

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



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**September 28, 2017: 4:30 – 6:30pm**  
**Siskiyou Room of the Community Development Building**  
**51 Winburn Way**

- 1. (4:30) Approval of Minutes (5 min)**  
July 27, 2017
- 2. (4:35) Public Forum (5 min)**
- 3. (4:40) New Commissioner introduction and Group picture (5 min)**
- 4. (4:45) Cottage Housing Ordinance (20 min)**  
Brandon Goldman, Long Range Planner
- 5. (5:05) Bus Tour Update (15 min)**
- 6. (5:20) CDBG CAPER Public Hearing Review and Approval (10 min)**  
Linda Reid, Housing Program Specialist
- 7. (5:30) Housing Element Draft Review and Recommendation (30 min)**  
Linda Reid, Housing Program Specialist
- 8. (6:00) Liaison Reports (15 min)**  
  
**Liaison Reports**  
Council (Traci Darrow)  
SOU Liaison (Absent)  
Staff (Linda Reid)  
General Announcements
- 9. (6:15) October 26, 2017 Meeting Agenda Items**  
**Quorum Check** – Commissioners not available to attend upcoming regular meetings should declare their expected absence.
- 10. (6:20) Upcoming Events and Meetings**  
**Next Housing Commission Regular Meeting**  
4:30-6:30 PM; October 26, 2017 in the Siskiyou Room of the Community Development Building
- 11. (6:25) Adjournment**

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



# CITY OF ASHLAND

## Ashland Housing and Human Services Commission Draft Minutes July 27, 2017

### **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>
Tom Gunderson	Traci Darrow, absent
Rich Rohde	
Heidi Parker	<b>SOU Liaison</b>
Michelle Linley	
Gina DuQuenne, arrived at 4:40	
Joshua Boettiger	<b>Staff Present:</b>
	Linda Reid, Housing Specialist
<b>Commissioners Absent:</b>	Carolyn Schwendener, Clerk
Sue Crader	

### **APPROVAL OF MINUTES**

Rohde/Linley m/s to approve the minutes of the June 22, 2017 regular Commission meeting. Voice Vote: All Ayes, motion passed.

### **PUBLIC FORUM**

No one was present to speak

### **EDUCATIONAL EVENT DISCUSSION**

A sub-committee of Rohde, DuQuenne and Linley met to discuss the possibility of an Affordable Housing Bus Tour. Reid contacted Rogue Valley Transit District regarding the use of one of their buses. If we invite an elected or appointed official, we can use the bus for free, added Reid. We would be responsible to purchase the gasoline and pay the wage of the bus driver. If we provide them with the address of the tour they will prepare the route. This is a full size bus not a small shuttle so we can invite many people. Community Development Director Bill Molnar suggested we invite the City Council and Planning Commissioners as well as the general public, said Reid.

Reid provided to the Commissioners a list of Affordable Housing Units submitted by ACCESS along with another list she compiled showing the housing units covered by the City of Ashland Affordable Housing Program. See Exhibit A and B at the end of the minutes.

Rohde reported Southern Oregon Housing for All did a Housing 101 Training which was very successful. At that training Rohde announced this upcoming Bus Tour which was well received and very popular. Following the Bus Tour will be another Housing Forum sometime in October. Both these events will be an excellent educational benefit to the public acknowledged Rohde. The Sub-committee is meeting tomorrow at 5:30 at Snowberry Brook located on Clay Street to finalize the details of the Bus Tour.

### **CHANGING OF THE GUARD ANNOUNCEMENT**

Boettiger announced that he will be stepping down and Vice Chair Rohde has agreed to be the new Chair if that is the desire of the Commission. Rohde suggested at the next meeting the Commissioners discuss the decision on who should be the new Chair and Vice Chair in case someone else is interested in those positions. The Commissioners thanked Boettiger for all the work he has done on this Commission. Boettiger conveyed that it has been a privilege and joy to work together and be on this Commission. Everyone wished him well.

## **STRATEGIC GOAL AND PORTA UPDATE**

With the change in Administration Reid explained the next step is to take our updated Porta-Potty memo back to the new City Interim Administrator John Karns. Molnar has forwarded our Memo to him for his review, stated Reid. Karns needs to determine what it is we need to do in order to move this forward to the City Council. The possible locations have been determined what the major issue is "Where will the money come from to pay for it?" How do we get this from the Commission to Council? we need guidance regarding the best way to move it forward, stressed Reid. Our next step is to wait to hear back from John Karns.

**Strategic Plan and Priorities** – The Commissioners briefly reviewed the Strategic Goals they identified at their goal setting retreat on December 11, 2016. Reid mentioned she met with Faye Weisler from the Center for Non Profit Legal Services. That group offers a Tenants Rights Training. The Commissioners agreed there is plenty of people who would be interested if we offer a training for tenant's rights in the Ashland area.

Reid mentioned that the Continuum of Care Grant funding application is currently out. The Jackson County Continuum of Care receives money each year from Housing and Urban Development (HUD) to work towards homeless issues. There is approximately \$250,000 in grant money available. We do not have a Housing First program in our Continuum so there is a push to fund a Housing First project or we could continue to lose funding through that process, explained Reid.

## **CDBG ACTION PLAN PUBLIC HEARING REVIEW AND DISCUSSION**

The CDBG Action Plan describes the projects that the City will undertake and the manner in which the projects are consistent with the priorities of the Five-Year Consolidate Plan.

Reid reported that HUD confirmed the City will be receiving \$153,590 in CDBG money. This Commission awarded three organizations, St. Vincent DePaul, Family Solutions and Maslow Project. In speaking with Family Solutions and taking into consideration their timeline we realized they needed the money as soon as possible in order to get the work done while school was not in session, explained Reid. Consequently, we awarded them the funding out of last year's grant money. Reid went on to say they did an amendment to the Action Plan for 2016 adding Family Solutions. Due to this change this year's Action Plan only includes St. Vincent DePaul and Maslow Project.

After reviewing the Action Plan and making minor corrections the following motion was made.  
*Rhode/Linley m/s to approve the draft CDBG Plan as amended. Voice Vote; All ayes, motion passed.*

## **HOUSING ELEMENT DRAFT POLICY REVIEW AND RECOMMENDATIONS**

Reid gave a brief overview of the process of updating the Housing Element. The Commission and the City have been working on updating the Housing Element, most recently the goals and policy section. Two Commissioners from this body and two Commissioners from the Planning Commission got together and created a schedule for a public involvement process including a questionnaire posted on the City's website and two outreach events. Reid commented that staff concentrated on language clarification in the document because it was the general consensus that it was confusing and not cohesive.

The Commissioners reviewed the Draft and made suggestions and corrections.

*The Commission remarked the document is now a much easier read:*

*Excited about some of the concepts but wondered how they translate into practice; the ideals are great but how do they get carried out.*

*Goal 1d – The verbiage referring to lands North of the boulevard is troubling. Are we saying up the hill is going to be large and spacious lots and below will be the crowded area? It's important to look at a variety of ways to increase housing. Not fair to single out one particular area of the City.*

*Like the concept of the minimum street widths.*

*Question regarding extending the urban growth boundary. Reid explained that though the City would like to see Infill, currently there is no policy addressing that. **Goal 5 Policy 20** now addresses this issue: Encourage development of vacant land within the urban area, while providing sufficient new land to avoid an undue increase in land prices. This shall be accomplished with specific annexation policies.*



Reid called attention to a recommendation made by the Planning Commission. **Goal 1 Policy 5** – recommended stopping after “without discrimination” and add “as identified in the local federal and state fair housing laws.”

Goal 1 Policy 7 had a miss-spelled word. Thorough (through)

Reid mentioned that the Planning Commission also had concerns with **Goal 2 Policy 12**. They were concerned in higher density neighborhoods they might need more available parking spots in order to minimize on street impacts. This might be addressed in Goal 4 with the Climate and Energy Action Plan. Should be some sort of flexibility regarding the future use of cars and the need for parking. Using parking areas for more than just parking was suggested.

Reid also acknowledged that the Planning Commission discussed **Goal 2 Policy 13** –There was a concern that we do not have a method for determining what other needed housing types are. A new housing bill has been passed at the state level, House Bill 1051, removing local barriers to housing development. One thing the bill does is reduce the process time from 120-day time frame to 100 days for affordable housing so those projects can be prioritized and get through the process faster, helping reducing costs. Planning Commission felt the City’s draft policy was too broad and may not be necessary given the new state law, and wondered how staff would decide who gets that priority? A suggestion was made to include the language to say “as defined by the Housing Commission?”

The commission would like to see Workforce Housing added as another housing need. An example is the City of Ashland could do Workforce Housing for their employees. Would need to define what is considered Workforce Housing.

The draft language uses the description “character of Ashland” This commission thought this term might be somewhat negative and discriminatory though the planning Commission felt we did not use those words enough and we need to protect the character of our historic neighborhoods.

Overall the Commission felt staff has done a very good job of improving the language. Though we see many barriers out there for affordable housing, said Rohde, there is a lot of positive as well. Rohde went on to say we had a training around best practices and then moved to visioning. We can continue that and build support around an Ashland centric affordable housing vision. There is a Housing forum in Talent next week which confirms we are not the only ones in this process. We can share with other groups of people.

#### **LIAISON REPORTS DISCUSSION**

**Staff** –Reid has spoken with Student Government at SOU and they will notify their members of the opening for an SOU Liaison for this Commission.

**General Announcements** – Parker reported they have not heard anything from the City yet regarding the use of Pioneer Hall for the Winter Shelter. The meeting has been postponed and we are close to the season.

#### **JULY 27, 2017 MEETING AGENDA ITEMS**

**Quorum Check**– Parker, Boettiger, Gunderson will be gone. There might not be quorum so Reid will email and get a head count and if necessary cancel next month’s meeting. She assured everyone she will let them know.

#### **UPCOMING EVENTS AND MEETINGS**

Next Housing and Human Services Regular Commission Meeting – 4:30-7:00 PM; July 24, 2017, in the Siskiyou Room at the Community Development & Engineering Department located at 51 Winburn Way.

#### **ADJOURNMENT**

The meeting was adjourned at 6:30 p.m.

Respectfully submitted by Carolyn Schwendener



# Memo

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DATE: 09/28/2017

TO: Housing and Human Services Commission

FROM: Brandon Goldman, Senior Planner

RE: Cottage Housing Ordinance Update

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The Planning Commission reviewed the revised Cottage Housing ordinance at the regular meeting held on September 26<sup>th</sup>. The City Council will review the Cottage Housing Ordinance on October 7<sup>th</sup>. The Housing and Human Services Commission's feedback will be relayed to the Council at the meeting on the 7<sup>th</sup>.





**ASHLAND PLANNING DIVISION  
STAFF REPORT  
September 26, 2017**

**PLANNING ACTION:** #2017-01421

**APPLICANT:** City of Ashland

**ORDINANCE REFERENCES:**

- AMC 18.2.2 Base Zones and Allowed Uses
- AMC 18.2.3 Special Use Standards
- AMC 18.2.5 Unified Standards for Residential Zones
- AMC 18.3.4 Normal Neighborhood District
- AMC 18.3.5 North Mountain Neighborhood District
- AMC 18.3.9 Performance Standards Option and PSO Overlay
- AMC 18.4.3 Parking, Access, and Circulation
- AMC 18.4.8 Solar Access
- AMC 18.5.2 Site Design Review

**REQUEST:** Amendments to Ashland's Municipal Code establishing a "Cottage Housing" as a new type of housing, allowed within specific residential zoning districts and subject to explicit standards.

**I. Relevant Facts**

**A. Background**

The Planning Commission held a public hearing in July 2014 and recommended approval of an ordinance replacing Title 18 Land Use of the Ashland Municipal Code (AMC) with a reformatted and amended land use ordinance. This ordinance included a section on Cottage Housing Developments. Upon adopting the Title 18, the City Council removed the proposed cottage housing provisions, and directed this section to be returned to the Planning Commission for further review.

Over the past several years the Planning Commission held numerous study sessions meetings to refine the draft cottage housing ordinance.

The proposed ordinance was presented to the City Council at a study session on September 19, 2017.

**B. Policies, Plans and Goals Supported:**

The general objectives of the Cottage Housing Standards will be to provide alternative types of housing for small households; provide high quality infill development which maintains traditional cottage amenities and proportions; contribute to neighborhood character; efficiently use residential land supply; and meet regional plan commitments through consideration of innovative land use strategies to accommodate future population growth.

The City Council's "Ashland 2020" goals and objectives that relate to the development of a cottage housing ordinance include.

- *Support and promote, through policy, programs that make the City affordable to live in. Pursue affordable housing opportunities, especially workforce housing. Identify specific incentives for developers to build more affordable housing. (high priority for 2015-2017)*
- *Support land-use plans and policies that encourage family-friendly neighborhoods. Draft pocket neighborhood code that allows for the construction of small scale, cottage housing projects.*

The Regional Plan Element of the Ashland Comprehensive Plan adopted in 2012 incorporates applicable portions of the adopted the Greater Bear Creek Valley Regional Plan. As a part of the regional planning process, six of the seven communities identified areas outside their respective urban growth boundaries (UGB) for future growth. However, the City of Ashland did not identify UGB expansion areas and committed to evaluating innovative land use strategies to accommodate future residential and employment growth within the City's existing boundaries. The Ashland Comprehensive Plan includes the following performance indicators in the Regional Plan Element.

- *Reach density of 6.6 dwelling units per acre for land in the UGB that is annexed or offset by increasing the residential density in the city limits.*
- *Achieve targets for dwelling units and employment in mixed-use/pedestrian-friendly areas.*
- *Participate in a regional housing strategy that strongly encourages a range of housing types.*

Other related goals and policies in the Ashland Comprehensive Plan include the following.

- *Ensure a variety of dwelling types and provide housing opportunities for the total cross-section of Ashland's population, consistent with preserving the character and appearance of the city. (Housing Element)*
- *Encourage the development of private common open space area in new residential developments to offset the demand for additional public parks. (Parks, Open Space, and Aesthetics Element)*
- *Maintain and improve Ashland's compact urban form to allow maximum pedestrian and bicycle travel. (Transportation Element)*

### **C. Ordinance Amendments**

The proposed Land Use Code amendments address the approval process and set forth minimum requirements for the development of cottage housing in particular residential zoning districts (R-1-5, R-1-7.5, NN-1-5, NM-R-1-5, NM-R-1-7.5). Establishment of a cottage housing development would be subject to city procedures for a Performance Standards Subdivision under Chapter 18.3.9 and Site Design Review under Chapter 18.5.2. Public notice would be sent to property owners within 200-feet of the site, making neighbors aware of the land

use request. The application would be processed as a Type II Planning Action with decision by the Planning Commission and appealable to the City Council.

The general objectives of the Cottage Housing Standards provide for an alternative types of housing for small households; provide high quality infill development which maintains traditional cottage amenities and proportions; contribute to neighborhood character; efficiently use residential land supply; and meet regional plan commitments through consideration of innovative land use strategies to accommodate future population growth.

Following is a summary of key special use standards that will be applied to cottage housing developments:

- A minimum of 3 cottage housing units and a maximum of 12.
- Cottages shall be no larger than 1000sq.ft. and at least 75% of the cottages shall be less than 800sq.ft.
- A floor area ratio (FAR) of 0.35 is required for the entire development, with exemptions for common buildings and pre-existing non-conforming structures, to ensure the total volume of buildings on site are comparable to that of average single family home developments.
- A maximum building height of 18' with a ridgeline no greater than 25' above grade.
- Lot coverage remains consistent with the underlying zone, however the ordinance includes an allowance for an additional 10% of lot coverage for the use of pervious materials.
- Setbacks have been reduced to 6 ft. between buildings, with the exception that setbacks along the perimeter of the development must meet the existing requirements of the zone.
- There is a 20% common open space requirement. The open space may be divided into multiple open spaces provided they are interconnected and accessible to all residents of the development.
- Cottage Housing Development are subject to the existing Site Design Standards which will provide for orientation toward the street and pedestrian connections to the neighborhood.
- Solar access requirements are amended for cottage housing developments to stipulate that shadows cast from structures within the development may not cast shadows upon the roof of another cottage.
- Cottage housing development parking standards are as follows:
  - Units less than 800 sq. ft. - 1 space/unit.
  - Units greater than 800 square feet and less than 1000 square feet - 1.5 spaces/unit.
  - Units greater than 1000 square feet - 2.00 spaces/unit.
  - Retirement complexes for seniors 55-years or greater - One space per unit.
- Cottage Housing Development would be permitted on R-1-5, R-1-7.5, NN-1-5, NM-R-1-5 and NM-R-1-7.5 zoned properties.

## **Changes to the draft ordinance following the July 25<sup>th</sup> Planning Commission Meeting**

Staff has made the following amendments to the draft ordinance for the Commission's consideration:

- The cottage housing development parking standard has been incorporated into Chapter 18.4.3, Parking, Access and Circulation, as previously discussed by Commission.
- The maximum floor area standard (18.2.3.090.C.2) that 75% of the cottages shall be less than 800 square feet has been amended to recognize that this percentage applies to developments of four units or greater. The amended standard clarifies that within cottage housing developments of only three units that at least two of the three shall be less than 800 sq.ft. with no cottage exceeding 1000 sq.ft.
- The allowed uses table within the North Mountain Neighborhood District's NM-R-1-5 and NM-R-1-7.5 zoning designations has been amended to newly include cottage housing as a special permitted residential use when approved in accordance is the standards in 18.2.3.090.
- The section of the proposed ordinance relating to non-conforming dwelling units, 18.2.3.090 C.6, has been amended to clarify that the habitable floor area of an existing single family residential structure in excess of 1000 sq.ft., would not contribute to the maximum floor area permitted per 18.2.3.090 C.2.a, and thus not be calculated as contributing the floor area ratio.
- Conceptual site plans for a four unit development and a 12 unit development scenarios have been included in the draft ordinance to illustrate key concepts relating to cottage housing developments.

## **II. Procedural**

### **18.5.9.020 *Applicability and Review Procedure***

#### ***Applications for Plan Amendments and Zone Changes are as follows:***

**B. Type III.** It may be necessary from time to time to make legislative amendments in order to conform with the Comprehensive Plan or to meet other changes in circumstances or conditions. The Type III procedure applies to the creation, revision, or large-scale implementation of public policy requiring City Council approval and enactment of an ordinance; this includes adoption of regulations, zone changes for large areas, zone changes requiring comprehensive plan amendment, comprehensive plan map or text amendment, annexations (see chapter 18.5.8 for annexation information), and urban growth boundary amendments. The following



planning actions shall be subject to the Type III procedure.

1. Zone changes or amendments to the Zoning Map or other official maps, except where minor amendments or corrections may be processed through the Type II procedure pursuant to subsection 18.5.9.020.A, above.
2. Comprehensive Plan changes, including text and map changes or changes to other official maps.
3. Land Use Ordinance amendments.
4. Urban Growth Boundary amendments.

### **III. Conclusions and Recommendations**

If the Commission recommends approval of the attached ordinance amendments, staff will prepare a formal recommendation to the Council for the Commission's review on October 17, 2017. The public hearing and First Reading of the proposed ordinance is scheduled at the Council on November 7, 2017.

### **Attachments:**

Draft Ordinance dated 9/26/2017



# City of Ashland

## COTTAGE HOUSING STANDARDS

### Draft Ordinance Amendments -9/26/2017

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#### 18.2.3.090 Cottage Housing

##### A. Purpose and Intent.

The purpose and intent of this chapter is to encourage innovative site planning and variety in housing while ensuring compatibility with established neighborhoods, and to provide opportunities for ownership of small detached single family dwellings for a population diverse in age, income, and household size. Where cottage housing developments are allowed, they are subject to Site Design Review under chapter 18.5.2, and shall meet all of the following requirements.

