

Ashland Housing Commission
Regular Meeting Agenda



June 27, 2012: 4:30 – 6:30pm
Council Chambers – 1175 East Main Street

1. (4:30) **Approval of Minutes** (5 min)
May 23, 2012
2. (4:35) **Public Forum** (5 min)
3. (4:40) **New Officer Election** (15 min)
4. (4:55) **Fair Housing Materials for New Student Orientation and Fair Housing Ordinance Update** (15 min)
5. (5:10) **2012 Goal Review** (15 min)
6. (5:25) **Preservation Property Update** (10 min)
Linda Reid/Regina Ayars
7. (5:35) **Jackson County Homeless Count Overview** (10 min)
Linda Reid-Housing Program Specialist
8. (5:45) **Liaison Reports discussion** (20 min)

Liaison Reports
Council (Carol Voisin)
Staff (Linda Reid)
General Announcements
9. (6:05) **RVTV-PSA Update** (15 min)
Regina Ayars
10. (6:20) **July 25th, 2012 Meeting Agenda Items** (5 min)
Commissioner items suggested (5 min)
Quorum Check – Commissioners not available to attend upcoming regular meetings should declare their expected absence.
11. (6:25) **Upcoming Events and Meetings**
First Reading of the Fair Housing Ordinance, City Council-Aug. 7th, 2012

Next Housing Commission Regular Meeting
4:30-6:30 PM; July 25, 2012
12. (6:30) **Adjournment**

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



Housing Commission Memo

Title: Election of Officers
Date: June 27, 2012
Submitted By: Linda Reid, Housing Program Specialist

Section 2.10.050. Election of Officers, Secretary, and Subcommittees.

At its first meeting of the year the advisory commission or board shall elect a chair and a vice chair who shall hold office at the pleasure of the advisory body. Neither the chair nor vice-chair shall serve as an officer for more than two consecutive terms. Without the need for an appointment, the head of the City Department staffing the commission, committee or board shall be the Secretary and shall be responsible for keeping an accurate record of all proceedings. The Department head may delegate such tasks to a staff liaison. Subcommittees may be formed for the purpose of gathering information and forming a recommendation to be brought forward to the full advisory body. Provided however, only the full body can make recommendations to the City Council. Subcommittees must comply fully with the requirements of Oregon Public Meetings law.

(Ord 3003, added, 02/18/2010)



Housing Commission Memo

Title: Fair Housing Materials for Students
Date: June 27, 2012
Submitted By: Linda Reid, Housing Program Specialist

I have included a variety of fair housing handouts for your consideration to include in an educational handout/packet for new student orientation at SOU.



The Basic Rule of Fair Housing

In most housing transactions, it is against the law to discriminate on the basis of any “protected class.” That means housing discrimination is illegal when a person is treated differently because they are a member of a protected group or class of people covered by fair housing laws.

Discriminatory Actions

- Refusing to rent, sell, or finance
- Refusing to give information, discouraging from renting, or lying about availability
- Applying different rules, privileges, standards, and/or qualifications
- Making discriminating statement (spoken or published)
- Steering to certain housing
- Harassing, intimidating, threatening, or coercing
- Refusing to let a person with a disability make modifications necessary to use the dwelling
- Refusing to make reasonable changes in rules, policies, practices, or procedures so that a person with a disability can have equal use of the dwelling

Protected Classes

In the entire U.S.:

- Physical or Mental Disability
- Race or Color
- National Origin or Ancestry
- Religion
- Sex (including Domestic Violence Survivors**)
- Familial Status (*the presence of children under 18 in the household, or pregnancy*)

In Oregon:

- Marital Status
- Source of Income
- Sexual Orientation / Gender Identity

In Washington:

- Marital Status
- Sexual Orientation / Gender Identity
- Honorably Discharged Veterans / Military Status

In some cities and counties:

- Age
- Occupation

**In addition to federal protection Oregon State Law (ORS Chapter 90) provides specific rights to Domestic Violence Survivors in rental transactions.

Who must comply?

- On-site managers
- Owners
- Property managers
- Maintenance staff
- Real Estate Agents
- Insurers, Appraisers, Home Owner's Association Boards
- Lenders
- Advertising media
- Neighbors
(In some circumstances)
- Zoning and permit departments

How is the law enforced?

Filing an agency complaint within one year, or a lawsuit within two years of the date of the discrimination.

We Can Help!

Have you or someone you know experienced illegal housing discrimination?

Call our Hotline at
800/424-3247 Ext. 2

The call is free. The service is free.
Complimentary TTY-accessible
and language interpretation
are available.

College students are “housing consumers”

Do you:

- live on campus in a dormitory,
- share a nearby house with roommates,
- rent your own apartment,
- own your own condo or house, or even
- live with your family?

