

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

CITY OF  
**ASHLAND**

**September 22, 2016: 4:30 – 5:30pm**  
**Siskiyou Room of the Community Development Building**  
**51 Winburn Way**

1. (4:30) **Approval of Minutes** (5 min)  
August 25, 2016
2. (4:35) **Public Forum** (5 min)
3. (4:40) **Housing Crisis Forum next steps update** (20 min)
4. (5:00) **Consolidated Annual Performance Evaluation Report** (20 min)  
Linda Reid, Housing Program Specialist
5. (5:20) **Liaison Reports Discussion** (10 min)  
  
**Porta Potty Sub-committee update**  
**Joint H&HS & Planning Commission Meeting**  
**Construction Excise Tax Update**  
  
**Liaison Reports**  
Council (Pam Marsh)  
SOU Liaison (Megan Mercier/Leo McCaffrey)  
Staff (Linda Reid)  
General Announcements
6. (5:30) **October 27, 2016 Meeting Agenda Items**  
**Quorum Check** – Commissioners not available to attend upcoming regular meetings should declare their expected absence
7. (5:30) **Upcoming Events and Meetings**  
**Next Housing Commission Regular Meeting**  
4:30-6:30 PM; October 27, 2016 in the Siskiyou Room of the Community Development Building
8. (5:30) **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 Minutes August 25, 2016

### CALL TO ORDER

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

<b>Commissioners Present:</b>	<b>Council Liaison</b>
Gina DuQuenne	Pam Marsh, arrived at 5:15
Rich Rohde	
Joshua Boettiger	<b>SOU Liaison</b>
Tom Gunderson	Megan Mercier, absent
Sharon Harris	
Sue Crader	<b>Staff Present:</b>
<b>Commissioners Absent:</b>	Linda Reid, Housing Specialist
Heidi Parker	Carolyn Schwendener, Staff Secretary
Tom Buechele	

### APPROVAL OF MINUTES

Rohde/DuQuenne m/s to approve the minutes of the July 28, 2016 Housing and Human Services Commission as presented. Voice Vote: All Ayes, minutes were unanimously approved.

### PUBLIC FORUM

Audience members introduced themselves.

*Michelle Lindley*, resident manager at Snowberry Brook and works for the Housing Authority of Jackson County. Ms. Lindley has applied for the vacancy on this Commission. She was present to observe the meeting.

*Brandon Goldman*, City of Ashland Senior Planner, is giving a presentation on Cottage Housing this evening.

*Kathy Kennedy*, represents Southern Oregon Renters Association.

*Maryanne Baker*, works for the State of Oregon housing for people with HIV/AIDS program and has also applied for the vacancy on this Commission. She was present to observe the meeting.

*Huelz Gutchen*, designs zero net energy homes. Huelz briefly explained his desire that we not add any carbons at all. The technology has been here for a couple of years and it's important for the builders to learn it, stated Huelz. The only way out of climate change is to have zero net energy or autonomous homes. The key is to understand "What is the carbon signature." Huelz remarked that the State is working to implement a policy that all houses being sold have to disclose a list of energy use.

### HOUSING CRISIS FORUM DEBRIEF AND NEXT STEPS

Rohde reported that the forum had a great turn out approximately eighty participants. The three topics at the forum discussed were Policy Solutions, Housing Trust Fund and Housing and Shelter Options for Homeless Residents. In the course of the two hour event the group came up with a huge amount of good ideas, brain storms and next steps. The Forum also looked at the Housing Rental Survey that United Oregon had been working on. A report was put together summarizing the results from the forum. See exhibit A at the end of the minutes. This report will also be emailed to those who were in attendance.

To conclude Rohde felt the forum accomplished most of the goals they set out to accomplish though this is only a start of what is needed. The Commissioners asked Rohde how this Commission could most effectively help. Rohde acknowledged keeping this topic on the agenda would be helpful so the next steps could be discussed. This

Commission can be a stirrer of good ideas and even a mover of some of those ideas, stated Rohde. Goldman suggested this Commission might like to give an update on what they are working on along with the forum results at the Planning Commission Study Session on September 27. The Planning Commission meets at Council Chambers located at 1175 E Main Street at 7:00 pm.

Commissioner Harris departed from the agenda in order to give an explanation regarding last month's minutes. Harris acknowledged that the minutes were accurate as to what was said but she wanted to clarify who she was referring to as Council members on the Chamber Board. Harris was counting the Mayor, the City Administrator, Dennis Slattery and Pam Marsh.

### **COTTAGE HOUSING PRESENTATION**

Brandon Goldman, City Senior Planner, gave a presentation on Cottage Housing. Goldman explained this is something the City Council has been discussing for years. Cottage Housing does not represent a completely new type of zoning, but rather an alternative use of land with an existing underlying zoning. The size of the cottage will play a large part in determining what market segments find it appealing. Smaller cottages will attract mostly single buyers with some couples, whereas larger cottages work well for couples or even small families. One of the advantages of providing smaller units with fewer occupants per household, is the ability to reduce standard parking requirements to allow for more land area to be dedicated to common open space.

