

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

**CITY OF
ASHLAND**

August 27: 4:30 – 6:30pm
Siskiyou Room, Community Development Building
51 Winburn Way

1. (4:30) **Approval of Minutes** (5 min)
July 23, 2015
2. (4:35) **Public Forum** (5 min)
3. (4:40) **Commissioner Fair Housing Training** (70 min)
Louise Dix, Fair Housing Council of Oregon
4. (5:50) **Student Fair Housing Discussion** (15 min)
5. (6:05) **Housing Trust Fund Discussion and Next Steps** (20 min)
Brandon Goldman, Long Range Planner
6. (6:25) **Liaison Reports** (5 min)

Liaison Reports
Council (Pam Marsh)
SOU Liaison (Position Vacant)
Staff (Linda Reid)
General Announcements
7. (6:30) **September 24, 2015 Meeting Agenda Items**
Commissioner items suggested
Quorum Check – Commissioners not available to attend upcoming regular meetings should declare their expected absence.
8. (6.30) **Upcoming Events and Meetings**
Next Housing and Human Services Commission Meeting
4:30-6:30 PM; September 24, 2015
9. (6:30) **Adjournment**

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



CITY OF ASHLAND

Ashland Housing and Human Services Commission Draft Minutes July 23, 2015

CALL TO ORDER

Chair Boettiger called the meeting to order at 4:35 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

Commissioners Present:	Council Liaison
Joshua Boettiger	Pam Marsh, arrived at 5:00 pm
Rich Rohde	
Heidi Parker	SOU Liaison
Sue Crader	Vacant
Regina Ayars	
Coriann Matthews	Staff Present:
Commissioners Absent:	Linda Reid, Housing Specialist
Gina DuQuenne	Carolyn Schwendener, Admin Assistant

Approval of Minutes

Parker/Rohde m/s to approve the minutes of the June 25, 2015 Housing and Human Services Commission meeting. Voice Vote: All ayes, minutes were approved as presented.

Chair Boettiger added to the agenda, Housing Trust Fund Study Session discussion and Inclusionary Zoning.

Reid will be meeting with SOU student, Megan Mercier, who is interested in becoming the SOU Liaison for the Commission.

Public Forum

No one from the public spoke

ASHLAND POLICE CHIEF TIGHE O'MEARA UPDATE ON HOMELESS ISSUES

Police Chief Tighe O'Meara introduced himself explaining he was asked by this Commission to address the issues surrounding homelessness and camping citations in the City. Chief O'Meara emphasized that camping is prohibited on both public property as well as the City Parks. This is something that the police deal with on a regular basis. Due to a lack of resources Chief O'Meara acknowledged that this issue is not always on their radar. If a person puts a little effort into not bringing attention to themselves they probably will get by with camping. If an issue of camping is reported to the attention of the police department they then take action.

There has been some pretty significant camping activity at the South end of Ashland and at the Crowman Mill Site, stated Chief O'Meara. Though the Crowman Mill site is private property a tent city was developing there which could not be ignored. Another area of concern was the field adjacent to Rite Aid and behind the ARCO gas station. The field behind the gas station was the spot in which the 2010 fire started that burned down the homes in the Oak Knoll subdivision. Chief O'Meara called attention to the fact that when they displace a large number of people they work directly with the Ashland Resource Center to get assistance for those people.

The Commission asked questions of Chief O'Meara

- A Committee was formed to study the issue of homelessness in our Community. From that Committee came the realization that there is no designated place for homeless people to stay overnight at in their cars. Parker pointed out that the previous Chief of Police, Holderness was working with the Committee to try and find a safe place for woman and children who sleep in their cars. It was suggested to use the parking lot at the police station as a potential overnight camping spot. The police station waiting room has a bathroom or the option of a port-a- potty was mentioned. What are your thoughts regarding this?

Chief O'Meara explained that the Police Station has recently gone through a renovation and the lobby is no longer

open twenty-four hours a day. The lobby is locked starting at 5:00 pm. every evening. Chief O'Meara is open to this discussion and will speak with City Administrator Dave Kanner and Parks Superintendent Michael Black. Perhaps the lobby hours might be able to be altered or a port-a-potty provided, commented O'Meara.

- What happens to people after they have been given a citation for camping in their car?

The citation is the lowest level violation and is not a crime. It's a civil matter between the City and the defendant. When someone is given a ticket there is a court date set usually two to four weeks out. At the court date the defendant makes a plea of responsible or not responsible. If a fine is levied the person would be responsible for paying that fine. If they pay it all is good if not the court files a credit entry against them. Chief O'Meara was not sure if interest or fees get added on to the unpaid fine but he will check and find out. He also commented that a warrant is only issued if a citizen is routinely ignoring citations that are given to them.

- What tools do officers have to work with to help those people who might be camping in their cars?

The first step, stated Chief O'Meara, is to educate the person regarding the ordinance in our town. Many police officers have made referrals to the Ashland Resource Center, Hearts with a Mission in Medford as well as give rides to homeless shelters if operational needs allow it. It's important to educate people where they can get the resources they need for assistance.

- Can you identify additional tools that would be useful to you and the police force?

Law enforcement is recognizing that we are behind the curve when it comes to mental health resources. We would like a better relationship with the mental health community and need the ability to recognize mental health issues in order to help connect people with the necessary resources.

Commissioner Ayars announced that Jackson County Mental Health is going to open a facility in Ashland. They will be operating an outpatient facility at the old Forest Service Building located on Jefferson Avenue.

- Is any effort being put in to outreach on the Plaza?

Chief O'Meara confirmed that Community policing is still taking place on the Plaza. He acknowledged that the two officers assigned to the downtown area are both very familiar with the resources that are available to the homeless.

- Are you familiar with the discussion surrounding an ordinance that will require people to have their dogs licensed and vaccinated? Is that moving forward and if so will there be difficult enforcing it?