In any case, you are a housing consumer and are protected from illegal housing discrimination.

What if you're renting a house and looking for roommates?



Most fair housing laws apply to roommates as well. You can't state a preference (in writing, in an ad or flyer, online, verbally, etc.) for any protected class. One can, in fact, have a preference in roommates based on familial status, gender, or sexual orientation, but you still cannot state such a preference.

Did You Know?

Our website offers extensive FAQs, links, and additional information. **Visit www.FHCO.org**

We conduct a poster contest each year. **Entry information at www.FHCO.org/contest.htm**

We offer tours of sites of historic discrimination. **Learn more at www.FHCO.org/tours.htm**

We created a traveling exhibit that chronicles the history of housing discrimination in Oregon. **www.FHCO.org/anywhere_but_here.htm**

We also offer fair housing classes for all audiences, as well as self-testing services for housing providers. **www.FHCO.org**

You're busy with classes,
studies, labs, research...



Life shouldn't be complicated or hindered by illegal housing discrimination.



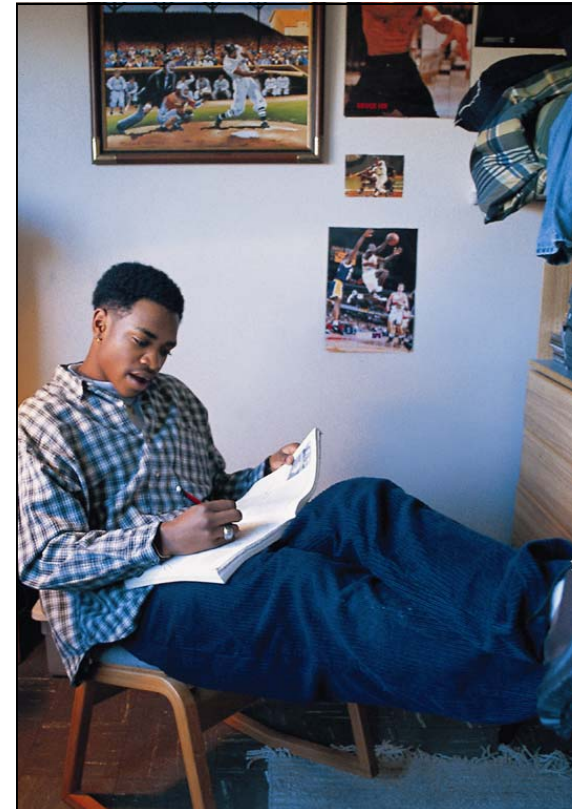
Look for these logos as a sign that housing providers know and respect the law.



If your civil rights have been violated in a housing transaction, call the Fair Housing Hotline at 800/424-3247 Ext. 2.

IMPORTANT INFORMATION FOR COLLEGE STUDENTS

AND ALL HOUSING CONSUMERS



What is the Fair Housing Council?

The Fair Housing Council of Oregon (FHCO) is a nonprofit civil rights organization serving Oregon and southwest Washington.

We promote equal access to housing consistent with fair housing laws which protect against illegal housing discrimination.

Our mission:

To eliminate illegal housing discrimination across Oregon and southwest Washington.

We carry out our mission by:
Providing education and enforcement assistance related specifically to fair housing laws.

We offer additional information at: www.FHCO.org/hs_consumer_info.htm, as well as easy ways to get involved at www.FHCO.org/get_involved.

You can also join the FHCO on our website, purchase merchandise, or schedule special events that help fund our efforts and spread the message of fair and equitable housing for all.

This brochure can be made available in alternative formats for those with disabilities, or for those who need translation. Please inquire if needed.

Additional translated materials are available at www.FHCO.org/translations.htm.

Who Must Comply...

...with federal, state, and local fair housing laws?

Basically everyone must comply with fair housing laws!

The list below is not exhaustive but illustrates the point that, basically, everyone should know about and must comply with fair housing laws.

Following is a list of “housing providers,” all of whom must abide by fair housing laws:

- Campus housing
- Those Who Sublease a Unit
- Roommates
- Property Owners and Sellers
- Landlords and Property Managers
- Maintenance Crews and Contractors
- Sales Agents and Brokerage Offices
- Multiple Listing Services
- Housing Industry Trade Associations
- Builders and Developers
- Condo and Homeowners’ Associations
- Mortgage Lenders and Appraisers
- Home Insurance Companies
- Designated Senior Communities
- Long Term Care Facilities
- Governmental Jurisdictions

Plus:

- Any employees or contractors who work for a housing provider

Even:

- Housing consumers! Your neighbors can’t, for example, harass or intimidate you based on a protected class.

