

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



April 26, 2018: 4:30 – 6:00pm
Siskiyou Room of the Community Development Building
51 Winburn Way

1. (4:30) **Approval of Minutes and some Corrections/Clarifications** (5 min)
 March 22, 2018, March 1, 2018 and February 22, 2018
2. (4:35) **Public Forum** (5 min)
3. (4:40) **CDBG and AHTF Award Process Update and Debrief** (20 min)
4. (5:00) **Council Request Regarding AHTF Balance** (30 min)
5. (5:30) **Annual Action Plan Review and Recommendation** (15 min)
 Linda Reid, Housing Program Specialist
6. (5:45) **Winter Shelter Update** (20 min)
 Heidi Parker and Linda Reppond
7. (6:05) **Liaison Reports** (15 min)

Liaison Reports

Council (Jackie Bachman)
 SOU Liaison (Unfilled)

Staff (Linda Reid)
 General Announcements/Local Housing
 Updates

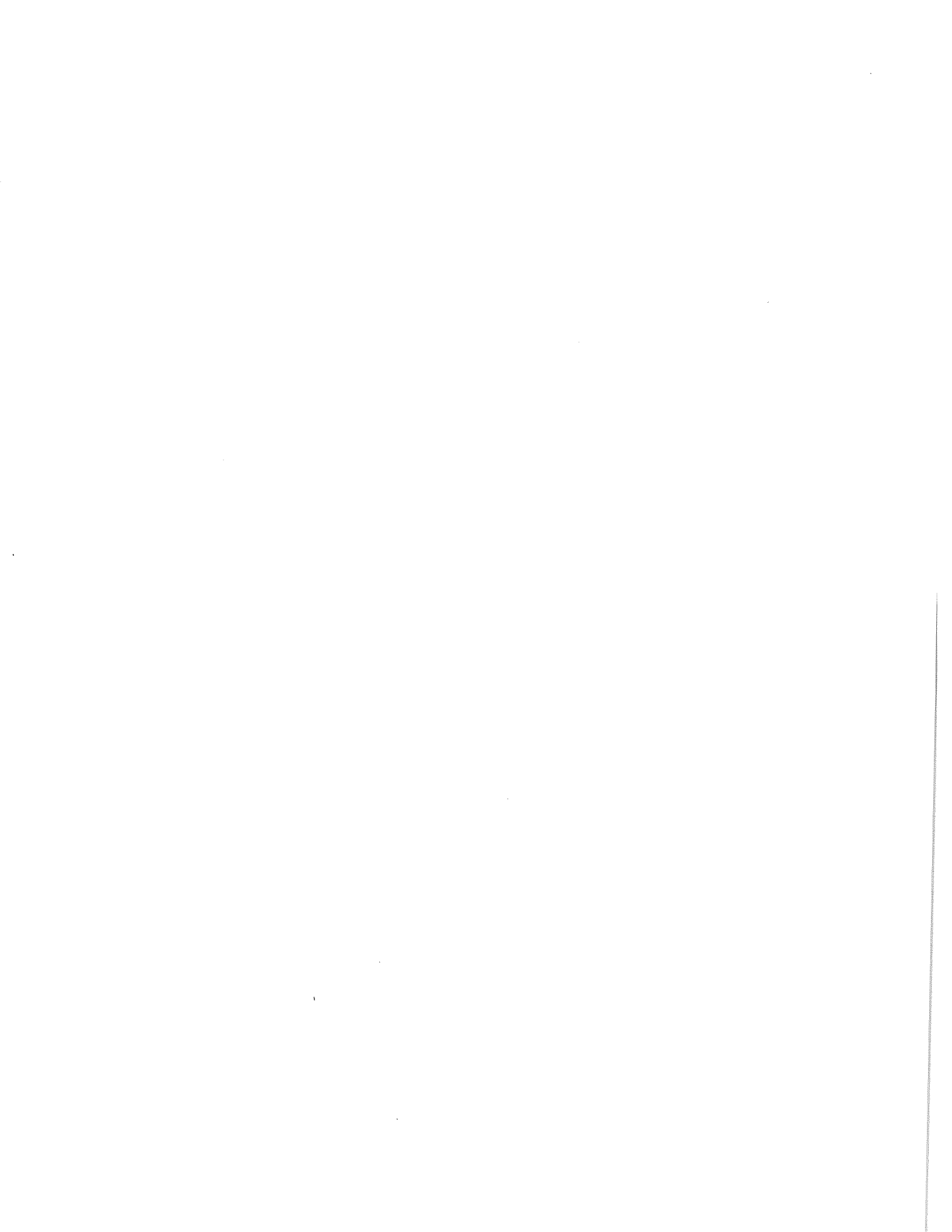
8. (6.20) **March 22, 2018 Meeting Agenda Items**
Quorum Check – Commissioners not available to attend upcoming regular meetings should declare their expected absence.

9. (6:25) **Upcoming Events and Meetings**
Next Housing Commission Regular Meeting 4 :30-6:30 PM; May 24, 2018

10. (6:30) Adjournment

Bring Mental Health services to Ashland Seek ways to support overnight car camping program.	Work with City Council to identify programmatic priorities to offer for Social Service applicants. Restructure grant process to be data driven and based on needs.	Support the development of workforce housing. Land Bank	Promote alternative housing, such as multi-family housing, tiny house village, intentional communities, and focus on removing barriers to their development.
Funding for a shelter coordinator	Establish single location, seven day a week shelter.	Support Porta-Pottie project	Seek to increase DHS child care providers and family-friendly childcare

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).



CITY OF ASHLAND

Ashland Housing and Human Services Commission. Draft Minutes March 22, 2018

CALL TO ORDER

Commission Chair Rohde called the meeting to order at 4:30 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

Commissioners Present:	Council Liaison
Tom Gunderson	Dennis Slattery
Rich Rohde	
Sue Crader	SOU Liaison
Erica Franks	
Gina DuQuenne	
Jackie Bachman	Staff Present:
Linda Reppond	Linda Reid, Housing Specialist
Absent:	Carolyn Schwendener, Clerk
Heidi Parker	

Rohde welcomed the public guests along with City Councilor Dennis Slattery. This is a great meeting for our Commission as we have worked for quite some time to develop the Housing Trust Fund to help accomplish some really good work in Ashland, stated Rohde.

PUBLIC FORUM

No one spoke

APPROVAL OF MINUTES

Bachman/Crader m/s to approve the minutes of the February 22, 2018 regular Commission meeting with one correction. (public forum, fourth paragraph down strike the sentence that reads "Reid does not have the time in her schedule to oversee the senior programs") Voice Vote: All Ayes, motion passed with correction.

Bachman/Crader m/s to approve the minutes of the March 1, 2018 Special Meeting. Voice Vote: All Ayes, motion passed.

CONFLICT OF INTEREST STATEMENT

Rhode gave the Commissioners an opportunity to disclose any conflict of interest and he announced that Commissioner Heidi Parker has recused herself and is not in attendance.

Gunderson disclosed at the last meeting that he is on the Board of Rogue Retreat and one of the presenters this evening is a staff person for Columbia Care who is also on the board.

CDBG PRESENTATIONS

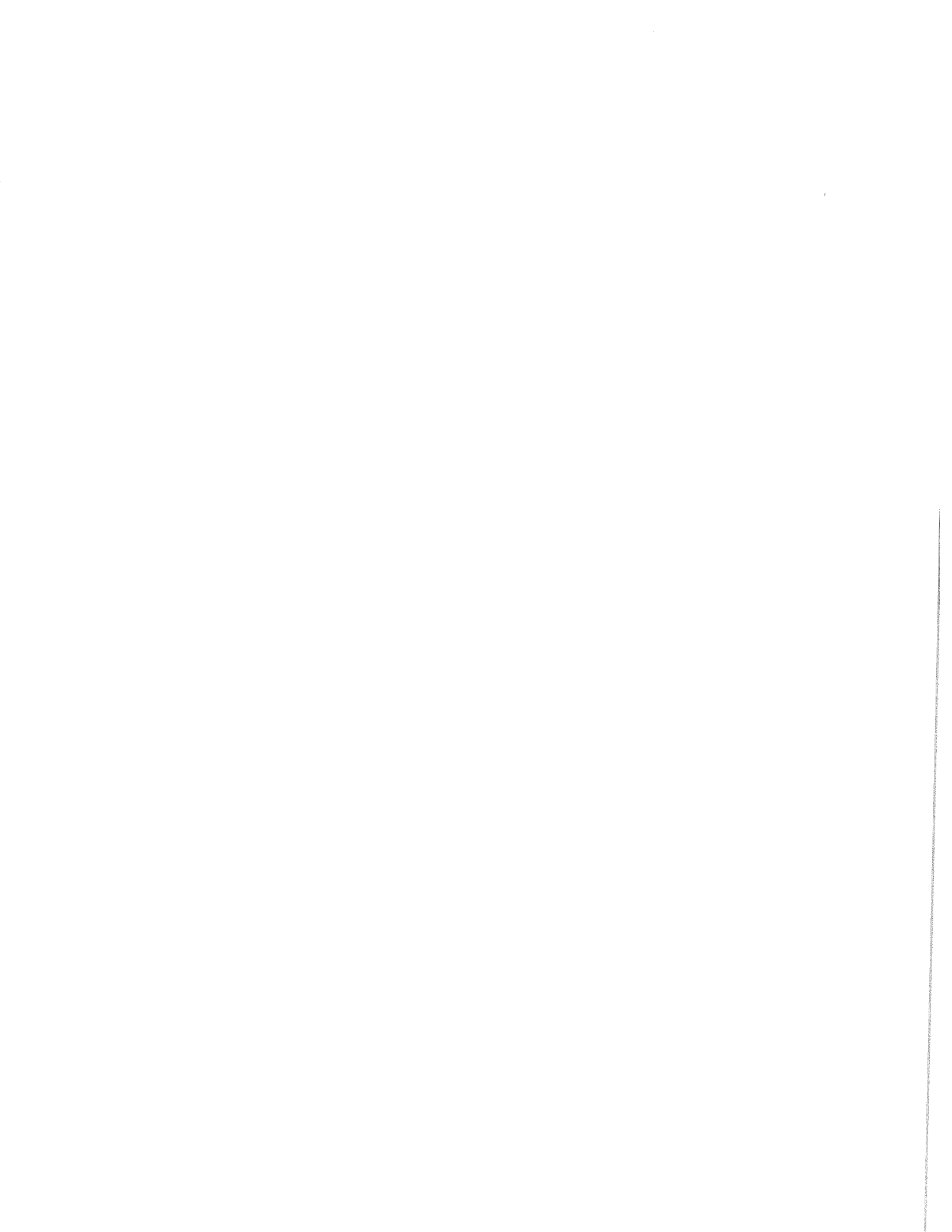
Each applicant will be given five minutes for their presentation followed by five minutes of questions. A set of questions were developed for the applicants to review ahead of time and they will have the opportunity to answer them this evening.