**B. Exceptions and Variances.** Requests to depart from the requirements of this chapter are subject to the approval criteria under section 18.5.2.050.E Exception to the Site Development and Design Standards.

##### C. Development Standards

Cottage housing developments shall meet all of the following requirements.

1. Cottage Housing Density the permitted number of units and minimum lot areas shall be as follows.

Table 18.2.3.090.C.1 Cottage Housing Development Density					
Zones	Maximum Cottage Density	Minimum number of cottages per cottage housing development	Maximum number of cottages per cottage housing development	Minimum lot size (accommodates minimum number of cottages)	Maximum Floor Area Ratio (FAR)
R-1-5, NN-1-5	1 cottage dwelling unit per 2,500 square feet of lot area	3	12	7500 sq.ft.	0.35
R-1-7.5	1 cottage dwelling unit per 3,750 square feet of lot area	3	12	11250 sq.ft.	0.35

2. Building and Site Design.

- a. *Maximum Floor Area Ratio:* The combined gross floor area of all cottages and garages shall not exceed a 0.35 floor area ratio (FAR). Structures such as parking carports, green houses, and common accessory structures are exempt from the maximum floor area calculation.
- b. *Maximum Floor Area.* The maximum gross habitable floor area for 75 percent or

more of the cottages, within developments of four units or greater, shall be 800 square feet or less per unit. At least two of the cottages within three unit cottage housing developments shall have a gross habitable floor area of 800 square feet or less. The gross habitable floor area for any individual cottage unit shall not exceed 1000 square feet.

- c. *Height.* Building height of all structures shall not exceed 18 feet. The ridge of a pitched roof may extend up to 25 feet above grade.
  - d. *Lot Coverage.* Lot coverage shall meet the requirements of the underlying zone outlined in Table 18.2.5.030.A.
  - e. *Building Separation.* A cottage development may include two-unit attached, as well as detached, cottages. With the exception of attached units, a minimum separation of six feet measured from the nearest point of the exterior walls is required between cottage housing units. Accessory buildings (e.g., carport, garage, shed, multipurpose room) shall comply with building code requirements for separation from non-residential structures.
  - f. *Fences.* Notwithstanding the provisions of section 18.4.4.060, fence height is limited to four feet on interior areas adjacent to open space except as allowed for deer fencing in subsection 18.4.4.060.B.6. Fences in the front and side yards abutting a public street, and on the perimeter of the development shall meet the fence standards of section 18.4.4.060.
3. Access, Circulation, and Off-Street Parking Requirements. Notwithstanding the provisions of chapter 18.3.9 Performance Standards Option and 18.4 Site Development and Site Design Standards, cottage housing developments are subject to the following requirements:
- a. *Public Street Dedications.* Except for those street connections identified on the Street Dedication Map, the Commission may reduce or waive the requirement to dedicate and construct a public street as required in 18.4.6.040 upon finding that the cottage housing development meets connectivity and block length standards by providing public access for pedestrians and bicyclists with an alley, shared street, or multi-use path connecting the public street to adjoining properties.
  - b. *Driveways and parking areas.* Driveway and parking areas shall meet the vehicle area design standards of section 18.4.3.
    - i. Parking shall meet the minimum parking ratios per 18.4.3.040.
    - ii. Parking shall be consolidated to minimize the number of parking areas, and shall be located on the cottage housing development property.
    - iii. Off-street parking can be located within an accessory structure such as a multi-auto carport or garage, but such structures shall not be attached to individual cottages. Uncovered parking is also permitted provided that off street parking is screened from direct street view.
4. Open Space. Open space shall meet all of the following standards.
- a. A minimum of 20 percent of the total lot area is required as open space.

- b. Open space(s) shall have no dimension that is less than 20 feet unless otherwise granted an exception by the hearing authority. Connections between separated open spaces, not meeting this dimensional requirement, shall not contribute toward meeting the minimum open space area.
- c. Shall consist of a central space, or series of interconnected spaces.
- d. Physically constrained areas such as wetlands or steep slopes cannot be counted towards the open space requirement.
- e. At least 50 percent of the cottage units shall abut an open space.
- f. The open space shall be distinguished from the private outdoor areas with a walkway, fencing, landscaping, berm, or similar method to provide a visual boundary around the perimeter of the common area.
- g. Parking areas and driveways do not qualify as open space.

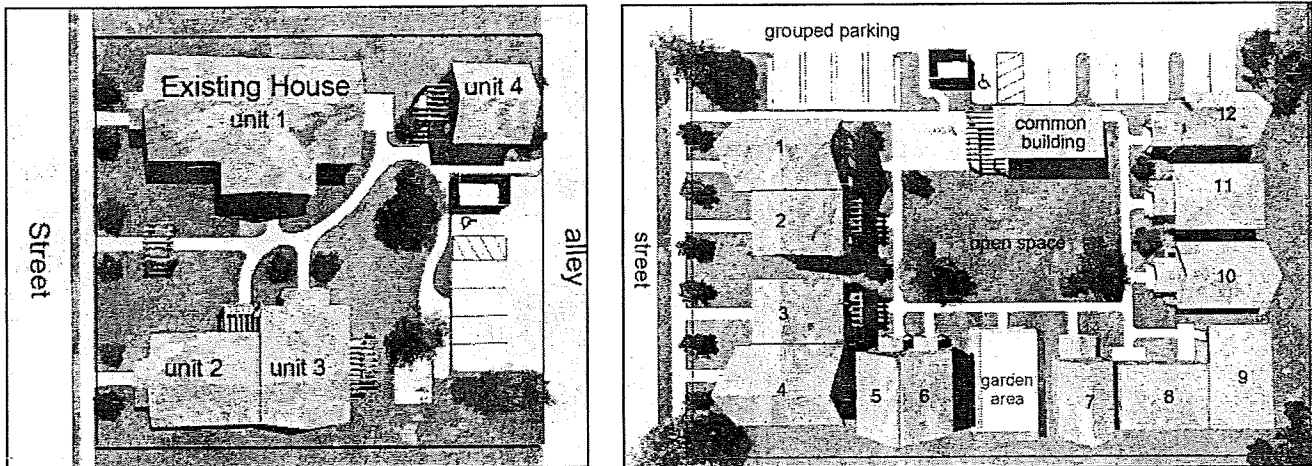


Figure 18.2.3.090 Cottage Housing Conceptual Site Plans

- 5. Private Outdoor Area. Each residential unit in a cottage housing development shall have a private outdoor area. Private outdoor areas shall be separate from the open space to create a sense of separate ownership.
  - a. Each cottage unit shall be provided with a minimum of 200 square feet of usable private outdoor area. Private outdoor areas may include gardening areas, patios, or porches.
  - b. No dimension of the private outdoor area shall be less than 8 feet.
- 6. Common Buildings, Existing Nonconforming Structures and Accessory Residential Units.
  - a. *Common Buildings:* Up to 25 percent of the required common open space, but no greater than 1,500 square feet, may be utilized as a community building for the sole use of the cottage housing residents. Common buildings shall not be attached to cottages.

- b. *Carports and garage structures.* Consolidated carports or garage structures, provided per 18.2.3.090.C.3.b, are not subject to the area limitations for common buildings.
  - c. *Nonconforming Dwelling Units.* An existing single-family residential structure, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain.. Existing nonconforming dwelling units shall be included in the maximum permitted cottage density. 1,000 square feet of the habitable floor area of such nonconforming dwellings shall be included in the maximum floor area permitted per 18.2.3.090C.2.a, however existing attached garages and a nonconforming dwelling's habitable floor area in excess of 1,000 square feet shall not be included in the maximum floor area ratio.
  - d. *Accessory Residential Units.* New accessory residential units (ARUs) are not permitted in cottage housing developments, except that an existing ARU that is accessory to an existing nonconforming single-family structure may be counted as a cottage unit if the property is developed subject to the provisions of this chapter.
7. Storm Water and Low-Impact Development.
- a. Developments shall include open space and landscaped features as a component of the project's storm water low impact development techniques including natural filtration and on-site infiltration of storm water.
  - b. Low impact development techniques for storm water management shall be used wherever possible. Such techniques may include the use of porous solid surfaces in parking areas and walkways, directing roof drains and parking lot runoff to landscape beds, green or living roofs, and rain barrels.
  - c. Cottages shall be located to maximize the infiltration of storm water run-off. In this zone, cottages shall be grouped and parking areas shall be located to preserve as much contiguous, permanently undeveloped open space and native vegetation as reasonably possible when considering all standards in this chapter.
8. Restrictions.
- a. The size of a cottage dwelling may not be increased beyond the maximum floor area in subsection 18.2.3.090.C.2.a. A deed restriction shall be placed on the property notifying future property owners of the size restriction.

## Amendments to the Zoning Regulations, Base Zones and Allowed Uses Table

Table 18.2.2.030 – Uses Allowed by Zone										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
<b>B. Residential Uses<sup>1</sup></b>										
Single-Family Dwelling	P	P	P	P	P	P	S	S	N	See Single-Family standards in Sec. 18.2.5.090  Sec. 18.2.3.130 for C-1 zone and E-1 zone  Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070
Accessory Residential Unit	S	S	S	S	S	N	N	N	N	Sec. 18.2.3.040 Sec. 18.2.3.110 Duplex Dwelling
Duplex Dwelling	S	P	P	P	N	N	S	S	N	Sec. 18.2.3.170 and not allowed in Historic District Overlay
Manufactured Home on Individual Lot	S	S	S	S	N	N	N	N	N	
Manufactured Housing Development	N	S	CU +S	N	N	N	N	N	N	Sec. 18.2.3.180
Multifamily Dwelling	N	P	P	P	N	N	S	S	N	Sec. 18.2.3.130 for C-1 zone and E-1 zone  Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070
<b>Cottage Housing</b>	<b>S</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>Sec. 18.2.3.090 Cottage Housing</b>
Rental Dwelling Unit Conversion to For-Purchase Housing	N	N	S	S	N	N	N	N	N	Sec. 18.2.3.200
Home Occupation	S	S	S	S	S	S	S	S	N	Sec. 18.2.3.150

<sup>1</sup> KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.

## Amendments to the Standards for Residential Zones

### 18.2.5.030 Unified Standards for Residential Zones

A. **Standards for Urban Residential Zones.** Table 18.2.5.030.A contains standards for the R-1, R-1-3.5, R-2, and R-3 zones. Standards for the RR and WR zones are contained in subsections 18.2.5.030.B and 18.2.5.030.C.

**Table 18.2.5.030.A – Standards for Urban Residential Zones<sup>2</sup>**

(Except as modified under chapter 18.5.5 Variances or chapter 18.3.9 Performance Standards Option.)

Standard	R-1				R-2	R-3
	R-1-10	R-1-7.5	R-1-5	R-1-3.5		
Lot Coverage – Maximum <sup>10,11</sup> (% of lot area)	40%	45%	50%	55%	65%	75%

<sup>10</sup>A total area up to 200 sf or 5% of the permitted lot coverage, whichever is less, may be developed in an approved, porous solid surface that allows storm water infiltration, and is exempt from the lot coverage maximum; the porous solid surface exemption does not apply to driveways and parking areas.

<sup>11</sup>**Within Cottage Housing Developments up to 10% of the permitted lot coverage may be developed in an approved, porous solid surface that allows storm water infiltration, and is exempt from the lot coverage maximum.**



## Amendments to the Normal Neighborhood District Allowed Uses

### 18.3.4.040 Use Regulations

B. Normal Neighborhood Plan Residential Building Types. The development standards for the Normal Neighborhood Plan will preserve neighborhood character by incorporating four distinct land use overlay areas with different concentrations of varying housing types.

7. Cottage Housing. ~~[Reserved]~~ Cottage Housing are small dwelling units in developments approved in accordance with the standards in 18.2.3.090.

C. General Use Regulations. Uses and their accessory uses are permitted, special permitted or conditional uses in the Normal Neighborhood Plan area as listed in the Land Use Table

<b>Table 18.3.4.040 Land Use Descriptions</b>	<b>NN-1-5 Single family Residential</b>	<b>NN-1-3.5 Suburban Residential</b>	<b>NN-1-3.5-C Suburban Residential with commercial</b>	<b>NN-2 Multi-family Low Density Residential</b>
<b>Residential Uses</b>				
Single Dwelling Residential Unit (Single-Family Dwelling)	P	P	N	N
Accessory Residential Unit	P	P	P	N
Double Dwelling Residential Unit	N	P	P	P
<u>Cottage Housing, subject to the requirements of 18.2.3.090</u> <del>[Placeholder]</del>	S	N	N	N
Clustered Residential Units	N	P	P	P
Attached Residential Unit	N	P	P	P
Multiple Dwelling Residential Unit	N	P	P	P
Manufactured Home on Individual Lot	P	P	P	P
Manufactured Housing Development	N	P	P	P

## Amendments to the North Mountain Neighborhood District Allowed Uses

### 18.3.5.050 Allowed Uses

- A. Uses Allowed in North Mountain Neighborhood Zones.** Allowed uses include those that are permitted, permitted subject to special use standards, and allowed subject to a conditional use permit. Where Table 18.3.5.050 does not list a specific use and part 18.6 does not define the use or include it as an example of an allowed use, the City may find that use is allowed, or is not allowed, following the procedures of section 18.1.5.040 Similar Uses. Uses not listed in Table 18.2.2.030 and not found to be similar to an allowed use are prohibited. All uses are subject to the development standards of zone in which they are located, any applicable overlay zone(s), and the review procedures of part 18.5. See section 18.5.1.020 Determination of Review Procedure.
- C. Uses Regulated by Overlay Zones.** Notwithstanding the provisions of chapter 18.2.2 Base Zones, additional land use standards or use restrictions apply within overlay zones. An overlay zone may also provide for exceptions to some standards of the underlying zone. For regulations applying to the City's overlays zones, please refer to part 18.3.
- C. Mixed-Use.** Uses allowed in a zone individually are also allowed in combination with one another, in the same structure or on the same site, provided all applicable development standards and building code requirements are met.

Table 18.3.5.050 – North Mountain Neighborhood Uses Allowed by Zone <sup>3</sup>					
	North Mountain Neighborhood Zones <sup>4</sup>				
	NM-R-1-7.5	NM-R-1-5	NM-MF	NM-C	NM-Civic
<b>A. Residential</b>					
Residential Uses, subject to density requirements in Table 18.3.5.050	P	P	P	P	N
Accessory Residential Units	S	S	N	P	N
<b><u>Cottage Housing</u></b>	<b><u>S</u></b>	<b><u>S</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>
Home Occupations	P	P	P	P	N
Agricultural Uses, except Keeping of Livestock	P	P	P	P	S
Keeping of Micro-Livestock and Bees	S	S	S	N	S
Keeping of Livestock	N	N	N	N	N
Marijuana Cultivation, Homegrown	S	S	S	S	N
<b>B. Public and Institutional Uses</b>					
Community Services	N	S	N	S	P
Parks and Open Spaces	P	P	P	P	P
Public Parking Lots	N	N	N	CU	N
Religious Institution, Houses of Worship	N	N	N	S	N
Utility and Service Building, Public and Quasi-Public, excluding outdoor	N	N	N	S	N

<sup>3</sup> Key: P = Permitted Uses; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.

<sup>4</sup> Zones: NC = Neighborhood Commercial; MU = Mixed Use; OE = Office Employment; CI = Compatible Industrial; OS = Open Space.

Table 18.3.5.050 – North Mountain Neighborhood Uses Allowed by Zone <sup>3</sup>					
	North Mountain Neighborhood Zones <sup>4</sup>				
	NM-R-1-7.5	NM-R-1-5	NM-MF	NM-C	NM-Civic
storage and electrical substations					
<b>B. Commercial</b>					
Neighborhood Clinics	N	N	N	S	N
Neighborhood Oriented Retail Sales, Services, and Restaurants	N	N	N	S	N
Offices, Professional	N	N	N	S	N
Temporary uses	N	N	N	CU	N
<b>C. Industrial</b>					
Manufacturing, Light	N	N	N	S	N

D. *Special Use Standards.* The uses listed as “Permitted with Special Use Standards (S)” in Table 18.3.5.050, above, are allowed provided they conform to the requirements of this section and the requirements of chapter 18.5.2 Site Design Review.

1. Accessory Residential Units.

- Accessory residential units are not subject to the density requirements of the zone and are not included in the base density calculations.
- One accessory residential unit is allowed per lot, and the maximum number of dwelling units must not exceed two per lot.
- The proposal must comply with the lot coverage and setback requirements of the underlying zone.
- The maximum gross habitable floor area (GHFA) of the accessory residential unit must not exceed 50 percent of the GHFA of the primary residence on the lot, and must not exceed 750 square feet GHFA, except that second story accessory residential units constructed above a detached accessory building must not exceed 500 square feet GHFA.
- Additional parking shall be provided in conformance with the off-street parking provisions for single-family dwellings in section 18.4.3.040.

2. Agricultural Uses. In the NM-Civic zone, agriculture may include community garden space.

3. Keeping of Micro-Livestock and Bees. Subject to the standards in section 18.2.3.160.

4. Marijuana Cultivation, Homegrown. Subject to the standards in subsection 18.2.3.190.A.

5. Community Services.

- In the NM-R-1-5 zone, each building may be up to a maximum of 2,500 square feet of gross floor area.
- In the NM-C zone, each building may be up to a maximum of 3,500 square feet of gross floor area.

6. Manufacturing, Light.

- The light manufacturing use shall occupy 600 square feet or less.

- b. The light manufacturing use shall be contiguous to the permitted retail outlet that operates in conjunction with and sells the manufactured items produced by the light manufacturing use.
- 7. Neighborhood Clinics. Each building may be up to a maximum of 3,500 square feet of gross floor area.
- 8. Neighborhood Oriented Retail Sales, Services, and Restaurants. Each building may be up to a maximum of 3,500 square feet of gross floor area.
- 9. Offices, Professional. Each building may be up to a maximum of 3,500 square feet of gross floor area.
- 10. Religious Institution, Houses of Worship. The same use cannot be located on a contiguous property, and there must be no more than two such uses in a given zone.
- 11. Utility and Service Building, Public and Quasi-Public. Each building may be up to a maximum of 3,500 square feet of gross floor area

**12: Cottage Housing. Subject to the standards in section 18.2.3.090.**

## **Amendments to the Performance Standards Options Chapter**

### **18.3.9.030 PSO-Overlay**

- A. **Purpose.** The purpose of the PSO overlay is to distinguish between those areas that have been largely developed under the subdivision code, and those areas, which, due to the undeveloped nature of the property, sloping topography, or the existence of vegetation or natural hazards, are more suitable for development under Performance Standards.
- B. **Applicability.** This chapter applies to properties located in the Performance Standards Option Overlay (PSO) as depicted on the Zoning Map. All developments in the PSO overlay, other than partitions and development of individual dwelling units, shall be processed under this chapter. The minimum number of dwelling units for a Performance Standards Subdivision within residential zoning districts is three.
- C. **Permitted Uses.** In a PSO overlay, the granting of the application shall be considered an outright permitted use, subject to review by the Planning Commission for compliance with the standards set forth in this ordinance and the guidelines adopted by the City Council.
- D. **Development Outside PSO-overlay.** If a parcel is not in a PSO overlay, then development under this chapter may only be approved if one or more of the following conditions exist.
1. The parcel is larger than two acres and is greater than 200 feet in average width.
  2. That development under this chapter is necessary to protect the environment and the neighborhood from degradation which would occur from development to the maximum density allowed under subdivision standards, or would be equal in its aesthetic and environmental impact.
  3. The property is zoned R-2, R-3 or CM.
  4. **The property is developed as a cottage housing development consistent with the standards in section 18.2.3.090**

### **18.3.9.040 [unchanged]**

### **18.3.9.050 Performance Standards for Residential Developments**

- A. **Base Densities.** The density of the development shall not exceed the density established by this section. The density shall be computed by dividing the total number of dwelling units by the acreage of the project, including land dedicated to the public. Fractional portions of the final answer, after bonus point calculations, shall not apply towards the total density.
1. The base density, for purposes of determining density bonuses allowed under this section, **for developments other than cottage housing**, is as provided in Table 18.3.9.050.