What Are My Fair Housing Rights?

Fair housing laws prohibit illegal housing discrimination.

Discrimination is illegal in any housing situation if it is based on, or adversely affects, a “protected class.” That is, if someone denies you a home, treats you differently, or harasses you because of one of the reasons listed below, it is illegal.

The fair housing laws are subject to change. Visit www.FHCO.org for updates.



Federal Protected Classes:
Race, Color, National Origin
Religion
Gender and Sexual Harassment
Familial Status (kids under 18)
Disability (physical or mental)

Also Protected in Oregon:
Marital Status
Legal Sources of Income
Sexual Orientation / Gender Identity
Domestic Violence Survivors

Also Protected in Washington:
Marital Status
Sexual Orientation / Gender Identity
Military Status (honorably discharged vets.)
Domestic Violence Survivors

Local Jurisdictions:
www.FHCO.org/pdfs/matrix_ore.pdf, and
www.FHCO.org/pdfs/matrix_wash.pdf.

How Do I Recognize Housing Discrimination?

When discrimination is based on a protected class and related to housing, it is illegal. It may be obvious or very subtle; it could be deliberate or unintentional. Either way, it is illegal.

However, discrimination is not always illegal. For example, pets and smoking are not protected classes so “no pets” or “no smoking” rules are not illegal.

The following, if based on protected class, are just a few illegal examples:

- Being turned down for a home or unit.
- Being told a place is not available when it is.
- Being directed to a home or unit in a certain area, section of a complex, or neighborhood.
- Being charged higher rates or offered less favorable terms than others.
- Being harassed or intimidated in your home because of protected class status.
- Being denied a reasonable request directly related to a disability.

One in every ten Oregonians feel they have experienced illegal housing discrimination.

Don’t let housing discrimination shut you out. Stand up for your rights.

We Can Help!

Help Fight Illegal Housing Discrimination!

Learn more about your rights and responsibilities under federal, state, and local fair housing laws!

Learn more at:
www.FHCO.org

What’s more, you can help.
Become a fair housing tester.
We need people like you!

The purpose of testing: Testers pose as housing consumers—somewhat like a “secret shopper”—in order to gather evidence. It is often the only way to prove if a housing provider is violating fair housing laws.

Are testers paid? Yes. The amount will depend on the kind of test conducted. We also reimburse for any mileage and long distance calls required. How often you test will depend on your availability and the type of complaints we receive.



Will I be trained?
Yes! Testers must complete free training.

Learn more at:
www.FHCO.org/pdfs/TesterBrochure.pdf

This brochure was supported by a HUD Community Development Block Grant from the Oregon Business Development Department, and the FHCO.

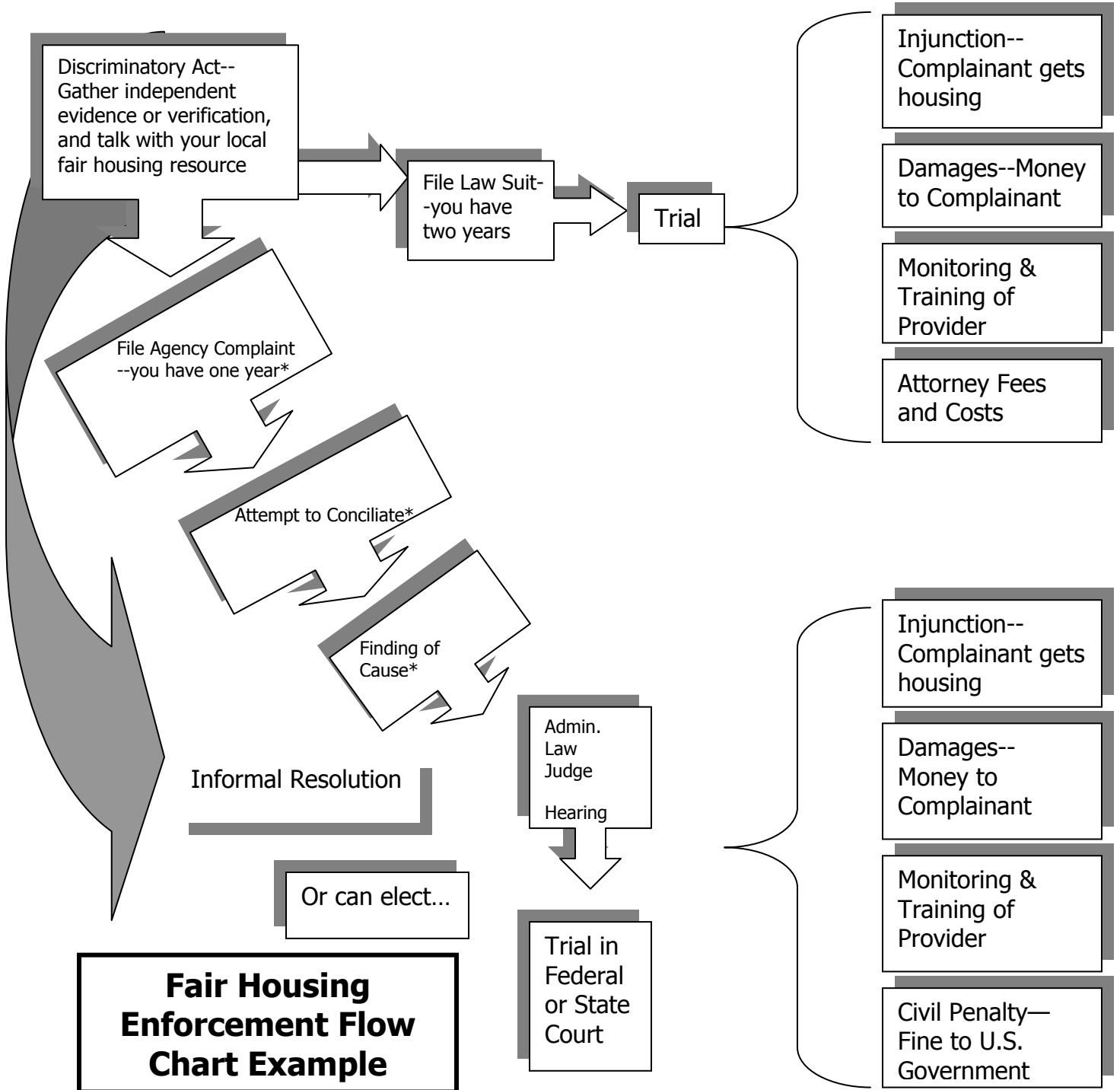
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506 SW Sixth Avenue, Suite 1111, Portland OR 97204