Ashland Housing Opportunities – Duward Brown, Housing and Facilities Director with Options for Southern Oregon (OSO) and Ellen Johnson, Development Director gave a summary of their application.

Questions from Commissioners

Do you deliver mental health services?

Ashland Housing Opportunities does not provide mental health services on site. We are solely a subsidized housing provider. If tenants do need services, we want to work with them and link them to services that can help them within the community. Because this is a HUD funded project you cannot require a tenant to engage in services, only



encourage them, explained Mr. Brown. We currently provide three hours a week at Ashland Community Resource Center at no cost.

Do you have a waiting list?

Yes, after filling out the application people are placed on a waiting list and unfortunately those lists can get lengthy.

How long are people usually there and where do they go when they leave?

Generally, tenants are there two to three years. People have a variety of reasons why they leave. Some are aging and need more assistance and support, others might leave to move to another community, etc. Each person has their own reason.

How long is the current waiting list?

There are about twenty people on the list. It's hard to predict the time on the waiting list, stated Mr. Brown but usually it's about a year. Once again there are a lot of variables.

Maslow Project – Mary Farrell, Founder and Executive Director of Maslow Project and Alex Fenimore, case manager in Ashland gave a summary of their application.

Alex shared a success story. She has been working with a sophomore at Ashland High who lost her Mom about a year ago. The child was living with her single father who had a heroin addiction. The Social Security benefits she received went directly to her dad who was using the money for his addiction. They were able to freeze her Social Security benefits so her Dad wouldn't get them and she was recently able to get a payee. Her next goal is to tackle emancipation so she can apply for jobs this summer. Her attendance has been amazing and her grades are great. It's been wonderful to see how she is overcoming the barriers in her life, expressed Alex.

Questions from Commissioners

In the chart in your application it says you have a target of eighty-five to ninety youth identified, forty-five will actively engage in case management services. How do you determine those forty-five kids?

We actually triage like you would in an emergency room. Upon intake we do an assessment with all kids and families to identify if they meet the homeless standard. Determining if they will participate in case management is based on their trauma factors, crisis factors, their needs, resources available to them and willingness to participate. All kids need some level of support, stressed Ms. Farrell.

Do you have court appointed advocates?

Yes, we collaborate with CASA.

How does the summer outreach work as opposed to the School based program?

Both of our staff (Case Manager and Advocate) work fulltime in the summer.

If you don't raise the tentative proposed grants in your application will you still be able to do this work?

We will continue to work with kids regardless. We will pull from reserves if we have to.

Are there any institutions of Higher Education who provide any kind of scholarships?

The Federal law under the McKinney-Vento education act allows for any child who is designated as homeless (under the McKinney-Vento definition of unaccompanied) in High School allows them to jump through the FASFA (Free Application for Federal Student Aid) verification process even if they don't have a parent or guardian. We also have in house scholarships and Alex helps navigate that transition to college.

If you didn't get quite as much money as you have requested from us how would you handle this?

We would pull from reserves or private individual donations. We think it's very important for the Community to invest in these children, one hundred percent of the kids we help are homeless. We might have to reduce hours or cut back on support services.

St. Vincent DePaul – Volunteer Vicky Weiss gave a summary of their application pointing out their effort to help in a variety of ways with a variety of expenses with their own funds to supplement help of CDBG prevents homelessness. Paul Adalian, President of St. Vincent DePaul was also present to answer questions.

Are the other sources of income that is referred to on page twenty-nine of your application for use in Ashland?

Yes, the other funding sources are for Ashland and Talent. Any money we receive from Ashland stays in Ashland.

What percentage of people you work with have kids and are they able to stay in school?

We don't have any numbers on whether the children stay in school or not. When placing families in housing it's very important to those parents that their children stay in school.

If you didn't get the full amount you are requesting would you still go forward?

Yes, we have to do what we can. Currently we are doing our best to meet the needs that come our way. If we don't get the money it does affect the amount of people we can help. Ms. Weiss is seeking out more opportunities for grants and she would like to see the corporate side of the City step up and do more than they are doing.

This concluded the applicant's presentations and the Commissioners questions.

Reid distributed a memo with revised staff recommendations based on an amended application. Because there are unallocated and carry over funds from prior years CDBG funds Reid reached out to both Columbia Care and Habitat for Humanity to see if they would be willing to accept CDBG funds rather than or in addition Housing Trust Fund money. See Exhibit A at end of the minutes.

The question was asked why did Staff not recommend to fund the full amounts for each applicant. Reid explained there is a fifteen percent cap for public services activities (direct service activities) and it is fifteen percent of your overall grant.

Bachman/Reppond m/s that we accept the staff recommendations for St. Vincent DePaul and Maslow. Voice Vote; All Ayes, motion passed unanimously.

AFFORDABLE HOUSING TRUST FUND PRESENTATIONS

Columbia Care - Housing Director, Cindy Dyer gave a brief summary of their application. Columbia Care is a non-profit organization dedicated to serving the needs of the mentally ill. Ms. Dyer also answered the following questions she was given ahead of time.

What specifically in the delay added to the cost of the acquisition of the property?

The delay in the acquisition was because we had to wait for Rogue Credit Union to get their lot line adjusted.

Is this project in compliance with the pre funding conditions detailed in the (Oregon Housing and Community Services) OHCS funding reservation letter/ is Columbia Care able to meet the conditions of awards?

We are meeting those conditions. Some of those conditions will be conditions throughout the life of the project.

Is your current planning action to rezone the property?

It's looking like at this point we will not have to rezone the property.

What is the timeline for utilizing the OHCS funds?

The sources of funds are State Grant Funds, a standard Bank Loan, and any funds received from the City of Ashland. We utilize the grant funds first and the bank loan last.

Why are there additional costs?

The longer it takes to break ground the cost generally goes up. All the natural disasters have contributed to building costs going up. We also did not originally add in our cost estimate a Land Use Planner or Architect which has added to our expenses.

If the funds staff recommends go through what is the level of certainty that you will build this in a timely manner.

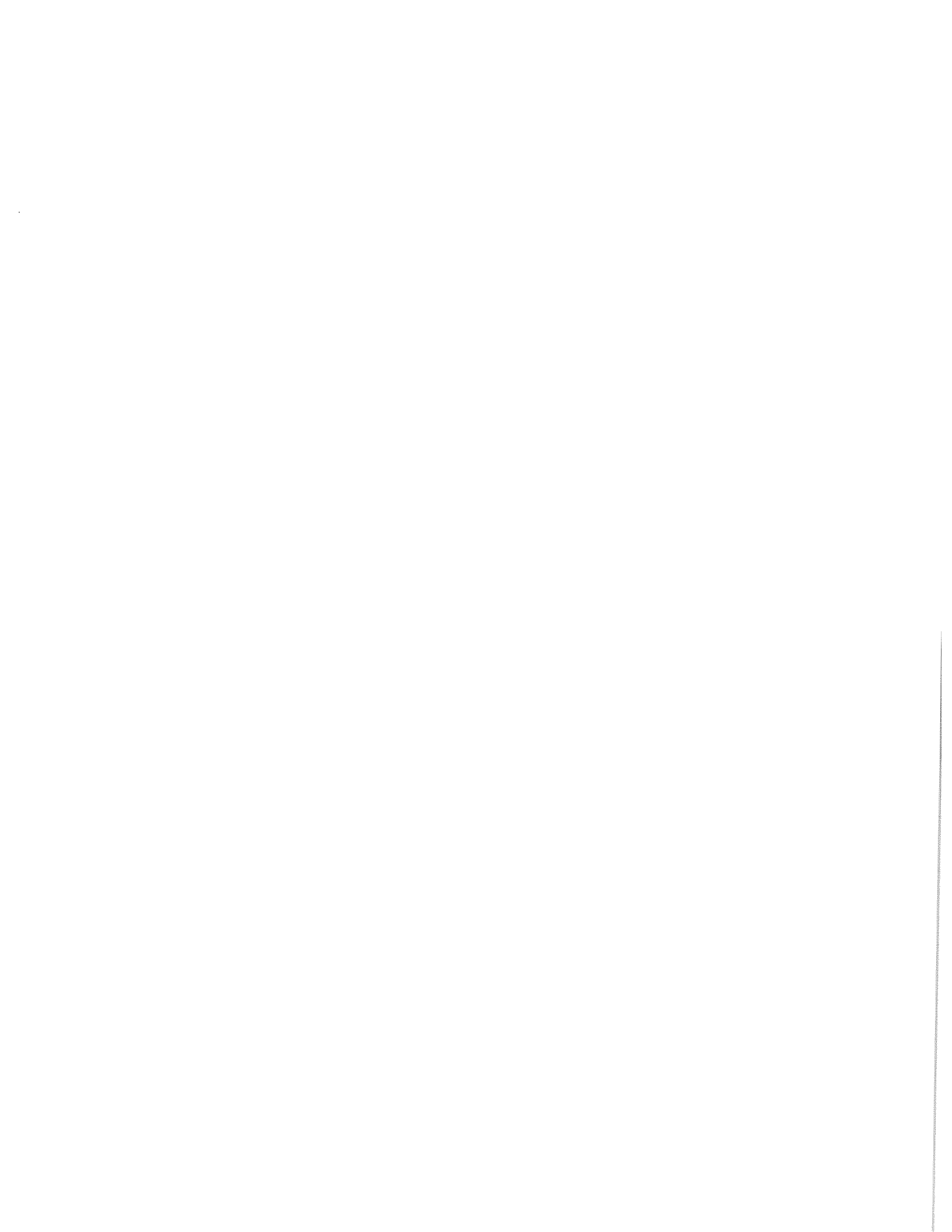
We are motivated to get it done as quickly as possible as we need affordable housing in Ashland. Originally Columbia Care was concerned about utilizing CDBG funding since those federal funds come with some additional regulations. However, we have since found out that the inclusion of CDBG funding in this project will not trigger too many additional regulations which could raise the construction costs of the project.