Table 18.3.9.050.A.1. Base Densities for Determining Allowable Density Bonus with Performance Standards Option	
Zone	Allowable Density (dwelling units per acre)
WR-2	0.30 du/acre
WR-2.5	0.24 du/acre
WR-5	0.12 du/acre
WR-10	0.06 du/acre
WR-20	0.03 du/acre
RR-1	0.60 du/acre
RR-5	1.2 du/acre
R-1-10	2.40 du/acre
R-1-7.5	3.60 du/acre
R-1-5	4.50 du/acre
R-1-3.5	7.2 du/acre
R-2	13.5 du/acre
R-3	20 du/acre

2. The base density for cottage housing developments, for purposes of determining density bonuses, allowed under this section is as provided in Table 18.3.9.050.A.2

Table 18.3.9.050.A.2 Base Densities for Determining Allowable Density Bonus with Performance Standards Option					
Zones	Maximum Cottage Density	Minimum number of cottages per cottage housing development	Maximum number of cottages per cottage housing development	Minimum lot size (accommodates minimum number of cottages)	Maximum Floor Area Ratio (FAR)
R-1-5, NN-1-5	1 cottage dwelling unit per 2,500 square feet of lot area	3	12	7500 sq.ft.	0.35
R-1-7.5	1 cottage dwelling unit per 3,750 square feet of lot area	3	12	11250 sq.ft.	0.35

3. Open Space Required. All developments with a base density of ten units or greater shall be required to provide a minimum of five percent of the total lot area in Open Space; that area is not subject to bonus point calculations, however, density bonuses shall be awarded to open space areas in excess of the five percent required by this subsection.
- B. **Density Bonus Point Calculations.** The permitted base density shall be increased by the percentage gained through bonus points. In no case shall the density exceed that allowed under the Comprehensive Plan. The maximum density bonus permitted shall be 60 percent (base density x 1.6), pursuant to the following criteria.
1. Conservation Housing. A maximum 15 percent bonus is allowed. One-hundred percent of the homes or residential units approved for development, after bonus point calculations, shall meet the minimum requirements for certification as a Earth Advantage

home, as approved by the Ashland Conservation Division under the City's Earth Advantage program as adopted by resolution 2006-06.

2. Provision of Common Open Space. A maximum ten percent bonus is allowed, pursuant to the following.
  - a. *Purpose.* Common open spaces may be provided in the form of natural areas, wetlands, playgrounds, active or passive recreational areas, and similar areas in common ownership. All areas set aside for common open space may be counted for base density, unless otherwise excluded by subsection 18.3.9.050.A.2. However, for the purposes of awarding density bonus points, the Planning Commission shall consider whether or not the common open space is a significant amenity to project residents, and whether project residents will realistically interact with the open space on a day-to-day basis. The purpose of the density bonus for common open space is to permit areas, which could otherwise be developed, or sold as individual lots, to be retained in their natural state or to be developed as a recreational amenity. It is not the purpose of this provision to permit density bonuses for incidental open spaces that have no realistic use by project residents on a day-to-day basis. **Open space provided in cottage housing developments, meeting the standards of section 18.2.3.090 Cottage Housing, is not eligible for density bonus points.**
  - b. *Standard.* Developments with fewer than ten units that provide more than two percent of the project area for common open space, or for developments of ten units or greater that provide more than five percent open space, a one percent bonus shall be awarded for each one percent of the total project area in common open space.
3. Provision of Major Recreational Facilities. A maximum ten percent bonus is allowed, pursuant to the following.
  - a. *Purpose.* Points may be awarded for the provision of major recreational facilities such as tennis courts, swimming pools, playgrounds, or similar facilities.
  - b. *Standard.* For each percent of total project cost devoted to recreational facilities, a six percent density bonus may be awarded up to a maximum of ten percent bonus. Total project cost shall be defined as the estimated sale price or value of each residential unit times the total number of units in the project. Estimated value shall include the total market value for the structure and land. A qualified architect or engineer shall prepare the cost of the recreational facility using current costs of recreational facilities.
  - c. **Major recreational facilities provided in cottage housing developments, meeting the standards of section 18.2.3.090 Cottage Housing, are not eligible for density bonus points.**
4. Affordable Housing. A maximum bonus of 35 percent is allowed. Developments shall receive a density bonus of two units for each affordable housing unit provided. Affordable housing bonus shall be for residential units that are guaranteed affordable in accordance with the standards of section 18.2.5.050 Affordable Housing Standards.

#### **18.3.9.060 Parking Standards**

All development under this chapter shall conform to the following parking standards, which are

in addition to the requirements of chapter 18.4.3 Parking, Access, and Circulation.

- A. **On-Street Parking Required.** At least one on-street parking space per dwelling unit shall be provided, in addition to the off-street parking requirements for all developments in an R-1 zone, with the exception of cottage housing developments, and for all developments in R-2 and R-3 zones that create or improve public streets.
- B. **On-Street Parking Standards.** On-street parking spaces shall be immediately adjacent to the public right-of-way on publicly or association-owned land and be directly accessible from public right-of-way streets. On-street parking spaces shall be located within 200 feet of the dwelling that it is intended to serve. In addition, on-street public parking may be provided pursuant to minimum criteria established under subsection 18.4.3.060.A.
- C. **Signing of Streets.** The installation of "No Parking" signs regulating parking in the public right-of-way and any other signs related to the regulation of on-street parking shall be consistent with the Street Standards in 18.4.6.030, and shall be consistent with the respective City planning approval.



## Amendments to the Parking Ratios Table

### 18.4.3.040 Parking Ratios

Except as provided by section 18.4.3.030, the standard ratios required for automobile parking are as follows. See also, accessible parking space requirements in section 18.4.3.050.

<i>Table 18.4.3.040 – Automobile Parking Spaces by Use</i>	
Use Categories	Minimum Parking per Land Use (Based on Gross Floor Area; fractions are rounded to whole number.)
<b>Residential Categories</b>	
Single Family Dwelling	<p>2 spaces for the primary dwelling unit and the following for accessory residential units.</p> <ul style="list-style-type: none"> <li>a. Studio units or 1-bedroom units less than 500 sq. ft. -- 1 space/unit.</li> <li>b. 1-bedroom units 500 sq. ft. or larger -- 1.50 spaces/unit.</li> <li>c. 2-bedroom units --1.75 spaces/unit.</li> <li>d. 3-bedroom or greater units -- 2.00 spaces/unit.</li> </ul>
Multifamily	<ul style="list-style-type: none"> <li>a. Studio units or 1-bedroom units less than 500 sq. ft. -- 1 space/unit.</li> <li>b. 1-bedroom units 500 sq. ft. or larger -- 1.50 spaces/unit.</li> <li>c. 2-bedroom units -- 1.75 spaces/unit.</li> <li>d. 3-bedroom or greater units -- 2.00 spaces/unit.</li> <li>e. Retirement complexes for seniors 55-years or greater -- One space per unit.</li> </ul>
Cottage Housing	<ul style="list-style-type: none"> <li>a. Units less than 800 sq. ft. -- 1 space/unit.</li> <li>b. Units greater than 800 square feet and less than 1000 square feet -- 1.5 spaces/unit.</li> <li>c. Units greater than 1000 square feet --2.00 spaces/unit.</li> <li>d. Retirement complexes for seniors 55-years or greater -- One space per unit.</li> </ul>
Manufactured Housing	Parking for Manufactured Home on Single-Family Lot is same as Single Family Dwelling; for Manufactured Housing Developments, see sections 18.2.3.170 and 18.2.3.180.
Performance Standards Developments	See chapter 18.3.9.

## Amendments to the Solar Access Chapter

### 18.4.8 Solar Access

#### 18.4.8.020 B. Exemptions.

1. Architectural Projections. Rooftop architectural features a maximum of four feet in width, such as chimneys and vent pipes, and light poles and flag poles shall be exempt from the setback standards in section 18.4.8.030.
2. Steep Slopes. Any lot with a slope of greater than 30 percent in a northerly direction, as defined by this ordinance, shall be exempt from the setback standards in section 18.4.8.030.
3. Zones. Any lot in the C-1-D, CM, and NM-C zones, and properties in the C-1 zone not abutting a residential zone, shall be exempt from the setback standards in section 18.4.8.030.
4. Existing Shade Conditions. If an existing structure or topographical feature casts a shadow at the northern lot line at noon on December 21, that is greater than the shadow allowed by the requirements of this section, a structure on that lot may cast a shadow at noon on December 21, that is not higher or wider at the northern lot line than the shadow cast by the existing structure or topographical feature. This exemption does not apply to shade caused by vegetation.
  - a. Actual Shadow Height. If the applicant demonstrates that the actual shadow that would be cast by the proposed structure at noon on December 21 is no higher than that allowed for that lot by the provisions of this section, the structure shall be approved. Refer to Table 18.4.8.020.B.4.a, below, for actual shadow lengths.

**Table 18.4.8.020.B.4.a: Actual Shadow Length (at solar noon on December 21st)**

Height in feet	Slope									
	-0.30	-0.25	-0.20	-0.15	-0.10	-0.05	0.00	0.05	0.10	0.15
8 *	55	41	33	27	23	20	18	16	15	13
10 *	69	51	41	34	29	25	22	20	18	17
12 *	83	61	49	41	35	30	27	24	22	20
14 *	96	72	57	47	41	35	31	28	26	24
16 *	110	82	65	54	46	40	36	32	29	27
18 *	124	92	73	61	52	46	40	36	33	30
20 *	138	102	82	68	58	51	45	40	37	34
22 *	151	113	90	75	64	56	49	44	40	37
24 *	165	123	98	81	70	61	54	48	44	40
26 *	179	133	106	88	75	66	58	53	48	44
28 *	193	143	114	95	81	71	63	57	51	47
30 *	207	154	122	102	87	76	67	61	55	50
32 *	220	164	130	108	93	81	72	65	59	54
34 *	234	174	139	115	98	86	76	69	62	57
36 *	248	184	147	122	104	91	81	73	66	60
38 *	262	195	155	129	110	96	85	77	70	64
40 *	275	205	163	135	116	101	90	81	73	67

5. Structures within Cottage Housing Developments meeting the standards in 18.2.3.090, that cast their shadows entirely within the parent parcel of the Cottage Housing Development, shall be exempt from the setback standards in 18.4.8.030 provided they do not cast a shadow upon the roof of a dwelling within the cottage housing development.

C. **Exceptions and Variances.** Requests to depart from section 18.4.8.030 Solar Setbacks are subject to 18.4.8.020.C.1 Exception to the Solar Setback, below. Deviations from the standards in section 18.4.8.050 Solar Orientation Standards are subject to subsection 18.5.2.050.E Exception to the Site Development and Design Standards.

1. Solar Setback Exception. The approval authority through a Type I review pursuant to section 18.5.1.050 may approve exceptions to the standards in 18.4.8.030 Solar Setbacks if the requirements in subsection a, below, are met and the circumstances in subsection b, below, are found to exist.
  - a. That the owner or owners of all property to be shaded sign, and record with the County Clerk on the affected properties' deed, a release form supplied by the City containing all of the following information.
    - i. The signatures of all owners or registered leaseholders holding an interest in the property in question.
    - ii. A statement that the waiver applies only to the specific building or buildings to which the waiver is granted.
    - iii. A statement that the solar access guaranteed by this section is waived for that particular structure and the City is held harmless for any damages resulting from the waiver.
    - iv. A description and drawing of the shading which would occur.
  - b. The approval authority finds all of the following criteria are met.
    - i. The exception does not preclude the reasonable use of solar energy (i.e., passive and active solar energy systems) on the site by future habitable buildings.
    - ii. The exception does not diminish any substantial solar access which benefits a passive or active solar energy system used by a habitable structure on an adjacent lot.
    - iii. There are unique or unusual circumstances that apply to this site which do not typically apply elsewhere.

#### **18.4.8.030 Solar Setbacks**

A. **Setback Standard A.** This setback is designed to ensure that shadows are no greater than six feet at the north property line. Buildings on lots which are classified as standard A, pursuant to 18.4.8.020.A.1, shall be set back from the northern lot line according to the following formula.

$$SSB = \frac{H - 6'}{0.445 + S}$$

Where:

**SSB** = the minimum distance in feet that the tallest shadow producing point which creates the longest shadow onto the northerly property must be set back from the northern property

line. See definition of northern property line in part 18.6.

**H** = the height in feet of the highest shade producing point of the structure which casts the longest shadow beyond the northern property line. See definition of highest shade producing point in part 18.6.

**S** = the slope of the lot, as defined in this chapter.

**Table 18.4.8.030.A: Setback Standard "A"**

Height in feet	Slope									
	-0.30	-0.25	-0.20	-0.15	-0.10	-0.05	-0.00	0.05	0.10	0.15
8 *	14	10	8	7	6	5	4	4	4	3
10 *	28	20	<del>6-16</del>	<del>4-14</del>	<del>2-12</del>	<del>0-10</del>	9	8	7	7
12 *	41	31	24	20	17	15	13	21	11	10
14 *	55	41	33	27	23	20	18	16	15	13
16 *	69	51	41	34	29	25	22	20	18	17
18 *	83	61	49	41	35	30	27	24	22	20
20 *	96	72	57	47	41	35	31	28	26	24
22 *	110	82	65	54	46	40	36	32	29	27
24 *	124	92	73	61	52	46	40	36	33	30
26 *	138	102	82	68	58	51	45	40	37	34
28 *	151	113	90	75	64	56	49	44	40	37
30 *	165	123	98	81	70	61	54	48	44	40
32 *	179	133	106	88	75	66	58	53	48	44
34 *	193	143	114	95	81	71	63	57	51	47
36 *	207	154	122	102	87	76	67	61	55	50
38 *	220	164	130	108	93	81	72	65	59	54
40 *	234	174	139	115	98	86	76	69	62	57

- B. Setback Standard B.** This setback is designed to ensure that shadows are no greater than 16 feet at the north property line. Buildings for lots which are classified as standard B, pursuant to 18.4.8.020.A.2, shall be set back from the northern lot line as set forth in the following formula.

$$SSB = \frac{H - 16'}{0.445 + S}$$

**Table 18.4.8.030.B: Setback Standard "B"**

Height in feet	Slope									
	-0.30	-0.25	-0.20	-0.15	-0.10	-0.05	0.00	0.05	0.10	0.15
8 *	0	0	0	0	0	0	0	0	0	0
10 *	0	0	0	0	0	0	0	0	0	0
12 *	0	0	0	0	0	0	0	0	0	0
14 *	0	0	0	0	0	0	0	0	0	0
16 *	0	0	0	0	0	0	0	0	0	0
18 *	14	10	8	7	8	5	4	4	4	3
20 *	28	20	16	14	12	10	9	8	7	7
22 *	41	31	24	20	17	15	13	12	11	10
24 *	55	41	33	27	23	20	18	16	15	13
26 *	69	51	41	34	29	25	22	20	18	17
28 *	83	61	49	41	35	30	27	24	22	20
30 *	96	72	57	47	41	35	31	28	26	24
32 *	110	82	65	54	46	40	36	35	29	27

**Table 18.4.8.030.B: Setback Standard "B"**

Height in feet	Slope									
	-0.30	-0.25	-0.20	-0.15	-0.10	-0.05	0.00	0.05	0.10	0.15
34 *	124	92	73	61	52	46	40	36	33	30
36 *	138	102	82	68	58	51	45	40	37	34
38 *	151	113	90	75	64	56	49	44	40	37
40 *	165	123	98	81	70	61	54	48	44	40

- C. Setback Standard C.** This setback is designed to ensure that shadows are no greater than 21 feet at the north property line. Buildings on lots which are classified as standard C, pursuant to 18.4.8.020.A.3, shall be set back from the northern lot line according to the following formula.

$$SSB = \frac{H - 21'}{0.445 + S}$$

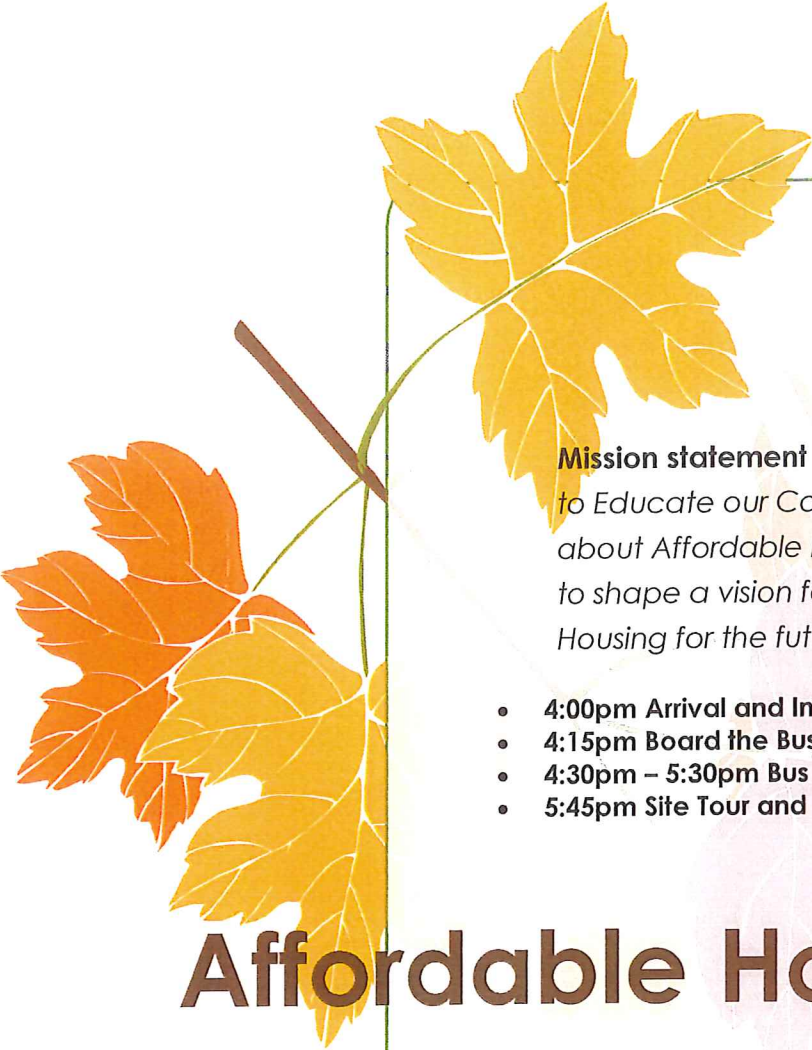
**Table 18.4.8.030.C: Setback Standard "C"**

Height in feet	Slope									
	-0.30	-0.25	-0.20	-0.15	-0.10	-0.05	0.00	0.05	0.10	0.15
8 *	0	0	0	0	0	0	0	0	0	0
10 *	0	0	0	0	0	0	0	0	0	0
12 *	0	0	0	0	0	0	0	0	0	0
14 *	0	0	0	0	0	0	0	0	0	0
16 *	0	0	0	0	0	0	0	0	0	0
18 *	0	0	0	0	0	0	0	0	0	0
20 *	0	0	0	0	0	0	0	0	0	0
22 *	7	5	4	3	3	3	2	2	2	2
24 *	21	15	12	10	9	8	7	6	6	6
26 *	34	26	20	17	14	13	11	10	9	8
28 *	48	36	29	24	20	18	16	14	13	12
30 *	62	46	37	30	26	23	20	18	17	15
32 *	76	56	45	37	32	28	25	22	20	18
34 *	90	67	53	44	38	33	29	26	24	22
36 *	103	77	61	51	43	38	34	30	28	25
38 *	117	87	69	58	49	43	38	34	31	29
40 *	131	97	77	64	55	48	43	38	35	32

## **Amendments to Site Design Review Chapter**

### **18.5.2.050 Approval Criteria**

- E. Exception to the Site Development and Design Standards.** The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1, **2, or 3**, below, are found to exist.
1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
  2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.
  - 3. There is no demonstrable difficulty in meeting the specific requirements for a cottage housing development, but granting the exception will result in a design that equally or better achieves the stated purpose of 18.2.3.090**



**Mission statement** *"Our Goal is to Educate our Community about Affordable Housing, and to shape a vision for Affordable Housing for the future"*

- 4:00pm Arrival and Introduction
- 4:15pm Board the Bus
- 4:30pm – 5:30pm Bus Tour
- 5:45pm Site Tour and Refreshments

# Affordable Housing Bus Tour

**Wednesday October 11**

4:00-6:30

2261 Villard Street

On street parking only



**Sponsored by**

City of Ashland Housing and Human  
Services Commission







# Housing and Human Services Commission Memo

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TITLE: 2016 CAPER Overview  
DEPT: Community Development  
DATE: September 28, 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 \$158,000 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 2016. The CAPER reports the accomplishments generated by the activities funded in Program Year 2016 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 2016**

For the Program Year 2016 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.