The ordinance is still on the table and being discussed. Eventually it will be up to the City Council. Chief O'Meara did not think there would be any trouble enforcing the ordinance but again it wouldn't be something the police would have the desire or ability to scrutinize each person with a dog. Like other ordinances it would be complaint driven.

The Commissioners and Reid thanked Chief O'Meara for taking the time to come to this meeting and answer questions. They offered their assistance to the police department in any way possible.

Rental Registry Update

Reid gave a brief update of the rental registry. As of July of this year the City has received twenty-five completed rental registry forms representing 1182 rental units.

- 193 are studio units
- 168 are one bedroom units
- 132 are two bedroom units
- 12 are three bedroom units
- 419 units are not broken down by bedroom composition

Reid explained that the City is not sure who will be doing the compliance piece of the rental registry. The Commissioners agreed this information is vital and asked, How do we get more landlords to complete the registry? Currently the finance department, the legal department and code compliance are discussing this issue. The Commission is not ready to do an outreach until the compliance piece can take place.

Boettiger announced that Connie Saldana has resigned from the Commission. The Commission will miss her contributions. The opening is listed on the City of Ashland website.

Social Service Grant Process Evaluation

Reid said that the next step is to put together a sub-committee to discuss the different components of the Social Service Grant and then report back before the larger group. The components are Time line, application, questions and reporting requirements. The sub-committee will be Reid, Rhode, Boettiger, Crader and Parker. (Parker & Crader will tag team)

Liaison Reports

Council - Marsh reminded the Commission the celebration for all volunteers in the City will be held on August 30, 2015 from 3:00 pm to 5:00 pm at the Oak Knoll Golf Course Club House. Marsh reported that the Council was asked to make changes within the Master Plans that guides the development of Verde Village. Verde Village first was approved in 2007 as a housing development located at the old Ashland Greenhouses on East Nevada Street. Due to the economy the project had been put on hold.

Several years ago the Council approved a Planning Commission undertaking to design a Master Plan for the Normal neighborhood. The Planning Commission worked on this project for more than a year and came back to the Council and we felt there needed to be some changes and put together a working group. That group has finalized their recommendations and is going back to the Planning Commission next Tuesday. Approximately twenty-five percent of the units will be affordable.

Marsh announced there is a Council Study Session on October 5, 2015 in which they will be setting the funding level for the Human Services Grants. She encouraged a representative from this Commission to attend.

A Council topic has been how to sale Marijuana within the City. This will probably be done through the dispensaries. The Council will be looking at the Planning Commission's recommendation. The ordinance will probably be similar to the Chicken ordinance.

The Council is moving forward with the creation of an Ad Hoc Committee on Climate and Energy Plan.

Affordable Housing Letter Discussion

Parker read to the Commission the letter she drafted for the Council regarding the importance of affordable housing in our City. The Commissioners discussed the letter making a few changes.

Matthews/Rohde m/s to adopt the letter with the changes. Voice Vote: All ayes, motion passed.
Reid will send the letter on to City Council

Housing Trust Fund Study Session Update

Reid reported that the Council has directed this Commission to move forward with looking at different revenue sources to fund the affordable Housing Trust Fund: Which included prioritizing activities, looking at community needs, and how would the funding be spent to meet those needs. Parker asked if Brandon Goldman could speak to the commission regarding the Trust Funds.

Inclusionary Zoning Discussion

The Commission would like invite City Senior Planner, Brandon Goldman to the meeting to discuss the City of Ashland's inclusionary zoning ordinances.

August 27, 2015 Meeting Agenda Items

Louise Dix is available to attend next month's meeting. She will provide the commissioners with Fair Housing training. Goldman will speak to Housing Trust Fund items.

Quorum Check:

Next Housing Commission Meeting – 4:30-6:30 PM; August 27, 2015
Boettiger will not be able to attend.

Adjournment

The meeting was adjourned at 6:15 p.m.
Respectfully submitted by Carolyn Schwendener

Housing and Human Services Commission Memo

TITLE: Affordable Housing Trust Fund Discussion
DEPT: Community Development
DATE: August 21, 2015
SUBMITTED BY: Linda Reid, Housing Program Specialist

To support discussion of the agenda item 5: Housing Trust Fund Discussion and Next Steps. The commission memo includes *Data from the 2012 HNA, and examples of multi-family properties currently available in Ashland.*





FOLLOW US



Sign up for news and updates:

First Name

Last Name

Email

Signup

HOME

OUR PROJECT

HOUSING TRUST
FUNDS

HTF ELEMENTS

CAMPAIGNS

ADVOCACY
SKILLSHARE

NEWSLETTER

PUBLICATIONS
AND
RESOURCES

CONTACT

Identifying the Need

Ideally, identifying the need involves two steps:

1. Develop a brief clear statement of your community's housing needs to demonstrate quickly and concretely that the case can be made for additional resources. You should be able to get all of the information on one or two pages ... even less is better.

This is not difficult information to obtain because, ideally, you will simply summarize existing data compiled by others. This is an excellent project for a student, an intern or a volunteer. It involves online research, making phone calls, visiting agencies to get their reports and information, and reviewing news clippings and other studies. Then the information needs to be compiled into a few short key points. Some potential resources include:

- The Consolidated Plan submitted to the Housing and Urban Development Department (HUD) by local and state governments to receive federal funds.
- Other studies conducted by independent social service agencies or other organizations.
- The National Low Income Housing Coalition's annual publication "Out of Reach"
- National Housing Conference's web-based report "Paycheck to Paycheck"
- Census information for your area, which is available [here](#).
- Figures about how many people tried to obtain housing when a new opportunity opened, such as a new apartment complex.
- The number of people on waiting lists for assisted housing.
- Information on the number of homeless people requesting shelter assistance.