Are you still on the timeline you included in your application?

Yes, I think we are still able to meet that timeline. The clock is ticking on the State funds as well.

Who will own the Commercial space on the property and how would you manage it as a nonprofit?

Columbia Care will own it and it has the possibility of being one of our satellite offices. Our main clinic is in Medford with another one in Central Point and White City, would be nice to have a clinic in Ashland.



Options for Homeless residents (OHRA) - Ken Gudger President and Lee Madsen Executive Director of the Resource Center were present to explain OHRA's three applications.

Mr. Gudger answered the following questions the Commissioners asked ahead of time.

How does your proposal/program compliment St. Vincent DePaul rather than compete?

They are a key partner. They are in our office most days. Often times they start with a client and we finish with that client or we start with the client and they finish with the client. We have met with their executive team and we are working on forming a more collaborative relationship. We couldn't do our job without them. They have asked us to open our office for an additional hour a day so their volunteers can be in there with their clients.

What is the extent you are able to work with clients in terms of length of time and/or complexity?

We have some clients that have been with us for over four years. Some of our clients/guests are just now getting their section 8 vouchers' recognized after four years. With some clients we can take care of an eviction notice in a matter of days.

How would you go about securing enough funding so your navigators time is able to be used to serve clients?

Our navigator doesn't take any phone calls. We relieve her of all office duties so she can take clients every half hour during the day.

(Regarding the property on Washington Street) Do you need to annex this property into the City? Have you made an application yet?

Yes, we will need to apply to annex it into the City but we have not applied yet. We have spoken with planners and it is a likely possibility.

If you are not able to annex the property what does that do to the project?

Not sure about that answer. When talking to the planner it appears it can be. We are hopeful it can be.

Staff's recommendation is to fund the middle proposal of \$19,000. If that is what we end up recommending how will you work with that?

We would be able to start the predevelopment activities on Washington Street. By the end of 2019 we would have an idea of what we can develop there and be in a position to ask for construction funding at the next cycle. It would be disappointing to not receive funding for the other two proposals as the housing portion is critical. Last year we had thirty-four families we found homes for but we saw two-hundred and sixty-one people. That means there was over two-hundred homeless people we could not serve.

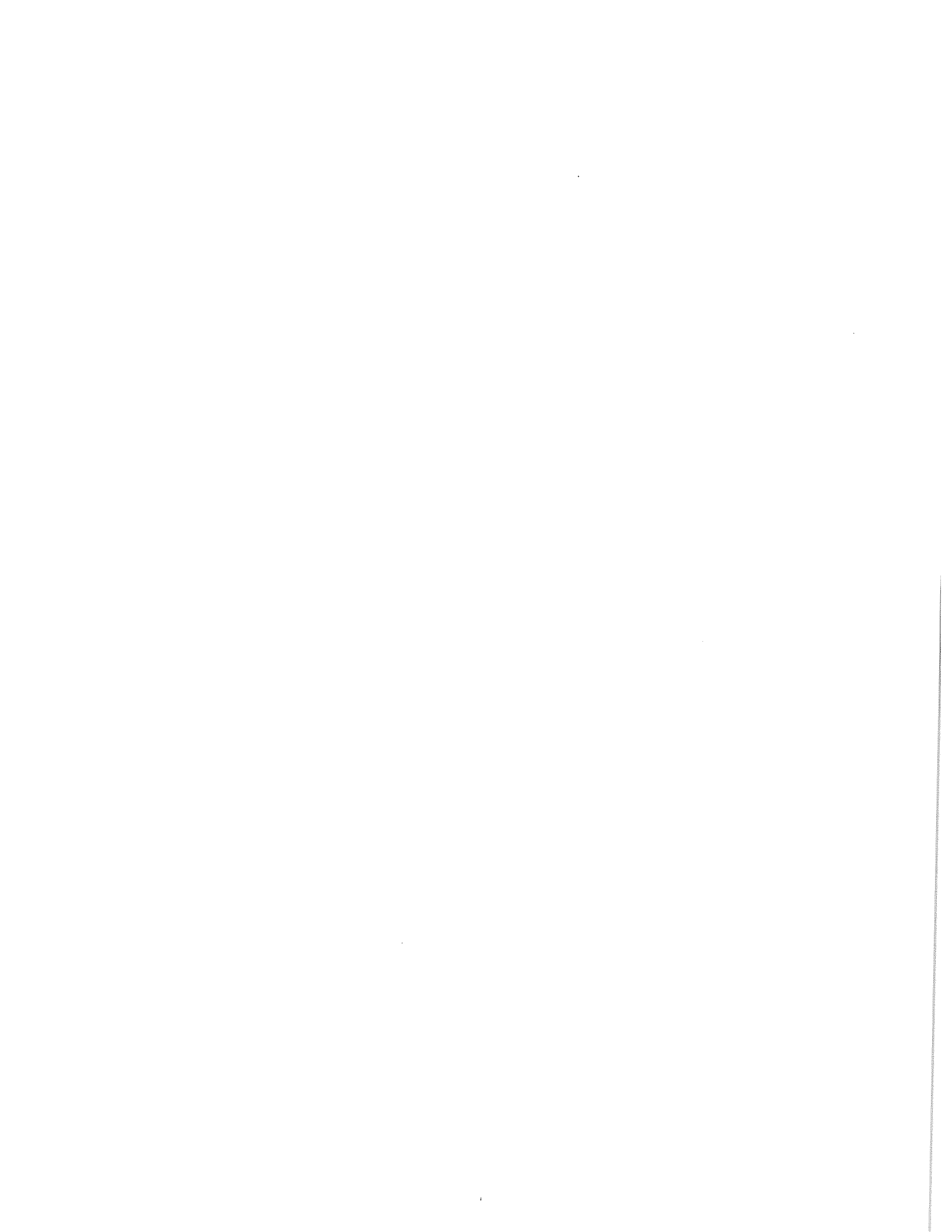
Part of the request is for a Community Needs assessment? Is that being requested of you or is that something ORHA generated because they felt would be valuable?

It was not requested of us it is something we would like to do. We have three potential uses for that property, supportive housing, a permanent place for Ashland Community Resource Center, would like some additional space for Options Mental Health and a possible long term shelter. A Community needs assessment would help us determine which is the highest priority of these potential uses. We would be asking City opinion leaders all the way down to the people we serve. We have been working with a Consultant out of Cottage Grove who is willing to help us.

Habitat for Humanity – Dennis James, Executive Director was present and explained the amendment to their funding request. Ms. James explained they were approached by the developer who, due to inclusionary zoning requirement of the City of Ashland, is required to have a provision of affordable housing. Originally a verbal agreement was made with the realtor that Habitat would apply for \$50,000 to purchase five lots but whatever was awarded would be the amount Habitat would pay for the land.

The conversations between the developer, the Ashland Planning Department and Habitat for Humanity has been ongoing and changes to the Habitat project developed. In order for Habitat to recover the costs and still maintain affordability in Ashland, all costs must be as low as possible, stated Ms. James. The houses within the proposed subdivision will have higher costs due to a requirement of conformity, HOA fees, and the expected property taxes which are higher in Ashland. Because of this Habitat renegotiated with the land owner, Mr. Young, for the cost of the land. At this time there is no purchase agreement between the parties involved, only a verbal agreement.

Habitat is requesting to amend the grant request from \$250,000 for five lots to \$50,000 for five lots at \$10,000 per lot, each built to accommodate an income no higher than 80% AMI.