Goldman mentioned that prior to adopting a complete reformatting of the Ashland Land Use Ordinance in December 2014, the City Council deleted the then proposed section on cottage housing and referred the item back to the Planning Commission for further review. At the study sessions on April 26, and August 23 2016 the Planning Commission reviewed the prior draft of the ordinance and discussed land availability, applicable zones, unit sizes, and density allowances relating to the new cottage housing development standards. The draft Ordinance is still a work in progress, stated Goldman, there will be future public hearings and community input before the final ordinance language is sent to the City Council for their review.

The Commissioners asked a few questions of Goldman.

Will there be an opportunity for public input?

*Yes, there will be many opportunities for public input. The public is encouraged to attend any of the Commission meetings, study sessions and City Council meetings where they will discuss the draft ordinance.*

Do you think there are developers within our Community that would be willing to look at cottage housing?

*Yes, in 2014 when cottage housing was originally looked at there were developers who were looking at properties where they could develop cottage housing. Had the ordinance been adopted we probably would have seen some applications come forward, said Goldman.*

Do you have an example of cottage Housing in our community?

*The Normal Neighborhood plan is currently in the County but as it gets annexed into the City there would be the possibility of cottage housing within the single family zone. Because an annexation would take place there would also be an affordable housing component. Verde Village is a development located at the old Ashland Greenhouses on Nevada Street which is currently under construction, it has a segment that includes cottages.*

Is there any consideration to using the cottage standards for Tiny Homes?

No, cottage housing is built on a permanent foundation and connected to permanent services. Tiny homes are generally on trailers, essentially they are recreational vehicles, and might not be hooked up to services. They are looked at as different housing types.

### **PORTA POTTY SUB-COMMITTEE UPDATE**

Boettiger reported that he had spoken with John Wieczorek earlier in the day and Mr. Wieczorek explained they are bringing to their board at the Rogue Valley Unitarian Universalist Fellowship, the proposal to have a porta potty at their church. Mr. Wieczorek was feeling very optimistic that the board will approve the proposal. This would be amazing, stated Boettiger. If they approve to have this porta potty Boettiger suggested that the Commission could take the same proposal to other Faith groups in other areas in town. The commission will look into whether or not the city can offer any money to help with the monthly fee of porta potties.

## **LIAISON REPORTS DISCUSSION**

**Council** – Councilor Marsh met with one of the developers of Verde Village and commented that the development is a model for Ashland to look at for cottage housing. They anticipate the purchase price of the cottage housing to be between \$300,000 and \$325,000. Marsh said the Council has an upcoming study session in which they will discuss the new excise tax. It was agreed that the Housing Trust Fund needs to find a new source of funding and there appears to be two options; the marijuana tax and the excise tax. As we are coming up on a campaign season with a number of seats on the Council open, this is a great time to be talking about housing issues. How are these candidates who are running committed to this issue, inquired Marsh?

Marsh was not present at last month's meeting but asked to address some implications that were made in the minutes from that meeting. There was a miss-statement about the Chamber and relationship with the City Councilors on that board. There are no Councilors on the Chamber board, stated Marsh, only a liaison position in which Marsh holds. Marsh is not a voting member but does attend the meeting when she is available. The "Change with a Purpose" program was put together at a committee level and brought to the board for final consideration. Marsh did not attend any of those development meetings.

Marsh explained that the money the Chamber receives from the City comes from the Transient Occupancy Tax. A portion of the TOT money is designated to be used on tourism related promotions and expenditures. The statement was made that St. Vincent DePaul is not local but in fact the money is used only for the local St. Vincent DePaul. The Chamber wanted one group to represent people with Housing (St. Vincent DePaul) and the group to help with food (Ashland Community Food Bank). Marsh emphasized that the Food Bank tries to stay out of the political limelight and with the exception of the money received from the Community Development Block Grant funds to buy the building, they have never asked for money from the City of Ashland. Marsh went on to say she is somewhat sensitive about the idea her association would suggest anything other than a fair choice of organizations to be involved in with the Chambers effort. Marsh made the comment the program has not brought in any money as of yet.

**Staff** – Reid reported that HUD representative came to Southern Oregon because our county is not meeting their goal of rehousing veterans in a timely manner. This is something HUD has prioritized and put a lot of money into. Reid acknowledge that we currently do not have enough rental units to put people in regardless of how much money HUD gives us to pay for the rent.

The Jackson County Homeless task force manages the continuum of care grant money from HUD to house homeless populations in our county. The County receives over \$300,000 and has previously sponsored four organizations, The Home at Last housing voucher program for people with disabilities, The Transitional living program administered by Community Works to house homeless youth, The Salvation army hope house, Access for a unit at Woodrow Pines for peoples with Mental Health issues. HUD no longer is encouraging transitional housing but would like to put the money somewhere else as they would like to see more permanent supportive housing. The county is in danger of losing some of that money if the continuum does not better meet HUD's goals.

## **GENERAL ANNOUNCEMENTS SEPTEMBER 22, 2016 METTING AGENDA ITEMS**

**Quorum Check –**

### **UPCOMING EVENTS AND MEETINGS**

Next Housing Commission Meeting – 4:30-6:30 PM; September 22, 2016 in the Siskiyou Room at the Community Development & Engineering Department located at 51 Winburn Way.

