

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



October 22, 2020: 4:00 – 5:30pm
Siskiyou Room of the Community Development Building
51 Winburn Way

1. (4:00) **Approval of Minutes** (5 min)
September 24, 2020
2. (4:05) **Public Forum** (5 min)
3. (4:10) **Affordable Housing Trust Fund and CDBG Award Update** (5 min)
Linda Reid, Housing Program Specialist
4. (4:15) **Homeless Covid Response Update** (10 min)
Linda Reid, Housing Program Specialist
5. (4:25) **Cohoots Program Progress Update and Discussion** (20 min)
Rich Rohde, Commission Chair
6. (4:35) **November and December Meeting Schedule Discussion** (20 min)
Linda Reid, Housing Program Specialist
7. (4:55) **Discussion about Council's Social Equity Resolution** (20 min)
8. (5:15) **General Announcements and Updates** (15 min)
9. (5:30) **Upcoming Events and Meetings**
Next Housing Commission Regular Meeting
TBD
10. (5:30) **Adjournment**

Written testimony from the public will be accepted via email to linda.reid@ashland.or.us for both general public forum items and agenda items. Written testimonies submitted by the public by 10:00a.m. on Wednesday May 27th will be available to the Housing and Human Services Commission before the meeting and will be included in the meetings minutes.



CITY OF ASHLAND

Ashland Housing and Human Services Commission
Draft Minutes
September 24, 2020
Audio

Call to Order

Commission Chair Rohde called the Zoom meeting to order at 4:00 pm in Ashland, Oregon, 97520.

Commissioners Present:	Council Liaison
Rich Rohde	Dennis Slattery - ABS
Echo Fields	
Gina Duquenne	SOU Liaison
Linda Reppond	None appointed at this time
Tom Gunderson	
Heidi Parker	Staff Present:
Chris Mahan	Linda Reid, Housing Program Specialist
Jackie Bachman	Liz Hamilton, Permit Technician
	Brandon Goldman, Senior Planner
	Bill Molnar, Community Development Director
Commissioners Not In Attendance:	
Erin Crowley	

Approval of Minutes

Commissioners Gina Duquenne / Jackie Bachman m/s to approve the minutes of July 23, 2020. Hand Vote: All raised as yes. Motion passed

Public Forum

Commission discusses an email from Molly Silver

Affordable Housing Trust Fund Review and Recommendation

Linda Reid, Housing Program Specialist indicates that a re-review for recommendations is needed due to COVID and additional CDBG funding. Commission discusses how to go about recommendations.

Michelle Arellano / OHRA (requesting \$179,983) speaks about the funds OHRA would like to have from the Housing Trust fund for a Winter Shelter that can accept the social distancing. Commissioners ask some general questions about the program and Michelle answered questions.

Mary Farrow / Maslow Project (requesting \$30,000) speaks about the funds Maslow would like to have from the Housing Trust fund for their program to help house families with children. Commissioners ask some general questions about the program and Mary answered questions.

NeighborWorks Umpqua (requesting \$43,500) was not represented, and their application remains the same as in March.

Jackie Bachman states she has no financial gain from any decisions of these recommendations and can vote in a fair and just manner.

Commissioners Jackie Bachman / Tom Gunderson m/s the recommendation to fully fund each of the applicant programs at the requested amounts with the provision that Staff develops a plan that flexibly funds each proposal. Linda Reppond recuses due to possible conflict of interest Individual Voice Vote: All Ayes., Motion passed

Affordable Housing Program Revisions Review and Recommendation

Brandon Goldman, Senior Planner gave history of how the Ordinance came about. Lind Reid and Brandon Goldman give an overview of the outline on the Ordinance. Commissioners asked questions and made comments.

Commissioners Echo Fields / Chris Mahan m/s to recommend the Amendments to the Land Use Ordinance, regarding conversion of Multi-family rental housing into for purchase, Affordable Housing Standards, and Approval standards for Zone changes and Annexation changes., Voice Vote: All Ayes. Motion passed

Cahoots Program Update

Rich Rohde, Commission Chair gives update of forming an emergency mental health response team for homeless in the Rogue Valley.