2. Establish a clear picture of who is investing in affordable housing and how many units they are producing or preserving. Explaining what others are doing is necessary so you can define the particular needs that the housing trust fund can address—needs that are not being adequately addressed elsewhere. This is another research task that can be done by anyone who enjoys hunting down and compiling information. If there is an association of community housing organizations or nonprofit development organizations, it may be able to quickly pull this together. Some of the information may be available in the Consolidated Plan, which summarizes housing activities underway in the community.

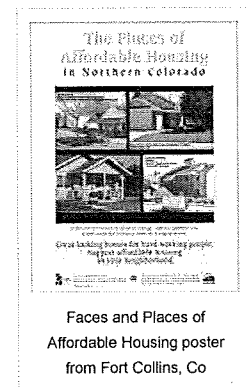
You can get this information from:

- Public agencies that are involved in housing, e.g., Department of Housing and Community Development, Housing Authority, State Housing Finance Agency, etc. Get copies of any annual reports or other reports prepared by these agencies.
- Annual performance reports for how federal funds were spent, including HOME, Community Development Block Grants (CDBG), Emergency Shelter, Housing Opportunities for Persons with AIDS, federal low income housing tax credits and others.
- Nonprofit organizations that develop affordable housing in your locality or state. Many of them belong to a central coalition or consortium that often tracks and analyzes affordable housing need and production.
- Community Reinvestment Act (CRA) statements from banks working within your community.

[Click here for examples documents.](#)



Faces & Places of Affordable Housing poster from Fort Collins, Co



Faces and Places of Affordable Housing poster from Fort Collins, Co

Copyright © 2011-2015 Housing Trust Fund Project. All rights reserved.

in 2008 and the ensuing foreclosure crisis, housing prices in most areas fell drastically. Housing prices also fell in Ashland during the recession, though not as significantly as in other parts of the county. According to the Roy Wright Appraisal Service the average sales price in Ashland in 2012 was \$282,000³.

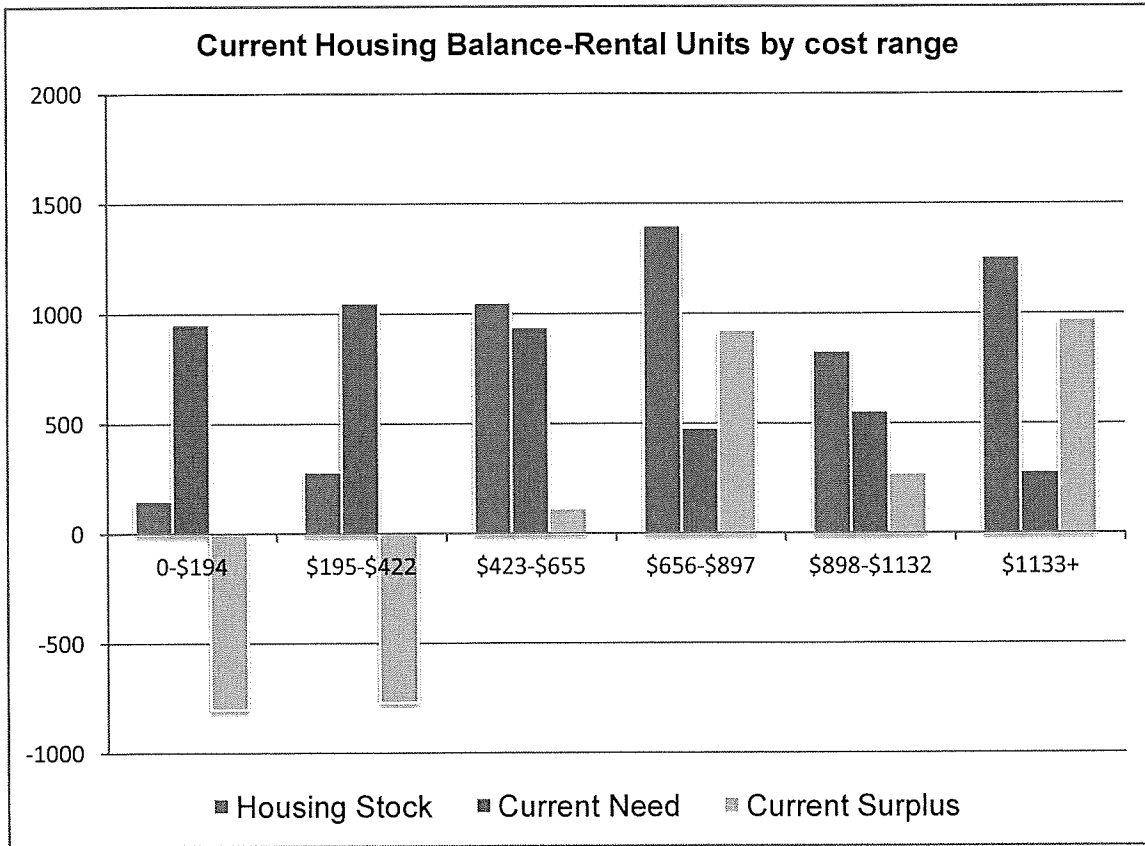
The median home sales price in Ashland is not affordable to households with median incomes: the 2012 median household income for a family of four in the Medford/Ashland Metropolitan Statistical Area is \$58,500. In order to afford a median priced home in Ashland a household would have to earn \$75,000 a year. Only 23.8% of the population reports having an income over \$75,000 a year, while 50% of the ownership housing stock is targeted to this group. It appears there is an excess of ownership housing on the market at price ranges which are not commensurate with the earning capability of the majority of the population in the region. Comparing the area median income to the median housing cost is an accepted industry wide standard of determining affordability, however as noted previously a significant portion of Ashland's new population is comprised of retirees who may have low incomes, yet have sufficient assets to purchase a home. The comparison between median incomes and median housing sales price does serve to illustrate the level of affordability of the housing market for working households with limited assets.

