

May 27, 2021: 4:00 – 6:00pm

Please click the link below to join the webinar:

<https://zoom.us/j/96195745757?pwd=ZDdhNUUzRFBhUXBiVjdtelNOanNuUT09>

1. (4:00) Approval of Minutes (5 min)

April 22, 2021

2. (4:05) Public Forum (5 min)

3. (4:10) 2021 Action Plan Public Hearing (25 min)

Linda Reid, Housing Program Specialist

4. (4:35) Strategic Planning Workgroup Recommendations (25 min)

Rich Rohde, Commission Co-Chair

5. (5:00) Alternative Shelter Update and Funding Report (25 min)

Linda Reid, Housing Program Specialist

6.(5:25) Liaison Reports (15 min)

Liaison Reports

Council (Gina Duquenne)

SOU Liaison (Unfilled)

SOU program report (Chris Mahon)

Staff (Linda Reid)

General Announcements/Local Housing

Updates

7. (5:40) Upcoming Events and Meetings and Agenda Item Suggestions (10 min)

Next Housing Commission Regular Meeting

June 24, 2021

8. (5:50) Adjournment



CITY OF ASHLAND

Ashland Housing and Human Services Commission

Draft Minutes

April 22, 2021

Call to Order

Commission Chair Rohde called the meeting to order at 4:01pm.

Commissioners Present:	Council Liaison
Rich Rohde	Gina Duquenne ABS
Echo Fields	
Leda Shapiro	SOU Liaison
Linda Reppond	None appointed at this time
(Vacant)	
Tom Gunderson	Staff Present:
Heidi Parker	Linda Reid, Housing Program Specialist
Chris Mahan	Liz Hamilton, Permit Technician
Jackie Bachman	
Commissioners Not In Attendance:	

Approval of Minutes

Commissioners Jackie Bachman / Echo Fields m/s to approve the minutes of March with amendments. Voice Vote: All Ayes. Motion passed

Public Forum - None

Code Amendments for Duplexes and Accessory Residential Units

Maria Harris, Planning Manager gives presentation for amendments in the Municipal Code and Land Use code. [PRESENTATION](#) A few questions from commissioners about parking and distinction between Duplex and ARU (Accessory Residential Units)

Commissioners Jackie Bachman / Echo Fields m/s to support recommendations for Duplex and ARU (Accessory Residential Units) code changes and options presented by the Planning Department today. Voice Vote: All Ayes. Motion passed

New Commissioner Introduction Leda Shapiro

Round Robin with all commissioners to introduce Leda Shapiro at Commissioner #3 of the Housing and Human Services Commission.

Racial Justice Discussion

Rich Rohde, Commission Co-Chair submitted: Racial and Equity resolution for Ashland Housing & Human Services Commission "An equity lens is a process for analyzing or diagnosing the impact of the design and implementation of policies on under-served and marginalized individuals and groups, and to identify and potentially eliminate barriers. using a racial equity lens means paying disciplined attention to race and ethnicity while analyzing problems, looking for solutions, and defining success. An equity lens is a process for analyzing or diagnosing the impact of the design and implementation of policies on under-served and marginalized individuals and groups, and to identify and potentially eliminate barriers."

Commissioners Jackie Bachman / Echo Fields m/s that the Ashland Housing & Human Services Commission adopt the use of a racial equity lens as a process for analyzing or diagnosing the impact of commission decisions by paying attention to race, ethnicity, and underserved/ marginalized individuals and groups to identify and eliminate barriers. A racial equity lens can be used with other lenses. A racial equity lens sheds light on racial dynamics that shape social, economic, and political structures. Voice Vote: All Ayes. Motion passed

Goal Refining Discussion

Commission discussed how they want to go about addressing the goals they have outlined below. A work group with Rich Rohde, Heidi Parker, Leda Shapiro and Chris Mahan was formed to gather more information around the goals listed under Alternative Shelter and bring that information back to the commission.