Utility Assistance Recommendation Updates

Linda Reid, Housing Program Specialist gave update as to what programs are currently in place for Utility Assistance.

General Announcements and Updates

Hardesy property / Gina – walk thru with many organizations that help homeless. City owned property but County has zoning rights, property is also outside of our urban growth boundary.

Staff update by Linda Reid gave update on monies given for COVID relief and monies available for further options upcoming.

Upcoming Events and Meetings

Next Housing Commission Regular Meeting
October 22, 2020

Adjournment: Rich Rohde adjourned the meeting at 6:20p.m.

Respectfully submitted by Liz Hamilton

Memo

DATE: October 22, 2020

TO: Housing and Human Services Commission

FROM: Linda Reid, Housing Program Specialist

RE: AHTF and CDBG Award updates

At their regular meeting on October 6th, the City Council heard presentations from AHTF and CDBG applicants and City staff. The City Council's award was consistent with the Commission's recommendation with the exception of the addition of \$30,000 in Affordable Housing Trust funds to Maslow Project.



Memo

DATE: October 22, 2020

TO: Housing and Human Services Commission

FROM: Linda Reid, Housing Program Specialist

RE: Covid Homeless Response Update

Available Funding and Financial Incentives

The City of Ashland Housing Program administers three sources of funding: The Affordable Housing Trust Fund, The Social Service Grant Fund and Community Development Block Grant funds. Together and individually, these funding sources provide resources to assist area non-profit agencies and affordable housing providers in providing a range of services and housing activities to support the continuum of housing needs, from emergency shelter, case management and navigation services, to funding to support the development of affordable rental housing and permanent supportive housing. Below is a brief overview of the fund types and purpose as well as a brief description of the activities which can benefit from them.

Affordable Housing Trust Fund

The City established the Affordable Housing Trust Fund (AHTF) in 2008, ([Ordinance 2966](#) and [Resolution 2008-34](#)) to address housing needs within the community. The City offers AHTF grants on a biennial basis. AHTF are general fund moneys that receive up to \$100,000 each year in Marijuana tax revenue. The City of Ashland Affordable Housing Trust Fund was created to keep the Ashland community diverse by facilitating the production and preservation of affordable housing throughout Ashland. The primary purpose of the AHTF is to encourage the creation of housing for homeownership or rent, at a cost that will enable low- and moderate-income families to afford quality housing while paying no more than thirty percent of gross household income on housing. To promote the rehabilitation, preservation and production of quality, well designed rental and ownership housing the AHTF prioritizes funding to community development partners that are furthering the AHTF mission. The AHTF also allows the City to offer funding to support capacity building and predevelopment costs, two development activities which are not able to be funded with CDBG funding, as well as to address emergency shelter needs. In the regular funding cycle, the AHTF requires applicants to provide a 50% match.

Social Service Grant Funds

The City of Ashland established the Social Service Grant program in 1986 due to a reduction in Federal Revenue Sharing funds which had, in prior years, provided funding to the City to support the activities of non-profit and social service agencies that provided services to vulnerable Ashland Citizens. Resolution 86-35 was adopted in recognition that: “the funding of health care and social service needs is



an important City function which contributes to the health and wellbeing of the citizens of Ashland.” The Council at that time opted to maintain funding for social services with an emphasis on health care in recognition that the Council fostered policies that promoted a tourism based service sector economy, and felt that it was “appropriate for the City to address the problems created by this type of economy”. Since that time the City of Ashland has committed a portion of the general fund in support of activities that address the health and social service needs of the Ashland community. In 2013 the Council requested that the Housing and Human Services Commission evaluate the Social Service Grant program and make recommendations for the most efficient and effective use of those funds. The Housing and Human Services Commission developed a Strategic Plan for the Use of Social Service grant funds which was adopted by the Council in 2014. The Strategic Plan sets forth goals and priorities for the use of Social Service Grant funds each funding cycle which are based on community needs and resource gaps identified by the Housing and Human Service Commission through a community outreach process. The Social Service Grant funds are offered on a bi-annual basis providing approximately \$135,000 in funding to support social service activities each year.