The largest dwelling unit gap exists for households earning less than \$10,000 annually: The findings of the Housing Needs Model for the City of Ashland using 2010 Census Data shows that the City lacks an adequate number of rental units affordable to those residents with the lowest incomes; those making less than \$10,000 a year. Households making 30% of the Area Median Income or less make up approximately 12.2% of all Ashland households. Only 3.05% of the City's rental housing stock (approximately 152 units) is considered affordable to this population. The City's current need for rental housing in a price range affordable to those with the lowest income is estimated to be 955 units; this leaves a gap of approximately 803 units needed to house these very low income households. Housing Units affordable to these populations, which include predominantly households under the age of 35, and to a lesser extent over the age of 55, could be offset by Housing Choice (formerly section 8) Vouchers. The 729 households under the age of 35 that report having an income of under \$10,000 a year may be due in part to the presence of Southern Oregon University, which includes a high percentage of non-traditional students.

Ashland has a large deficit of affordable owner-occupied housing units: The 2002 HNA found that 46% of Ashland households earning below the median income could not afford to purchase a house in Ashland. This number has grown to approximately 57% of Ashland households; over half of the current population cannot afford to purchase a home in Ashland. As a University town it is reasonable to assume that a number of student households that fall into this income bracket are not presently in the market to purchase a home pending graduation from

³ <http://www.roywrightappraisal.com/xSites/Appraisers/RoyWrightAppraisal/Content/UploadedFiles/MONTHLY%20STATS.pdf>

Chart 3.3



Ownership Units

Extremely-Low Income (Less than 30% of Area Median Income): An individual making 30% of AMI or \$12,300 a year according to the 2012 HUD income guidelines would be able to afford to purchase a housing unit for a maximum of \$51,115. There is very little availability of housing at this income level, Rogue Valley Habitat for Humanity provides housing targeting extremely low-income households, but with the extremely low purchase price the private market is unable to provide ownership units at this level. Some Mobile and Manufactured home units in a park might be within this price range.

Low-Income (Between 30% and 50% of Area Median Income): The Housing Needs Analysis estimates that there are 150 existing units available for \$72.3 thousand and below, and an estimated need of 401 units at this level. This leaves a gap of 251 ownership units affordable to households earning 30%-50% of the AMI.

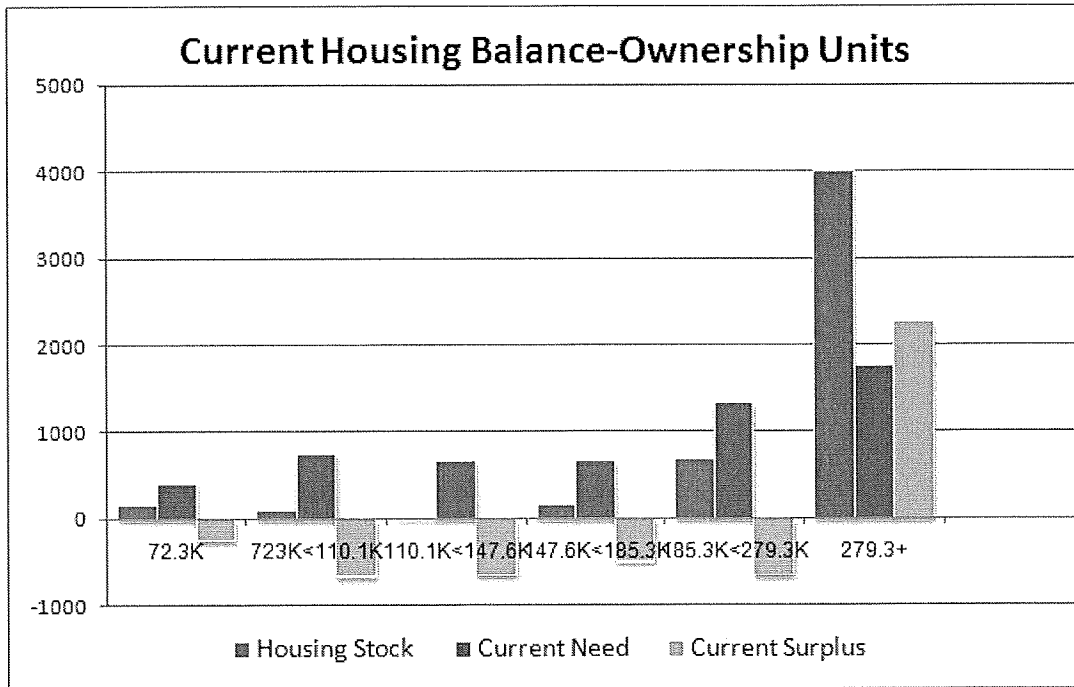
Moderate Income (Between 50% and 80% of Area Median Income): The number of ownership units available that are affordable to people making 50% to 80% of AMI is estimated to be approximately 260. The estimated need for ownership units costing between \$72K-\$185.3K is

2,070. The units at the high end of the price scale would be unaffordable to those earning below 50% of AMI.

Median Income: There is a limited supply of ownership units affordable to those earning median income. According to the National Association of Home Builders Affordable Housing Price Calculator¹⁸, a household making the median income for the Medford/Ashland area could afford to purchase a house for \$163,126. The calculator assumes a 20% down payment, current interest rates on a 30 year fixed loan assuming a 90% loan to value ratio. The Housing Needs Model estimates that there are approximately 410 units available between \$185,300 and below. While many households earning median income could qualify for a loan to purchase a house at the lower end of the scale, those same households would be cost burdened if they had to pay a mortgage on a housing unit of over \$163,000.

Over 78% of the City’s ownership housing stock consists of units which cost \$279,300 and above, while the demand for housing units in that price range is only about 1,750 households. From Chart 3.3 below it is clear that the private market has provided a surplus of high cost housing, over 2,255 units, while the remaining 22% of the housing stock available for sale costing less than \$279,300 is in such demand that there is a housing gap of 3,147 units. The highest demand is for those units affordable to households making the 100% AMI to 120% AMI at approximately 1,332 households.