2021 Goals for Housing and Human Services Commission

- **Alternative Shelter solutions** including RV parking support, emergency shelter, pallet shelters and campgrounds
- **Mental Health** including Cahoots Model and Implementation of Measure 110
- **Work force Housing:** Study expanding the Urban Growth Boundary (pros/cons/political ramifications), Explore collaborations with Phoenix Talent to look at regional coordination around building/development, Ask Brandon to educate the Commission on the UBG expansion process, Explore workforce housing partnerships
- Food Resources:** Focus on food distribution, rather than food resources. Quarterly report on food support system that serves Ashland,
- **Work with Energy Action Plan:** Focus on energy efficiency measures and climate impact in development project. Focus on economic benefits to low income households
- Vocational Programs**
- **Fair Housing**

Commission Position Appointments and Discussion

Commissioners Jackie Bachman / Heidi Parker m/s to recommend Rich Rohde and Linda Reppond to Co-Chair the Housing and Human Service Commission for the next year. Voice Vote: All Ayes. Motion passed

Social Service Grant Program Update and HHSC Mission Discussion

Commission will await the results of the City budget process to review and make any recommendations on Social Service Grant Program and outcome of Ashland Housing Trust Fund.

Upcoming Meeting for Housing Commission Regular Meeting May 27, 2021

Adjournment: Rich Rohde adjourned the meeting at 6:10p.m.

Respectfully submitted by Liz Hamilton

Memo

DATE: 05/27/2021

TO: Housing and Human Services Commission

FROM: Linda Reid, Housing Program Specialist

RE: Strategic Planning Workgroup Recommendations

The four-member Strategic Planning Workgroup met twice to review and operationalize the goals as well as to come up with recommendations for goal prioritization and action steps.

Alternative Shelter Solutions Recommended Actions: The Workgroup recommended that staff provide an update regarding the progress that the City is making toward creating resources for RV parking, emergency shelter, pallet shelters, and campgrounds. It was also recommended that City Staff provide an update on City funding for support of homeless programs as well as City resources still available to support shelter programs.

Mental Health Recommended Action: Commission Co-Chair, Rich Rohde will provide an update on the work being done by other groups within the community to address resources for mental health, specifically the Cahoots Model, and Implementation of Measure 110.

Workforce Housing Recommended Actions: Review the recommendations contained in the Housing Capacity Analysis from Eco Northwest. The Workgroup suggested scheduling a virtual Post Legislative Session with Pam Marsh and Jeff Golden that would also be open to the public. This event would take place outside of the Commission's meeting schedule, and is tentatively scheduled for late July.

Food Resources Recommended Action: Request and update on the current status of food resources, distribution and needs from Ashland Food Angels, Peace House and Southern Oregon Jobs with Justice.

Fair Housing Recommended Actions: Review fair housing action steps identified in the Analysis of Impediments to Fair Housing Choice. Plan a fair housing training for shelter providers. Ask Meg Tinnin, the Education & Outreach Specialist for Southern Oregon from the Fair Housing Council of Oregon, to provide fair housing education for the Commissioners. Explore and plan a landlord-tenant fair housing training event.



Memo

DATE: 05/27/2021
TO: Housing and Human Services Commission
FROM: Linda Reid, Housing Program Specialist
RE: CDBG Action Plan Review and Approval Discussion

The City of Ashland is an Entitlement Community for Community Development Block Grant Funds. The city anticipates a revised allocation of \$191,583 in Community Development Block Grant funds for Program Year 2021 (July 1, 2021-June 30, 2022) by the Department of Housing and Urban Development (HUD).

This document, the CDBG Action Plan for Program Year 2021, 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 2021.

The City Council has identified that a total of \$295,170 in grant funds in the 2021 grant year is to be awarded to two projects: \$270,170 to Options for Helping Residents of Ashland for to assist in the conversion of an existing hotel to be used as an emergency shelter and the new home of the resource center to serve homeless and at-risk populations, and \$25,000 to Maslow Project for outreach and case management for homeless youth enrolled in the Ashland School District.