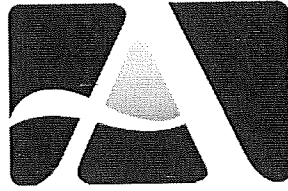


- **Ashland Supportive Housing-** A capital improvement grant of \$76,886 was awarded to Ashland Supportive Housing to complete upgrades to a group home occupied by five developmentally disabled residents. Upgrades included energy efficiency upgrades and other ADA accessibility remodel activities to 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:

<https://www.ashland.or.us/Page.asp?NavID=17511>





# **CITY OF ASHLAND**

## **CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT**

**(CAPER)**

**Program year 2016**

**(July 1, 2016 – June 30, 2017)**

**Date of Report August 30, 2017**

**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 2016-2017 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 2016 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 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 Fair Housing Council of Oregon to provide education and outreach to landlords and property management companies 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 Complete
Create and Maintain Affordable Housing Units/Units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	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: \$	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: \$	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: \$	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: \$	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	5	20%
Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$7400	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	60	12%
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$16,665	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	36	36%
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$	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 2016 Program year (July 1, 2016-June 30, 2017).

For the 2016 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 2015-2019 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 unit targeted to low-income populations and deed restricted for long term affordability. In Program Year 2016 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 2016 the City continued to make progress on these goals for homeless, at-risk and special needs populations. In 2016 the City funded two projects that serve homeless and populations at-risk of homeless; Maslow Project which served 60 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 36 individuals by assisting them to obtain or maintain housing. The City also awarded funds in the 2016 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 2016.

## 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	89
Black or African American	1
Asian	1
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	
Black and White	2
<b>Total</b>	<b>75</b>
Hispanic	8
Not Hispanic	85

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 2016 Program Year, the demographics of the populations assisted is reflective of the population as a whole. 2014 American Community Survey Data shows that 91% 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	117,690.94

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 tracts 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 \$159,038 in matching funds from federal, state, local, and private sources. For the 2016 program year the City awarded (including the award to Family Solutions which wasn't awarded until July 2017) \$153,156 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 2016 the amount leveraged from other sources totals \$159,038.

## 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.

	One-Year Goal	Actual
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

	One-Year Goal	Actual
Number of households supported through Rental Assistance	15	36
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 high 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 will continue to hinder the City's ability to meet the affordable housing goals that are the highest priority need in the future.

**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	84	0
Low-income	10	0
Moderate-income	7	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 2016 was the ninth 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	\$118,098
New HMIS Project	\$7,987
ACCESS, CoC Planning	\$12,242
TOTAL	\$265,111

**Table 8 - Table 1.2 Continuum of Care Grant Funds PY 2017**

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 2017 program year the Social Service Grants awarded totaled \$134,00. 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 awards totaling \$265,111 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, supported two organizations 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 2017-2019**

Organization    Annual Award Amount(Awards are for two years)

Organization	Annual Award Amount(Awards are for two years)
Options for Homeless Residents of Ashland	\$ 25,000
Center For Non-Profit Legal Services	\$ 10,555.79
St. Vincent de Paul	\$ 31,831.58
Rogue Valley Council of Governments-Meals on Wheels	\$ 12,227.37
Maslow Project	\$ 11,473.68
Community Works Inc. (Dunn House)	\$ 7,343.16
Community Works Inc. (Sexual Assault Victim Services)	\$ 3,442.11
Community Works Inc. (Helpline)	\$ 6,884.21
Rogue Valley Manor Community Services (FGP)	\$ 1,147.37
Rogue Valley Manor Community Services (RSVP)	\$ 2,294.74
Jackson County SART	\$ 6,654.74
First Presbyterian Church	\$ 1,147.37
Southern Oregon Jobs with Justice	\$ 5,736.84
CASA of Jackson County	\$ 4,818.95
The Rose Circle Mentoring Network, Inc.	\$ 3,442.11

### **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 five nights of shelter every week and during incidents of extreme bad weather. 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 publicly 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 social service grant 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 Jackson County Homelessness Task Force organized a regional public forum to discuss the negative effects of public policies that were acting as barriers to the development of affordable housing. The forum was held on March 15, 2016 and was called the Challenges, opportunities and Solutions forum. The forum brought together for profit and non-profit developers, land-use professionals, real estate professionals, state and local elected and appointed officials, City planners and housing staff, affordable housing and social service providers, and interested citizens. The keynote speaker was Rob Justus, of Home First Development of Portland. The forum identified barriers to affordable housing and what steps can be taken to overcome such barriers and promote the development of affordable and multi-family housing were examined and discussed. Several viable ideas came out of that forum and continue to be explored by the planning group. 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. 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 2016 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 instrumental in assessing the needs and resources of homeless populations. The City's continued 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)**

One project funded in PY 2016 and which is currently underway was tested for Lead Based Paint. 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 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 2016 CDBG funds was advertised in the September 12, 2017 edition of the Ashland Daily Tidings and was posted continuously on the City of Ashland web site from September 11, 2017 through September 28, 2017 for public comment. Additionally the Housing and Human Services Commission reviewed the CAPER at their September 28, 2017 Regular meeting and held a public hearing to obtain comments. The 2016 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.**





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PGM Year: 2010

Project: 0003 - CDBG Program Administration

IDIS Activity: 94 - CDBG Program Administration

Status: Completed 4/28/2017 2:34:00 PM

Location: 1

Objective:  
Outcome:

Matrix Code: General Program Administration (21A)

National Objective:

Initial Funding Date: 12/01/2010

Description:

Administration of the CDBG program

Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$42,378.55	\$0.00	\$0.00
		2010	B10MC410008			\$42,378.55
Total	Total			\$42,378.55	\$0.00	\$42,378.55

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Native Hawaiian/Other Pacific Islander:

American Indian/Alaskan Native & White:

Asian White:

Black/African American & White:

American Indian/Alaskan Native & Black/African American:

Other multi-racial:

Asian/Pacific Islander:

Hispanic:

Total:

0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0

Female-headed Households:



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.





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PGM Year: 2014

Project: 0002 - St. Vincent De Paul Home Visitation Program

IDIS Activity: 113 - St.Vincent De Paul Home Visitation Program

Status: Completed 7/27/2016 5:11:55 PM

Location: PO Box 215 Ashland, OR 97520-0008

Objective: Provide decent affordable housing

Outcome: Sustainability

Matrix Code: Subsistence Payment (05Q)

National Objective: LMC

Initial Funding Date: 10/01/2014

Description:

Rent and security deposit assistance for qualified low-income Ashland Residents

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	Pre-2015		\$18,000.00	\$0.00	\$0.00
	2013	B13MC410008		\$0.00	\$11,035.21
	2014	B14MC410008		\$0.00	\$6,964.79
Total	Total		\$18,000.00	\$0.00	\$18,000.00

Proposed Accomplishments

People (General) : 15

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	33	0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	35	0



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Female-headed Households: 0 0 0

Income Category:				
	Owner	Renter	Total	Person
Extremely Low	0	0	0	22
Low Mod	0	0	0	12
Moderate	0	0	0	1
Non Low Moderate	0	0	0	0
Total	0	0	0	35
Percent Low/Mod				100.0%

Years	Annual Accomplishments	Accomplishment Narrative	# Benefiting
2014	The number off people/households that have received rent and/or security deposit assistance to obtain or maintain housing.		



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Female-headed Households:

7 0 7

Income Category:

	Owner	Renter	Total	Person
Extremely Low	5	0	5	0
Low Mod	3	0	3	0
Moderate	2	0	2	0
Non Low Moderate	0	0	0	0
Total	10	0	10	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years Accomplishment Narrative

2014 Number of households receiving necessary and emergency home repairs and improvements.

# Benefiting



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PGM Year: 2014

Project: 0003 - Habitat for Humanity

IDIS Activity: 114 - A Brush With Kindness/Critical Home Repair

Status: Completed 7/27/2016 6:34:08 PM

Location: Address Suppressed

Objective: Provide decent affordable housing  
Outcome: Sustainability

Matrix Code: Rehab; Single-Unit Residential (14A)

National Objective: LMH

Initial Funding Date: 10/01/2014

Description:

Home repairs and improvements on homes owned and occupied by qualified low-income homeowners.

Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount		Drawn In Program Year		Drawn Thru Program Year	
				Total	Hispanic	Total	Hispanic	Total	Hispanic
EN		Pre-2015							
		2013	B13MC410008	\$41,300.00		\$0.00		\$0.00	
		2014	B14MC410008			\$0.00		\$13,268.37	
Total	Total			\$41,300.00		\$0.00		\$28,031.63	
Proposed Accomplishments								\$41,300.00	

Housing Units : 12

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	10	0	0	0	10	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	10	0	0	0	10	0	0	0



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Income Category:				
	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments		# Benefiting
Years	Accomplishment Narrative	
2015	Rehabilitation of a group home serving developmentally disabled adults.	



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PGM Year: 2015

Project: 0005 - ASH-Special Needs Residential Facility Remodel

IDIS Activity: 116 - ASH-Special Needs Residential Facility Remodel

Status: Completed 9/6/2016 1:43:44 PM

Location: 842 Michelle Ave Ashland, OR 97520-1020

Objective: Create suitable living environments  
Outcome: Sustainability  
Matrix Code: Rehab: Other Publicly-Owned Residential Buildings (14D)

National Objective: LMH

Initial Funding Date: 10/02/2015

Description:

Rehabilitation of a group home serving five developmentally disabled adults  
Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC410008		
Total	Total		\$76,886.00	\$0.00	\$76,886.00

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0
Female-headed Households:	0		0		0			



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Income Category:				
	Owner	Renter	Total	Person
Extremely Low	0	0	0	76
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	76
Percent Low/Mod				100.0%

Annual Accomplishments		# Benefiting
Years	Accomplishment Narrative	
2015	Provide outreach case management and resources to homeless youth in the Ashland School District	



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PGM Year: 2015

Project: 0003 - Maslow Project

IDIS Activity: 117 - Maslow Project-School Based Services

Status: Completed 9/6/2016 1:39:48 PM

Location: 500 Monroe St Medford, OR 97501-3522

Objective: Create suitable living environments  
Outcome: Availability/accessibility  
Matrix Code: Youth Services (05D)

National Objective: LMC

Initial Funding Date: 11/17/2015

Description:

Homeless youth outreach and resources for homeless and at-risk youth in the Ashland School District  
Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC410008	\$7,499.57	\$0.00	\$7,499.57
<b>Total</b>	<b>Total</b>			<b>\$7,499.57</b>	<b>\$0.00</b>	<b>\$7,499.57</b>

Proposed Accomplishments

People (General) : 99

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	58	11
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	16	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>11</b>

Female-headed Households:





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Income Category:				
	Owner	Renter	Total	Person
Extremely Low	0	0	0	19
Low Mod	0	0	0	6
Moderate	0	0	0	4
Non Low Moderate	0	0	0	0
Total	0	0	0	29
Percent Low/Mod				100.0%

Annual Accomplishments		# Benefiting
Years	Accomplishment Narrative	

2015	Number of households/people receiving rent and utility deposit assistance.	
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PGM Year: 2015

Project: 0002 - St. Vincent De Paul

IDIS Activity: 118 - St. Vincent De Paul Home Visitation Program

Status: Completed 7/7/2017 12:00:00 AM

Location: PO Box 215 Ashland, OR 97520-0008

Objective: Provide decent affordable housing  
Outcome: Sustainability  
Matrix Code: Subsistence Payment (05Q)

National Objective: LMC

Initial Funding Date: 12/14/2015

Description:

Rent and Security Deposit assistance for qualified low-income households  
Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC410008	\$17,432.00	\$3,656.44	\$17,432.00
Total	Total			\$17,432.00	\$3,656.44	\$17,432.00

Proposed Accomplishments

People (General) : 15

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	24	2
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	2	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	29	2
Female-headed Households:	0		0		0			



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Extremely Low	0
Low Mod	0
Moderate	0
Non Low Moderate	0
Total	0
Percent Low/Mod	0

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2016

Project: 0004 - Program Administration

IDIS Activity: 119 - Program Administration

Status: Completed 9/12/2017 12:00:00 AM

Location: ,

Objective:  
Outcome:

Matrix Code: General Program Administration (21A)

National Objective:

Initial Funding Date: 04/24/2017

Description:

General Program Administration

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16M/C410008	\$31,745.20	\$25,287.74	\$25,287.74
Total	Total			\$31,745.20	\$25,287.74	\$25,287.74

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Native Hawaiian/Other Pacific Islander:

American Indian/Alaskan Native & White:

Asian White:

Black/African American & White:

American Indian/Alaskan Native & Black/African American:

Other multi-racial:

Asian/Pacific Islander:

Hispanic:

Total:

0

0

0

0

0

0

0

0

Female-headed Households:

Income Category:

Owner Renter Total

Person

PR03 - ASHLAND



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Extremely Low	0
Low Mod	0
Moderate	0
Non Low Moderate	0
Total	0
Percent Low/Mod	0

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2015

Project: 0008 - CDBG Program Administration

IDIS Activity: 120 - CDBG Program Administration

Status: Completed 3/30/2017 12:00:00 AM

Location: , Objective:  
Outcome:

Matrix Code: General Program Administration (21A)

National Objective:

Initial Funding Date: 06/30/2016

Description:

General Administration of the CDBG Program

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15M/C410008	\$31,745.20	\$31,745.20	\$31,745.20
Total	Total			\$31,745.20	\$31,745.20	\$31,745.20

Proposed Accomplishments

Actual Accomplishments

Number assisted:

Owner		Renter		Total		Person	
Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic

White:	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0

Female-headed Households:

Income Category:

Owner	Renter	Total	Person
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PR03 - ASHLAND



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	19	0	19	0
Low Mod	10	0	10	0
Moderate	7	0	7	0
Non Low Moderate	0	0	0	0
Total	36	0	36	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments	Accomplishment Narrative	# Benefiting
Years		
2016	Number of homeless or households at risk of homelessness provided rent and security deposit assistance to obtain or maintain stable housing.	



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PGM Year: 2016

Project: 0001 - St. Vincent De Paul-Home Visitation Program

IDIS Activity: 121 - St. Vincent De Paul

Status: Completed 9/12/2017 12:00:00 AM  
Location: 987 Hillview Dr Ashland, OR 97520-3521

Objective: Provide decent affordable housing  
Outcome: Affordability  
Matrix Code: Security Deposits (05T)

National Objective: LMH

Initial Funding Date: 11/08/2016

Description:

Emergency rent and security deposit assistance.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16MC410008	\$16,665.00	\$13,437.87	\$13,437.87
<b>Total</b>	<b>Total</b>			<b>\$16,665.00</b>	<b>\$13,437.87</b>	<b>\$13,437.87</b>

Proposed Accomplishments

Households (General) : 15

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	34	0	0	0	34	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	2	0	0	0	2	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	7		0		7			





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Income Category:				
	Owner	Renter	Total	Person
Extremely Low	0	0	0	60
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	60
Percent Low/Mod				100.0%

Annual Accomplishments		# Benefiting
Years	Accomplishment Narrative	
2016	Assisted homeless youth and families at risk of homelessness with case management and resources to maintain school attendance.	



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PGM Year: 2016

Project: 0002 - Maslow Project-School Based Outreach

IDIS Activity: 122 - Maslow Project School Based Outreach

Status: Open

Location: 500 Monroe St Medford, OR 97501-3522

Objective: Create suitable living environments  
Outcome: Availability/accessibility  
Matrix Code: Youth Services (05D)

National Objective: LMC

Initial Funding Date: 11/09/2016

Description:

Case management and services to homeless and at risk youth enrolled in the Ashland School District.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16MC410008	\$7,143.00	\$3,488.73	\$3,488.73
Total	Total			\$7,143.00	\$3,488.73	\$3,488.73

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	50	7
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	8	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	60	7

Female-headed Households:



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Income Category:				
	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2015

Project: 0001 - Habitat for Humanity Rogue Valley

IDIS Activity: 123 - Critical Home Repair/A Brush with Kindness

Status: Open  
Location: PO Box 668 Medford, OR 97501-0045

Objective: Create suitable living environments  
Outcome: Sustainability  
Matrix Code: Rehab; Single-Unit Residential (14A)

National Objective: LMH

Initial Funding Date: 01/25/2017

Description:

Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount		Drawn In Program Year	Drawn Thru Program Year
				Total	Hispanic		
	EN	Pre-2015		\$50,000.00		\$0.00	\$0.00
		2014	B14MC410008			\$3,828.00	\$3,828.00
Total	Total			\$50,000.00		\$3,828.00	\$3,828.00

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			



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**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	158,;
02 ENTITLEMENT GRANT	
03 SURPLUS URBAN RENEWAL	
04 SECTION 108 GUARANTEED LOAN FUNDS	
05 CURRENT YEAR PROGRAM INCOME	
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	159,0
08 TOTAL AVAILABLE (SUM, LINES 01-07)	

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	94,4
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	94,4
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	57,0
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	151,4
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	8,;
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	

**PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	94,4
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	94,4
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	10,
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	20,1
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	20,1
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	158,;
32 ENTITLEMENT GRANT	
33 PRIOR YEAR PROGRAM INCOME	
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	158,;
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1.
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	57,0
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	32,;
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	24,;
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	158,;
42 ENTITLEMENT GRANT	
43 CURRENT YEAR PROGRAM INCOME	
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	158,;
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1.
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	



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**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

Report returned no data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

Report returned no data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	2	122	5981877	Maslow Project School Based Outreach	05D	LMC	\$1,021.
2016	2	122	6034042	Maslow Project School Based Outreach	05D	LMC	\$2,467.
2015	2	118	5970342	St. Vincent De Paul Home Visitation Program	05D	Matrix Code	\$3,488.
					05Q	LMC	\$3,656.
2016	1	121	5981619	St. Vincent De Paul	05Q	Matrix Code	\$3,656.
2016	1	121	6016093	St. Vincent De Paul	05T	LMH	\$4,392.
2016	1	121	6034043	St. Vincent De Paul	05T	LMH	\$5,944.
					05T	LMH	\$3,100.
2015	1	123	6006451	Critical Home Repair/A Brush with Kindness	05T	Matrix Code	\$13,437.
					14A	LMH	\$3,828.
2016	3	124	6027451	Ashland Supportive Housing Solar Project	14A	Matrix Code	\$3,828.
2016	3	124	6039601	Ashland Supportive Housing Solar Project	14D	LMH	\$59,295.
2016	3	124	6042542	Ashland Supportive Housing Solar Project	14D	LMH	\$2,370.
2016	3	124	6053759	Ashland Supportive Housing Solar Project	14D	LMH	\$2,136.
2016	3	124	6065342	Ashland Supportive Housing Solar Project	14D	LMH	\$2,146.
					14D	LMH	\$4,052.
<b>Total</b>					14D	Matrix Code	\$70,000.
							\$94,411.

**LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	2	122	5981877	Maslow Project School Based Outreach	05D	LMC	\$1,021.
2016	2	122	6034042	Maslow Project School Based Outreach	05D	LMC	\$2,467.
2015	2	118	5970342	St. Vincent De Paul Home Visitation Program	05D	Matrix Code	\$3,488.
					05Q	LMC	\$3,656.
2016	1	121	5981619	St. Vincent De Paul	05Q	Matrix Code	\$3,656.
2016	1	121	6016093	St. Vincent De Paul	05T	LMH	\$4,392.
2016	1	121	6034043	St. Vincent De Paul	05T	LMH	\$5,944.
					05T	LMH	\$3,100.
<b>Total</b>					05T	Matrix Code	\$13,437.
							\$20,583.

**LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	8	120	5941089	CDBG Program Administration	21A		\$32,710.
2015	8	120	6025023	CDBG Program Administration	21A		(\$964.8
2016	4	119	6034048	Program Administration	21A		\$25,287.
<b>Total</b>					21A	Matrix Code	\$57,032.
							\$57,032.

U.S. DEPARTMENT OF HOUSING AND URBAN  
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**IDIS**

Plan IDIS Year Project	Project Title and Description	Program	Amount Drawn in Report Year
2016 1	St. Vincent De Paul-Home Visitation Program	CDBG	\$13,437.87
2	Maslow Project-School Based Outreach	CDBG	\$3,488.73
3	Ashland Supportive Housing Group Home Energy Efficiency Upgrades	CDBG	\$70,000.00
4	Program Administration	CDBG	\$25,287.74
5	St. Vincent De Paul Home Visitation Program	CDBG	\$0.00
6	Maslow Project School Based Services	CDBG	\$0.00
7	Ashland Supportive Housing Solar Project	CDBG	\$0.00
8	Family Solutions Facility Rehabilitation	CDBG	\$0.00

Emergency rent and security deposit assistance to low income households to avoid homelessness  
Case Management and resources for homeless youth and their families enrolled in the Ashland school district.  
Energy efficiency upgrades to a group home serving 5 developmentally disabled adults.  
General Program administration  
Emergency Rent and security deposit assistance to low income households to avoid homelessness.  
Case management and services to homeless and at risk children in the Ashland School District.  
Energy Efficiency upgrades to a group home housing five developmentally disabled adults  
Rehabilitation of a facility that offers psychiatric day treatment and serves as an alternative school serving families and children experiencing severe mental health issues and who are involved in the foster care system.

U.S. DEPARTMENT OF HOUSING AND URBAN  
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PR06 - Summary of Consolidated Plan Projects for Report  
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IDIS

Plan IDIS Year Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw
2016 1	St. Vincent De Paul Home Visitation Program	CDBG	\$16,665.00	\$16,665.00	\$13,437.87	\$3,227.13
2	Maslow Project-School Based Outreach	CDBG	\$7,143.00	\$7,143.00	\$3,488.73	\$3,654.27
3	Ashland Supportive Housing Group Home Energy Efficiency Upgrades	CDBG	\$70,000.00	\$70,000.00	\$70,000.00	\$0.00
4	Program Administration	CDBG	\$31,745.00	\$31,745.20	\$25,287.74	\$6,457.46
5	St. Vincent De Paul Home Visitation Program	CDBG	\$16,665.00	\$0.00	\$0.00	\$0.00
6	Maslow Project School Based Services	CDBG	\$7,143.00	\$0.00	\$0.00	\$0.00
7	Ashland Supportive Housing Solar Project	CDBG	\$70,000.00	\$0.00	\$0.00	\$0.00
8	Family Solutions Facility Rehabilitation	CDBG	\$59,348.00	\$0.00	\$0.00	\$0.00
Energy Efficiency upgrades to a group home housing five developmentally disabled adults Rehabilitation of a facility that offers psychiatric day treatment and serves as an alternative school serving families and children experiencing severe mental health issues and who are involved in the foster care system.						





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PGM Year: 2016

Project: 0003 - Ashland Supportive Housing Group Home Energy Efficiency Upgrades

IDIS Activity: 124 - Ashland Supportive Housing Solar Project

Status: Completed 9/12/2017 12:00:00 AM

Location: 842 Michelle Ave 842 Michelle Ashland, OR 97520-1020

Objective: Create suitable living environments  
Outcome: Sustainability  
Matrix Code: Rehab, Other Publicly-Owned Residential Buildings (14D)

National Objective: LMH

Initial Funding Date: 04/04/2017

Description:

Energy efficiency upgrades to a group home occupied by five developmentally disabled adults.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16MC410008	\$70,000.00	\$70,000.00	\$70,000.00
Total	Total			\$70,000.00	\$70,000.00	\$70,000.00

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	5	0	0	0	5	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	5	0	0	0	5	0	0	0
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	5	0	5	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	5	0	5	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2016	Number of people benefiting from energy efficiency upgrades to a group home for developmentally disabled adults.	



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Total Funded Amount:	\$410,794.52
Total Drawn Thru Program Year:	\$351,283.66
Total Drawn In Program Year:	\$151,443.98

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# Memo

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DATE: 09/28/2017

TO: Housing and Human Services Commission

FROM: Linda Reid, Housing Program Specialist

RE: Discussion Draft Housing Element Review

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## Background

The City's comprehensive plan was adopted in 1982; since that time only technical supporting documents have been adopted as amendments to the original Housing Element. The data used to compile the documents referenced the data from the 1980 census, consequently the data and assumptions contained in the element comes across as dated.

The City's Comprehensive plan is required to be consistent with the State of Oregon's Planning goals. Goal 10 of the Statewide Planning goals specifies that each city must plan for and accommodate all needed housing types (OAR 660-015-0000(10)) The State requires each city to inventory its buildable residential lands, project future housing needs, and provide the appropriate types and amounts of land within the urban growth boundary necessary to meet those needs. The statewide housing goal also prohibits local plans from discriminating against needed housing types. To ensure that the City is continuing to meet the requirements of Goal 10 the City is undertaking the process of updating the Housing Element of the City of Ashland Comprehensive Plan.

The City is undertaking this update for a variety of reasons: the current document contains language that is limited to specific time periods and conditions which are no longer representative of existing conditions within the city, the data and language is outdated, and it is an appropriate time to revisit the housing policies within the element. Consequently, staff is beginning the process of updating the housing element to remove dated demographic data and to revise the narrative to better reflect current conditions. With this update staff is presenting a broader more generalized view of change in data and demographics over time, and where needed replacing specific data with references to technical supporting documents that are updated on a more regular basis. These changes will allow the document to remain relevant over time as comprehensive plan elements are not updated regularly or often.

The draft document that is attached to this memo is an initial discussion draft which includes both the narrative of the Housing Element and a revised goals and policies section. Staff

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anticipates further refinements to this initial discussion draft as the document is ultimately prepared for public review during the legislative hearing process. Due to the numerous changes to the element that are expected, staff will present the entire revised document to be adopted as a full replacement of the existing housing element, rather than to adopt changes to the original document, line by line. The current Housing Element is available online at [http://www.ashland.or.us/Files/ComprehensivePlan\\_Updated9.2016.pdf](http://www.ashland.or.us/Files/ComprehensivePlan_Updated9.2016.pdf).

### **Public Outreach Efforts**

As part of the Housing Element update process a Public Participation Planning Group (PPPG) comprised of two Planning Commissioners and two Housing Commissioners was established. The PPPG decided upon a public involvement plan to gain feedback from the community on the efficacy and relevancy of the current housing policies within the Housing Element. The public involvement plan included a questionnaire posted on the City's website and two outreach events; an open house and a community forum intended to elicit feedback and suggest changes to make the policies more effective for the community in the coming years.

City staff and the PPPG developed and posted a questionnaire on Open City Hall from January through March 31<sup>st</sup>. Availability of the questionnaire was advertised in the City Source utility bill mailer, on the City's website, and on public access channels. The Open City Hall topic received 324 visits and 144 responses (56 registered respondents and 88 unregistered respondents). The City also held two public meetings; one open house and one facilitated public forum. The City also held two study sessions to obtain feedback on the revised policies; one before the Planning Commission on July 25<sup>th</sup> and one before the Housing and Human Services Commission on July 27<sup>th</sup>, 2017. The feedback from each commission was utilized in the policy refining process.

### **Next Steps**

Following review, the Housing Commission on September 28<sup>th</sup>, 2017, the draft policies will be posted on Open City Hall to elicit additional public feedback regarding the revised goals and policies section of the document.

### **Attachments:**

Discussion Draft Housing Element Narrative and Policies



# City of Ashland

## Comprehensive Plan

### Draft Housing Element 9/28/2017

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#### Section 6.01 Introduction

The City's Housing Element is an important part of the overall Comprehensive Plan, as housing makes up the vast majority of land use in an urban area. Cities have taken various roles in housing, ranging from the very active role of being a housing provider and landlord to one of simply allowing the housing market to freely determine what should occur in a given area with very little regulation. The role that the City has traditionally taken lay somewhere in between, enacting policies that seek to temper the fluctuations of the market while preserving the unique character, and small town rural livability of the City and enhancing the quality of life which continues to draw families and individuals to Ashland. The City does not see itself as a provider or major developer of housing, but does recognize the impacts that its policies and land use ordinances will have on land availability, development sites, and housing types which will be used to meet the City's housing needs. The policies enacted to maintain the vibrancy of the community through land use ordinances that seek to ensure a variety of housing types and to meet the mandates of State planning guidelines. Statewide Planning Goal 10 requires that: *Buildable lands for residential use shall be inventoried, and plans shall encourage the availability of adequate numbers of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density.*

The City has a responsibility to inventory its land and ensure that the proper amount of land is set aside to accommodate the various housing needs in the City, and that its land use ordinances are broad enough to allow for variation in housing type and density.

In evaluating housing needs the City must be acutely aware of changing demographics and provide for the full cross section of age, income and household sizes:

*Total population growth offers only a very crude insight into future development.  
What will most determine future development patterns is the intersection between*

*growth in specific population's segments and the available supply that is attractive to those segments. What has been overlooked by most housing analysts is that growth of homeowners in the oldest age group has the potential effect of accelerating the release of supply on to the market, when the oldest households move to retirement homes or die. An important determinant of the... [arrangement] of new housing supply has been the extent to which the existing housing stock matches or, most importantly, fails to match, the demands of growing numbers of households."* (Myers and Pitkin, 2006)<sup>1</sup>

## **Section 6.02 Historical Trends**

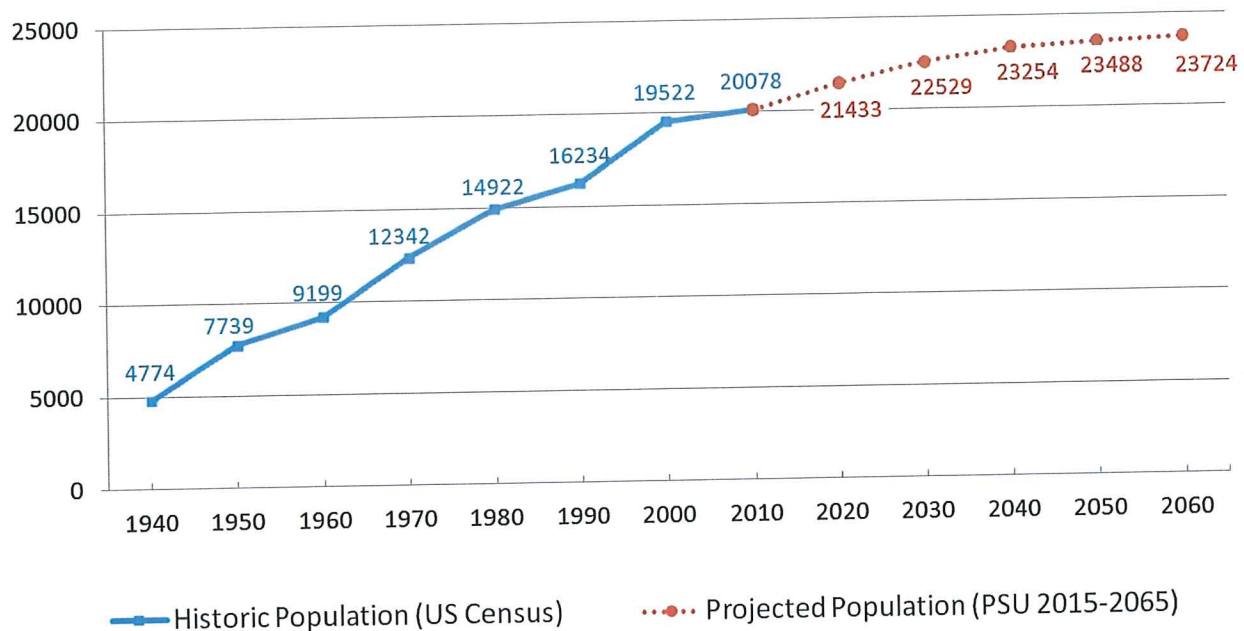
As stated in the introduction to the Population Element; Population Projections and Growth, *"A community's population change constitutes an important part of a comprehensive plan [as] housing, economic growth, public services, and land requirement projections are based on population size and characteristics."* The population of the City of Ashland historically has been measured using census population counts and the historic percentage of Ashland's population in proportion to the County's population. The Population element of the Comprehensive plan using those measures, as well as birth rates, death rates and migration rates, project that Ashland's population would grow at rate of 0.75% annually. Estimates based solely on Census data would project that the City's population would grow at a slightly higher rate, an average growth rate of .79%. In 2015 the City began utilizing population counts and estimates based on Portland State University (PSU) office of Population Research's certified counts, which estimates that the City's population will grow at rate much lower than that of previous estimates; at an annual average growth rate of .5%.

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<sup>1</sup> Myers, D. and Pitkin, J. 2006. U.S. Housing Trends, Generation Changes and the Outlook to 2050.



### Historic and Future Population Graph



## Household Size

Historical data show that the number of persons per household increased steadily from 1940 to 1960, reaching a high of almost three persons per household by the 1960 Census. Since that time, it has declined steadily, dropping from 2.84 persons per household in 1970 to 2.36 in 1980 and to a low of 2.03 persons per household by 2010.<sup>2</sup> PSU's Coordinated Population forecast expects persons per household to decline slightly, as "smaller household size is associated with an ageing population in Jackson County and its sub-areas."<sup>3</sup> Conversely, while the number of persons per household has declined, average square footage of a single family housing unit has increased. For example, Census data reports that the average square footage of a single family housing unit in the U.S. was 1,660 square feet in 1973 and has grown to 2,392 square feet by 2010. While the City of Ashland did not exhibit such large increases in square footage in that same period, Ashland did see a modest increase in square footage over the same period. These increases coupled with a reduction in persons per household resulted in a net increase in square footage per person.

<sup>2</sup> U.S. Census Bureau: Profile of General Population and Housing Characteristics: 2010 Demographic Profile Data.

<sup>3</sup> Population Research Center; PSU: Coordinated Population Forecast 2015 Through 2065.

## Housing Stock

The City's housing stock has grown at varying rates throughout the City's history and is influenced by several factors. These factors include; land value, housing market fluctuations, income, age, household size, and household composition of the general population, economic conditions and employment options, just to name a few. The City's housing stock is also impacted by the student population. Table VI-1 shows the change over time in: population, persons per household and household tenure. While past housing trends cannot be used to accurately predict future housing trends; a comparison of housing changes over long periods of time can be valuable to show trends which have existed, or which are occurring, that may impact the development of future needed housing types.

**TABLE VI-1**

<b>Housing and Population Data 1940-2010, U.S. Department of Census</b>								
<i>Year</i>	<i>1940</i>	<i>1950</i>	<i>1960</i>	<i>1970</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>
<i>Persons</i>	4,774	7,739	9,911 <sup>9</sup>	12,342	14,922	16,234	19,522	20,078
<i>Housing Units</i>	1,785	2,747	3,043	4,337	6,312	7,204	9,050	10,455
<i>PPH</i>	2.675	2.817	2.997	2.846	2.364	2.14	2.14	2.03
<i>% Owner Occupied</i>	Not Available	63.7%	66.7%	57.7%	Not Available	52%	52.2%	51.6%

While it is anticipated that future population growth will be moderate to slow in comparison with surrounding areas, it is expected that future growth in housing units will continue, as the number of persons per household continues to drop. Another trend is the decrease in the percentage of owner occupied households since the 1960's; Table VI-1 shows that the percent of owner-occupied housing has dropped steadily from 1960 to 2010. The percentage of owner-occupied housing in Ashland has dropped below that of both Jackson County, and United States as a whole<sup>4</sup>.

<sup>4</sup> 2006-2010 ACS 5-yr. estimates: Percentage of owner-occupied housing units in the U.S. was 66.6%, 2010 Census: percentage of owner-occupied housing units in Medford, OR was 51.9 and 62.6 for Jackson County.

Table VI-2 shows the difference in the development of various housing types over time in Ashland. In 1970, single-family detached units accounted for almost 77% of all the units in Ashland, in 1980, they accounted for only 64%, and multi-family units rose from 21% to 33% in the same period. Between 1980 and 2010 the level of multi-family development stagnated and the percentage of multi-family housing decreased to 26.6%<sup>5</sup> of the overall housing stock. There are many factors that could have influenced this trend, such as the decrease in the number of persons per household which occurred over the last decade and the increase in non-owner-occupied detached single family housing units in the City. This trend reverts to 1970's ratios of development with a resurgence in the development of single family units outpacing that of multi-family units.

**TABLE VI-2**

<b>Housing Mix 1970-2010, U.S. Department of Census/Portland State Center for Population Research<sup>6</sup></b>					
<i>Year</i>	<i>1970 %</i>	<i>1980 %</i>	<i>1990 %</i>	<i>2000%</i>	<i>2010%</i>
<i>Single Family detached/attached</i>	76.8%	63.7%	Not Available	65%	71.9%
<i>Multi-Family 2+ units</i>	21.3%	33.3%		32%	26.6%
<i>Mobile Homes</i>	1.9%	3.0%		2.4	1.5%

### **Age of Housing Stock**

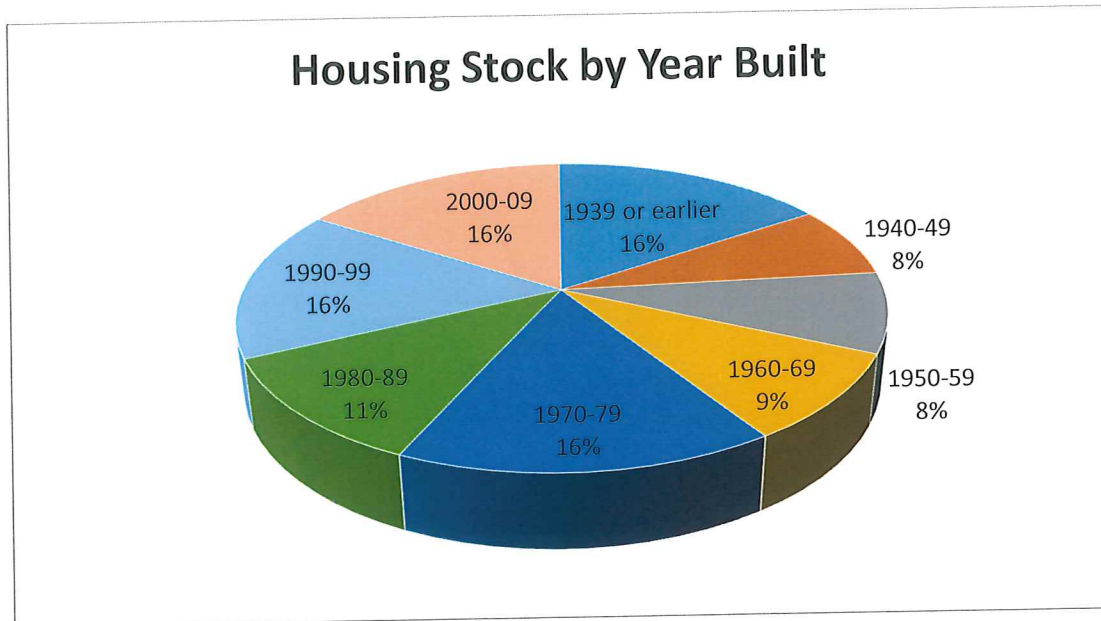
The City has a relatively old housing stock. Out of the 1,785 housing units existing in 1940, 1,526 still exist today and are still used for housing. Chart VI-1 shows a breakdown of housing stock by age. This chart shows both the fluctuations in housing construction by decade as well as the high percentage of housing stock which was built prior to the adoption and implementation of current energy and ADA building code requirements and which may require energy efficiency and/or ADA upgrading to continue to meet future housing needs. Undoubtedly,

<sup>5</sup> This percentage does not entirely represent a loss of multi-family units but is somewhat reflective of the margin of error (+/- 1.5%) in data from Community Survey versus decennial census data.