Phone: 503/223-8197 or 800/424-7428 (TTY) Fax: 503/223-3396

Website: www.FHCO.org Email: information@FHCO.org



*You can elect to withdraw from this process & file a private lawsuit

HUD Complaint Hotline 1-800-877-0246

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INFORMATION SHEET

OUR MISSION

The Fair Housing Council of Oregon (FHCO) is a private nonprofit corporation with the mission of increasing access to housing by eliminating illegal housing discrimination. We conduct outreach, education and enforcement activities to further fair housing in Oregon and Clark County, Washington.

“FAIR HOUSING” IS ABOUT CIVIL RIGHTS

Fair Housing laws are federal, state, and local laws that prohibit housing discrimination. It is illegal to treat a person differently in a housing transaction *because* the person is a member of a “protected class.” (Please refer to our separate spreadsheet for a complete and current listing of protected classes.)

Fair housing laws apply to housing-related activities involving rentals, sales, lending, insurance, land use regulations, zoning, and development to name a few. Types of illegal actions include denial of housing, refusal to negotiate, providing false information, evicting, applying different rules or standards, advertisements or statements, harassing, intimidating, and steering. To ensure equal opportunity to people with disabilities, fair housing laws provide that people with disabilities have the right to make their housing physically accessible and to request reasonable changes in rules or policies.

Fair housing laws are different than Landlord-Tenant laws, Fair Credit Reporting laws, and other regulations that may be applied to housing activities. Additionally, sometimes what appears to be illegal discrimination or differential treatment may not actually be illegal. For example, if a landlord decided they did not want to rent to smokers, this would not be considered illegal discrimination, because smokers are not currently a protected class under any fair housing laws. However, if repeated violations of other housing laws appear to be targeted to certain individuals because of their membership in a protected group (such as people who are members of one race or people who all speak languages other than English) this may be a violation of the fair housing laws.

FAIR HOUSING COUNCIL OF OREGON PROGRAMS:

Enforcement

FHCO staff receives complaints of housing discrimination over a toll free hotline that serves Oregon and Clark County, Washington. FHCO analyzes potential discrimination complaints and assists individuals in pursuing their rights. FHCO has staff that speak English and Spanish. FHCO also has a Tele-Typewriter (TTY) system and translation assistance for over 100 languages.

When possible, FHCO conducts testing or other investigations that may provide independent evidence of a fair housing violation. “Testing” is a proven method for investigating fair housing complaints. Trained testers are closely matched except for the protected class status in question and are sent to the rental or sales agent specified in the allegation. Differences in treatment can

provide enough evidence to successfully resolve a fair housing complaint through administrative systems or the courts.