Chart 3.4



¹⁸ National Association of Homebuilders affordability calculator: <http://www.nahb.org/generic.aspx?genericContentID=78355>

While it is clear that it is not profitable for the private market to build housing targeting those households at the 50% of AMI and below, housing units targeting 50% to 100% AMI while slightly more feasible still require some incentive and subsidy to make the development financially viable . Further, these units will have to compete with units of a similar price in the nearby markets of Talent, Phoenix, and Medford, which while requiring a longer commute time, can often offer more household amenities for the same or even a lower price. At the same time the only entities that can provide ownership housing targeting moderate and low-income households are affordable housing providers, which utilize federal, state and local tax credit and subsidy programs in order to develop such units. These entities are few in a small region like Southern Oregon and must compete with the rest of the state for funding. Capacity building for these affordable housing entities can be difficult as affordable housing financing can be a complex and highly competitive process, and more so in a time of shrinking federal and state funding for such programs.

Buildable land supply

Land supply affects land price and by extension, housing price. Statewide Planning Goal 10, and ORS 197.296, requires communities to maintain a 20-year supply of buildable residential land within their Urban Growth Boundaries. The City of Ashland’s supply of buildable lands was recently quantified in the 2011 Buildable Lands inventory adopted in November 2011.

The land availability component of a Buildable Lands Inventory needs to be compared to the expected demand for various housing types to ensure minimum 20 year availability. This Housing Needs Analysis provides a detailed assessment of precisely what mix of housing types will be needed through 2040 (see Table 7.1). Using this projected housing type need, and correlating it to the land availability in each Comprehensive Plan designation we can ascertain whether sufficient land will be available over the next 20 years or longer.

Table 3.5

Housing demand /capacity comparison by unit type			
Existing Dwelling Unit Capacity (2010 BLI)	SFR	Multi-family	Totals
	1469	1384	2853
Needed Units per Housing Gap Analysis through 2040	1557	1759	3316
Deficit by 2040	-88	-375	-463
Annual units needed through 2040	55.6	62.8	118.4
Total Year Supply	26.4	22.0	24.1

Poverty Status

In 2000 12.5% of Ashland families, and 19.6% of all individuals lived below the federal poverty level. By 2010 those numbers have declined slightly to 11.5% and 18.8% respectively.

Household Size and composition

Household size within the City of Ashland has been decreasing slowly over the past two decades. Currently the average household size is estimated to be 2.08 persons per unit for owner-occupied households and 2.06 for renter households. The 2000 census estimated the average household size of owner-occupied units to be 2.30 and for renter occupied units to be 1.98. The average estimated household size for all housing types was 2.14. The Housing needs model uses a current household size of 2.119 and for forecasting purposes uses the same estimate.

The 2007 RNA conducted property interviews with five property managers and from that information and the information gathered from a needs analysis conducted concurrently, Ferrarini and Associates determined that the greatest need in Ashland at that time was for the development of more studio apartments followed by a need for a relatively modest number of one bedroom and three bedroom units. The analysis also showed that there was an oversupply of two-bedroom rental units. The following table is from that report and illustrates their findings.²⁷

Table 5.6

City of Ashland Rental Housing Need by Unit Type RNA 2007			
Type	Demand	Supply	Net Need
Studio	1,039	392	647
1 Bedroom	1,290	1,188	102
2 Bedroom	872	1,676	(804)
3+ Bedroom	900	846	54
Total	4,102	4,102	0

Source: US Census and Ferrarini & Associates²⁸

An updated analysis of household size and type found much the same thing. There is a definite lack of studio units for the growing percentage of 1-person households among both renter and owner-occupied households, both of which grew at two and three times the rate respectively of the total populations of all renter and owner households. This could be attributed to three factors; the disproportionate growth of older households, a nearly 50% reduction in the number of 1-room dwelling units between 2000 and 2010, and the disparate increase in one and two person households. One factor that is estimated to have a substantial impact on the housing market is the steep decline of all owner occupied households larger than two individuals. These findings were further substantiated in the property owner and manager questionnaires sent out by

²⁷ City of Ashland Rental Needs Analysis. Ferrarini & Associates, Inc 2007.

²⁸ Ibid.

Section VI - Baseline forecast of Housing Demand

This section concludes with a baseline forecast of housing demand. The baseline forecast represents our best estimate of how the market will perform over the next twenty years. The forecast assumes no changes in current City policy. In summary it is intended to provide a rough estimate of what the housing market will build in Ashland over the next twenty years.

The forecast relies on the County’s coordinated population forecast as its foundation but also utilizes assumptions about average household size, persons in group quarters, and housing trends from a variety of sources including prior year’s census information and the Housing Needs Model.

Table 6.1

Table 6.1-Baseline forecast of Housing Demand 2010-2040			
Variable	Value		Change
	Current	Future	
Population	20,078	28,670	8,492
Persons in Group Quarters	961	1,450	489
Occupied DU	9,409	12,962	3,553
Single Family Dwelling Units			
Percent Single Family DU	71.9%	73.9% ³⁰	
Number of Single Family DU	7,356	9,591	2,235
Persons in single family HH ³¹	14,933	20,141	5,208
Aggregate Vacancy Rate	2.5%		
Total New Single Family needed			2,235
Multiple Family Dwelling Units			
Percent Multi-Family DU	26.6%	25.5%	
Number of Multiple-family DU ³²	2,720	3,311	591
Persons in Multiple-Family HH	5,522	6,985	1,463
Aggregate Vacancy Rate	2.5%		
New Multiple-Family DU			591
Totals			
Total occupied dwelling units	-		
Aggregate HH size	2.03	2.1	
Vacant dwelling units	-	583	
Total new Dwelling units needed	-	2,657	
Dwelling units needed annually			88.6

Table 6.1 is a baseline forecast of housing demand. That is to say that the table extrapolates the housing mix that would occur in the future based on past trends and market demand. The

³⁰ Future projections based on 2009ACS units by tenure and HNA Template 2-projected future housing status as of 2040.