<sup>6</sup> 2006-2010 ACS 5-year estimates, Selected Housing Characteristic's (DP04)

this accounts for the large numbers of older homes in Ashland which have become more valuable in recent decades, as an appreciation for their uniqueness increases.

## Housing Stock by Year Built

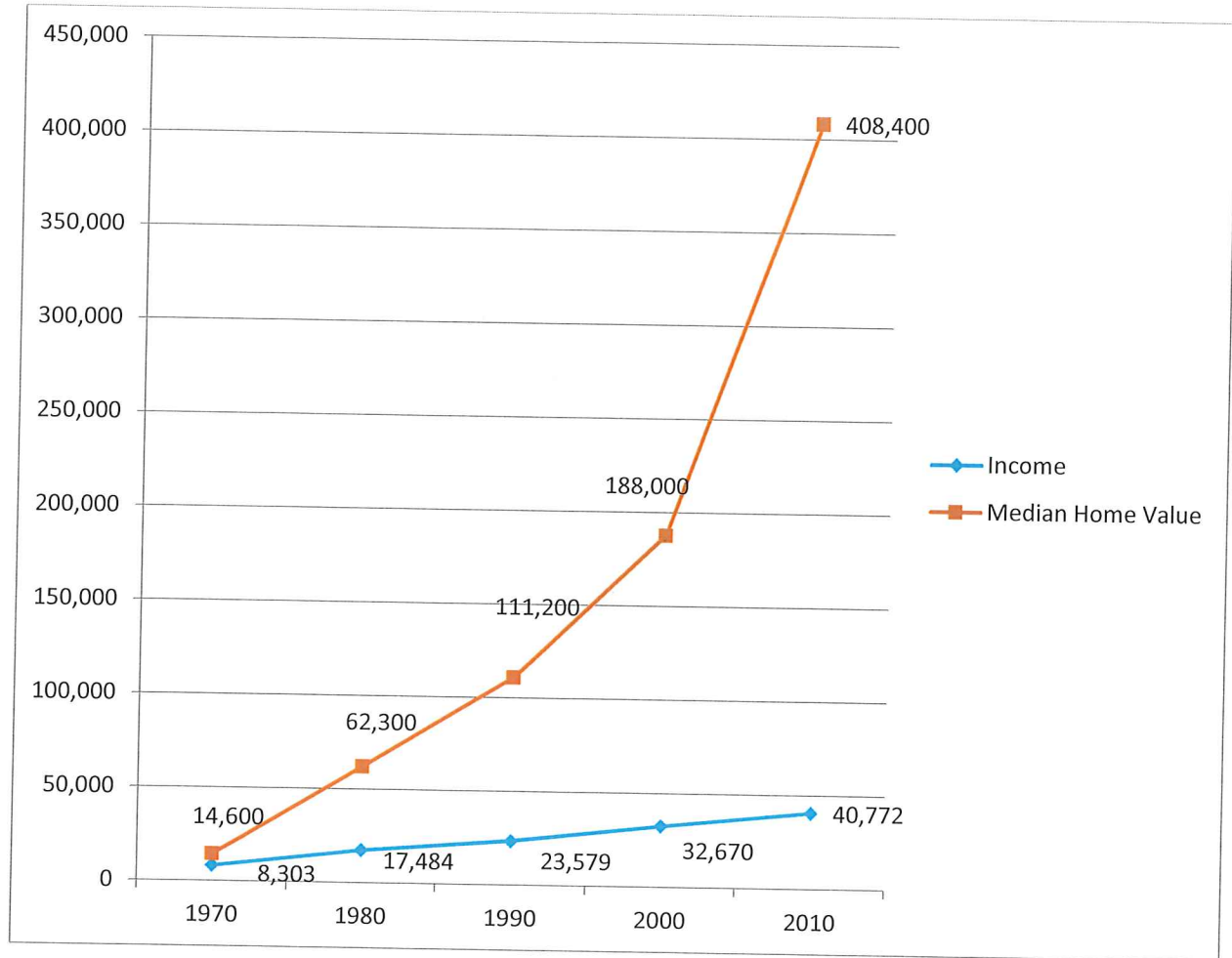


### Section 6.03 Income and Housing

A major determinant of the housing types that will be desired in the City of Ashland is the income range of existing and new occupants of Ashland. Table VI-3 shows historic estimates of income by percentage of population in Ashland using census data.

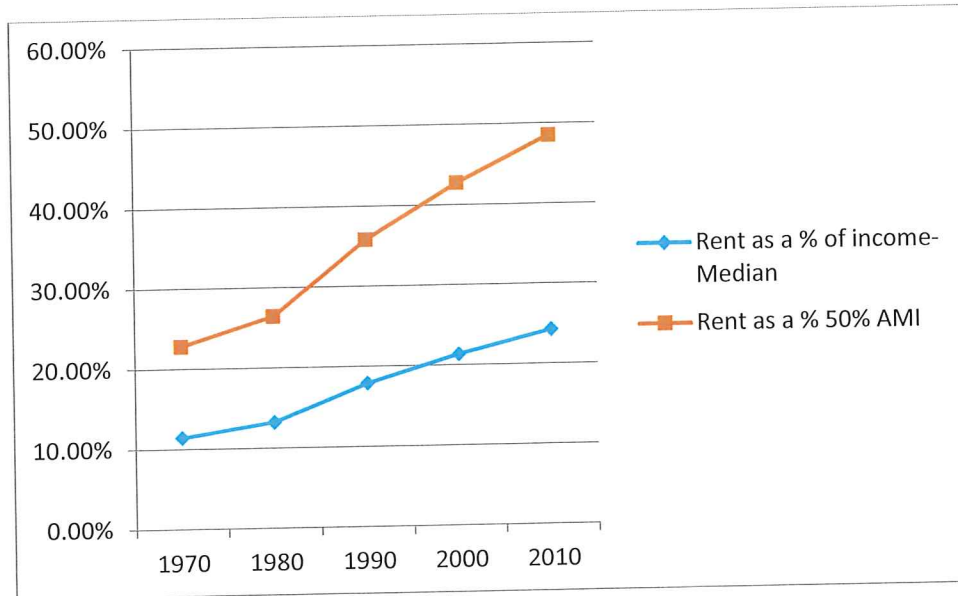
The increasing disparity between home value and income growth is shown in the chart below. The value of homes in Ashland has been increasing at an exponential rate in comparison to incomes: whereas the median home value was less than twice the median income in 1970, median home value represents nearly 10 times the median income three decades later.

## Home Value and Incomes 1970-2010



For rental units, it is expected that no more than 30% of a household's monthly gross income should be applied toward rent (Department of Housing and Urban Development definition of housing cost burden). The graph below illustrates the increasing percentage of household income that is applied toward rent for both median income and low income households. The changes demonstrate that for low income households (those earning below 50% of gross median income) housing cost burden has been growing at a faster rate than for median income households. If trends identified by the historic rates of increase for both home values and rental amounts continue to increase at a rate greater than that of incomes, housing cost burden for all populations will continue to rise.

Rent as a percentage of income 1970-2010



As can be seen by the charts and tables throughout this section, an increasing proportion of Ashland's population does not earn enough to afford to purchase a median valued home. Consequently, much of the population falls in the income range that necessitates renting; either single family rentals, apartment rentals, subsidized housing or mobile homes in parks. Very low income households can only afford rental housing which is offered below fair market value or housing which is subsidized. These housing types have traditionally not been provided directly by the City, but rather by affordable housing providers and the private market.

**Table VI-3-Distribution of Population by Income**

	Number of households (2000)	Percentage of households (2000)	Number of households (2010)	Percentage of households (2010 )
All Households	8,552	100%	9,339	100%
Less than 10,000	1,173	13.7%	906	9.7%
\$10,000 to \$14,999	918	10.7%	677	7.2%
\$15,000 to \$24,999	1,300	15.2%	1,203	12.9%
<b>\$25,000 to \$34,999</b>	<b>1,090</b>	<b>12.7%</b>	1,286	13.8%
<b>\$35,000 to \$49,999</b>	1,141	13.3%	<b>1,490</b>	<b>16.0%</b>
\$50,000 to \$74,999	1,309	15.3%	1,553	16.6%
\$75,000 to \$99,999	789	9.2%	779	8.3%
\$100,000 to \$149,999	545	6.4%	819	8.8%
\$150,000 to \$199,999	166	1.9%	294	3.1%
\$200,000 or More	121	1.4%	332	3.6%
<b>Median Household Income</b>	<b>\$32,670</b>		<b>\$40,140</b>	

For households earning the median income or below there are very few housing options in the City that are affordable for purchase. The primary housing options for households earning median income or below are condominium or townhouse units or mobile homes in parks. While the percentage of those in the highest income groups have doubled, due to exponential increases in housing costs, fewer households are able to purchase single-family detached homes than a decade ago. In most instances single family detached homes are the highest cost option available.

While it is important to discuss housing types in Ashland, it is impossible to accurately predict how the marketplace will allocate housing units. Therefore, it is necessary for the City to set aside amounts of land that are correctly zoned and to enact policies and regulations that ensure the housing needs of Ashland can be met. The marketplace will then be the significant factor in determining which type of housing will be built in the various zones, within limits imposed by the City based on density, aesthetics, and neighborhood compatibility.



## Section 6.04 Estimating Housing Demand

In order for this document to more accurately reflect housing demand over time no estimates will be contained in this section, rather this section will reference the current Housing Needs Analysis document which is updated regularly upon substantial changes in market or demographic conditions. Consequently, the technical supporting document adopted through a separate process is better able to reflect the changing market, population, and demographic conditions within the City of Ashland which drive development and demand for housing. The City of Ashland Housing Needs Analysis is adopted by the City Council as a technical supporting document to the Comprehensive Plan. The methodology used to ascertain future housing demand is detailed more fully within individual iterations of the Housing Needs Analysis.

In general, a projection of housing needs will utilize a methodology based on several factors including: housing tenure, price, and housing type choices to determine housing needs, in some cases housing needs could also include a market or demand driven approach which is commonly used to define housing needs for an area. Furthermore, a projection of housing demand could include a review of historic housing production trends then projecting those trends forward. The Housing Needs Analysis process also takes into account the age and income demographics of a study area and projects those demographic trends into the future, as the market driven method will show development trends, those historic trends may not have been meeting the housing needs of the population to begin with.

### Housing Demand by Type and Cost

The housing market is not static. Consequently, future housing needs are not expected to be the same as the needs of the previous planning period. The changing lifestyles and demographics of the community will lead to a variety of new housing options such as small single family homes on small lots, cottage housing developments, and manufactured housing in parks and in single family neighborhoods. For the purposes of estimating demand for various housing categories, by type and by cost with consideration to the historic and current income and housing tenure trends; four general types of housing demand are assumed.

**Single Family homes (detached and attached).** There will always be a strong demand for single

family detached housing. As can be seen Table VI-5, Single family housing types comprise the majority of the City's housing stock, however this housing type is often the highest cost housing option for both ownership and rental housing. This housing type is found throughout the City in all residential zones. Similarly, single family attached housing continues to be in strong demand as a housing type which primarily serves as a housing option that is more affordable for purchase and for rental, but which continues to be a high cost housing option for much of the population.

**Multiple Family Housing.** As mentioned under Government Assisted Housing; multiple family housing can be government assisted and mandated to rent at a rate with is below market rate or can be offered as market rate rentals. Based on past housing tenure income trends, multiple family housing has been and will continue to be a highly sought after housing type which will serve the majority of the City's population. This housing type can accommodate the broadest housing needs within the City and ranges from relatively low-cost attached housing and condominium units to a more traditional single-family style home type such as townhomes. As can be seen in Table VI-5, the percentage of multiple family housing stock needs to be much higher than in the past to meet the demands of the City's residents for a moderate priced housing option<sup>7</sup>. Multiple family housing can be located in several zones throughout the city including Single Family zones, suburban residential, multiple-family zones, and all residential and commercial zones with residential overlays.

**Government assisted housing/ "subsidized" housing.** This housing type is in high demand as it serves a need unmet by the private market; the housing needs of low-income, extremely, low-income, and special needs populations. Government assisted housing is primarily comprised of multi-family housing units developed with federal or state funding, and can be found only in multi-family zones. While government assisted housing types are a highly sought after housing type they represent only a fraction of all multi-family housing stock within the City

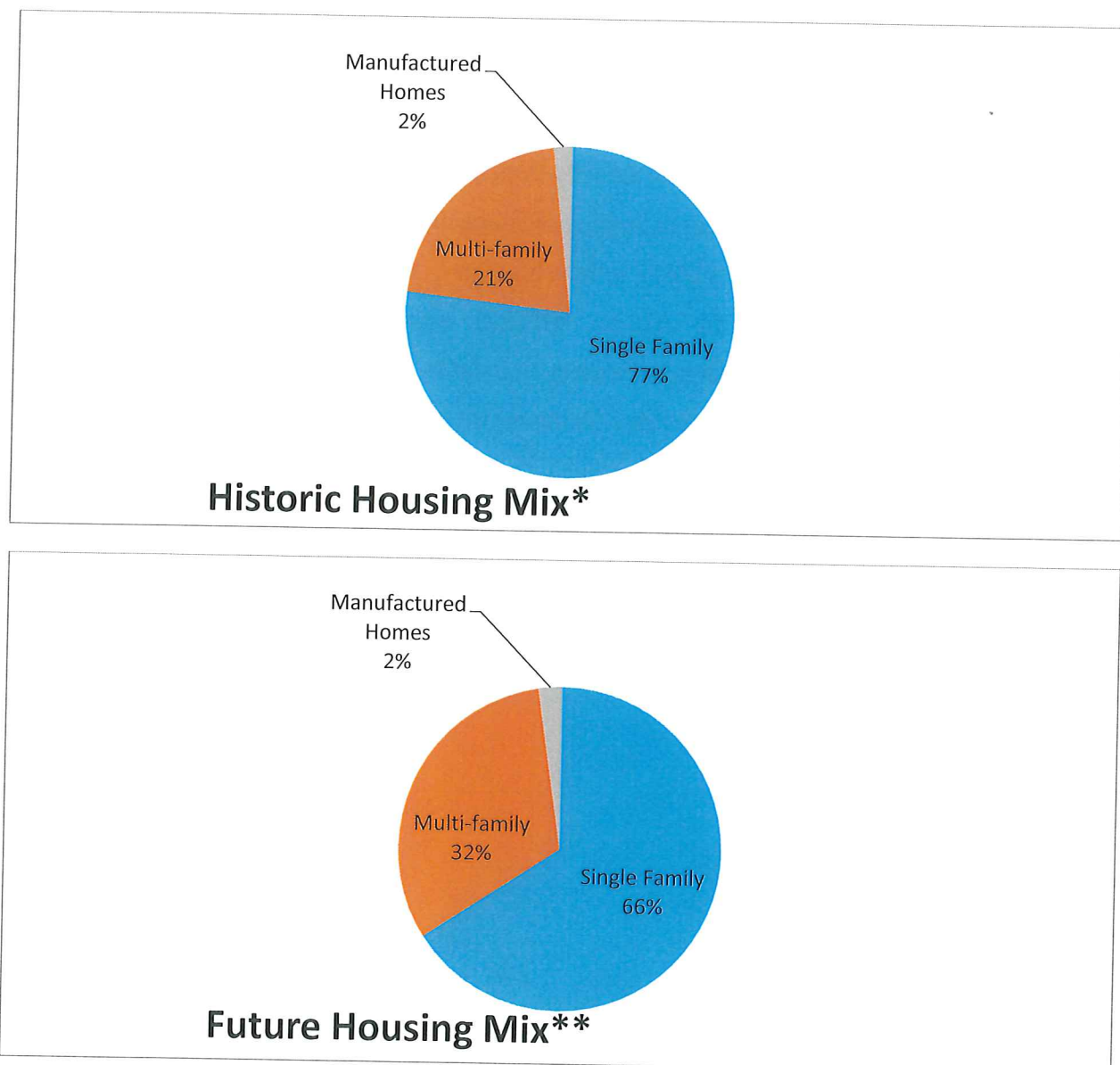
**Manufactured Housing.** This housing type provides for low and moderate-income purchase homes. The population which falls into this category includes many of those households occupying rental housing at any given time. Due to escalating housing costs this population will most likely be in the market for manufactured homes in parks or in single family neighborhoods,

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<sup>7</sup> This conclusion is based on data on household income levels and housing stock taken from the 2012 Housing Needs Analysis.

may include condominiums and townhomes most likely deed restricted through a Federal, State or City program to rent or sell at a price which is below market rate. This housing type has been decreasing as a percentage of the City's overall housing stock for a number of decades and for a variety of reasons. However, this housing type may need to be accommodated through City policies to incentivize the market to retain existing or perhaps provide more of these homes as low-to moderate income residents make up a large percentage of the population and have few options for purchase housing among more expensive housing types. Furthermore, manufactured housing has changed substantially over the decades, offering, more green building technology and materials, and offering greater energy efficiency standards which may prove to be both more economical and environmentally conscience for homeowners over time

Table-VI-5



#### Housing Demand in Different Zones

Assuming that each type of housing would be provided in several zones, an estimate must be made of the percentage of total housing demand in each zone. We estimate the following to be the types of housing and the zones in which the housing will be provided:

**Subsidized or Shared Housing** - Subsidized housing depends primarily on the type of assistance which will form the subsidy. Most subsidized housing is higher-density apartments and, therefore, the majority of this housing type would be met in the R-2, or Urban Low Residential zone.

**Rental** - Rental housing types form a large cross-section in the City. In Ashland there are single-family homes which have been built primarily for the purpose of renting. About 27% of the single-family housing stock was rental in 1970. Assuming that this practice will continue in the single-family detached housing market, and in the attached townhouse and condominium markets, then we estimate that about 40% of this demand would be met in the R-2, or Urban Low Residential zone, 30% in the townhouse zone (R-1-3), and another 30% in the R-1-5 residential subdivision areas, specifically by smaller, inexpensive housing units, and duplexes with the owner occupying one unit and renting the second unit.

**Moderate Cost Purchase** - The moderate cost purchase units will also be spread across several zones. We estimate that 20% of it will be met in the R-1-3, or townhouse, zone, and 80% in the single-family residential areas in the R-1-5, R-1-7.5, and R-1-10 zones.

**High Cost Purchase** - Most of the high cost housing would involve relatively large lot sizes and correspondingly low densities. As such, we would expect that 50% of this demand would be met in the single-family residential areas and 50% in the low-density residential areas.