FHCO staff refer individuals whose fair housing rights have been violated to the appropriate enforcement resource. We refer complainants to attorneys, the Fair Housing Enforcement Hub at the U.S. Department of Housing and Urban Development (HUD), and the Civil Rights Division of the Oregon Bureau of Labor and Industries (BOLI). FHCO provides technical assistance and serves as a resource to a pool of attorneys who take fair housing referrals.

Outreach and Education

FHCO provides fair housing information and materials to housing advocates, social service agencies, landlords, property management companies, real estate agents, home owner association boards, and public officials throughout Oregon and Clark County, Washington. FHCO publishes a newsletter, "*The Promise of Opportunity*", which reports on recent fair housing cases and regional fair housing news. FHCO and supportive funders sponsor an annual Fair Housing Poster Contest open to Oregon students grades 1-8, and raises awareness of the history of discrimination and that history's impact on our lives today through our historical bus tour, "Fasten Your Seatbelts... It's Been a Bumpy Ride," and our traveling display, "Anywhere but Here: A History of Discrimination in Oregon."

FHCO offers training on all aspects of fair housing law. Each year, FHCO conducts several low cost or no-cost trainings open to the public throughout Oregon. FHCO also has a fee-for-service training program available to property management companies, landlord and real estate associations, homeowner association boards and housing authorities.

For additional information about the Fair Housing Council of Oregon, contact us by phone, in person, or via email or fax. Or, visit our website: www.fhco.org. You will find all of our contact information on the front page of this booklet. If you need special accommodations or translation/interpretation assistance to access our services, we are happy to make special arrangements.

WE DO NOT GIVE LEGAL ADVICE

Most of our staff members are not attorneys, so we do not give legal advice. However, we can give you general information, technical assistance, and guidance that will further help you to understand fair housing laws or to access additional legal or professional resources.

Housing Commission Memo

Title: Expiring Use Unit Update
Date: June 27, 2012
Submitted By: Linda Reid, Housing Program Specialist

COMPLEX ADDRESS	COMPLEX NAME	# OF SUBSIDIZED UNITS	# OF TOTAL UNITS	STATUS
245 TOLMAN CREEK RD.	ASHLEY APARTMENTS	20	40	Not selling-still under contract
2301 SISKIYOU BLVD.	ASHLEY SENIOR	41	62	Not selling-still under contract
721 N. MAIN ST	SUN VILLAGE	12	12	Opting out of contract
500 YMCA WAY	DONALD E. LEWIS RETIREMENT CENTER	40	40	Unknown

Housing Commission Memo

Title: 2012 Point in Time Homeless Count Results
Date: June 27, 2012
Submitted By: Linda Reid, Housing Program Specialist

The Continuum of Care has tallied up and been authorized to release the results of the point in time count (PIT) survey of the homeless population throughout Jackson County. I have included the data that has been made available.



JACKSON COUNTY, OREGON: Point In Time Count of Sheltered Clients Jan. 2012

Persons in Households with at least one Adult and one Child

Sheltered		Total	Unsheltered / Street	Grand Total
Emergency	Transitional			
8	29	37	4	37
27	95	122	9	131

Number of Households

Number of Persons (Adults and Children)

Persons in Households with Only Children

Sheltered		Total	Unsheltered/Street	Grand Total
Emergency	Transitional			
14	13	27	59	86
14	13	27	70	97

Number of Households

Number of Persons (Age 17 and Under)

Subtotal households with children

22	42	64	63	127
41	108	149	79	228

Subtotal persons in households with children

Persons in Households without Children

Sheltered		Total	Unsheltered/Street	Grand Total
Emergency	Transitional			
118	167	290	167	452
118	169	292	171	458

Number of Households

Number of Persons (Adults)

Total Households and Persons

Sheltered		Total	Unsheltered/Street	Grand Total
Emergency	Transitional			
140	209	354	230	579
159	277	441	250	686

Total Households

Total Persons

Point In Time Count of Sheltered Clients

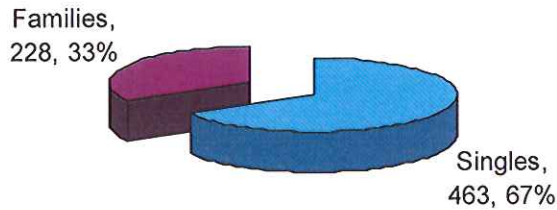
Chronically Homeless and Veteran Subpopulations	Sheltered	Total	Unsheltered/Street	Grand Total
(Veteran and Chronically Homeless subpopulation data is required for Sheltered and Unsheltered persons)				
Chronically Homeless Individuals	50	51	46	97
Chronically Homeless Families (Total Persons in Household)	4	4	8	12