³¹ Persons in household is calculated using aggregate household size per 2006-2010 ACS, the occupancy of the unit is not determined to be either rental or ownership households.

³² Ibid.

BUY

RENT

MORTGAGE

Find REALTORS®

LOCAL

NEWS & ADVICE

Log In

Ashland, OR

Any Price

Any

Any

1 More filter

Follow Search

7 properties found Ashland, OR Real Estate and Homes for Sale

Map View

viewing: home homes for sale oregon ashland, or

Ad Sponsored Homes See More...



\$715,000
Ashland, OR
2 Units



\$975,000
Ashland, OR
25 Units

Sort New Listings

1

Homes for Sale Search Results - Sorted by New Listings



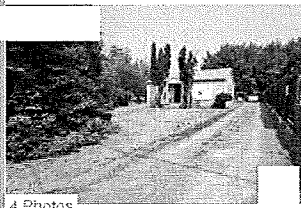
1026 Henry St, Ashland, OR 97520

\$1,150,000

8 Units | Multi-Family Home
8,192 Sq Ft | 0.46 Acres | 8 Units
Brokered by: Gateway Real Estate

Save Listing

8 Photos



624 Park St, Ashland, OR 97520

\$445,000

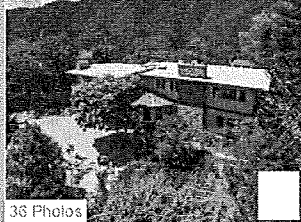
Multi-Family Home
870 Sq Ft | 0.47 Acres
Brokered by: John L. Scott Ashland

Save Listing | Tour

4 Photos

John L. Scott
ASHLAND

Leading Technology
Working For You.



437-439 Terrace St, Ashland, OR 97520

\$1,450,000

Multi-Family Home
3,038 Sq Ft | 1.82 Acres
Brokered by: John L. Scott Ashland

Save Listing

36 Photos

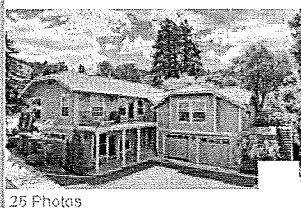
Feedback

John L. Scott
ASHLAND

Leading Technology
Working For You.

State Farm Combine Auto and Home and you could save \$825.

Advertisement



625-635 Holly St, Ashland, OR 97520

\$715,000

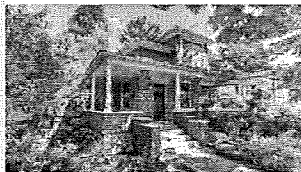
2 Units | Multi-Family Home
2,845 Sq Ft | 2 Units
Brokered by: John L. Scott Medford

Save Listing

25 Photos

John L. Scott
REAL ESTATE

Leading Technology
Working For You.



160-162 Sherman St, Ashland, OR 97520

\$795,000

2 Units | Multi-Family Home
1,985 Sq Ft | 7,405 Sq Ft Lot | 2 Units
Brokered by: Coldwell Banker Pro Wst Ashlnd

Save Listing | Tour

36 Photos

879-969 E Nevada St, Ashland, OR 97520

How Much Are Houses Worth in Ashland, OR?

Free Market Summary

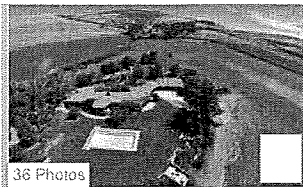
Ashland, OR

Overview

Home Prices

Lifestyle

Rental Prices



\$2,000,000
 2 Units | Multi-Family Home
 3,565 Sq Ft | 36.13 Acres | 2 Units
 Brokered by: John L. Scott Ashland

John L. Scott
 ASHLAND
 Leading Technology
 Working For You.

Save Listing | Tour

36 Photos



7900 Hyatt Prairie Rd, Ashland, OR 97520

\$975,000

25 Units | Multi-Family Home
 2,060 Sq Ft | 5.5 Acres | 25 Units
 Brokered by: Keller Williams Realty

Save Listing

23 Photos



Check Your 3-in1 Credit Scores

Advertisement

Found 7 matching properties

Show 10 | 20 | 50 results per page

Ad Sponsored Homes



\$795,000
 Ashland, OR
 2 Units



\$715,000
 Ashland, OR
 2 Units



Just Listed
\$1,150,000
 Ashland, OR
 8 Units



Mary Lou Gross
 Market Your Home



Mary Lou Gross
 Market Your Home

Moving Cost Calculator



Move From Move To Zip Lookup

Size of Move Packing

Get Estimates

Get a Free Moving Quote

Sponsored Links

Get Ready To Move



U.S. Bank Mortgage® View Rates Now!



Auto + Home = \$825 in savings.



Get a FREE Quote from GEICO



TransUnion®: trusted credit information

Nearby Cities

City Name	Distance (mi)	Avg Listing Price
Talent	8.9	\$426,755
Phoenix	10.1	\$309,911
Eagle Point	18.8	\$456,842
Medford	19.3	\$431,527
Hombrook	19.3	\$71,021
Hilt	19.3	\$71,021
Jacksonville	20.7	\$560,536
Applegate	20.7	\$560,536

This property has 2 listings: Listing 1 | Listing 2

Home For Sale NEW

Get Prequalified with Wells Fargo

624 Park St
Ashland, OR 97520

\$445,000

\$1,721/mo | View Rates

Save

Share

Print

(855) 493-8177 Call for more info.

