anybody who can look in the mirror and say we haven’t collectively failed is kidding themselves,” said Anderson, who used to work directly with homeless men and women at Transition Projects Inc. and now runs the Center for Community Change’s Housing Trust Fund Project. “The problem is worse than ever.” And growing more urgent. One in four baby boomers has no savings and no children, according to U.S. Census data, meaning they’ll enter their retirement years without a financial safety net. More than 1 million schoolchildren are technically homeless and becoming accustomed at an early age to living in poverty.

Disdain for the poorest of the poor makes homelessness seem in the minds of many potential voters like a public-safety problem to be managed — by arresting illegal campers, say, or banning panhandling. It is, in fact, something far more challenging: A public health crisis that worsens by the day.