Sheltered	Total	Unsheltered/Street	Grand Total
Veterans in emergency shelters, transitional housing and safe havens			
Veterans	123	13	136

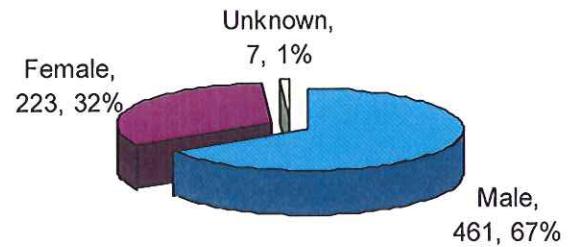
Other Homeless Subpopulations	Sheltered	Total	Unsheltered/Street	Grand Total
(Other Homeless subpopulation data is required for sheltered persons and optional for unsheltered persons)				
Severely Mentally Ill	43	43	18	61
Chronic Substance Abuse	140	140	30	170
Persons with HIV/AIDS	1	1		1
Victims of Domestic Violence	78	78	10	88
Unaccompanied Child (Under 18)	27	27	48	75

Jackson County Homeless Task Force 2012 Point in Time Count

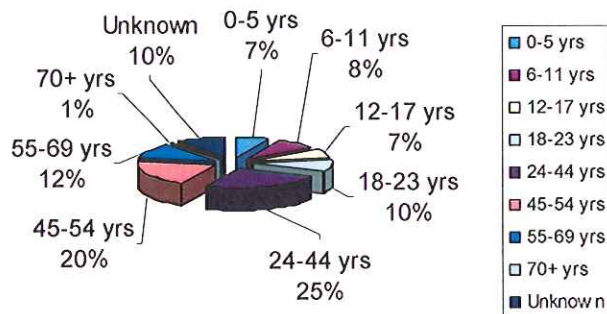
1a. Homeless by Household Type
n=691



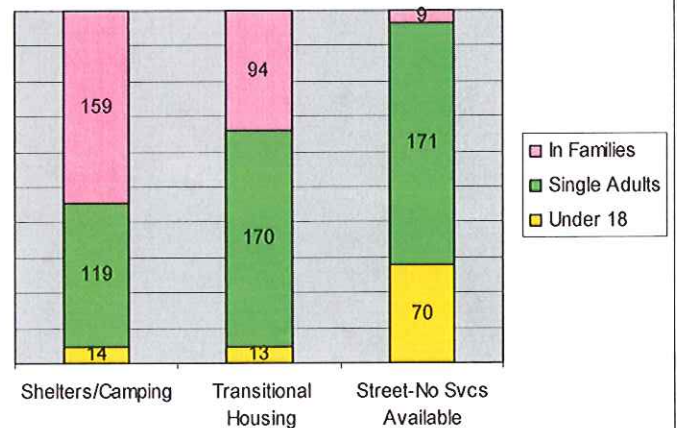
1b. Homeless by Gender



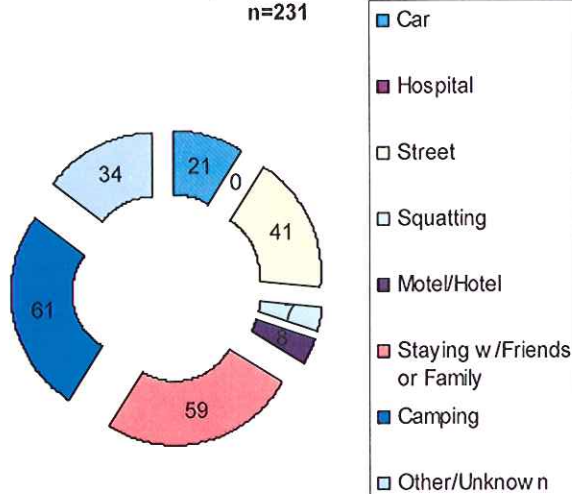
1c. Homeless by Age
n=691



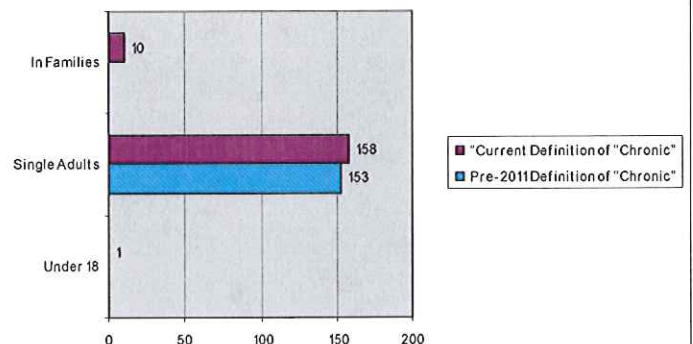
2,3,4. Homeless by Location and Household Type
n=819