Really appreciate the ancillary benefits of the womenbuild program and education for students. Very worthwhile proposal. How will you adjust if we choose the staff recommendation and utilize the CDBG funds for your project? It might give us a little more reporting but we don't have a problem with that.

What is the current zoning?

I'm don't know it hasn't been changed yet. I don't even know the exact value of the lot but I'm quite confident it is far more than \$10,000.

Is the developer paying for the infrastructure? (Asked by an audience member – Karen Logan)

Yes, everything would be shovel ready to go for us.

This concluded the presentations.

Commissioner Bachman commended staff for the hard work they did on evaluating these applications and for helping us to see the different parts of the whole.

Reid explained to the Commissioners how staff arrived at their recommendations for both the Community Development Block Grant Funds and the Housing Trust Fund.

The Commissioners discussed the applications and made the following motions.

Franks/Bachman m/s to support Ashland Housing Opportunities and Columbia Care as per Staff Recommendation. Voice Vote: All Ayes, motion passed.

Reid let the applicants know that this commission will make their recommendation to the City Council at their April 17, 2018 meeting. She invited them all to attend.

Reppond/Bachman m/s to recommend the approval of the \$50,000 for Habitat for Humanity from CDBG. Voice Vote; All Ayes, motion passed.

Reppond/Bachman m/s that we accept the staff recommendations for the Housing Trust Fund applications. Voice Vote; All Ayes, motion passed.

Crader made the comment that the Commission just made a motion to approve awarding CDBG funds to both Columbia Care and Habitat without either of them actually applying for the funds. Will it be required that they make an application? Reid explained they won't need to fill out an application but she will need some documents from them. Staff considered them for CDBG because they had applied for Housing Trust Fund money, had they not done that staff wouldn't have considered it. We need timing and budget.

Gunderson asked why can we recommend awarding Federal money without having those agencies submit applications. Reid responded that the City is allowed of offer CDBG funds in a variety of ways, through an RFP process, through a selection process, or we can allocate them ourselves. If we hadn't had this funding already on hand and there weren't other applicants for the money, we wouldn't have gone through this process.

Reid explained the process is she will write an Action Plan to HUD who will accept it and we will tell them we went through this process. People can contest the process if they feel it is unfair or doesn't meet HUD regulations for the CDBG program and those comments go to HUD. Just need to be transparent as how and why we do the process.

Staff will draft a Council Communication with your recommendations along with the minutes from the meeting and the staff evaluation. This will go to the April 17, 2018 City Council meeting. Would be useful if the Commissioners attended the meeting and be available for questions by the Council.

UPCOMING EVENTS AND MEETINGS

Housing and Human Services Commission Regular Meeting – 4:30-6:30 PM; April 26, 2018, at 51 Winburn Way.

ADJOURNMENT

The meeting was adjourned at 6:35 p.m.

Respectfully submitted by Carolyn Schwendener

CITY OF ASHLAND

Ashland Housing and Human Services Commission Special Meeting Minutes March 1, 2018

CALL TO ORDER

Commission Chair Rohde called the meeting to order at 4:30 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

Commissioners Present:	Council Liaison
Tom Gunderson	Traci Darrow, absent
Rich Rohde	
Heidi Parker	SOU Liaison
Michelle Linley, absent	
Gina DuQuenne	
Jackie Bachman	Staff Present:
Sue Crader	Linda Reid, Housing Specialist
Linda Reppond	Carolyn Schwendener, Clerk

APPROVAL OF MINUTES

N/A

PUBLIC FORUM

No one spoke at public forum.

CDBG AND AHTF CONFLICT OF INTEREST DISCUSSION

The commission reviewed and discussed the City's conflict of interest policy. The commission also reviewed the Planning Commission public hearing protocol and agreed it would be beneficial for the Housing and Human Services Commission to ask members for declarations of ex parte contacts, and statements of bias or conflicts to be stated at the start of the meeting.

Parker suggested that she be recused from the grant recommendation process due to her association with OHRA in her role as the Winter Shelter Volunteer Coordinator. OHRA will be acting as the fiscal agent for Parker on a grant from Access for a paid Winter Homeless Shelter Volunteer Coordinator position. Parker stated that although she herself will not personally gain financially from the grant, she will be training her replacement and will be coordinating with OHRA during that grant reimbursement period. After discussion with other commission members, it was agreed that while Parker's situation is not an actual conflict, that it might be better if Parker recused herself from the CDBG and AHTF award process to avoid any perceived conflicts.

Linley asked about weatherization rebates in relation to the Starthistle Project. Reid did not think that there would be any weatherization rebates available for the type of work being done at this time.

AHTF APPLICATION QUESTIONS DISCUSSION

The commission discussed the Affordable Housing Trust fund applications at length. Several questions were generated:

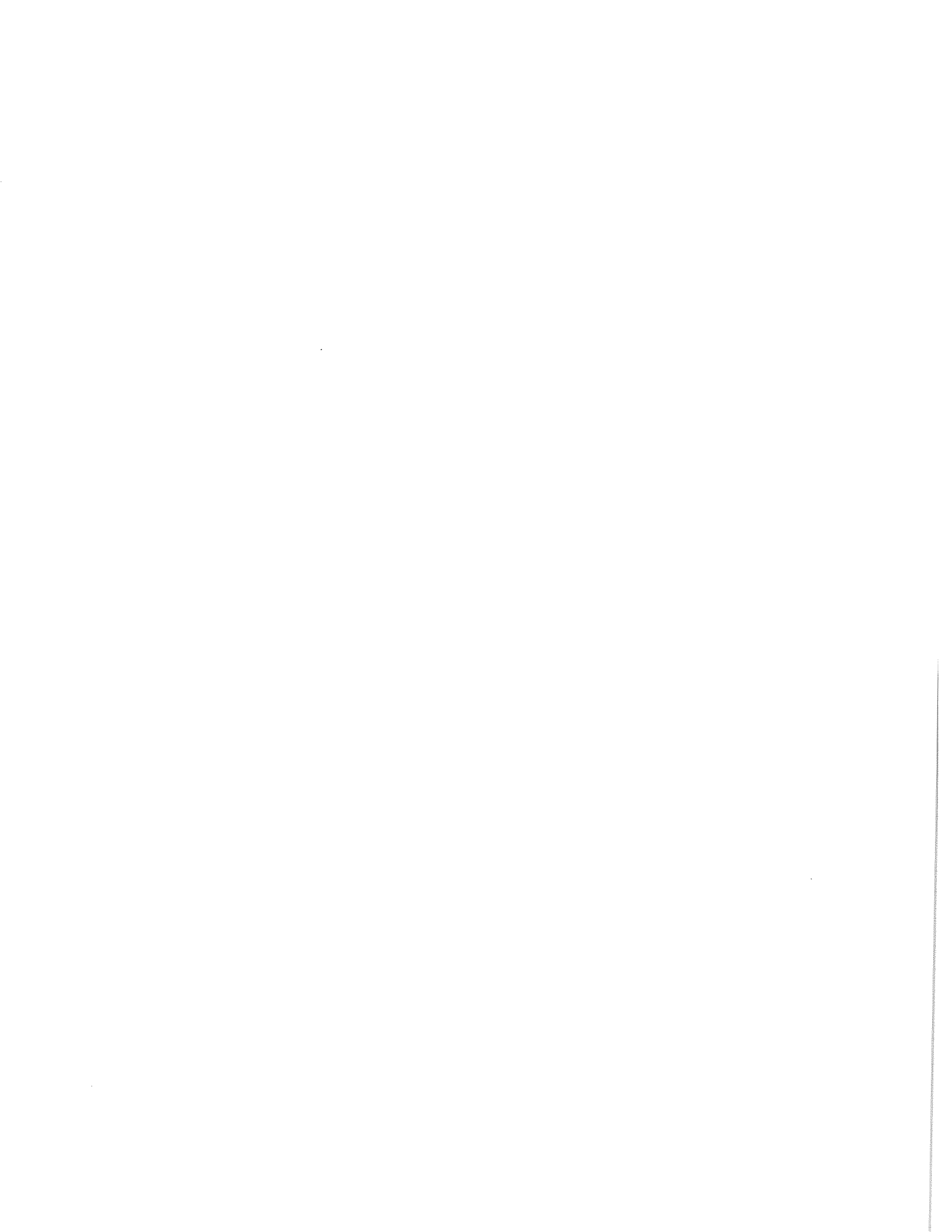
Habitat for Humanity

What is the current zoning of the property proposed for purchase?

What is the value of those lots? How did Habitat settle on \$50K for a price?

In some instances, the land is donated to the affordable housing developer, is that a possibility in this case?

Why is this proposal targeting households earning 80% Area Median Income rather than 60% Area Median Income when the estimated mortgage costs will be so low?



What happens if you receive less grant money than you requested?

OHRA-Short Term Application:

How does your proposed program complement the St. Vincent De Paul's program rather than compete with the St. Vincent De Paul Program?

What is the extent that you are able to work with the clients in terms of length of time and/or complexity?

How would you go about securing enough funding so that the navigators time is able to be used to serve clients?

-Mid-Term Proposal:

The mid-term proposal is requesting 19,000, but in the long term proposal the request says that the mid-term and the long term proposals are tied together. What would happen if only the mid-term or only the long-term proposal are funded?

-Long Term Proposal:

Would this project be eligible for HUD funding?

Is this property located in a floodplain?

Columbia Care

What specifically in the delay added to the cost of the acquisition of the property?

What are the pre-funding conditions mentioned in the OHCS reserve letter and has Columbia Care met those conditions?