This is the second of two public hearings required by HUD regarding the use of CDGB funding for the 2021 program year. Public Comment on the 2021 CDBG Action Plan can be submitted any time prior to May 27, 2021 or be presented to the Ashland Housing and Human Services Commission at the public hearing on the plan. Upon closing the public hearing, the Housing and Human Services Commission must review and approve the 2021 Action Plan for the use of CDBG funds.



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.

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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's Five-Year Consolidated Plan for 2020-2024 includes a list of "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 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 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 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. 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. Most recently, due to added funding to address the needs of homeless populations due to the Coronavirus pandemic, several resources to house homeless populations have been newly established. The City has worked with the Unitarian Universalist Fellowship and Options for Helping Residents of Ashland to establish a pilot project of housing homeless populations in three pallet structures on Church property. The City has also received an Emergency Solutions Grant (ESG) award from the State of Oregon to open a temporary urban campground, utilizing pallet shelter structures, in partnership with Rogue Retreat. And lastly, Options for Homeless Residents of Ashland has received a Project Turnkey Grant to purchase a hotel to turn into a non-congregate Emergency Shelter and resource center for homeless populations. The City is providing funding from program year 2021 and from prior year's carried over funding to assist OHRA in completing work to transition the hotel into an emergency shelter. In prior year 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. If the City is able to maintain outcomes from previous years' services, and with the added resource now available, the city will be on track to meeting many of the outcomes proposed in the 2020-2024 Consolidated plan.

A detailed breakdown of program outcomes will be provided in the 2021 CAPER.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A Public hearing was held on March 25, 2021 to consider comments on the potential uses of the 2021 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 20, 2021, at which time 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 May 28, 2021 to elicit comments on the Action Plan. The public comment period on the 2021 one-year Action Plan began on April 21, 2021 and ran through May 27, 2021.

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 21, 2021 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 21, 2021 in *The Ashland Daily Tidings*.

Due to the notice of revised funding allocation received by the City on May 18th, the 2021 Annual Action Plan was amended and reposted on the City's website and will be discussed at a virtual public hearing held before the Housing and Human Services Commission on May 27, 2021. The revision does not constitute a substantial amendment, nor is the City allocating those additional funds at this time.

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.

A public comment period for the 2021 Action plan began on April 21, 2021 and will run through May 27, 2021. The plan availability was published in a legal notice in the Ashland Daily Tidings on April 21th. Information about the funding allocations was posted on the City's website on April 23, 2021. As of May 20th no comments have been 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, or 541-552-2043

20 E. Main Street, Ashland, OR 97520

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. The City's in Jackson County who signed on to the Regional Problem Solving process have coordinated to explore and in some cases to implement strategies identified through the regional housing plans 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 City Manager Pro Tem is a member of the Continuum of Care (CoC) Board. The CoC board is undertaking several activities to address the needs of homeless persons throughout Jackson County, including addressing the need for emergency shelter and other resources through support for creating a Navigation Center in Medford, as well as creating resources for peoples experiencing mental illness through the establishment of a Cahoots model for crisis mental health intervention. The City is working in partnership with the CoC board to address identified needs. Similarly, the City's 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, as well as the Continuum of Care board.

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 City Manager Pro Tem 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 works 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	Agency/Group/Organization	HOUSING AUTHORITY OF JACKSON COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the CoC process.
2	Agency/Group/Organization	ACCESS
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Access is the local community Action Agency for Jackson County and the and the lead agency for the Jackson County Continuum of Care. The City communicates regularly with access regarding CDBG funding as well as homeless issues.

3	Agency/Group/Organization	Maslow Project
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Maslow Project's executive director is a Jackson County Continuum of Care board member and a City of Ashland CDBG grantee. The members of the Jackson County Continuum of care are regularly consulted regarding the availability and use of CDBG funds.
4	Agency/Group/Organization	Options for Helping Residents of Ashland
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the CoC process as well as constant communication.

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 2021-2024 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 virtual Public hearing was held on March 25, 2021 to consider comments on the potential uses of the 2021 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 and one public comment via email 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 20, 2021, at which time the Council selected award recipients.

The Housing and Human Services Commission held a public hearing on May 27, 2021 to elicit comments on the Action Plan. The public comment period on the 2021 one-year Action Plan began on April 21st and ran through May 27th.