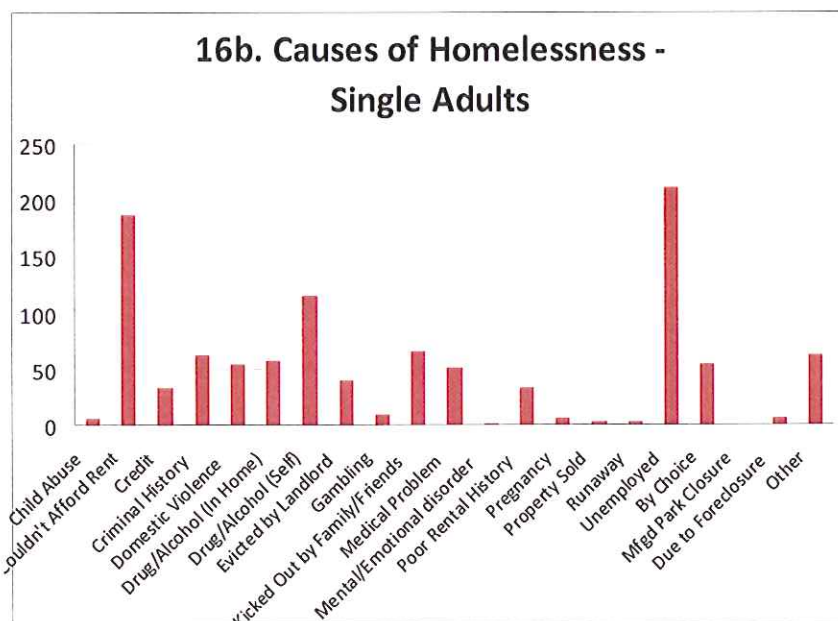
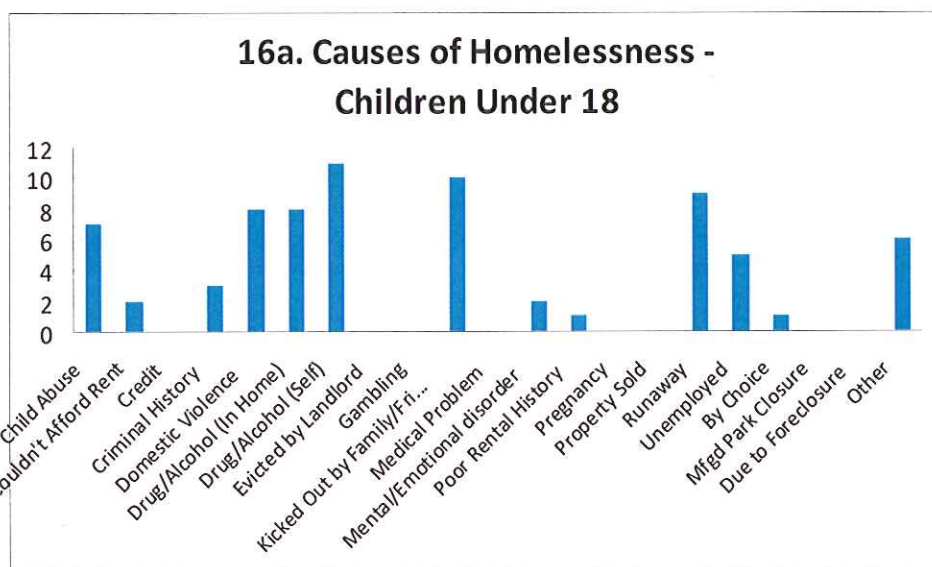
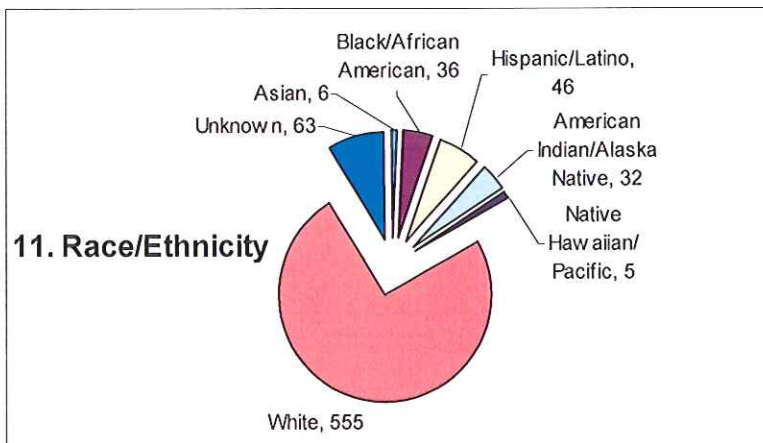