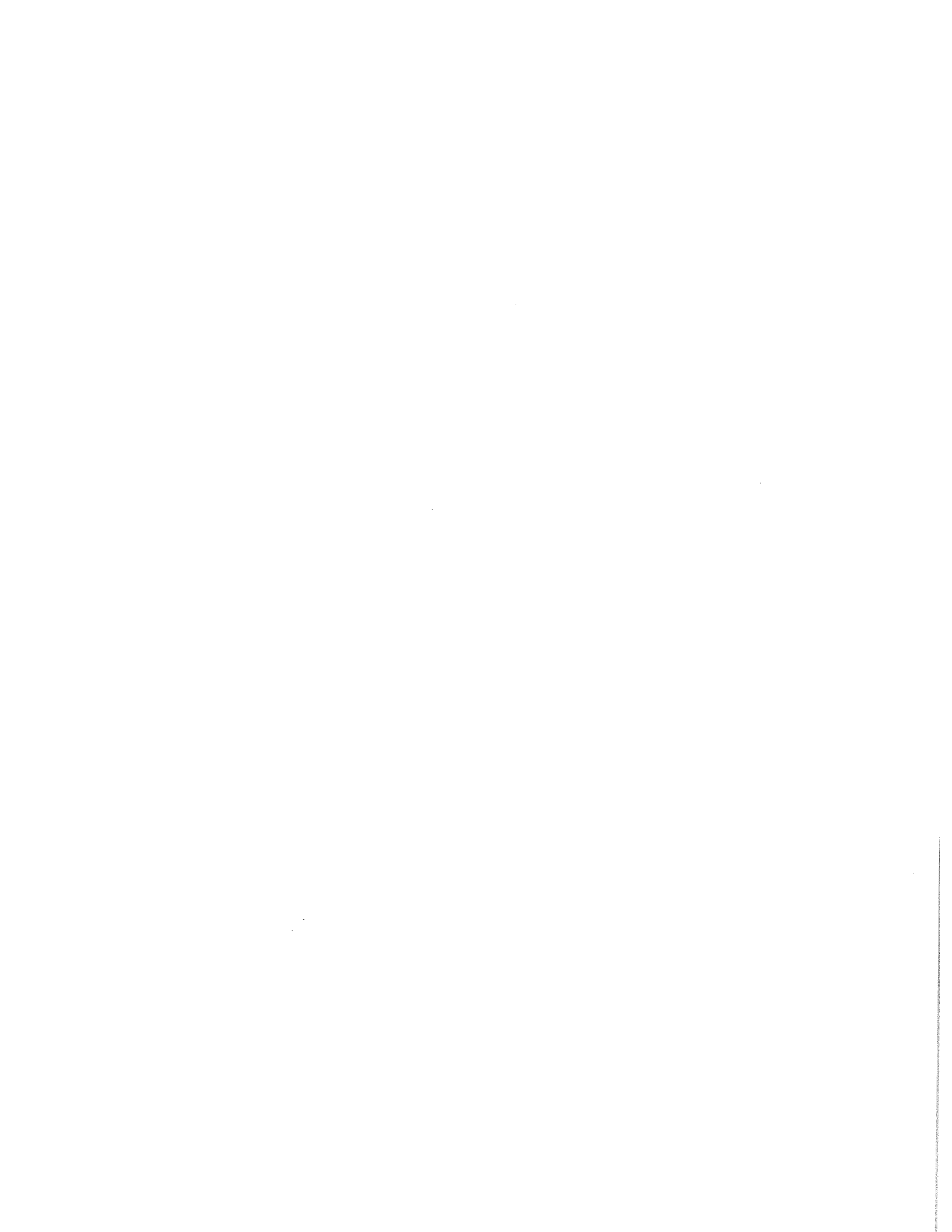
Is there a current planning action to rezone the property?

What is the timeline for utilizing OHCS funds? Is the timeline effected by the planning action timeline?

ADJOURNMENT

The meeting was adjourned at 6:10 p.m.

Respectfully submitted by Linda Reid



Memo

DATE: 04/26/2018
TO: Housing and Human Services Commission
FROM: Linda Reid, Housing Program Specialist
RE: CDBG Action Plan Review and Approval Discussion

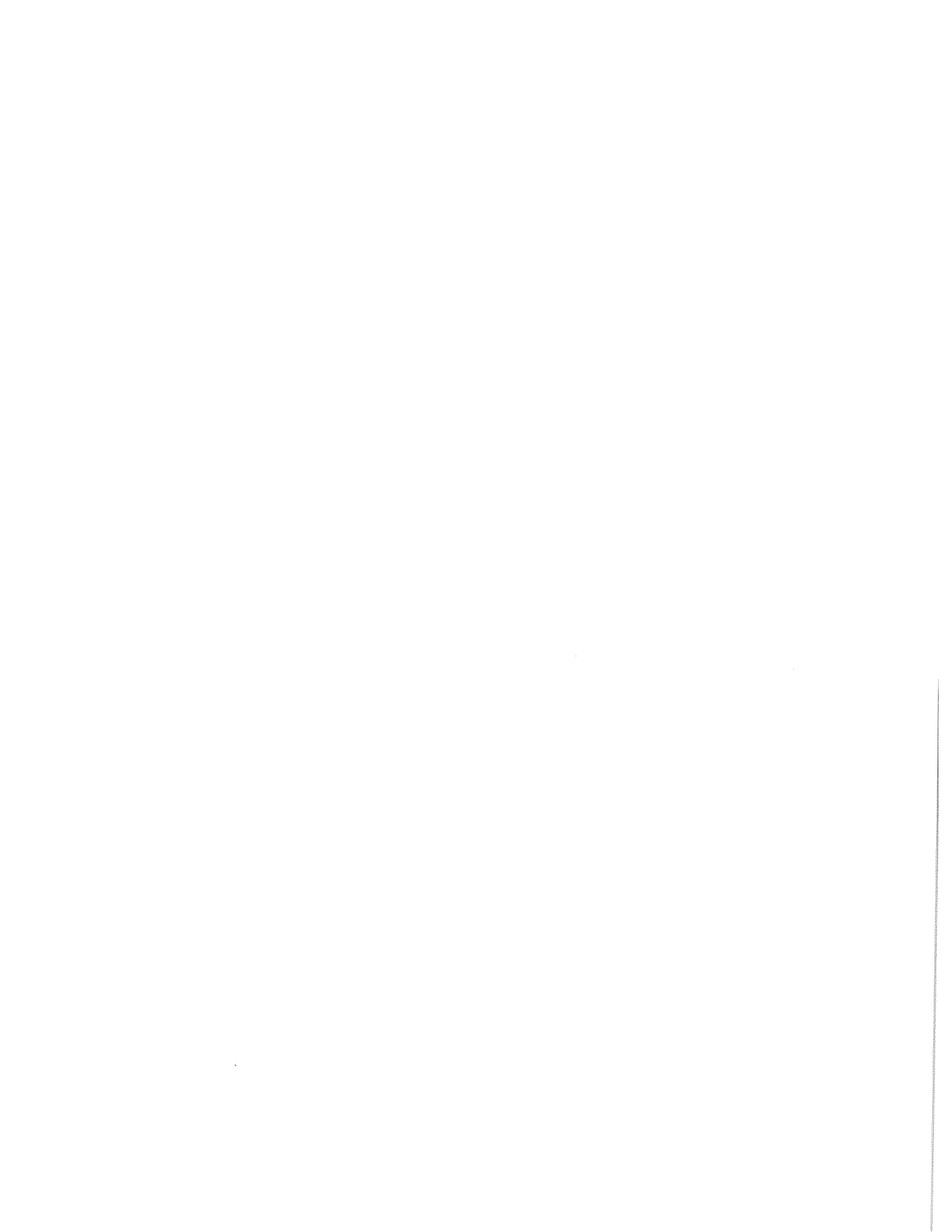
The City of Ashland anticipates an annual allocation of \$158,726 in Community Development Block Grant funds for Program Year 2018 (July 1, 2018-June 30, 2019) by the Department of Housing and Urban Development (HUD).

The City Council has identified that a total of \$23,8088 in grant funds in the 2018 grant year is to be awarded to two projects: \$16,655 to St. Vincent de Paul-Home Visitation Program for emergency rent and security deposit assistance, \$7,143 to Maslow Project for outreach and case management for homeless youth enrolled in the Ashland School District.

This document, the CDBG Action Plan for Program Year 2018, 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.

Public Comment on the 2018 CDBG Action Plan can be submitted any time prior to May 7, 2018 or be presented to the Ashland Housing and Human Services Commission at a public hearing on the plan.