### **ADJOURNMENT**

The meeting was adjourned at 5:50 p.m.

*Respectfully submitted by Carolyn Schwendener*



# Community Solutions for Affordable Housing Forum

August 10, 2016

*Co-organized by the Ashland Housing and Human Services  
Commission, Unite Oregon, and the Interfaith Social Justice Coalition.*

## **Notes**

*Items which appeared multiple times in brainstorm sessions are bolded for emphasis.*

*Facilitators and transcribers: Please add and elaborate content where able.*

*These minutes were transcribed by . Contact with any additions or suggestions.*



## — Policy Solutions —

### *Inclusionary Zoning, Renter's Rights, New Housing Legislation*

*Facilitated by Brandon Goldman and Alex Budd.*

- Change purchase requirements (e.g. less than 80 percent of median income) for affordable homes
- Increase land supply (expand UGB)
- Change historic home size restrictions
- Change lot coverage restrictions
- **Tiny Homes** (e.g. allow tiny homes as backyard cottages by changing Ashland and Oregon Building Code)
- **Co-housing**
  - ◆ Alternative housing systems to overcome communities commonly segregated by the rental and housing markets
  - ◆ E.g. \_\_\_\_\_ where students live rent-free or at reduced rent in exchange for service work with seniors, providing childcare, etc.
  - ◆ Pass a Cottage Housing ordinance
  - ◆ ( - ) Not necessarily affordable unless well-designed
- Rent control
- Control PMP practices
- Larger scale small-family development
- Tax home sales for affordable housing development and/or city programs
- Offer development subsidies for affordable development (e.g. revenue streams, fee waivers)
- Policies to encourage mixed-income development (including houseless / transient population)
- **Public showers and toilets — 24 hour public restrooms**

- Development for single individuals
- Subsidies for ARUs (accessory rental units) paired with rent control
- Change requirements on number of parking spaces (where it is an impediment to building more units)
- *Require* a percentage of affordable housing or co-housing stock in the city
  - ◆ *Further research on management or audit boards being considered in other cities*  
— *Evan Lasley*
- Encourage *accessible* housing development
  - ◆ *An issue in some affordable housing developments in Ashland* — *Evan Lasley*
- Change height and shadow restrictions to permit greater density
- Create new zoning categories (e.g. must be rental, high-density, etc.)
- **Limit no-cause evictions**
  - ◆ Have the city require 90+ day notice for no-cause evictions
  - ◆ Just Cause eviction ordinance / ban no-cause evictions
- Pass Renters Rights package
- Include students as a protected class within the Fair Housing Ordinance
  - ◆ Currently discrimination according to source of income (e.g. from grants) or age is banned in the Ashland Fair Housing Ordinance.

## — Housing Trust Fund —

### *Uses and Potential Funding Sources*

Facilitated by ...

### PRIORITIES

- Transitional housing
- Partnerships for "integrated housing"
  - ◆ Co-housing
  - ◆ Addressing mental health
    - State, Allcare, Columbia Mental Health
  - ◆ Green housing
- City purchase of all multi-family housing
- Workforce housing (partner with SOU and ACH)
- Backyard housing (tiny homes)
- Building capacity for homegrown nonprofits to develop affordable housing (e.g. OHRA, etc.)
- Incentivizing present rentals to be affordable
- Increase supply of affordable senior housing
- Resale store

### NEXT STEPS

- Helping commissions to work together more effectively
- Vacation rentals as a source of revenue for the AHTF
- Nonprofit development
- **Addressing the role and responsibility of property management companies**
  - ◆ **Charge to fund non-occupancy tax**
- Resale store

- Habitat for Humanity
- Land banking
- Preservation of housing

## Housing and Shelter Options for Homeless Residents

*Facilitated by ...*

### PROBLEMS

- Length of stay (travelers)
- Mental health issues
- Pets
- Inability to hold jobs
- Lack of investment for safe camping / motels
- Transportation
- Physical barriers
- LACK OF SLEEP (public safety)
- Self-determination
- Toilets
- Need more input from homeless
- Nutrition
- Showers
- Laundry
- Ashland Resource Center (staffing and services)
- Needing an address / place to receive mail
- Housing rents going up, pricing out locals!

### SOLUTIONS

- Tiny homes built using homeless labor
- More church involvement to provide shelter
- Public Transportation from shelter centers
- 1st floors of commercial buildings are empty (Mtn. Meadows) — zoning changes to establish pilot project
- Declare a state of emergency to change zoning
- Use SOU campus for camping / investment in legal camping space
- Paralegal services
- ADUs in each neighborhood — not isolated
- Examine laws which disproportionately affect and/or criminalize homelessness
- Increase taxes for large, unoccupied homes
- **Housing First Model**

- Refugees
- Dangers from extreme weather
- Cycles of poverty (gravitational)
- Other Churches needed for temporary assistance, shelter
- Stigma around homelessness
- NIMBY

- Increase number of mobile home parks
- Statewide Transportation Package for rural areas, help poor and working poor get to jobs
- Hotel/Motel Tax invested into Transitional (for homeless) and Affordable Housing
- Recovery spaces for the sick
- More restrictions create fewer problems in neighborhoods
- Grants to supplement HUD money for vouchers given lack of affordability
- **Connect employers with individuals needing skill-training — workforce training — apprenticeship programs using State funds**
- Building for showers / laundry
- Addressed abandoned housing inventory
- Progressive permit fee: change fees to increase with the value of the home
- Housing for Homeless teens (high numbers)
- Real Estate Transfer Tax (requires a Charter Amendment)
- Paid mental health workers available at shelters
- Allows selling of crafts made by homeless at Market 1 day per week
- Get mainstream organizations involved in fundraising for people in poverty (Lions, Elks, Rotary, etc.)