CARES Act COVID-19 CDBG Funding

In response to combating the effects of COVID-19, the U.S. Department of Housing and Urban Development (HUD) allocated special Community Development Block Grant (CDBG) funds for Entitlement Entities. The City of Ashland has been allocated \$293,820 in Community Development Block Grant (CDBG) Entitlement funds to be used to prevent, prepare and respond to COVID-19. This allocation was authorized in the Coronavirus Aid, Relief, and Economic Security (CARES) Act by President Trump on March 27, in response to the growing effects of this historic public health crisis.

The CDBG-CV funds allocated under the CARES Act may be used for a range of eligible activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19). The proposed activities must meet one of the three National Objectives as required by CDBG regulation:

- Benefit low-and moderate-income persons
- Aid in the prevention or elimination of slums or blight, and
- Meet an urgent need

In addition, and for the purpose of an expedited use of the CDBG-CV funding, the bill eliminated the cap on the amount of funds a grantee can spend on public services, removes the requirement to hold in-person public hearings in order to comply with national and local social gather requirements, and allows grantees to be reimbursed for COVID-19 response activities regardless of the date the costs were incurred. The bill also allowed grantees to apply the waiver of statutory regulations to 2019 and 2020 CDBG allocations.

Since March 17th the City has funded several activities to prevent, prepare and respond to COVID-19 with CDBG-CV funds. Similarly, the City has utilized Affordable Housing trust funds to address some of the urgent needs arising from both the pandemic and the issues arising from the recent wildfire event. Social Service grant funds also provided services to support many of the agencies address the needs of the pandemic and wildfire, though these activities were funded prior to the onset of both disasters. These activities are detailed in the attached table.



Covid-19 and Homeless Services Funding Breakdown

Community Development Block Grant (CDBG) and CDBG-CV Funding

Year	Allocation	Admin- A portion of City Staff's time working on homeless related activities	Funds Committed	Outcomes: # of people served
2019-ends June 2020	\$178,562	\$35,712	\$10,850-Maslow Project \$15,463-SVDP-Rent, Security Deposit, Utility payments \$18,000-Food Angels-Meals and Food for homeless \$103,808-OHRA-hotels/meals-emergency shelter for the homeless	117-Maslow 26-SVDP 981-AFA 55 -OHRA
2020-begins July 2020	\$176,926	\$35,385	\$13,291-Maslow Project \$5,525-Food Angels \$50,000-OHRA-Rent Assistance for homeless and at risk of households \$20,704.78-Peace House Meals for Homeless \$19,968-OHRA Shower Program	Est. 99-Maslow Est. 1000-AFA TBD 5,840-meals Est. 960-showers
CDBG-CV	\$104,079	\$20,815	\$32,000-Peace House Meals for homeless	Est. 8,000 meals
CDBG-CV3	\$189,741	\$37,941	\$125,483-OHRA Winter Shelter	Est. 40
Pre 2019 carryover ¹	\$165,702.55	Not Available	\$6,446.72 -OHRA Shower Program	Est. 240-showers
Total	\$815,010.55	\$129,853	\$421,539.50	

Affordable Housing Trust Funds (AHTF)

Year	Total Amount Available	Funds Committed	Outcomes: # of people served
2020-2021	\$216,986	\$3,500-OHRA Emergency Shelter for the homeless \$1,500-JxCo Greenway Meals \$60,000-Maslow Project-Emergency Shelter Program \$48,500-OHRA Non-Congregate Shelter Program \$43,500-NWU-Pre-development and Capacity Building	10 TBD Est. 12+ Est. 5+ Est. 30+
Remaining Balance	\$59,986	\$157,000-Total of all projects	

Social Service Grant (SSG) Funds 2019-2020

Addictions Recovery Center-Crisis/transportation	\$4,000
Community Works-Dunn House Shelter	\$6,500
Food Angels	\$4,500
La Clinica Mobile Health Unit-Uncle Food's	\$5,000
Maslow-Case Management of Homeless Youth	\$8,500
OHRA-Winter Shelter	\$26,500

¹ Unexpended funds prior to 2019 are not eligible for the CDBG waiver-no public service cap waiver or public comment period suspensions.