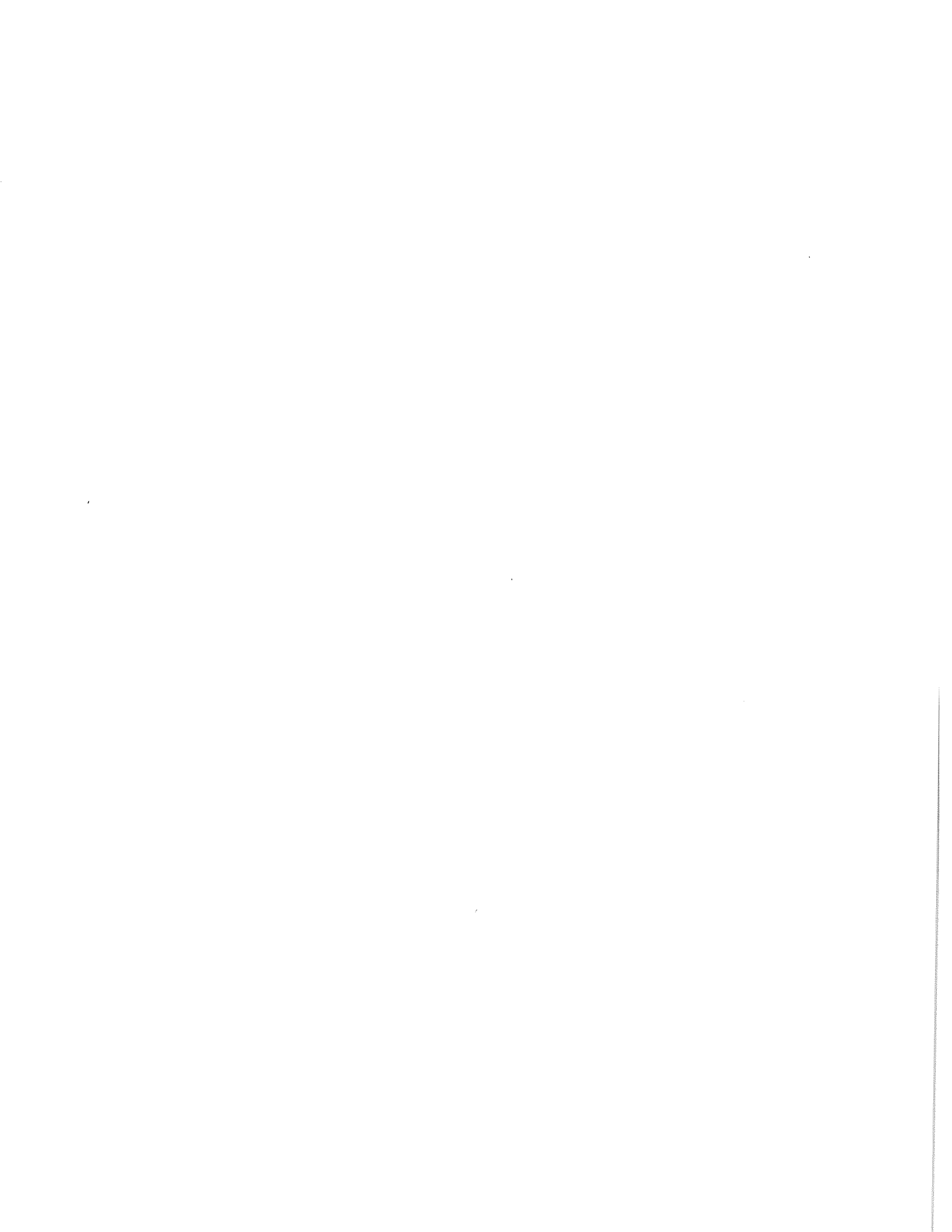


Memo

DATE: 04/26/2018
TO: Housing and Human Services Commission
FROM: Linda Reid, Housing Program Specialist
RE: Winter Shelter Update

The Winter Shelter year has come to a Close. A report on 2017-2018 Winter Shelter program activities will be provided and a update of issues facing the 2018-2019 Winter Shelter program will be discussed.





Memo

DATE: 4/20/2018

TO: Housing and Human Services Commission

FROM: Linda Reid, Housing Program Specialist

RE: Council Request regarding Affordable Housing Trust Funds

In 2008 The City Council approved the establishment of an Affordable Housing Trust fund to support the development, preservation, and rehabilitation of needed housing types within the City. The Ordinance establishing the trust fund identifies that the fund was created to provide a funding mechanism for affordable development.

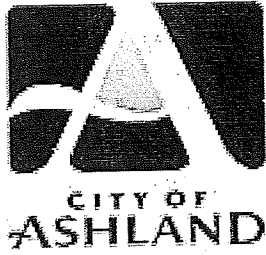
In 2018 the City made AHTF's available to eligible applicants for the first time. The City Council reviewed and made award determinations at their regular business meeting held on April 17th, 2018. As part of that process the Council requested that the Housing and Human Services Commission have a discussion about the remaining Affordable Housing Trust Funds, and make a recommendation to the council regarding what should be done with them and what process should be used. Staff sees three potential options for addressing Council's request.

Option 1: Leave the remaining balance in the fund and issue a request for proposals for the remaining funds in January 2019.

Options 2: Redistribute the remaining funds to the applicants who applied for the CDBG and AHTF in the 2018 RFP process. St. Vincent De Paul, and OHRA. (If Commissioners want to award additional funding to Maslow Project (as was expressed by the Council) Commissioners would need to make a decision about transferring additional CDBG funding from SVDP to Maslow Project as that agency's application does not qualify for AHTF funding, then backfilling that transferred funding with AHTF money).

Option 3: Offer the remaining funds through a competitive process prior to January 2019.





Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

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.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Executive Summary

The City of Ashland is an Entitlement Community for Community Development Block Grant Funds. The city anticipates an annual allocation of \$158,726 in Community Development Block Grant funds for Program Year 2018 (July 1, 2018-June 30, 2019) by the Department of Housing and Urban Development (HUD).

This document, the CDBG Action Plan for Program Year 2018, 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 2018 (page 3).

The City Council has identified that a total of \$23,808 in grant funds in the 2018 grant year is to be awarded to two projects: \$16,655 to St. Vincent de Paul-Home Visitation Program for emergency rent and security deposit assistance, \$7,143 to Maslow Project for outreach and case management for homeless youth enrolled in the Ashland School District.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Ashland Five-Year Consolidated Plan for 2015-2019 includes a list of six "Goals" of the community. These goals demonstrate that the highest priority need is the provision of affordable housing. Issues of homelessness and the provision of social services to low and extremely low income households were also identified as a critical "high" priority needs and thus the City maintains a 15% set aside for such activities. Administration of the program utilizes 20% of the annual allocation. Outside of the CDBG Program the City allocates over \$100,000 per year of general funds to address social services. Ashland is a small city with limited resources, and receives a small number of applications; it is unlikely that each of the six identified goals can be addressed in any single program year, due in part to the small amount of funding, but also due to the limited capacity of service providers within the community. Furthermore, while Ashland experiences a broad range of needs similar to larger communities, the resources and services available to assist low- to moderate-income people in the Rogue Valley is limited and comparable to other rural areas. The City offers innovative incentives to promote protect and support affordable housing including System Development Charge deferrals for new units affordable to low-moderate income households thereby reducing development costs for affordable housing projects. The City of Ashland is currently the only city in Jackson County to offer this kind of incentive. The City also has a bonus density program that promotes the development of

affordable units in market rate developments and a Condominium Conversion ordinance that works to slow the conversion of rental units to ownership units.

Another priority need which the City has had difficulties addressing is assisting individuals in the transition from homelessness to permanent housing situations. Since the loss of the City's only organization providing direct services to homeless populations in 2007, the Ashland City Council adopted an Emergency Shelter Resolution in an attempt to provide a resource for the City's homeless population in extreme weather and continues to work with faith based groups, community volunteers, and non-profit agencies to coordinate regular weekly shelters operating four nights each week from November to April. The City also directed general fund and social service grant money in support of a resource center to assist homeless and transitioning families and individuals with needed resources including housing and employment resources. The City would entertain using CDBG funds in supporting an organization that offered emergency and transitional housing. If the City is able to maintain outcomes from previous years' services, the city will be on track to meeting many of the outcomes proposed in the 2015-2019 Consolidated plan.

The City of Ashland ranked the Priority Needs of the Five-Year Consolidated Plan for 2015-2019 to help address identified needs with the limited resources available for social services and capital improvement in the Rogue Valley. Specifically, this ranking directs the majority of available CDBG funds to the highest priority need, the provision of affordable housing and services to vulnerable populations.

A detailed breakdown of program outcomes will be provided in the 2017 CAPER.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A Public hearing was held on March 22, 2018 to consider comments on the potential uses of the 2018 CDBG allocation. Additionally, at that meeting the Ashland Housing and Human Services 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 was provided), the Housing and Human Services Commission forwarded an award recommendation to the City Council. The City Council held a public hearing on April 17, 2018, at which time the CDBG applicants testified during the public hearing and the Council selected award recipients. No public testimony was provided at the City Council public hearing.

The Housing and Human Services Commission held a public hearing on April 26, 2018 to elicit comments on the Action Plan. The public comment period on the 2018 one-year Action Plan began on April 23rd and ran through May 7th.

All meetings are noticed in the *Ashland Daily Tidings*, and posted on the City of Ashland website. The availability of the draft plan was also posted on the City of Ashland web page on April 23, 2018 and an

Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

A legal notice notifying the public of the availability of the draft Action Plan and the comment period was published on April 24, 2018 in *The Ashland Daily Tidings*.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not Applicable.