- Educate the community about who the local homeless are
- Reduced or subsidized cost for campground usage (\$2-3)
- Decriminalizing homeless related crimes, repealing laws that have a disproportionate impact on the homeless

# Housing and Human Services Commission Memo

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TITLE: 2015 CAPER Overview  
DEPT: Community Development  
DATE: September 22, 2016  
SUBMITTED BY: Linda Reid, Housing Program Specialist

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The City of Ashland is an entitlement city under the U.S. Department of Housing and Urban Development's (HUD) CDBG Program. The City of Ashland receives approximately \$160,000 each year from HUD to apply toward housing and community development projects that benefit low- and moderate-income persons in Ashland. The Consolidated Annual Performance Evaluation Report (CAPER) summarizes the individual project status (physical and financial) of those improvements funded with CDBG funds for the Program year 2015. The CAPER reports the accomplishments generated by the activities funded in Program Year 2015 and how those activities allow the City to make progress in meeting the outcomes and goals identified in the 2015-2019 Consolidated plan. This report must be completed and submitted to HUD as a part of the requirements the City must meet to continue to receive CDBG funding.

## **CAPER 2015**

For the Program Year 2015 The City of Ashland awarded 3 projects with CDBG funds:

- **Maslow Project** - A social service grant for \$7,400 was awarded to the Maslow Project to provide education, outreach, resources, referrals and case management to Homeless and at-risk youth and families in the Ashland school district.-This activity helped the city continue to work toward reducing homelessness among youth in the Ashland School District. This activity served 76 homeless youth
- **St. Vincent De Paul**- A social service grant for \$17,432 was awarded to the St. Vincent De Paul Home Visitation Program to provide rent and security deposit assistance. This activity assisted the City in working to prevent and reduce the incidence of homelessness. This activity assisted 17 individuals attain or retain housing.



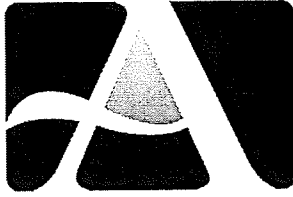
- **Ashland Supportive Housing-** A capital improvement grant of \$76,886 was awarded to Ashland Supportive Housing to complete upgrades to a group home occupied by five developmentally disabled residents. Upgrades included energy efficiency upgrades and other ADA accessibility remodel activities to better serve peoples with disabilities and allowing them to age in place.

For full details on these activities and to review the goals and outcomes for all years of the 2015-2019 Consolidated Plan, please refer to the City of Ashland Website:

<http://www.ashland.or.us/Page.asp?NavID=16688>







**CITY OF  
ASHLAND**

**CONSOLIDATED ANNUAL PERFORMANCE  
EVALUATION REPORT**

**(CAPER)**

**Program year 2015**

**(July 1, 2015 – June 30, 2016)**

**Date of Report September 1, 2016**

**Prepared for:**

**The U.S. Department of Housing and Urban Development**

**By:**

**The City of Ashland**

**Department of Community Development**

**Planning Division**

**Ashland, Oregon**

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Ashland is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, identifies resources to address the needs, and establishes annual goals and objectives to meet the identified needs. This five year plan is known as the Consolidated Plan.

The purpose of the Consolidated Plan is to outline a strategy for the City to follow in using CDBG funding to achieve the goals of the CDBG program, *"to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons."* This Consolidated Annual Performance and Evaluation Report (CAPER) Addresses the goals identified in the 2015-2019 Consolidated Plan which was approved in April of 2015.

Each year the City is required to provide the public and HUD with an assessment of its accomplishments toward meeting the priority goals outlined in the Five Year Consolidated Plan. This annual assessment is known as the Consolidated Annual Performance and Evaluation Report (CAPER).

This document provides a review and evaluation of the City of Ashland's progress toward meeting the annual goals and outcomes as outlined in the Action Plan for the Program Year 2015-2016 as well as the larger five year goals of the 2015-2016 Consolidated Plan. The CDBG Program Year begins July 1st and ends on June 30th, this report will summarize the City's accomplishments for that time period.