### **Section 6.05 Housing Types**

Various housing types each have a place in Ashland in providing for housing need and demand.

**Detached single-family homes:** Detached single-family homes, which include the vast majority of the existing housing units in Ashland, will unfortunately only be available to persons of relatively high income. However, changes in development standards may alter this situation, as discussed below. Single-family homes will continue to be built and are encouraged in conjunction with other housing types, especially in residential subdivision developments. Alternatives to the conventional subdivision home, such as lot-line homes, or small cottages on small lots in developments with common open space, should help reduce the cost of some units. They typically work best in relatively low-density situations of less than 5 dwelling units per acre. Manufactured homes or modular prefabricated dwelling are increasingly being used as single family homes on single family lots.

**Attached single-family homes:** Ashland considers the attached single-family home to be a more



suitable low-cost alternative. Since they are attached by one or two walls, there are some savings over the same square footage built as detached units. Therefore, attached single-family houses are one of the major components of Ashland's housing strategy. They should be allowed in most undeveloped portions of the City as an out-right permitted use, along with single-family detached housing.

**Townhouses and Condominiums:** Townhouses differ from multi-unit apartments in that each individual living unit is contained in a separate structure, attached by common walls to other structures. These units are usually grouped in clusters of four or more and are associated with higher density developments. They have the advantage of providing greater privacy and sometimes an opportunity for individual ownership. Densities can range from 7 to 8 dwelling units per acre up to over 20 dwelling units per acre. However, as these units typically have a larger lot coverage per square foot of interior living space than multi-family, multi-unit apartments, the lower densities are preferable for townhouse developments. Very attractive and desirable homes can be built with this housing type. It is used for moderate to high cost rental units, and low to moderate cost purchase units in residential subdivision developments or condominium developments.

**Cottage Housing:** Cottage housing units are small dwellings grouped around a common open space which maintain a visual and pedestrian connection between the residences. Cottage housing developments can consist of as few as three or as many as twelve units developed as a cohesive plan for the entire site. Cottage housing is typically built as infill development in established residential zones and can provide increased density, diversity and a slightly more affordable alternative to traditional detached single family housing on individual lots.

**Mobile or manufactured homes in Parks and in Developments:** This housing type forms an insignificant part of Ashland's housing stock at present, and is expected to continue to be a small percentage in the future. Mobile homes are structures that are constructed for movement on public highways that have sleeping, cooking, and plumbing facilities that are intended for human occupancy, that are being used for residential purposes, and that were constructed between January 1, 1962 and June 15, 1976, and met the construction requirements for Oregon mobile home law in effect at the time of construction. Manufactured homes are similar to Mobile homes delineated

above, but were constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction. Manufactured homes are typically located in parks but are increasingly sited on single family lots. This housing type can be built to a wide variety of specifications and its method of prefabrication can lead to greater efficiencies in both time, materials, and energy efficiency. Manufactured housing both on lots and in parks can assist in regulating housing costs while offering ownership opportunities. In other communities around Ashland, mobile home subdivisions have grown to be increasingly popular.

However, realizing that the marketplace may demand these, even if cost-competitive alternatives are provided, there should be land set aside for mobile home developments at densities relatively consistent with their needs. The R-2, R-3, R-5, R-3.15 and R-1-3.5 zones are the areas which can most easily accept mobile or manufactured housing.

The new lands within the Urban Growth Boundary which have these zoning designations are relatively flat and have large, regularly shaped parcels available. Also, these areas have little existing development so that neighborhood compatibility is not a problem. Thus, they are the most suitable location for mobile home development.

**Accessory Residential Units (ARU's) (Also Called Accessory Dwelling Units, ADU's):** A secondary dwelling unit on a lot where the primary use is a single family dwelling, either attached to a single family dwelling or in a detached building located on the same lot and having an independent means of access (i.e. door). They should be allowed in most un-developed portions of the City as an out-right permitted use, along with single-family detached housing.

**Multi-family, multi-unit apartments:** Multi-unit apartments refer to those dwelling units in a structure or grouping of structures containing two or more dwelling units located on one lot. These have the advantage of relatively low cost per unit and relatively high density without a great deal of lot coverage. Densities in this type of garden apartment usually range from 15-22 dwelling units per acre in Ashland. However, they are most successful in the range of 15-20 dwelling units per acre. Because of this, Ashland will use the R-2, or Multi-Family Residential, zone to meet its new housing needs for this type of housing. The user and income groups in multi-family apartments would include households of all ages, compositions and sizes, from those with the lowest incomes (30% of the Area Median Income or less) through those earning 120% of Area



Median Income and above.

**Group Housing and Senior Housing:** Group housing is characterized by the long-term residential occupancy of a structure by a group of people. The size of the group typically is larger than the average size of a household. Group housing structures do not include self-contained units but rather have common facilities for residents including those for dining, social and recreational, and laundry. Residential care homes, residential care facilities, senior living and senior care facilities, and room and board facilities are types of group living.

**Residential Care Homes:** a residential treatment or training or adult foster home licensed by or under the authority of the state department.

**Residential facility:** Residential facilities provide housing and care for 6-15 individuals who need not be related as defined by the Oregon Revised Statutes for alcohol and drug abuse programs and for persons with disabilities. Staff persons required to meet State-licensing requirements is not counted in the number of facility residents and need not be related to each other or the residents.

**Room and Board Facility:** Group living establishment located in a dwelling or part thereof, other than a travelers' accommodation or hotels, where lodging, with or without meals, is provided for compensation for a minimum period of 30 days. Personal care, training, and/or treatment is not provided at a room and board facility. Example include dormitories, fraternities, sororities, and boarding houses.

**Senior housing:** Housing designated and/or managed for persons over a specified ages. Specific age restrictions vary, and uses may include assisted living facilities, retirement homes, convalescent or nursing homes, and similar uses not otherwise classified as Residential Homes or Residential Facilities.

**Government Assisted Housing:** Means housing that is financed in whole or in part by either a federal or state housing agency or a local housing authority as defined by the Oregon Revised Statute, or housing that is occupied by a tenant or tenants who benefit from rent supplements or housing vouchers provided by either a federal or state housing agency or a local housing authority.



## Section 6.06 Estimating Land Needs

Future availability of housing in Ashland will be heavily influenced by the availability of land for development. Pursuant to ORS 197.628 (Periodic review) to 197.651 (Appeal to Court of Appeals for judicial review of final order of Land Conservation and Development Commission) a local government shall demonstrate that its comprehensive plan or regional framework plan provides sufficient buildable lands within the urban growth boundary established pursuant to statewide planning goals to accommodate estimated housing needs for 20 years. The City should therefore ensure that there is sufficient land set aside for the development of housing to meet the needs of the population. In general, there should be at least a five years' supply of land for each comprehensive Plan Designation within the City limits and a 20-year supply within the Urban Growth Boundary

The most recent adopted Buildable Lands Inventory details the methodology that the City used to estimate its land needs, based on the number of housing units necessary to meet the current and future needs for residential development and based on future population growth and demographic forecasts. The estimate of future land needs will invariably take into account the changing demographics of the Ashland community in relation to the population's housing needs. To insure adequate supply of needed housing types, the City may enact policies to increase, protect, and preserve land set aside to accommodate identified needed housing types. Historically the City's demand has primarily been for single family detached and attached housing. However, over time both the need and demand for multi-family and government assisted housing has increased. Similarly, consumption of multi-family zoned land for single family attached and detached housing has reduced the supply of land available for these needed housing types. As is shown in table VI-5 in section 6.4, single family housing made up an overwhelming majority of the historic housing stock within the City at 77% while the housing mix needed to accommodate Ashland's changing demographics would increase the percentage of multi-family housing from 22% to 32% while decreasing the City's overall percentage of single family housing to 66%.

The Residential Land Supply Table, an appendix to the Buildable Lands Inventory details the number of acres necessary to accommodate needed housing types in each comprehensive plan designation.

## **Section 6.07 Development Standards**

The City's development standards also have an impact on the provision of housing and on the expense of each house. In the past, conventional subdivision development has resulted in attractive but sometimes monotonous neighborhoods. At the present time, the cost of developing land is usually too high for moderate-cost housing to be located in areas that are zoned for 7500-10,000 square feet lot size. Also, because of the changes in housing patterns and market perceptions, conventional subdivision regulations no longer can accommodate the full range of housing types and residential environments desired in the marketplace. As a result, Ashland has adopted a performance standards approach, which will govern development on most new land. The performance standards approach will be used to guide residential development. It emphasizes quality of life, overall density, and the residential environment created in each neighborhood, and compatibility with surrounding neighborhoods, with less emphasis on the type of housing to be built on the site, within the guidelines established by the City. Several different housing types may be compatible with an existing neighborhood. Subdivision standards should continue to be used where development occurs in neighborhoods, which have largely been developed under subdivision standards and for minor land partitioning needs.

## **Section 6.08 Energy, Transportation and Housing**

The consumption of natural resources is a very important topic for the Ashland community. Many policies have been implemented which address the reduction of energy usage and promote a reduction in a historic reliance on automobiles and automobile oriented communities. Arguably there is no stronger correlative relationship than that relationship between energy, transportation and housing. The residential sector uses more energy than any other in Ashland. Similarly, the impact of housing availability and affordability impacts the inflow and outflow of residents by whatever means including automobile, bus, or bicycle. Lastly, the impacts of transportation costs in U.S. households is nearly equal to housing costs in some instances, making those two areas the biggest expenses in the budgets of American Households.

Neighborhood design can promote a reduction in energy use by encouraging trips by bicycle and foot. The City of Ashland has long worked to maintain a compact urban form and provide multimodal transportation options to allow residents to use less energy and spend less on

transportation costs, whether by making fewer or shorter car trips, or using other less expensive modes of transportation like bicycling, walking, or transit. Transportation costs typically represent the second highest household expense, following housing.

It is expected that efficient urbanization and improved multi-modal transportation options will result in a decrease in transportation costs. By decreasing transportation costs, the City can continue to improve the overall affordability and livability of Ashland. Growth management policies improve the supply and location of affordable housing and accommodate other development needs, thereby increasing the desirability of the community and thus the price of housing. However higher housing prices are often offset by lower transportation and energy costs and better access to jobs, services, and amenities. Workers who routinely commute to work put added strain on both the environment, through the production of pollution and the demand for fossil fuels, and public infrastructure such as roadways and parking. Promoting housing types that meet the financial and physical needs of Ashland residents reduces the strain on public infrastructure such as roadways, and on the environment through a decrease in vehicle emissions helping to reduce pollution and maintain good air quality. The more functions of day-to-day life that can occur at the neighborhood level, the greater the savings in energy. This type of development shall be encouraged.

Encouraging energy efficiency in housing can reduce overall housing costs by lowering consumption and the expenses of utilities such as gas, electricity, and water. These actions can help to enhance the policies identified in the Energy Element of the comprehensive plan, thereby reinforcing Ashland's commitment to conservation of resources. Older housing tends to be less energy efficient as older housing stock was built to a different construction and energy efficiency standard than exists today. New housing is constructed to a higher construction and energy efficiency standard often featuring a tighter building envelope and incorporating additional energy saving features such as passive solar design. Promoting greater energy efficiency in the existing housing stock can help to maintain the stock of more moderately priced older housing, while incentivizing energy efficiency in new construction can serve to offset long term energy usage and promote overall community conservation.



Due to numerous factors including: the high cost of housing, low vacancy rates, as well as Ashland's success as a tourist destination, many of the people who work in Ashland live outside of the city. Given the small geographic size of the Rogue Valley, the regions encompassing Medford and Ashland often function as one regional market for both housing and employment. Consequently, while many Ashland employees reside outside of the City the savings realized through reduced housing costs are negated by increased transportation, environmental, and public facilities costs which are born not just by the individual household but by the community as a whole. When families and individuals devote ever increasing amounts time, energy, and resources commuting to and from their residences and places of employment, community and family engagement must bear the cost. Similarly, individuals who do not live within a community do not contribute to the fabric and economy of that community in the same ways and to the same extent as the residents of that community. These opportunity costs can negatively impact communities in a myriad of less overt and measurable ways.

#### **Section 6.09 Assumption**

Ashland will continue to increase in the number of housing units commensurate with population growth. Existing, older residential neighborhoods will be preserved and will experience relatively few shifts in housing types and styles. New housing areas will contain housing types other than single-family residential detached units, and much of the City's new housing demands will be met by single-family detached units, attached units in residential subdivision developments, and housing in higher densities than experienced in the past, such as townhouse developments and garden apartments. Rising land costs and smaller households will result in housing units with relatively small living spaces in each unit compared to past housing.

#### **Section 6.10 Goals and Policies**

**(1) Goal: Ensure a range of different dwelling types that provide living opportunities for the total cross section of Ashland's population.**

Policy 1: Provide for a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds.

Policy 2: Support accessible design and housing strategies that provide housing options

for seniors and for disabled persons.

Policy 3: Integrate housing with other compatible land uses.

Policy 4: Housing opportunities should be accessible to all residents without discrimination and consistent with local, state, and federally recognized protected classes under fair housing law.

Policy 5: Zone sufficient land at densities to accommodate an adequate supply of housing by type and cost to meet population growth and projected housing needs.

Policy 6: Promote methods of more efficiently using or adapting the City's existing housing stock to accommodate needed housing types.

Policy 7: Protect Ashland's historic neighborhoods thorough programs and efforts that promote preservation, rehabilitation, and the use of limited design review to protect the integrity of neighborhoods specifically in the historic resources.

Policy 8: Use Design Standards to promote neighborhood compatibility and maintain consistency with the character of the surrounding built environment.

**(2) Goal: Support the creation and preservation of housing that is affordable to low and moderate income households and that is commensurate with the incomes of Ashland's workforce.**

Policy 9: Encourage the preservation of affordable housing, including non-subsidized units, to avoid the net loss of decent, safe, healthy, affordable housing.

Policy 10: Utilize Ashland's Housing Trust Fund to encourage the creation and retention of housing for homeownership or rent at a cost that will enable low and moderate income families to afford quality housing.

Policy 11: Cooperate with for-profit and non-profit affordable housing providers in locating low and moderate income units in Ashland.

Policy 12: Work in partnership among various levels of government and with other public agencies to address homeless and low-income housing needs.

Policy 13: Provide for minimal off-street parking requirements in locations where it is demonstrated that car ownership rates are low for resident populations to help reduce housing costs and increase affordability and where the impact on neighborhoods allows.

Policy 14: Give priority in land use and permitting processes for affordable housing developments, multifamily rental housing, and other needed housing types as documented in the Housing Needs Analysis.

Policy 15: Discourage demolition and conversion of needed housing types as identified by the Housing Needs Analysis.

Policy 16: Evaluate the cost of public infrastructure in relation to the impact on the cost of housing.

**(3) Goal: Encourage the development of housing in ways that protect the natural environment and encourage development patterns that reduce the effects of climate change.**

Policy 17: Development standards shall be used to fit development to topography, generally following the concept that density should decrease with an increase in slope to avoid excessive erosion and hillside cuts.

Policy 18: Promote infill and compact development patterns to encourage housing affordability, maximize existing land resources, and conserve habitat and environmentally sensitive areas.

Policy 19: Promote building and site design that supports energy-efficiency, renewable energy generation, and water conservation in new residential developments.

Policy 20: Ensure that city housing efficiency policies, programs and standards support the implementation strategies and actions described in the Ashland Climate and Energy Action Plan

**(4) Goal:      Forecast and plan for changing housing needs over time in relation to land supply and housing production.**

Policy 21: Maintain a data base, which includes measurement of: vacant land and land consumption; housing conditions; land use, land values, and any other pertinent information.

Policy 22: Encourage development of vacant land within the City Limits, while looking to the lands within the Urban Growth Boundary to provide sufficient new land for future housing needs. This shall be accomplished with specific annexation policies.

Policy 23: Coordinate growth management planning with other jurisdictions in the region to accommodate expected residential growth and anticipated demand for different types of housing.

Policy 24: Strive to minimize the time taken to process land use and building permits so that the intent of state and local laws is fulfilled with the greatest possible thoroughness and effectiveness.





# Memo

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DATE: 09/28/2017

TO: Housing and Human Services Commission

FROM: Linda Reid, Housing Program Specialist

RE: Discussion Draft Housing Element Review

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## Background

The City's comprehensive plan was adopted in 1982; since that time only technical supporting documents have been adopted as amendments to the original Housing Element. The data used to compile the documents referenced the data from the 1980 census, consequently the data and assumptions contained in the element comes across as dated.

The City's Comprehensive plan is required to be consistent with the State of Oregon's Planning goals. Goal 10 of the Statewide Planning goals specifies that each city must plan for and accommodate all needed housing types (OAR 660-015-0000(10)) The State requires each city to inventory its buildable residential lands, project future housing needs, and provide the appropriate types and amounts of land within the urban growth boundary necessary to meet those needs. The statewide housing goal also prohibits local plans from discriminating against needed housing types. To ensure that the City is continuing to meet the requirements of Goal 10 the City is undertaking the process of updating the Housing Element of the City of Ashland Comprehensive Plan.

The City is undertaking this update for a variety of reasons: the current document contains language that is limited to specific time periods and conditions which are no longer representative of existing conditions within the city, the data and language is outdated, and it is an appropriate time to revisit the housing policies within the element. Consequently, staff is beginning the process of updating the housing element to remove dated demographic data and to revise the narrative to better reflect current conditions. With this update staff is presenting a broader more generalized view of change in data and demographics over time, and where needed replacing specific data with references to technical supporting documents that are updated on a more regular basis. These changes will allow the document to remain relevant over time as comprehensive plan elements are not updated regularly or often.

The draft document that is attached to this memo is an initial discussion draft which includes both the narrative of the Housing Element and a revised goals and policies section. Staff



anticipates further refinements to this initial discussion draft as the document is ultimately prepared for public review during the legislative hearing process. Due to the numerous changes to the element that are expected, staff will present the entire revised document to be adopted as a full replacement of the existing housing element, rather than to adopt changes to the original document, line by line. The current Housing Element is available online at [http://www.ashland.or.us/Files/ComprehensivePlan\\_Updated9.2016.pdf](http://www.ashland.or.us/Files/ComprehensivePlan_Updated9.2016.pdf).

### **Public Outreach Efforts**

As part of the Housing Element update process a Public Participation Planning Group (PPPG) comprised of two Planning Commissioners and two Housing Commissioners was established. The PPPG decided upon a public involvement plan to gain feedback from the community on the efficacy and relevancy of the current housing policies within the Housing Element. The public involvement plan included a questionnaire posted on the City's website and two outreach events; an open house and a community forum intended to elicit feedback and suggest changes to make the policies more effective for the community in the coming years.

City staff and the PPPG developed and posted a questionnaire on Open City Hall from January through March 31<sup>st</sup>. Availability of the questionnaire was advertised in the City Source utility bill mailer, on the City's website, and on public access channels. The Open City Hall topic received 324 visits and 144 responses (56 registered respondents and 88 unregistered respondents). The City also held two public meetings; one open house and one facilitated public forum. The City also held two study sessions to obtain feedback on the revised policies; one before the Planning Commission on July 25<sup>th</sup> and one before the Housing and Human Services Commission on July 27<sup>th</sup>, 2017. The feedback from each commission was utilized in the policy refining process.

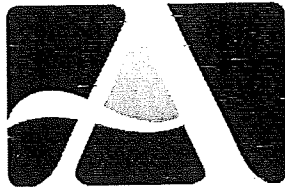
### **Next Steps**

Following review, the Housing Commission on September 28<sup>th</sup>, 2017, the draft policies will be posted on Open City Hall to elicit additional public feedback regarding the revised goals and policies section of the document.