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 21, 2021 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 21, 2021 in *The Ashland Daily Tidings*.

As of April 23, 2021 No comments have been 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)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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	191,583	0	151,342	342,925	766,332	These amounts do not include CARES act funding.

Table 5 - Expected Resources – Priority Table

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

The City expects to leverage more funding than was granted in the 2021 program year. Both Maslow and OHRA bring more matching funds from other sources than they are requesting. All grantees are required to provide a 10% match.

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 sold the remainder of that property to the Housing Authority to develop additional affordable housing. The Snowberry II development is currently underway and expected to be completed in 2021.

Discussion

The City established an Affordable Housing Trust Fund (AHTF) in 2008 and over the years has dedicated a variety of revenue sources to the fund. In 2017, the City Council dedicated \$100,000 of revenues raised from the Marijuana tax to the fund. In January 2018 the City made Affordable Housing Trust Funds available through a Request for Proposals process. The AHTF RFP and the CDBG RFP were run concurrently as the AHTF was designed to complement the CDBG program and support those aspects of affordable housing development projects which could not be supported with CDBG funding. The City offered a total of \$366,000 in AHTF, one affordable housing project, a 30-unit affordable housing development proposed by Columbia Care, was awarded funding, and the project is currently moving forward. In 2021 the City once again offered AHTF. Due to issues related to the pandemic, the City granted Affordable Housing Trust Funds to several projects; the majority of which addressed the need for non-congregate shelter for homeless populations and victims of the wildfires. A breakdown of funded activities can be found in the table below.

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

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Goals
	Goal Description	Case management and resources for homeless youth and families and families at risk of homelessness.
2	Goal Name	Housing Goals
	Goal Description	Capital improvement funding for an Emergency Shelter.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City received two applications for projects serving low and moderate income populations in 2021. Two of the projects are targeted to serving homeless households and households at risk of homelessness, as well as victims of the wildfires

Projects

#	Project Name
1	OHRA-Project Turnkey Remodel
2	Maslow Project-School Based Services
3	Program Administration

Table 7 - Project Information

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

The City has allocated funding to these projects primarily because they were eligible activities that serve an identified need within the community. The biggest obstacle to addressing underserved needs within the community are capacity of providers and the limitations on CDBG funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	OHRA-Project Turnkey Remodel
	Target Area	City Wide
	Goals Supported	Homeless Goals
	Needs Addressed	Homeless Goals
	Funding	:\$ 270,170
	Description	Assist in the conversion of an existing hotel to be used as an emergency shelter and the new home of the resource center to serve homeless and at-risk populations in obtaining and maintaining housing, and also will provide case management and resources to remove barriers to employment and housing.
	Target Date	6/30/ 2022
	Estimate the number and type of families that will benefit from the proposed activities	946 homeless and at risk households.
	Location Description	
	Planned Activities	
2	Project Name	Maslow Project-School Based Services
	Target Area	City Wide
	Goals Supported	Homeless Goals
	Needs Addressed	Homeless Goals
	Funding	\$25,000
	Description	Case management for homeless and at-risk school aged children and families.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 85-90 low income and homeless individuals.
	Location Description	N/A
	Planned Activities	Case management for homeless and at-risk school aged children and families.
	Project Name	Program Administration

3	Target Area	n/A
	Goals Supported	Housing Goals Homeless Goals
	Needs Addressed	Housing Goals Homeless Goals Special Needs Public Infrastructure Economic Development Goals
	Funding	:
	Description	General Program Administration
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Wide
	Planned Activities	administration of program and grantees

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

The City received two applications for projects serving low and moderate income populations in 2021. Two of the projects are targeted to serving homeless households and households at risk of homelessness, as well as victims of the wildfires

Geographic Distribution

Target Area	Percentage of Funds

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

The City supported two activities that primarily serve homeless households and those at risk of homelessness. The total expected to be served from both funded activities is 946 which includes both households and individuals.