14. Present Sleeping Situation - Street Count
n=231

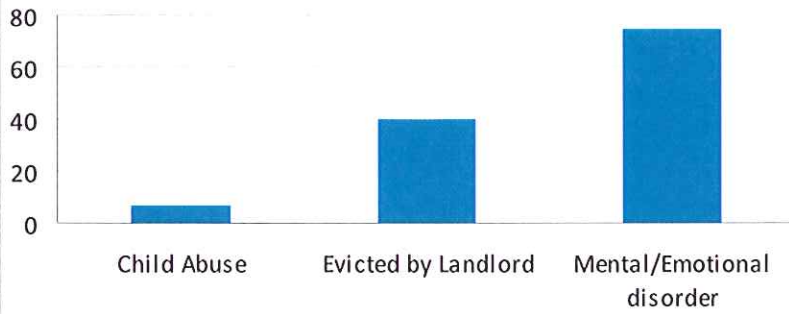


6&7 Chronic Homelessness

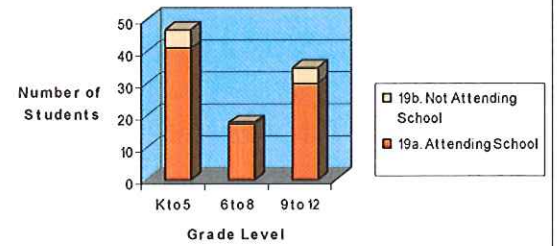




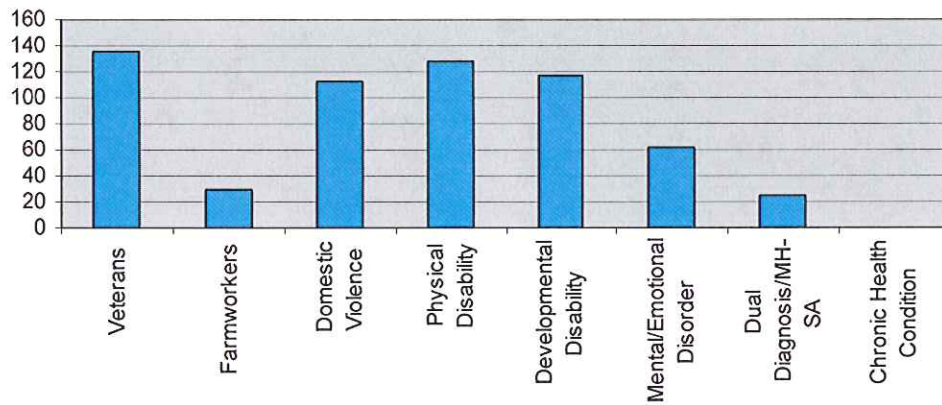
16c. Causes of Homelessness - Families with Children



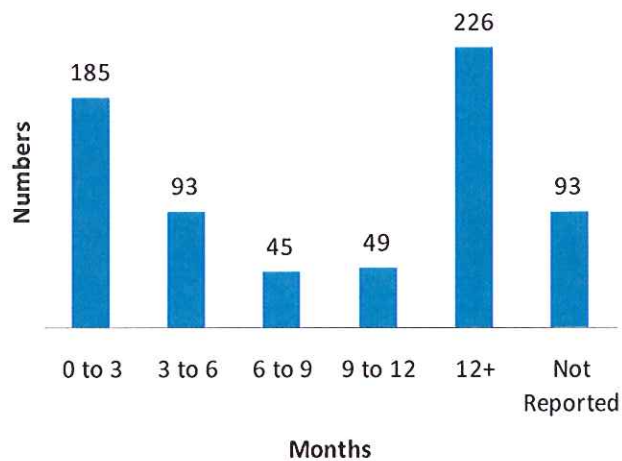
19. School Attendance by Grade Level n=100



21. Secondary Population Characteristics



25. Length of Homelessness (Months)



Memo

DATE: 6/25/2012

TO: Housing Commission

FROM: Linda Reid, Housing Program Specialist

RE: Housing Commission goals 2012

The following goals and associated priority rankings were identified by the Housing Commission on December 17, 2011 in an effort to forward to the City Council specific items for consideration in establishing the Council goals for the coming year. The Housing Commission would also like to encourage the council to provide input to the Housing Commission on these goals, which will be put forward for adoption at the Housing Commission's regular meeting to be held on January 25, 2012.

1. Education and Outreach- RVTV Project
2. Preservation of vulnerable properties
3. Landlord Tenant Brochure.
4. Housing Trust Fund Innovative Funding Source.
5. Implement Action Plan steps based on the results of the Updated Housing Needs Analysis