During PY 2015 the City of Ashland continued working toward meeting its homeless, at-risk and special needs priorities for supportive services through activities such as emergency rent and utility funding for low-income households at risk of homelessness by supporting the St. Vincent De Paul Home Visitation Program as well as Maslow Project, by providing assistance to homeless school children. The City also awarded funds to Ashland Supportive Housing for a housing rehabilitation and energy efficiency upgrades to a group home occupied by five developmentally disabled adults. Lastly, the City continued to work toward affirmatively furthering fair housing by partnering with the SOU student government and the Fair Housing Council of Oregon to provide education and outreach to landlords, property management companies and on college students regarding fair housing regulations. The tables that follow provide a comprehensive overview of the Consolidated Plan's 5 year goals and the City's progress toward attaining those goals.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward**

meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complet
Create and Maintain Affordable Housing Units/Units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$50000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	
Create and Maintain Affordable Housing Units/Units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$50000	Rental units constructed	Household Housing Unit	50	0	0.00%
Create and Maintain Affordable Housing Units/Units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$50000	Homeowner Housing Rehabilitated	Household Housing Unit	15	0	0.00%
Create and Maintain Affordable Housing Units/Units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$50000	Other	Other	15	0	0.00%
Improve safety and access in neighborhoods and are	Community Development/Public Facilities Improvements		Other	Other	15	0	0.00%
Improve Transportation Options for low-income and	Homeless Non-Homeless Special Needs Public Facilities Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	0	0.00%

Support Economic Development activities that assis	Homeless Non-Homeless Special Needs		Other	Other	20	0	0.00%
Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$76866	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%
Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$76866	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	0	0.00%
Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$76866	Homeowner Housing Rehabilitated	Household Housing Unit	0	5	
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$7400	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$7400	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$7400	Homelessness Prevention	Persons Assisted	0	0	

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

In April of 2015, the City of Ashland adopted the Five-Year Consolidated Plan (2015-2019). Eleven priorities (goals) are identified in the Five-Year Consolidated Plan. The priorities are not ranked in order of importance, however some have a higher priority than others.

The assessment provided in this CAPER covers the 2015 Program year (July 1, 2015-June 30, 2016).

For the 2015 Program year the City continued to support several activities which had been supported in previous years. These activities continue to provide supportive services to some of the most vulnerable populations in the City while also meeting several goals of the 2015-2016 Consolidated Plan.

**Affordable and Workforce Housing:** In the five year strategic plan the City identified several numerical goals for the creation, preservation, and maintenance of new and existing housing units to be occupied by low income households. Since the adoption of the Five Year Consolidated Plan the City has added 1 rental units targeted to low-income populations and deed restricted for long term affordability. In Program Year 2015 the City did not add any new deed restricted affordable ownership units. Please see tables 2A, 1C, 2C, and 3A for details.

**Homeless, At-Risk and Special Needs Populations:** The five year strategic identifies four specific activities to assist homeless, special needs, and senior populations. In program year 2015 the City continued to make progress on these goals for homeless, at-risk and special needs populations. In 2015 the City funded two projects that serve homeless and populations at-risk of homeless; Maslow Project which served 76 homelessness and at-risk youth with a variety of services ranging from resource referrals to ongoing case-management, St. Vincent De Paul Home program was able to prevent homelessness for 17 individuals by assisting them to obtain or maintain housing. The City also awarded funds in the 2015 program year to Ashland Supportive Housing to complete repairs and energy efficiency upgrades on a group home serving 5 aging adults with developmental disabilities All of these activities taken together have allowed the City to make headway on the identified numerical goals for the year.

**Economic and Community Development:** CDBG funds were not used in direct support of this goal in program year 2015.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	70
Black or African American	1
Asian	1
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	3
<b>Total</b>	<b>75</b>
Hispanic	13
Not Hispanic	62

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

While the racial make up of those assisted with CDBG funds in the 2015 Program Year, the demographics of the populations assisted is reflective of the population as a whole. 2014 American Community Survey Data shows that 9% of the total population of Ashland identifies as white and 95.7% of the population identifies as not Hispanic or Latino.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		825,000	83,855

**Table 3 – Resources Made Available**

**Narrative**

The City of Ashland is a relatively small community both in population and incorporated area. Ashland is 4.4 miles long and 1.7 miles wide and comprises seven census tracks and 20 block groups. Of those 20 block groups 8 qualify as Low- to Moderate- Income area benefit block groups. There are no areas that fall under HUD’s definition of racial or minority concentrations within the City. The 2010 Census estimated that 90% of Ashland’s population was White alone, down from 92% in 2000. The City of Ashland does not have any designated Revitalization Neighborhoods nor does the City have any areas that qualify as being affected by slum or blight conditions. Consequently, the city did not target any CDBG funds to a designated area.

The City utilizes a declining amount of CDBG funding to work toward meeting the goals identified in the five year strategic plan. The City also utilizes some general fund money to address the needs identified in the five year strategic plan, however, the City does not require reporting on the use of those funds, consequently the City will report on those outcomes within the numerical goals listed.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Applicants who applied for CDBG funding identified over \$192,000 in matching funds from federal, state, local, and private sources. For the 2015 program year the City awarded (not including the award to Habitat for Humanity which was returned) \$101,718 in grant funding. While the City itself did not use CDBG funds to leverage other public and private resources, local non-profits have reported the CDBG funds to be essential in obtaining private donations and other public and private grants. With regard to projects funded in PY 2015 the amount leveraged from other sources totals \$192,913. Maslow project leveraged \$22,913 in grants and donated funding to support the staff person located in the Ashland School District, St. Vincent De Paul’s Home Visitation Program provided \$139,000 in

organizational matching funds in funding from other sources, and lastly, Ashland Supportive Housing leveraged \$31,000 in organizational and matching funds to complete repairs on homes occupied by low-income homeowners.

**CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	5	0
Number of Non-Homeless households to be provided affordable housing units	22	0
Number of Special-Needs households to be provided affordable housing units	5	5
<b>Total</b>	<b>32</b>	<b>5</b>

**Table 5- Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	15	17
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	17	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>32</b>	<b>17</b>

**Table 6 - Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The city has a difficult time meeting the housing related goals for a few different reasons. Chief among them is that the City's allocation of CDBG funds is too limited to induce most housing providers to take on a housing project in Ashland. The higher and rising cost of land and properties in Ashland relative to other city's in the Rogue Valley requires more incentive to level the playing field. Similarly, there is a relative scarcity of multi-family zoned, flat, readily developable land within the City which can make it more expensive and more difficult for affordable housing developers to site projects in



Ashland. Lastly, like many communities, issues of NIMBY-ism can cause costly delays and potentially derail an affordable housing project in a small community such as Ashland.

**Discuss how these outcomes will impact future annual action plans.**

These issues cause significant problems in the City’s ability to meet the outcomes identified in the five year consolidated plan. These issues have in the past and I suspect will continue to hinder the City’s ability to meet the affordable housing goals that are the highest priority need.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	15	0
Low-income	2	0
Moderate-income	0	0
<b>Total</b>	<b>17</b>	<b>0</b>

**Table 7 – Number of Persons Served**

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City has done a very good job of meeting the specific objectives for reducing homelessness identified in the five year consolidated plan. The City is fortunate to have several providers in the region who partner effectively around the issues of homelessness. Similarly, the City continues its strong commitment to involvement in the Jackson County Homeless Task Force.

Program year 2015 was the eighth year that the HTF organized a Project Community Connect Event. In the 2009 program year the City of Ashland in partnership with the many other individual members and organizations of the Homeless Task Force put on the first annual Project Homeless Connect Event in Jackson County. Since that time new partner organizations and private sector businesses have donated their time and services to the event. Over the past few years the coordination effort has become more efficient, organized, and inclusive. The purpose of the event is always to connect homeless populations and those at risk of homelessness to service providers, government agencies and community resources. The Project Community Connect event also serves as an opportunity for individual community members to welcome those experiencing homelessness or on the verge of homelessness back into the community through volunteerism and recognition. The event provided a hot meal and resources and was attended by over 500 people.

The Jackson County Ten Year Plan to end homelessness is available on the Jackson County Website at: [http://www.co.jackson.or.us/files/10-Year\\_Plan\\_to\\_End\\_Homelessness.pdf](http://www.co.jackson.or.us/files/10-Year_Plan_to_End_Homelessness.pdf) The City of Ashland continues to contribute to a coordinated effort to serve the Homeless populations and those at risk of homelessness by working to carry out the six strategies identified in the plan.

Agency Name	Amount
ACCESS-Woodrow Pines Unit	\$11,446
Community Works-TLP program	\$115,338
RVCOG/DASIL-Home At Last Program	\$137,131
New HMIS Project	\$7,987
ACCESS, CoC Planning	\$11,040
TOTAL	\$282,942

**Table 8 - Table 1.2 Continuum of Care Grant Funds PY 2015**

The City directs over \$100,000 in general fund dollars to safety net services each year. Awards to selected service providers are made on a two year cycle, with recipients receiving the full award amount on July 1st, of each year. Therefore the award indicated in table 1.3 below is an annual allocation and

the recipient ultimately receives twice the amount listed. Several homeless service providers, low income health care, and essential continuum of care services are funded each year. In the 2016 program year the Social Service Grants awarded totaled \$125,588. Given the relatively small size of the award requests, the use of the City's General Fund grant awards enables these non-profits to direct the award to services with a minimal amount of grant administration costs. The City has not directed funds specifically toward addressing the needs of persons with special needs that may require supportive housing (such as persons with HIV/AIDs) preferring instead to target funding and staff time to serving the needs of all populations experiencing or at risk of homelessness. If an affordable housing provider applied for CDBG funds to support the development of permanent supportive or transitional housing for those experiencing homelessness, at risk of homelessness, or living with a disease that necessitated supportive housing that application would meet several of the City's priority goals for CDBG. The Jackson County Continuum of Care received renewal and new awards totaling \$282,942 for all of the programs funded in the prior program year. For complete CoC grant award details see table 1.2 below. The City has, for a number of years now, supported two organization that do extensive outreach to unsheltered persons. Both Maslow Project and St. Vincent De Paul's home visitation program do extensive outreach to homeless and at risk residents.