Peace House-Uncle Food's Diner	\$7,000
Southern Oregon Jobs with Justice-Peace Meal	\$13,000
St. Vincent De Paul-	\$25,00
Total-Annually for two years	\$75,000

Outcome reporting not available for all funded projects as this time.

All Funding Sources

CDBG 2019-2020	\$421,539.50
AHTF 2020-2021	\$157,000
SSG-2019-2020	\$150,000
Total	\$728,539.50



Memo

DATE: October 22, 2020
TO: Housing and Human Services Commission
FROM: Linda Reid, Housing Program Specialist
RE: Cahoots Program Update

Commission Chair Rich Rohde has an update regarding the Cahoots Mobile Mental Health Crisis Program based in Eugene, Oregon.



Memo

DATE: 10/22/2020
TO: Housing and Human Services Commission
FROM: Linda Reid, Housing Program Specialist
RE: Holiday Meeting Schedule

Every year the Housing and Human Services Commission members decide upon an alternate meeting schedule for the months of November and December as the Commission's regular meeting schedule conflicts with major holidays. The commission has several options:

- Schedule alternate meeting dates for both month's meetings
- Schedule an alternate meeting date for one month and skip meeting the other month (commissions are allowed to skip one meeting a year)
- Skip one month's meeting and schedule a longer meeting for the other month (possibly a retreat)



Memo

DATE: October 22, 2020
TO: Housing and Human Services Commission
FROM: Linda Reid, Housing Program Specialist
RE: Discussion about Council's Social Equity Resolution

Commission Chair Rich Rohde would like the Commission to review and discuss the Council's Social Equity Resolution. Attached to this memo is Resolution 2020-15



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RESOLUTION NO. 2020-15

A RESOLUTION DECLARING THE CITY OF ASHLAND’S COMMITMENT TO SOCIAL EQUITY AND RACIAL JUSTICE

RECITALS:

A. The Ashland City Council recognizes that the United States’ shameful history of slavery and over 150 years of systemic racism post-slavery has created a legacy of unequal opportunities and higher risk of violence for Black, Indigenous, and People of Color (BIPOC) in the United States. The mere presence of this reality should be a concern and top priority for all Americans who value the goal of equality for all people; and

B. The Ashland City Council recognizes that intrinsic bias is the foundation on which systemic, institutionalized racism is built and that the work to unwrap and disassemble that bias is work that we must do both as individuals and as a community; and

C. The Ashland City Council recognizes that, in spite of the values of equality held by the majority of City of Ashland residents, Ashland has not yet reached the point where it is a comfortable place for people of color to live, work, own a business, and raise their children; and

D. The Ashland City Council recognizes that local leaders who have been advocating for racial justice and social equity on behalf of their families and communities cannot and should not be asked to shoulder this work alone. There is work to be done by all Ashland residents, including this Council; and

E. We find ourselves in a moment in time similar to, but in many ways distinct from, previous incidents of police brutality that have happened in various locations across our country. What we know from the past is that too often outrage tapers off over time, and there is strong momentum to go back to business as usual. We must use this historic moment to commit to doing the sustained work over time necessary to create a different future for Ashland – a future that is more diverse and authentically welcoming to all who live and visit here; and

F. The City of Ashland’s commitment to progress on these issues has been visible through the following efforts which are ongoing:

- 1. The Ashland Police Department (APD) is committed to engaging all members of the community in an equitable, professional, and compassionate manner. For years the

1 officers of APD have trained in implicit bias, procedural justice, de-escalation and on
2 other best practices. APD knows, however, that these are not boxes to be checked and
3 never re-visited, but rather that this work is never-ending and that it needs constant
4 attention and updating. To that end APD is dedicated to continuing its work with
5 community members and groups to move forward in collaboration, while strengthening
6 relationships and fostering mutual understanding.