7. Summary

Not Applicable.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Community Development/Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Linda Reid, Housing Program Specialist

reidl@ashland.or.us

541-552-2043

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

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. Currently the City's in Jackson County who signed on to the Regional Problem Solving process are working together to come up with a regional housing plan to explore tools to increase the development of needed housing types in a comprehensive and coordinated manner throughout the region. 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, low-income and special needs populations, and with other municipalities and government entities to coordinate services, maximize resources, avoid duplication 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 and Human Services Commission.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Ashland established a Housing and Human Services Commission in October 2013. The Housing and Human Services Commission was established to address issues relating to housing accessibility and affordability and the resource needs of vulnerable citizens within the City. Serving in an advisory capacity to the City Council on housing and human services related issues, the Housing and Human Services 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 and Human Services Commission and works closely with that body in disseminating information regarding fair housing and the needs of the community with regard to housing and services. Similarly, staff and the 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. Housing Program staff serves as a member of the Jackson County Homeless Task Force which facilitates coordination across agencies promoting communication and regional planning. The Homeless Task Force has representation from several sectors including; private entities, non-profit agencies, government agencies, providers of mental health and addiction services, as well as providers of homeless services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Ashland's Mayor is a member of the newly formed Continuum of Care Board. In the last year the governing structure of the Counties Continuum of Care in Jackson County has undergone a complete transformation. A new charter was created, a new board was established and a Continuum of Care Coordinator was hired. The CoC board is undertaking several activities to address the needs of homeless persons throughout Jackson County. The City is working in partnership with the CoC board to address the identified needs. Similarly, Housing Program Specialist continues to be active with the Jackson County 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.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Mayor of the City of Ashland is a member of the Jackson County Continuum of Care Board (CoC) which is the entity that oversees the continuum of care grant process. The CoC works with representatives of agencies and jurisdictions to develop performance standards and to evaluate the outcome of the projects assisted. Similarly, the CoC Board will work with the Access, the lead agency, to establish and update the policies and procedures for the operation and administration of the HMIS database. 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.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>ACCESS</p> <p>Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>HTF Chair sends out an announcement regarding CoC funds available through the HTF to potential applicants and other interested parties.</p>
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>HOUSING AUTHORITY OF JACKSON COUNTY</p> <p>Housing PHA Services - Housing Services-homeless Regional organization Planning organization</p>

<p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis</p>	
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Consulted through the CoC process as well as constant communication.</p>	
<p>Agency/Group/Organization</p> <p>Rogue Valley Council of Governments</p>	
<p>Agency/Group/Organization Type</p> <p>Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization Planning organization</p>	
<p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development</p>	

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Consultation through the CoC planning process as well as ongoing regional planning and communication.</p>
4	<p>Agency/Group/Organization</p>	<p>Rogue Retreat</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Consulted through the CoC planning process and ongoing coordination through the Jackson County Homeless task force.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

Not Applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Access	The City's priorities identified in the 2015-2019 Consolidated Plan are consistent with the strategies identified in the Jackson County 10 year plan to end homelessness.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A Public hearing was held on March 22, 2018 to consider comments on the potential uses of the 2018 CDBG allocation. Additionally, at that meeting the Ashland Housing and Human Services 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 was provided), the Housing and Human Services Commission forwarded an award recommendation to the City Council. The City Council held a public hearing on April 17, 2018, at which time the CDBG applicants testified during the public hearing and the Council selected award recipients.

The Housing and Human Services Commission will hold a public hearing on April 26, 2018 to elicit comments on the Action Plan. The public comment period on the 2018 one-year Action Plan began on April 23rd and runs through May 7th.

All meetings are noticed in the *Ashland Daily Tidings*, and posted on the City of Ashland website. The availability of the draft plan was also posted on the City of Ashland web page on April 23, 2018 and an Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

A legal notice notifying the public of the availability of the draft Action Plan and the comment period was published on April 23, 2018 in *The Ashland Daily Tidings*.

No comments were received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Internet Outreach	Minorities Non-English Speaking - Specify other language: All languages Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	http://www.ashland.or.us/Page.asp?NavID=174 12

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Minorities Non-English Speaking - Specify other language: All languages Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	http://www.ashland.or.us/Agendas.asp?AMID=6589&Display=Minutes

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: All languages</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	N/A	N/A	N/A	http://www.ashland.or.us/Agendas.asp?AMID=6610&Display=Minutes

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Meeting	Minorities Non-English Speaking - Specify other language: All languages Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	http://www.ashland.or.us/Agendas.asp?Display=Agenda&AMID=6708

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

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 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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	158,726	0	167,432	325	294,413	

Table 5 - Expected Resources – Priority Table

Annual Action Plan
2018

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds are an entitlement received by the City of Ashland based on a formula allocation. The City anticipates \$158,726 in formula grant funds for fiscal year 2018. 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.

Total Fiscal Year 2018 resources expected to be available for allocation in this program year

Expected 2018 Community Development Block Grant Fund \$ 158,726

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 outside 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. The City has received four program income repayments from the Housing Rehabilitation Loan program since 2007. The 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, is \$76,698.47. Three projects were completed in PY 2010 expending the majority of the program income. For fiscal year 2018 the Housing Authority of Jackson County does not expect to receive any program income from the City of Ashland's Housing Rehabilitation Loan Program. Program income derived from Housing Rehabilitation Loan repayments are only eligible for use in further Housing Rehabilitation Loan projects

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In 2010 the City purchased a ten-acre property in conjunction with the Housing Authority of Jackson County. At that time the ten-acre parcel was divided into two parcels a four-acre parcel was purchased by the Housing Authority and six of the acres remained with the City. The City then sold off five of the acres to Parks Department retaining a .92-acre parcel for future development. The City then split off a 14,000 square foot section of that parcel to protect a 75-year-old Cottonwood tree and is selling the remainder of that property to the Housing Authority to develop additional affordable housing. No plan has been submitted at this time so details are unavailable.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Services for Homelessness outreach, prevention	2014	2015	Homeless		Addressing Issues of Homelessness	CDBG: \$16,655	Homelessness Prevention: 15 Persons Assisted
2	Support Economic Development activities that assistance	2015	2019	Homeless Non-Homeless Special Needs		Addressing Issues of Homelessness	CDBG: \$7,143	Public service activities other than Low/Moderate Income Housing Benefit: 99 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	<p>Support Services for Homelessness outreach, prevention</p> <p>Emergency rent and security deposit assistance. St. Vincent De Paul-Home Visitation Program was awarded \$16,655 in public service funding to assist qualified low-income households and homeless families and individuals to maintain and/or secure affordable stable housing.</p>
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2	Goal Name	Support Economic Development activities that assistance
	Goal Description	Maslow Project provides case management to homeless and at risk families and individuals within the Ashland school district to promote successful educational outcomes.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Action Plan allocates \$23,808 in new 2018-2019 CDBG funds. The funds will be used to support the following activities:

Projects

#	Project Name
1	St. Vincent De Paul Home Visitation Program
2	Maslow Project School Based Services

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For the 2018 program year, the City allocated funding to projects which met identified goals and priorities. However, due to the limited capacity of local and regional providers, the City is carrying funds over from previous years due to a lack of qualified applications in previous grant cycles. The other major obstacle to addressing underserved needs is due to dwindling financial resources and support for both affordable housing and social service providers. The City's allocation of CDBG funding has been reduced year after year and is currently down over \$100,000 from 2003 when the City received \$256,000. This dramatic reduction in funding makes it more difficult for affordable housing developers to undertake affordable housing related activities in Ashland and offers less of an incentive to developers as the increase in land costs in Ashland outstrip the land costs in surrounding areas and the City has less and less resources to offset those increased costs.

AP-38 Project Summary
Project Summary Information

1	Project Name	St. Vincent De Paul Home Visitation Program
	Target Area	
	Goals Supported	Support Services for Homelessness outreach, prevention
	Needs Addressed	Addressing Issues of Homelessness
	Funding	CDBG: \$16,655
	Description	Emergency rent and security deposit assistance. St. Vincent De Paul-Home Visitation Program was awarded \$16,655 in public service funding to assist qualified low-income households and homeless families and individuals to maintain and/or secure affordable stable housing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 Low income households will benefit from this activity.
	Location Description	City Wide
	Planned Activities	Rent and Security deposit Assistance to low-income households to avoid homelessness.
2	Project Name	Maslow Project School Based Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$7,143
	Description	Maslow Project provides case management to homeless and at risk families and individuals within the Ashland school district to promote successful educational outcomes.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 99 homeless and at risk youth will receive services.
	Location Description	In the Ashland School District.
	Planned Activities	Resources and support services for homeless and/or at risk youth enrolled in the Ashland School District.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

According to the 2010 Census there were no block groups where 20% or more of the population is comprised of racial or ethnic minorities. Consequently, the City does not intend to direct any 2018 CDBG funds to any one block group for this purpose. The City does however intend to direct resources toward furthering fair housing and implementing the recommendations identified in the 2008 Analysis of Impediments to Fair Housing Choice.

Geographic Distribution

Target Area	Percentage of Funds
None	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not Applicable

Discussion

Not Applicable

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For Program Year 2018, the City has awarded public service funds to the St. Vincent De Paul, Home Visitation program in an effort to prevent homelessness. The city has also awarded funding to Maslow Project to provide wrap around services, case management and resources to homeless youth enrolled in the Ashland School District. The city continues to support regional service providers through the City of Ashland’s general fund social service grant program. The City provides funding to organizations serving a variety of populations including homeless, at-risk, and special needs populations; as well as minority populations, and victims of domestic violence. As mentioned previously, community volunteers and local faith based organizations organize and staff emergency shelters in churches and public buildings on a weekly basis and in times of extreme weather conditions. In the 2012 program year, the City Council authorized the use of a public building to be utilized as an overnight winter shelter on a weekly basis. In 2013 and 2017 the City authorized that same building to be utilized for an additional shelter night for homeless individuals throughout the winter months (from November-April). This brings the number of shelter nights to six each week; providing overnight shelter in Ashland on Sunday, Monday, Tuesday, Wednesday, Thursday and Friday nights. Each shelter night is organized and staffed by community volunteers.