**Table 1.3 City of Ashland Social Service Grants PY 2015-2016**

Organization Annual Award Amount(Awards are for two years)

Organization	Annual Award Amount(Awards are for two years)
Children's Dental Clinic of Jackson County	\$ 4,000
H.O.P.E. Equestrian Center	\$ 1,000
St. Vincent de Paul	\$ 16,000
Family Solutions	\$ 2,500
Community Health Center	\$ 30,709
Community Works Inc. (Street Outreach)	\$ 6,000
Community Works Inc. (Dunn House)	\$ 14,760
Community Works Inc. (Sexual Assault Victim Services)	\$ 2,584
Community Works Inc. (HelpLine)	\$ 8,135
Rogue Valley Manor Community Services (FGP)	\$ 1,500
Rogue Valley Manor Community Services (RSVP)	\$ 1,200
Jackson County SART	\$ 6,000
Planned Parenthood of Southwestern Oregon	\$ 4,000
Help Now! Advocacy Center	\$ 500
Children's Advocacy Center of Jackson County	\$ 4,000
Access	\$ 4,600
CASA of Jackson County	\$ 3,500
The Rose Circle Mentoring Network, Inc.	\$ 500

Center for Nonprofit Legal Services, Inc.	\$ 6,000
WinterSpring Center for Transforming Grief and Loss	\$ 1,600
Ashland Supportive Housing & Community Outreach	\$ 1,800
OnTrack, Inc.	\$ 3,500
Mediation Works	\$ 1,200
Community Works Inc. (Sexual Assault Victim Services)	\$ 2,584
Community Works Inc. (HelpLine)	\$ 8,135

**Addressing the emergency shelter and transitional housing needs of homeless persons**

There are currently no permanent overnight shelters or transitional housing options located within the City of Ashland. From November through April Volunteers, Churches and the City coordinated to offer three nights of shelter ever week and during incidents of extreme bad weateher. CDBG funding is not used to support this effort.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

As mentioned previously in the document the City awarded funds to the St. Vincent De Paul Home visitation program and the Maslow project, both activities work with homeless and at-risk populations to stabilize and improve their situations. The St. Vincent De Paul program primarily assists homeless and those at risk of homelessness to obtain and maintain housing through security deposit and rental assistance and case management. Often the volunteers in this program are able to offer such support services as obtaining SSI and SSD, or assisting with job search and employment. Though these activities are not directly captured in reporting data, the service is part of the mission of the Home Visitation program and as such can contribute to a reduction of the number of people living in poverty. Similarly, Maslow Project provides resources, referrals, and case management for homeless and at-risk populations, along with other services which are also not captured in the CDBG reporting data. The Jackson County Homeless Task Force members (of which Ashland is one) works with public funded institutions and systems of care to coordinate around discharge planning. This work is ongoing. And lastly, the Ashland Community Resource Center, which is supported in part by City of Ashland general funds assists homeless and at risk populations in a variety of ways, including employment and housing supports, life skills and case management supports, laundry and shower services as well as general resource referral.

**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**

Along with the measures identified in the paragraph above, the City works with other members of the Jackson County Homeless Task force to strengthen efforts at rapidly rehousing families and individuals that have fallen into homelessness. Access, is the recipient of federal rapid rehousing funds for veteran populations, the City continuously coordinates with Access around issues of housing.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Housing Authority of Jackson County operates all Public Housing Units in Jackson County. In 2006 HAJC filed for disposition of all of their public housing units, three of which were in the City of Ashland. Consequently there are no Public Housing Units within the City of Ashland.

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

N/A

### **Actions taken to provide assistance to troubled PHAs**

N/A

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The Housing Commission, the Planning Commission, and the City Council held a joint meeting to open a dialog between city officials, community members, and developers of affordable housing. The joint meeting took place in September 2008. Barriers to affordable housing and what steps can be taken to overcome such barriers and promote the development of affordable and multi-family housing within the City were examined and discussed. Several viable ideas came out of that joint meeting and continue to be explored by the City. The City continues to consider the potential impacts to affordable housing that changes in the Ashland Land Use Ordinance (ALUO) may have, as well as to look at ways that the ALUO needed to be updated in order to promote affordable housing and housing types. One such issue was the ALUO's requirements for manufactured housing in single family zones. The Housing Commission and City staff worked together to change the code requirements to make it easier for landowners to place manufacture housing units on single family lots by removing outdated language that does not account for the changes and energy efficiency measures that manufactured housing has undergone since the code was originally adopted. Changing this ordinance could allow low- and moderate income individual's better access to USDA loan programs for manufactured homes. Similarly, the City staff is working on updated the Housing Element of the City's Comprehensive Plan which could also put policies in place that support the development of affordable housing.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

No specific actions were taken during 2015 that are not identified elsewhere in the Consolidated Annual Performance and Evaluation Report. The City's continued involvement in the Jackson County Homeless Task Force is also instrumental in assessing the needs and resources of homeless populations. Similarly, the City's support for local providers of services to low income, at risk, disabled, homeless, and elderly populations through the Social Service grant program funded out of the City's general fund helps to offset the lack of resources and helps to support local providers of services to those populations. See table 1.3 above for details.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Outside of Staff time, the City did not use CDBG funds for this activity during PY 2015. The City will ensure that lead testing and clearance is completed on any federally funded project involving a structure built prior to 1979.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Housing and Community Development Act of 1992 requires communities to include in their

Consolidated Plan a description of an anti-poverty strategy. 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, and the related goals are covered in the Housing Goals section. In addition, the City supports housing, social service, and economic development programs targeted at the continuum of care needs of the homeless.