7 2. The City of Ashland has also begun adapting its employment recruitment and hiring
8 processes and recognizes that more needs to be done to eliminate bias in this area.

9 3. Mayor John Stromberg has signed Ashland on to the Obama Foundation’s “Eight
10 Can’t Wait” program, and Ashland Police Chief Tighe O’Meara has completed a review
11 and revision process related to that commitment; and

12 G. While the City of Ashland has made progress, our community, values, and constitutional
13 ideals call us to be more than we have been and to move forward with purpose in order to
14 provide immediate support for advocacy efforts while putting in place the elements necessary for
15 long-term, systemic change.

16 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ASHLAND, OREGON,**
17 **RESOLVES AS FOLLOWS:**

18 SECTION 1. The Ashland City Council commits to the following:

19 A. Designate Social Equity and Racial Justice as a Value Service in the City of
20 Ashland’s strategic planning process, which will provide an opportunity for focused and
21 sustained attention within the City’s planning, management, and policy structure.

22 B. Proclaim Juneteenth as an annual day of municipal commemoration and partner with
23 communities of color and other local organizations to celebrate African American/Black
24 culture on this day annually.

25 C. Advocate at the state and federal levels for policy reform that includes: a searchable
26 database of officers sanctioned for excessive use of force and other misconduct; a
27 national data collection program to determine the number of people killed or injured by
28 police officers tracked by race, gender, age, and other demographic characteristics;
29 limiting the transfer of military equipment to local jurisdictions; providing more
30 extensive training for police officers regarding de-escalation, intrinsic bias, and

1 procedural justice; and assisting people with mental health or addiction issues who have
2 interactions with law enforcement.

3 D. Work in the near term as a “Committee of the Whole” to move these efforts forward
4 by assigning tasks outlined in this resolution to individual staff and councilors and
5 reporting back to Council on a regular basis while a more formal process and timeline is
6 developed that includes regular progress reports to Council.

7 SECTION 2. Moving forward, the City of Ashland will:

8 A. Support the Ashland Police Department in taking a more active role in on-campus
9 conversations about racial justice at Southern Oregon University and in developing
10 engagement events to help local residents understand APD’s policies regarding use of
11 force and other relevant issues.

12 B. Strengthen our cultural competency and intrinsic bias training program for members
13 of the City Council and City Staff.

14 C. Display Black Lives Matter signs at City-owned locations to offer visible and
15 immediate support for racial justice advocates in our community.

16 D. Continue and enhance our support of the annual celebration of Dr. Martin Luther
17 King, Jr.’s birthday.

18 E. Connect with Southern Oregon University and its students to better understand the
19 experience of all college students, but particularly students of color, in the City of
20 Ashland as a first step toward improving that experience. Through this process, the City
21 will help all local college students understand the City’s ideals and expectations
22 regarding respect for all people.

23 F. Work with community partners to develop training, incident response, and
24 community acknowledgement programs that help residents and business owners address
25 the long-term, systemic root causes of inequality and racial injustice and celebrate
26 progress.

27 G. Work with Jackson County and neighboring communities to develop a program that
28 will provide trained mental health professionals for instances where the Ashland Police
29 Department is called upon to serve the needs of people who are suffering from mental
30 health issues and/or addiction.

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H. Determine the feasibility of a mural project to provide a mode of artistic expression of our community’s commitment to making meaningful, visible, and ongoing progress on issues of social equity and racial justice.

I. Request a proactive review of the policies that pertain to the standard process of investigating incidents where deadly force is used in Jackson County.

J. Review recruiting/hiring practices to address implicit bias with input from leaders of local diversity, equity, and inclusion programs.

K. Renew the effort with indigenous leaders in the community to find a solution to the renaming of Dead Indian Memorial Road.

SECTION 3. This resolution is effective upon adoption.

ADOPTED by the City Council this _____ day of _____, 2020.

ATTEST:

Melissa Huhtala, City Recorder

SIGNED and APPROVED this _____ day of _____, 2020.

John Stromberg, Mayor

Reviewed as to form:

David H. Lohman, City Attorney