Tell Me More About This Property

Full Name

Your Email

Phone (Optional)

Message (optional)

I would like more information regarding this property at 624 Park St , Ashland,OR 97520

Request More Details

By sending a request you agree to our Privacy Policy



870 Sqft

1 of 4 14 days on realtor.com

Tour

Presented by
Patie Millen

Brokered by
John L Scott Ashland



Save with Amica® Get Your Home Insurance Quote Today!

Feedback

Open Houses

Sorting by Open House Date
Request a private showing

Overview

Photos (4)

Schools & Neighborhood

Property History

Payment Options

Property Details

Investor and builder alert! Hard to find large .47 acre zoned R2 parcel. With the surge in rental demand and historic low rental and new home inventory this property offers an excellent opportunity. Build new rental units and receive long term income or build new single family homes. City indicates minimum of 5 units can be built. Create your plan for city approval and maximize the buildable area. Fire Marshal states fire truck turnaround can be eliminated with installation of interior sprinkler...[Read More](#)

General Information

House Size	870 Sq Ft	Lot Size	0.47 Acres
Price	\$445,000	Price/sqft	\$511
Property Type	Multi-Family Home	Year Built	1947
Status	Active	Style	Multi Sgl Fam Res



Listing Agent
Patie Millen

Phone: (855) 493-8177
Email Agent
View Agent's Website
Agent's Other Listings

Listing Broker
John L Scott Ashland



The #1 Company in the Rogue Valley
Phone: (855) 703-4347
Email Office
Visit Broker's Website
Broker's Other Listings



Agent's Other Listings

See All Listings

Building and Construction

- House Style: Multi Sgl Fam Res
- Roof: Composition
- Construction: Mobile Home, Frame

Exterior and Lot Features

- Metal
- Fence: Partial
- Wood
- Lot Size Source: (Assessor)
- Acres: 0.4700

Heating and Cooling

- HEATING: Natural Gas
- Heater Type: Wall
- Air Conditioning: Central
- Heating: Forced Air, Heater

Utilities

- Water: Public (City)
- Sewer: Public (City)

School Information

- Middle School: Ja Ashland
- High School: Ja Ashland

Other Property Info

- County: Jackson
- Area: Ashland
- City: Ashland
- Zoning: R-2
- State: OR

Multi-Unit Info

- Income: \$16200

Listing Provider

Listing Agent

This listing is represented by REALTOR® Patie Millen

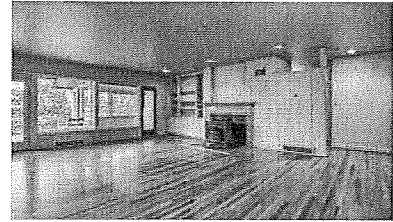
Listed by	John L. Scott Ashland View website
Broker Location	Ashland, OR
Data Source	RogueValley
Source's Property ID	2958588
Data Source Copyright	©2015 Southern Oregon Multiple Listing Service. All rights reserved.

Public Records Property Information from local public records.

Beds	-	Baths	1 Bath
House Size	470 Sq Ft	Lot Size	-
Year Built	1959	Price	-
Property Type	Single Family Home	Stories	1
Style	Not Available	Garage	-
Units	-	Cooling	Unknown
Pool	-	Construction	-
Heating	Unknown	Year Renovated	1959
Rooms	-	Roofing	Metal
Fireplace	-		

Location

Show Nearby Listings



326 Ridge Rd, Ashland, OR 97520
\$619,000
3 Bd | 2 Full Ba | 2,129 Sq Ft



265 Randy St, Ashland, OR 97520
\$307,000
3 Bd | 1 Full, 1 Half Ba | 1,120 Sq Ft

Moving Cost Calculator

Sponsored by



Move From	Move To	Zip Lookup
<input type="text" value="zip code"/>	<input type="text" value="97520"/>	
Size of Move	Packing	
<input type="text" value="2-3 Bedroom"/>	<input type="text" value="None"/>	

Get Estimates

Get a Free Moving Quote

Real Estate Resources



TransUnion®: trusted credit information



Combine Auto and Home and you could save \$825.



U.S. Bank Mortgage® View Rates Now!

realtor.com®

624 Park St

Ashland, OR 97520

\$445,000 (\$1,721/month)

0.47 Acres



Listing Agent
Patie Millen

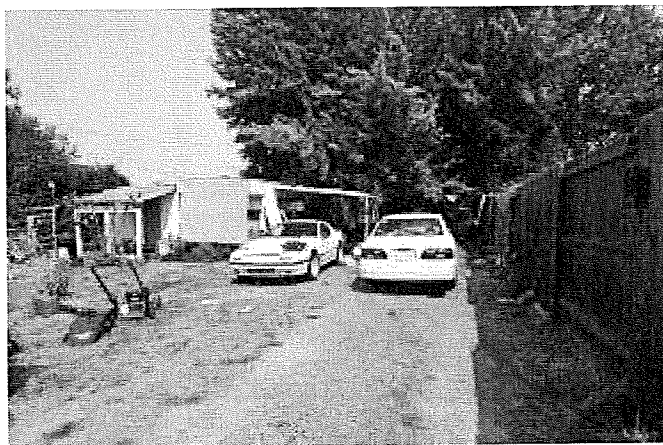
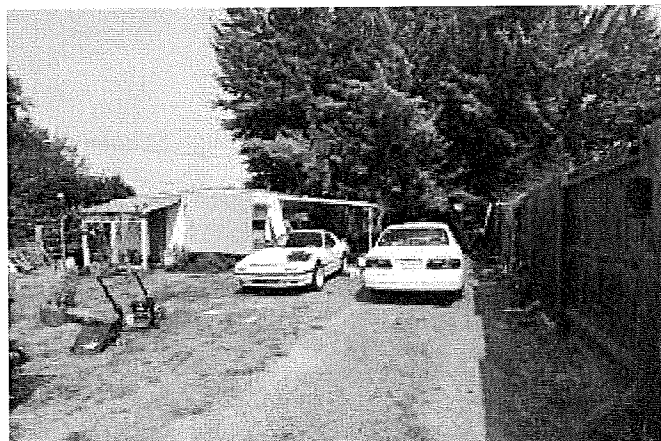
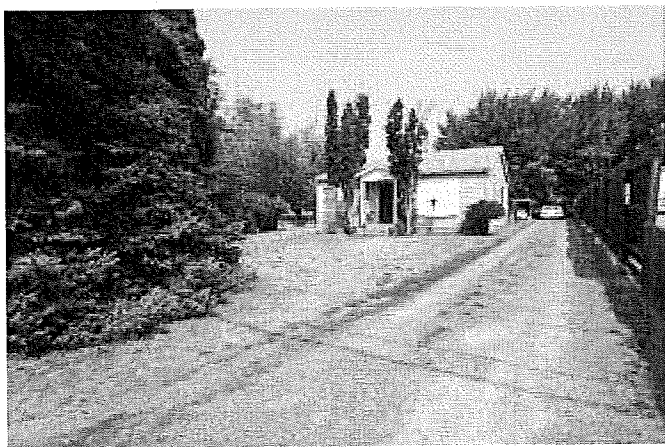
Phone: (855) 493-8177