One Year Goals for the Number of Households to be Supported	
Homeless	946
Non-Homeless	0
Special-Needs	0
Total	946

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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

Discussion

The City expects many more people to benefit from the co-location of the new resource center with the emergency shelter at the new OHRA Center, which will be supported with CDBG Capital funding. While many of those served annually at the resource center may not be homeless, for the purposes of this document, the estimated number of homeless households supported is the total of those served at the resource center (based on prior years' numbers) and those who will also be utilizing the shelter at the OHRA center.

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

There are no Public Housing Units within the City of Ashland

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

There are no Public Housing Units within the City of Ashland

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

Not Applicable

Discussion

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. However, due to the pandemic the City has received several additional resources to address issues related to the pandemic, including issues specific to homeless populations. The City received a grant to assist with the provision of non-congregate shelter, and OHRA, a non-profit homeless service provider located in Ashland, received funding to establish a year round emergency shelter. 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 2021, the City has awarded capital improvement funds to Options for Helping Residents of Ashland, to assistance them to transition an existing hotel space into a year round emergency shelter and resource center. This new facility will be called the OHRA Center. The Ashland Community Resource Center, which will be relocated to the OHRA center, has been operating in various leased locations in Ashland since 2013. With the relocation of the Resource Center to the OHRA Center, there will be additional office space for partner agencies to have a consistent presence in Ashland and hold regular office hours which was not possible before in the limited space in the Resource. The Resource Center being co-located with the shelter and serving as a one stop for services will provide better access for homeless and at risk populations to access multiple services in one central location. 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. Maslow Project staff undertakes outreach activities to homeless youth populations to better connect them with

services.

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 and through participation in the Jackson County Continuum of Care. 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 organized and staff emergency shelters in churches and public buildings on a weekly basis and in times of extreme weather conditions for several years.

For Program Year 2021, the City has awarded capital improvement funds to Options for Helping Residents of Ashland, to assistance them to transition an existing hotel space into a year round emergency shelter and resource center. The shelter will have the ability to house more people than any seasonal shelter program yet offered with the City. Similarly, the resource center serves hundreds of people each year through a variety of programs in an effort to prevent homelessness.

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

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 including overseeing the County's allocation of rapid rehousing program funds. The Ashland Community Resource Center (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, 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 Continuum of Care conducts a one-night homeless survey, through a coordinated effort of Task Force and Continuum 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 2021-2024 Consolidated Plan for homeless and special needs populations through support of Maslow and OHRA's programs, 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 Ashland Community Resource Center and through staff's work with the Homeless Task force and the Continuum of Care.

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 2021-2024 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. Recently the City has completed an update of the Analysis of Impediments to fair housing choice and has identified issues and actions steps. The City has also continued to work 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. The City is also in the process of updating the housing needs analysis document, which is now known as the Housing Capacity

Analysis. The City also recently underwent a lengthy process with several opportunities for public and stakeholder input to update the City's affordable Housing program ordinance

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 2021 CDBG program year the Housing and Human Services Commission is undertaking several activities, which could to address some aspects of this goal, including participating in the Housing Capacity Analysis update process and helping to identify actions to encourage the development of needed housing types. Any outcomes from these activities will be further expounded upon in the 2021 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

As mentioned elsewhere the City is in the process of updating the Housing Capacity Analysis and includes identified actions to encourage the development of needed housing types. These actions will require further exploration and policy changes, and will be developed over the next several months. Similarly, the City adopted a housing strategy document as part of a regional housing development review. The City is currently in the process of evaluating those recommendations as well.

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. Any City sponsored housing rehabilitation program utilizing program income 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 \$135,000 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 2021.

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%

The City's has only funded projects in the 2021 program year which are serving either presumed benefit or limited clientele populations.

Memo

DATE: 05/27/2021

TO: Housing and Human Services Commission

FROM: Linda Reid, Housing Program Specialist

RE: Alternative Shelter Update and Funding Report

As part of the Strategic Planning recommendations, commissioners requested an update from staff on the progress that the City is making toward creating resources for RV parking, emergency shelter, pallet shelters, and campgrounds. Members also requested an update on City funding for support of homeless programs as well as City resources still available to support shelter programs.