Populations needing assistance not offered locally have the ability to access a variety of safety net services through Access, the regional provider of Community Action Programs, and a partner agency in the newly established day center. The day center also assists in providing referrals to and meeting space for other social service providers located outside of the City. The city continues to partner with other governmental jurisdictions, agencies and organizations, in an effort to address homelessness and other special needs populations. The city also continues to be an active member in the Homeless Task Force, a sub-group of the Jackson County Community Services Consortium, and Jackson County’s Continuum of Care administrating body, to address the needs of the homeless on a regional scale, and make referrals to the appropriate agencies when necessary.

One Year Goals for the Number of Households to be Supported	
Homeless	127
Non-Homeless	4
Special-Needs	5
Total	136

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25

One Year Goals for the Number of Households Supported Through	
The Production of New Units	10
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	38

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

There are no Public Housing Units within the City of Ashland

Actions planned during the next year to address the needs to public housing

Not Applicable

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not Applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable

Discussion

Not Applicable

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Oregon Housing and Community Services receives federal and state resources to be used to support services benefitting homeless populations. These funds include: Emergency Housing Account, Emergency Shelter grants, State Homeless Assistance Program, Shelter plus Care, and Supplemental Assistance for Facilities to Assist Homeless populations. 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 Jackson County Continuum of Care is an annual 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. In CDBG program year 2012 the City of Ashland awarded \$100,000 in General Funds to support the operation of a local day center to assist residents with resources and assistance, including services to homeless and at risk populations. Two entities; ACCESS and a new non-profit established for this very purpose called Options for Homeless Residents of Ashland (OHRA), partnered to administer the funds and establish and run the day center. The day center offers a number of resources including computer access, resource referrals, shower and bathroom access, a small self-service kitchen and a space for service providers who do not currently have locations within the City to meet with clients locally. More recently the City has provided funding to the center to add an employment support component. In its first year of operation the day center served over 600 homeless and at risk individuals. City of Ashland residents can also still access available services, programs and funds through ACCESS, Inc. the regional CAP agency that serves Jackson and Josephine Counties at the day center. Similarly, many non-profit agencies 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.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

For Program Year 2018, the City has awarded public service funds to the St. Vincent De Paul, Home-Visitation program in an effort to prevent homelessness. The city has also awarded funding to Maslow Project to provide wrap around services, case management and resources to homeless youth enrolled in the Ashland School District.

Addressing the emergency shelter and transitional housing needs of homeless persons

The city continues to support regional service providers through the City of Ashland's general fund social service grant program. The City provides funding to organizations serving a variety of populations: funded organizations provide services to; homeless, at-risk, and special needs populations; as well as minority populations, and victims of domestic violence. As mentioned previously, community volunteers and local faith based organizations organize and staff emergency shelters in churches and

public buildings on a weekly basis and in times of extreme weather conditions. In the 2012 program year, the City Council authorized the use of a public building to be utilized as an overnight winter shelter on a weekly basis. In 2013, 2016 and 2017 the City authorized that same building to be utilized for an additional shelter night for homeless individuals throughout the winter months (from November-April). This brings the number of shelter nights to five each week; providing overnight shelter in Ashland on Monday, Tuesday, Wednesday, Thursday, Friday, and Sunday nights. Each shelter night organized and staffed by community volunteers, and a community volunteer was in charge of managing the shelter volunteer list and scheduling volunteers. In January of 2017 the City entered into an agreement with OHRA to provide funding to manage the emergency shelters and coordinate the shelter volunteers.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Similarly, populations needing assistance not offered locally have the ability to access a variety of safety net services through Access, the regional provider of Community Action Programs, and a partner agency in the Ashland Community Resource Center (ACRC). The ACRC also assists in providing referrals to and meeting space for other social service providers located outside of the City. The city continues to partner with other governmental jurisdictions, agencies and organizations, in an effort to address homelessness and other 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, and Jackson County's Continuum of Care administrating body, to address the needs of the homeless on a regional scale, and make referrals to the appropriate agencies when necessary.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Each year the Jackson County Homeless Task Force conducts a one-night homeless survey, through a coordinated effort of 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, in addressing the issues of homelessness in the region as well as to recognize changing needs of the populations and gaps in services. The city

expects to attain the goals as outlined in the goal summary of the 2015-2019 Consolidated Plan for homeless and special needs populations through support of Maslow and St. Vincent de Paul's program, 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, through support of the new resource center and through staff's work with the Homeless Task force and the Project Community Connect event, a one day event to provide outreach, services, and resources to homeless and at-risk populations.

The City does not specifically prioritize activities that focus on serving the needs of chronically homeless populations. However, Jackson County's Ten-Year Plan to end homelessness, a document created and carried out by the Jackson County Homeless Task Force, of which the City of Ashland is an active member, does prioritize several strategies to address the needs of the chronically homeless throughout the region. The six strategies identified by the Ten Year plan provided action steps to end chronic homelessness. These action steps include; promoting the housing first model, providing coordinated and consistent case management, increase financial assistance/incomes for those who are the most vulnerable, provide life skill training, and coordinate discharge planning. Lastly, the Ten-Year plan prioritizes the development and increase of emergency and transitional shelters, and permanent supportive housing options open to those with the lowest incomes.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Over the years the City has spent considerable resources identifying and working to remove or mitigate barriers to the development of affordable housing. As with the housing market, barriers to affordable housing development are an ever changing target and consequently require ongoing work to identify and remediate. The City of Ashland struggles with several barriers to addressing the need for affordable housing; some of which are related to public policies, and some of which are related to market conditions. The most prevalent issues are:

A lack of affordable rental and ownership housing units.

A small inventory of multifamily housing/multifamily zoned land.

Lack of investment in older housing stock.

Land and housing costs that drive low-income housing developers out of the market.

Limited capacity of local affordable housing developers.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Over the years the city has explored many strategies and taken several steps to reduce the barriers identified above. Some of these actions include allowing Accessory Residential Units without a land use process, removing barriers to the placement and inclusion of Manufactured Housing within Single Family zones, and evaluating further land use incentives to promote the development of affordable single family and multi-family development. These actions are further detailed in the 2015-2019 Consolidated Plan.

Some of the barriers to affordable housing identified above, also serve as barriers to addressing impediments to fair housing choice. Primarily the lack of multi-family inventory which tends to concentrate low-income and/or minority populations in the areas of town which contain the largest supply of multi-family and rental housing, which also happens to be the census block groups near the university. In the next five years the City will be undertaking an update of the Analysis of Impediments to fair housing choice to identify issues, assess needs, and identify actions steps. The City has also contracted with the Fair Housing Council of Oregon to provide ongoing fair housing education, outreach, and training to citizens, elected and appointed officials and other populations as identified. Lastly, the City will be undertaking an assessment of housing policy that impacts all populations, including minority

and low-income populations. Specifically looking at the location and amount of the City's multi-family zoned land and how and if that zone can be expanded and distributed more evenly throughout the City, which is challenging given the City's small land area and topographic challenges.

Education and Outreach is a significant role of the Housing and Human Services 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 2018 CDBG program year the Housing and Human Services Commission is undertaking several activities, which could to address some aspects of this goal, including an affordable housing bus tour to educate the public about the affordable housing, affordable housing development process, and combat nimbyism. Outcomes from these activities will be further expounded upon in the 2018 CAPER.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City has no actions planned directed specifically toward meeting underserved needs that are not identified elsewhere in this document.

Actions planned to address obstacles to meeting underserved needs

The City continues to prioritize the provision of affordable housing development, rehabilitation, and preservation as the highest priority use of CDBG funding. However, the City's allocation of funding is extremely limited; land prices and development costs far outweigh the amount of funding that the City has available (including incentives) to direct toward the development or preservation of new or existing affordable housing, consequently, very few applicants apply to utilize City of Ashland CDBG funds to further the provision of affordable housing.

Actions planned to foster and maintain affordable housing

The City continues to prioritize the provision of affordable housing development, rehabilitation, and preservation as the highest priority use of CDBG funding. However, the City's allocation of funding is extremely limited; land prices and development costs far outweigh the amount of funding that the City has available (including incentives) to direct toward the development or preservation of new or existing affordable housing, consequently, very few applicants apply to utilize City of Ashland CDBG funds to further the provision of affordable housing.

Actions planned to reduce lead-based paint hazards

The City of Ashland is acutely aware of the dangers posed by lead based paint poisoning. The five-year Consolidated Plan identifies actions for 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 safe work practices 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 is certified in lead based paint safe work practices. The City sponsored housing rehabilitation program utilizing program income and the newly funded Habitat for Humanity Rogue Valley Project both have the potential to 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.

Actions planned to reduce the number of poverty-level families

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.

The five-year consolidated plan identifies several goals aimed at 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 completed an Economic Development study 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 \$130,000 every 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 cost 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. In 2013 the Housing Commission was disbanded and many of its duties were assigned to a new commission, the Housing and Human services commission, to address both housing and human services needs within

Ashland, in recognition that both housing and services are needed to address issues of poverty.

Actions planned to develop institutional structure

The City has no actions planned toward further developing institutional structure during program year 2018.

Actions planned to enhance coordination between public and private housing and social service agencies

The City Continues to work toward enhancing coordination with community partners that provide housing and services. The City has limited resources, consequently the City must rely on coordination of services to meet the housing and resource needs of the citizenry. City staff continues to be an active participant in several regional groups that work to coordinate services in the face of shrinking state and federal support for low-income and special needs populations.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan:	100.00%