Listing Broker
John L Scott Ashland

The #1 Company in the Rogue Valley

Phone: (855) 703-4347

John L. Scott
ASHLAND



Investor and builder alert! Hard to find large .47 acre zoned R2 parcel. With the surge in rental demand and historic low rental and new home inventory this property offers an excellent opportunity. Build new rental units and receive long term income or build new single family homes. City indicates minimum of 5 units can be built. Create your plan

for city approval and maximize the buildable area. Fire Marshal states fire truck turnaround can be eliminated with installation of interior sprinklers in new units. Existing rents generate approximately \$1350 monthly income. This is also an excellent property to purchase and hold. Multi-density zoned parcels are very rare and will become more valuable over time. Good location near transportation, schools, shopping and YMCA.

General Information

Price	\$445,000	Lot Size	0.47 Acres
Property Type	Land		

Building and Construction

- House Style: Multi-Family(zoning)

Exterior and Lot Features

- Acres: 0.4700
- Lot Description: Level

Utilities

- Water: Public (City)
- Sewer: Approved
- Utilities Available: Electricity, Natural Gas, Telephone

School Information

- Middle School: Ja Ashland
- High School: Ja Ashland

Other Property Info

- County: Jackson
- City: Ashland
- State: OR
- Area: Ashland
- Zoning: R-2
- Street: Paved

Listing Provider

Listing Agent

This listing is represented by REALTOR® Patie Millen

Listed by John L Scott Ashland | [View website](#)

Broker Location Ashland, OR

Data Source RogueValley

Source's Property ID 2958614

Data Source Copyright ©2015 Southern Oregon Multiple Listing Service. All rights reserved.

Public Records

Property Information from local public records.

Beds	-	Baths	1 Bath
House Size	470 Sq Ft	Lot Size	-
Year Built	1959	Price	-
Property Type	Single Family Home	Stories	1

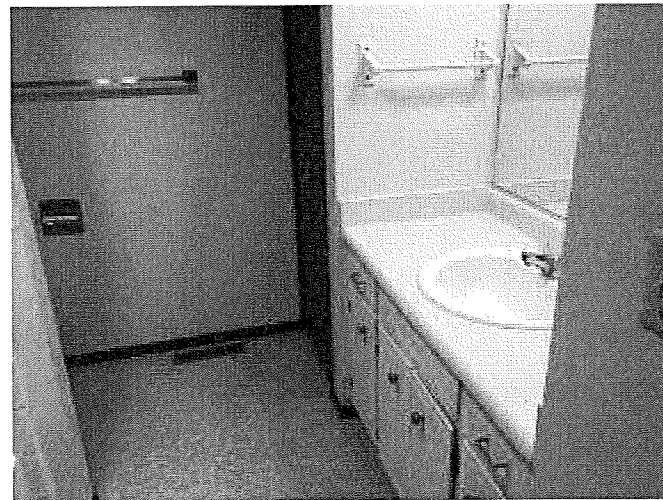
realtor.com[®]

1026 Henry St

Ashland, OR 97520

\$1,150,000 (\$4,449/month)

8,192 Sq Ft | 0.46 Acres



This 8-unit complex is centrally located above the boulevard, one block from Southern Oregon University. Each unit is approximately 1020 square feet and features 2 bedrooms upstairs with a full bath plus a half bath downstairs in the kitchen, dining & living area. Each unit has its own designated covered parking space. There is an on-site laundry facility. This property is very clean and well maintained and has been under single ownership since it was constructed.

General Information

House Size	8,192 Sq Ft	Lot Size	0.46 Acres
Price	\$1,150,000	Price/sqft	\$140
Property Type	Multi-Family Home	Year Built	1977
Stories	2	Style	5 Plus Units, Apartmt

Building and Construction

- House Style: 5 Plus Units/Apartmt
- # of Stories: 2
- Roof: Composition
- Construction: Frame

Exterior and Lot Features

- Wood
- Acres: 0.4600
- Lot Size Source: (Assessor)

Heating and Cooling

- HEATING: Electric
- Heating: Forced Air

Utilities

- Water: Public (City)
- Sewer: Public (City)

School Information

- Elementary School: Ja Walker
- Middle School: Ja Ashland
- High School: Ja Ashland

Other Property Info

- County: Jackson
- City: Ashland
- State: OR
- Area: Ashland
- Zoning: R-2

Multi-Unit Info

- Income: \$85000
- # of Units: 8

Listing Provider

Listing Agent	Bruce Roberts
Listed by	Gateway Real Estate (541) 482-1040 View website
Broker Location	Ashland, OR
Data Source	RogueValley
Source's Property ID	2958890
Data Source Copyright	©2015 Southern Oregon Multiple Listing Service. All rights reserved.