In another effort to address poverty within Ashland, during 2001-2002 the City of Ashland passed a Living Wage Ordinance. This ordinance requires that employees of the City, or employers receiving financial assistance or business from the City in excess of approximately \$15,000 (adjusts annually) must pay a minimum of \$14.19 per hour (adjusted annually) to employees engaged in work related to the City project or service contract. The City of Ashland operates a variety of funding and other assistance programs which, together, strategically address the goals of reducing poverty and improving the self-sufficiency of low-income residents. The activities undertaken in conjunction with this anti-poverty strategy can be separated into two primary areas of effort: human services programs targeted at the continuum of care needs; and affordable housing programs. 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 \$100,000 every year to various area agencies whose focus meets one or more of these targeted needs.

The Social Service Grant program is funded entirely with general fund dollars from the City of Ashland budget. The award process is coordinated with the City of Medford and the United Way of Jackson County. Local agencies and organizations providing continuum of care activities in the Rogue Valley coordinate their applications through a Community Services Consortium. The coordination of services and related funding requests through the consortium attempts to insure that the broad range of needs is met without overlap or duplication of service. The second element of the City's anti-poverty strategy targets the development and retention of affordable housing. The City of Ashland has made a serious effort to address the issues of housing affordability.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

City of Ashland Staff provides support to the City of Ashland Housing and Human Services Commission including a Housing Program Specialist, which helps provide institutional structure as well as to examine and implement opportunities for intergovernmental cooperation. City staff also continues with regional partners to maintain and promote further regional coordination and partnership in housing and community development related activities. Ashland continues to work with the Jackson County Continuum of Care's Homeless Task force to address the development of affordable housing and resources for homeless and at risk populations at a regional level.



**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

As mentioned previously in years past the City of Ashland worked with the Housing Authority of Jackson County to complete a sixty unit affordable rental housing development. The City also worked with ACCESS on a project to create six new affordable rental units targeted to low income households. The City continues to look for opportunities to work with for profit and non-profit housing developers to increase the City's supply of affordable rental and ownership housing.

The City of Ashland Housing and Human Services Commission continues to explore opportunities to promote the protection of the City's HUD expiring use units, researching funding sources for the newly established City of Ashland Affordable Housing Trust Fund, as well as working toward finding new resources to serve the City's homeless populations.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

As mentioned previously in years past the City of Ashland worked with the Housing Authority of Jackson County to complete a sixty unit affordable rental housing development. The City also worked with ACCESS on a project to create six new affordable rental units targeted to low income households. The City continues to look for opportunities to work with for profit and non-profit housing developers to increase the City's supply of affordable rental and ownership housing.

The City of Ashland Housing and Human Services Commission continues to explore opportunities to promote the protection of the City's HUD expiring use units, researching funding sources for the newly established City of Ashland Affordable Housing Trust Fund, as well as working toward finding new resources to serve the City's homeless populations.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Each Community Development Block Grant (CDBG) Program Year the City reviews each CDBG activity that was underway and ranks the sub-recipient's risk factors by assigning points for each of the rating criteria on the form provided. The designated points on the rating form are established to prove a means of quantifying a Risk Factor and are useful as tools in determining the extent of monitoring for a given activity. Other factors, as deemed relevant by the City of Ashland, can be used in establishing a higher or lower risk factor than the numerical rating system. A CDBG monitoring visit may consist of an on-site monitoring or a desk monitoring. All CDBG grantees will be monitored once prior to a contract being administratively closed. The areas monitored may include:

The CDBG staff objectives for monitoring are to determine if grantees are:

- Carrying out their CDBG-funded activities as described in their contracts (as modified or amended);
- Carrying out the program or project in a timely manner in accordance with the schedule included in the CDBG contract;
- Charging costs to the program or project which are eligible under applicable regulations;
- Complying with other applicable laws, regulations and terms of the CDBG contract;
- Conducting the program in a manner which minimizes the opportunity for fraud, waste and mismanagement; and
- Have a continuing capacity to carry out the approved program or project.
- Overall management system, record keeping and progress in activities.

When a grantee is found to be out of compliance, CDBG staff will identify a specific period of time in which compliance should be achieved. Usually the grantee will have 30 days to correct deficiencies. Copies of supporting documentation demonstrating that corrective action has been taken will be required. Additional time for corrective action may be allowed on a case by case basis. Failure by the grantee to correct deficiencies may result in funds being withheld and possible restrictions on future grants.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The availability of the Consolidated Annual Performance and Evaluation Report (CAPER) for the use of 2015 CDBG funds was advertised in the September 9, 2016 edition of the Ashland Daily Tidings and was posted continuously on the City of Ashland web site from September 9, 2016 through September 26, 2016 for public comment. Additionally the Housing and Human Services Commission reviewed the CAPER at their September 24, 2016 Regular meeting and held a public hearing to obtain comments. No comments had been received as of 3:00 PM September 22, 2016. The 2015 CAPER document remains archived on the City website.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

n/a

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**