### **Attachments:**

Discussion Draft Housing Element Narrative and Policies





# **CITY OF ASHLAND**

## **CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT**

**(CAPER)**

**Program year 2016**

**(July 1, 2016 – June 30, 2017)**

**Date of Report August 30, 2017**

**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 2016-2017 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 2016 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 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 Fair Housing Council of Oregon to provide education and outreach to landlords and property management companies 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 Complete
Create and Maintain Affordable Housing Units/Units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	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: \$	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: \$	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: \$	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 assist	Homeless Non-Homeless Special Needs		Other	Other	20	0	0.00%
Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$	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	5	20%
Support housing and services for peoples with spec	Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$7400	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	60	12%
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$16,665	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	36	36%
Support Services for Homelessness outreach, preven	Homeless	CDBG: \$	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 2016 Program year (July 1, 2016-June 30, 2017).

For the 2016 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 2015-2019 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 unit targeted to low-income populations and deed restricted for long term affordability. In Program Year 2016 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 2016 the City continued to make progress on these goals for homeless, at-risk and special needs populations. In 2016 the City funded two projects that serve homeless and populations at-risk of homeless; Maslow Project which served 60 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 36 individuals by assisting them to obtain or maintain housing. The City also awarded funds in the 2016 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 2016.

## 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	89
Black or African American	1
Asian	1
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	
Black and White	2
<b>Total</b>	<b>75</b>
Hispanic	8
Not Hispanic	85

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 2016 Program Year, the demographics of the populations assisted is reflective of the population as a whole. 2014 American Community Survey Data shows that 91% 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	117,690.94

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 tracts 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 \$159,038 in matching funds from federal, state, local, and private sources. For the 2016 program year the City awarded (including the award to Family Solutions which wasn't awarded until July 2017) \$153,156 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 2016 the amount leveraged from other sources totals \$159,038.

## 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.

	One-Year Goal	Actual
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

	One-Year Goal	Actual
Number of households supported through Rental Assistance	15	36
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 high 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 will continue to hinder the City's ability to meet the affordable housing goals that are the highest priority need in the future:

**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.**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	84	0
Low-income	10	0
Moderate-income	7	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 2016 was the ninth 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.

<b>Agency Name</b>	<b>Amount</b>
ACCESS-Woodrow Pines Unit	\$11,446
Community Works-TLP program	\$115,338
RVCOG/DASIL-Home At Last Program	\$118,098
New HMIS Project	\$7,987
ACCESS, CoC Planning	\$12,242
<b>TOTAL</b>	<b>\$265,111</b>

**Table 8 - Table 1.2 Continuum of Care Grant Funds PY 2017**

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 2017 program year the Social Service Grants awarded totaled \$134,00. 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 awards totaling \$265,111 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, supported two organizations 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 2017-2019**

Organization Annual Award Amount(Awards are for two years)

Organization	Annual Award Amount(Awards are for two years)
Options for Homeless Residents of Ashland	\$ 25,000
Center For Non-Profit Legal Services	\$ 10,555.79
St. Vincent de Paul	\$ 31,831.58
Rogue Valley Council of Governments-Meals on Wheels	\$ 12,227.37
Maslow Project	\$ 11,473.68
Community Works Inc. (Dunn House)	\$ 7,343.16
Community Works Inc. (Sexual Assault Victim Services)	\$ 3,442.11
Community Works Inc. (HelpLine)	\$ 6,884.21
Rogue Valley Manor Community Services (FGP)	\$ 1,147.37
Rogue Valley Manor Community Services (RSVP)	\$ 2,294.74
Jackson County SART	\$ 6,654.74
First Presbyterian Church	\$ 1,147.37
Southern Oregon Jobs with Justice	\$ 5,736.84
CASA of Jackson County	\$ 4,818.95
The Rose Circle Mentoring Network, Inc.	\$ 3,442.11

### **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 five nights of shelter every week and during incidents of extreme bad weather. 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 publicly 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 social service grant 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 Jackson County Homelessness Task Force organized a regional public forum to discuss the negative effects of public policies that were acting as barriers to the development of affordable housing. The forum was held on March 15, 2016 and was called the Challenges, opportunities and Solutions forum. The forum brought together for profit and non-profit developers, land-use professionals, real estate professionals, state and local elected and appointed officials, City planners and housing staff, affordable housing and social service providers, and interested citizens. The keynote speaker was Rob Justus, of Home First Development of Portland. The forum identified barriers to affordable housing and what steps can be taken to overcome such barriers and promote the development of affordable and multi-family housing were examined and discussed. Several viable ideas came out of that forum and continue to be explored by the planning group. 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. 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 2016 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 instrumental in assessing the needs and resources of homeless populations. The City's continued 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)**

One project funded in PY 2016 and which is currently underway was tested for Lead Based Paint. 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 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 2016 CDBG funds was advertised in the September 12, 2017 edition of the Ashland Daily Tidings and was posted continuously on the City of Ashland web site from September 11, 2017 through September 28, 2017 for public comment. Additionally the Housing and Human Services Commission reviewed the CAPER at their September 28, 2017 Regular meeting and held a public hearing to obtain comments. The 2016 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.**





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PGM Year: 2010

Project: 0003 - CDBG Program Administration

IDIS Activity: 94 - CDBG Program Administration

Status: Completed 4/28/2017 2:34:00 PM

Location: 1

Objective:  
Outcome:  
Matrix Code: General Program Administration (21A) National Objective:

Initial Funding Date: 12/01/2010

Description:

Administration of the CDBG program

Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year		Drawn Thru Program Year	
	EN	Pre-2015 2010	B10MC410008	\$42,378.55		\$0.00		\$0.00
						\$0.00		\$42,378.55
Total	Total			\$42,378.55		\$0.00		\$42,378.55

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Native Hawaiian/Other Pacific Islander:

American Indian/Alaskan Native & White:

Asian White:

Black/African American & White:

American Indian/Alaskan Native & Black/African American:

Other multi-racial:

Asian/Pacific Islander:

Hispanic:

Total: 0 0 0 0 0 0 0 0

Female-headed Households:



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.





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PGM Year: 2014

Project: 0002 - St. Vincent De Paul Home Visitation Program

IDIS Activity: 113 - St. Vincent De Paul Home Visitation Program

Status: Completed 7/27/2016 5:11:55 PM

Location: PO Box 215 Ashland, OR 97520-0008

Objective: Provide decent affordable housing  
Outcome: Sustainability  
Matrix Code: Subsistence Payment (05Q)

National Objective: LMC

Initial Funding Date: 10/01/2014

Description:

Rent and security deposit assistance for qualified low-income Ashland Residents

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	Pre-2015		\$18,000.00	\$0.00	\$0.00
	2013	B13MC410008		\$0.00	\$11,035.21
	2014	B14MC410008		\$0.00	\$6,964.79
Total	Total		\$18,000.00	\$0.00	\$18,000.00

Proposed Accomplishments

People (General) : 15

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	33	0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	35	0



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Female-headed Households:

0

0

0

Income Category:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	22
Low Mod	0	0	0	12
Moderate	0	0	0	1
Non Low Moderate	0	0	0	0
Total	0	0	0	35
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2014	The number off people/households that have received rent and/or security deposit assistance to obtain or maintain housing.	



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Female-headed Households:

7 0 7

Income Category:

	Owner	Renter	Total	Person
Extremely Low	5	0	5	0
Low Mod	3	0	3	0
Moderate	2	0	2	0
Non Low Moderate	0	0	0	0
Total	10	0	10	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2014	Number of households receiving necessary and emergency home repairs and improvements.	



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PGM Year: 2014

Project: 0003 - Habitat for Humanity

IDIS Activity: 114 - A Brush With Kindness/Critical Home Repair

Status: Completed 7/27/2016 6:34:08 PM

Location: Address Suppressed

Objective: Provide decent affordable housing  
Outcome: Sustainability

Matrix Code: Rehab; Single-Unit Residential (14A)

National Objective: LMH

Initial Funding Date: 10/01/2014

Description:

Home repairs and improvements on homes owned and occupied by qualified low-income homeowners.

Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
	EN	Pre-2015			\$0.00	\$0.00
		2013	B13MC410008	\$41,300.00	\$0.00	\$13,268.37
		2014	B14MC410008		\$0.00	\$28,031.63
Total	Total			\$41,300.00	\$0.00	\$41,300.00

Proposed Accomplishments:

Housing Units : 12

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	10	0	0	0	10	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	10	0	0	0	10	0	0	0



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Income Category:				
	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments		# Benefitting
Years	Accomplishment Narrative	
2015	Rehabilitation of a group home serving developmentally disabled adults.	



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PGM Year: 2015

Project: 0005 - ASH-Special Needs Residential Facility Remodel

IDIS Activity: 116 - ASH-Special Needs Residential Facility Remodel

Status: Completed 9/6/2016 1:43:44 PM

Location: 842 Michelle Ave Ashland, OR 97520-1020

Objective: Create suitable living environments  
Outcome: Sustainability

Matrix Code: Rehab; Other Publicly-Owned Residential Buildings (14D)

National Objective: LMH

Initial Funding Date: 10/02/2015

Description:

Rehabilitation of a group home serving five developmentally disabled adults

Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
	EN	2015	B15MC410008	\$76,886.00	\$0.00	\$76,886.00
Total	Total			\$76,886.00	\$0.00	\$76,886.00

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Total	Owner		Renter		Total		Person	
		Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total
White:	1	0	0	0	1	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0	0
Female-headed Households:	0		0		0				



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	76
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	76
Percent Low/Mod				100.0%

Annual Accomplishments		# Benefiting
Years	Accomplishment Narrative	
2015	Provide outreach case management and resources to homeless youth in the Ashland School District	



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PGM Year: 2015

Project: 0003 - Maslow Project

IDIS Activity: 117 - Maslow Project-School Based Services

Status: Completed 9/6/2016 1:39:48 PM

Location: 500 Monroe St Medford, OR 97501-3522

Objective: Create suitable living environments  
Outcome: Availability/accessibility  
Matrix Code: Youth Services (05D)

National Objective: LMC

Initial Funding Date: 11/17/2015

Description:

Homeless youth outreach and resources for homeless and at-risk youth in the Ashland School District  
Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15M/C410008		
Total	Total		\$7,499.57	\$0.00	\$7,499.57

Proposed Accomplishments

People (General) : 99

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	58	11
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	16	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	76	11

Female-headed Households:





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Income Category:				
	Owner	Renter	Total	Person
Extremely Low	0	0	0	19
Low Mod	0	0	0	6
Moderate	0	0	0	4
Non Low Moderate	0	0	0	0
Total	0	0	0	29
Percent Low/Mod				100.0%

Annual Accomplishments		# Benefiting
Years	Accomplishment Narrative	
2015	Number of households/people receiving rent and utility deposit assistance.	



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PGM Year: 2015

Project: 0002 - St. Vincent De Paul

IDIS Activity: 118 - St. Vincent De Paul Home Visitation Program

Status: Completed 7/7/2017 12:00:00 AM

Location: PO Box 215 Ashland, OR 97520-0008

Objective: Provide decent affordable housing  
Outcome: Sustainability

Matrix Code: Subsistence Payment (05C) National Objective: LMC

Initial Funding Date: 12/14/2015

Description:

Rent and Security Deposit assistance for qualified low-income households  
Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC410008	\$17,432.00	\$3,656.44	\$17,432.00
Total	Total			\$17,432.00	\$3,656.44	\$17,432.00

Proposed Accomplishments

People (General) : 15

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	24	2
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	2	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	29	2

Female-headed Households:



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Extremely Low	0
Low Mod	0
Moderate	0
Non Low Moderate	0
Total	0
Percent Low/Mod	0

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2016

Project: 0004 - Program Administration

IDIS Activity: 119 - Program Administration

Status: Completed 9/12/2017 12:00:00 AM

Location: Objective:  
Outcome:

Matrix Code: General Program Administration (21A) National Objective:

Initial Funding Date: 04/24/2017

Description:

General Program Administration

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16MC410008	\$31,745.20	\$25,287.74	\$25,287.74
Total	Total			\$31,745.20	\$25,287.74	\$25,287.74

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic

White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

Income Category:

Owner	Renter	Total	Person
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PR03 - ASHLAND



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Extremely Low	0
Low Mod	0
Moderate	0
Non Low Moderate	0
Total	0
Percent Low/Mod	0

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2015

Project: 0008 - CDBG Program Administration

IDIS Activity: 120 - CDBG Program Administration

Status: Completed 3/30/2017 12:00:00 AM

Location: Objective:  
Outcome:

Matrix Code: General Program Administration (21A)

National Objective:

Initial Funding Date: 06/30/2016

Description:

General Administration of the CDBG Program

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC410008	\$31,745.20	\$31,745.20	\$31,745.20
Total	Total			\$31,745.20	\$31,745.20	\$31,745.20

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Native Hawaiian/Other Pacific Islander:

American Indian/Alaskan Native & White:

Asian White:

Black/African American & White:

American Indian/Alaskan Native & Black/African American:

Other multi-racial:

Asian/Pacific Islander:

Hispanic:

Total:	0	0	0	0	0	0	0	0
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Female-headed Households:

Income Category:

Owner	Renter	Total	Person
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PR03 - ASHLAND



U.S. Department of Housing and Urban Development  
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**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	19	0	19	0
Low Mod	10	0	10	0
Moderate	7	0	7	0
Non Low Moderate	0	0	0	0
Total	36	0	36	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments	Accomplishment Narrative	# Benefitting
Years		
2016	Number of homeless or households at risk of homelessness provided rent and security deposit assistance to obtain or maintain stable housing.	



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PGM Year: 2016

Project: 0001 - St. Vincent De Paul-Home Visitation Program

IDIS Activity: 121 - St. Vincent De Paul

Status: Completed 9/12/2017 12:00:00 AM

Location: 987 Hillview Dr Ashland, OR 97520-3521

Objective: Provide decent affordable housing  
Outcome: Affordability

Matrix Code: Security Deposits (05T)

National Objective: LMH

Initial Funding Date: 11/08/2016

Description:

Emergency rent and security deposit assistance.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16MC410008	\$16,665.00	\$13,437.87	\$13,437.87
Total	Total			\$16,665.00	\$13,437.87	\$13,437.87

Proposed Accomplishments

Households (General) : 15

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	34	0	0	0	34	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	2	0	0	0	2	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	36	0	0	0	36	0	0	0
Female-headed Households:	7		0		7			





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Income Category:				
	Owner	Renter	Total	Person
Extremely Low	0	0	0	60
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	60
Percent Low/Mod				100.0%

Annual Accomplishments	Accomplishment Narrative	# Benefiting
Years		
2016	Assisted homeless youth and families at risk of homelessness with case management and resources to maintain school attendance.	



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PGM Year: 2016

Project: 0002 - Maslow Project-School Based Outreach

IDIS Activity: 122 - Maslow Project School Based Outreach

Status: Open

Location: 500 Monroe St Medford, OR 97501-3522

Objective: Create suitable living environments  
Outcome: Availability/accessibility  
Matrix Code: Youth Services (05D)

National Objective: LMC

Initial Funding Date: 11/09/2016

Description:

Case management and services to homeless and at risk youth enrolled in the Ashland School District.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16MC410008	\$7,143.00	\$3,488.73	\$3,488.73
Total	Total			\$7,143.00	\$3,488.73	\$3,488.73

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	50	7
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	8	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	60	7

Female-headed Households:



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Income Category:				
	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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CDBG Activity Summary Report (GPR) for Program Year 2016  
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PGM Year: 2015

Project: 0001 - Habitat for Humanity Rogue Valley

IDIS Activity: 123 - Critical Home Repair/A Brush with Kindness

Status: Open

Location: PO Box 668 Medford, OR 97501-0045

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Code: Rehab, Single-Unit Residential (14A)

National Objective: LMH

Initial Funding Date: 01/25/2017

Description:

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015 2014			
		B14MCA10008	\$50,000.00	\$0.00	\$0.00
Total	Total		\$50,000.00	\$3,828.00	\$3,828.00

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			



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Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report

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Program Year 2016  
ASHLAND, OR

**PART I: SUMMARY OF CDBG RESOURCES**

11 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	158,7
12 ENTITLEMENT GRANT	
13 SURPLUS URBAN RENEWAL	
14 SECTION 108 GUARANTEED LOAN FUNDS	
15 CURRENT YEAR PROGRAM INCOME	
15a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	
16 FUNDS RETURNED TO THE LINE-OF-CREDIT	
16a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	
17 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	
18 TOTAL AVAILABLE (SUM, LINES 01-07)	159,1

**PART II: SUMMARY OF CDBG EXPENDITURES**

9 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	94,7
0 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	
1 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	94,7
2 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	57,1
3 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	
4 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	
5 TOTAL EXPENDITURES (SUM, LINES 11-14)	151,7
6 UNEXPENDED BALANCE (LINE 08 - LINE 15)	8,7

**PART III: LOWMOD BENEFIT THIS REPORTING PERIOD**

7 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	
8 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	
9 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	94,7
0 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	
1 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	94,7
2 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	10

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

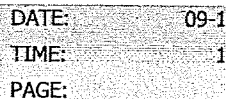
3 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY
4 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	
5 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	
6 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

7 DISBURSED IN IDIS FOR PUBLIC SERVICES	20,1
8 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	
9 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	
0 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	
1 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	20,1
2 ENTITLEMENT GRANT	158,7
3 PRIOR YEAR PROGRAM INCOME	
4 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	
5 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	158,7
6 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	1

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

7 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	57,1
8 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	
9 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	32,7
0 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	
1 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	24,7
2 ENTITLEMENT GRANT	158,7
3 CURRENT YEAR PROGRAM INCOME	
4 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	
5 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	158,7
6 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	1



ASHLAND, GR

Report returned no data.

Report returned no data.

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	8	120	5941089	CDBG Program Administration	21A		\$32,710
2015	8	120	6025023	CDBG Program Administration	21A		(\$964,100)
2016	4	119	6034048	Program Administration	21A		\$25,287
<b>Total</b>					<b>21A</b>	<b>Matrix Code</b>	<b>\$57,832.</b>
							<b>\$57,032.</b>

U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR06 - Summary of Consolidated Plan Projects for Report  
Year

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IDIS

Plan IDIS Year Project	Project Title and Description	Program	Amount Drawn in Report Year
2016 1	St. Vincent De Paul-Home Visitation Program	CDBG	\$13,437.87
2	Maslow Project-School Based Outreach	CDBG	\$3,488.73
3	Ashland Supportive Housing Group Home Energy Efficiency Upgrades	CDBG	\$70,000.00
4	Program Administration	CDBG	\$25,287.74
5	St. Vincent De Paul Home Visitation Program	CDBG	\$0.00
6	Maslow Project School Based Services	CDBG	\$0.00
7	Ashland Supportive Housing Solar Project	CDBG	\$0.00
8	Family Solutions Facility Rehabilitation	CDBG	\$0.00

Emergency rent and security deposit assistance to low income households to avoid homelessness

Case Management and resources for homeless youth and their families enrolled in the Ashland school district.

Emergency efficiency upgrades to a group home serving 5 developmentally disabled adults.

General Program administration

Emergency Rent and security deposit assistance to low income households to avoid homelessness.

Case management and services to homeless and at risk children in the Ashland School District.

Energy Efficiency upgrades to a group home housing five developmentally disabled adults

Rehabilitation of a facility that offers psychiatric day treatment and serves as an alternative school serving families and children experiencing severe mental health issues and who are involved in the foster care system.

U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR06 - Summary of Consolidated Plan Projects for Report  
Year

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IDIS

Plan IDIS Year Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw
2016 1	St. Vincent De Paul-Home Visitation Program	CDBG	\$16,665.00	\$16,665.00	\$13,437.87	\$3,227.13
2	Maslow Project-School Based Outreach	CDBG	\$7,143.00	\$7,143.00	\$3,488.73	\$3,654.27
3	Ashland Supportive Housing Group Home Energy Efficiency Upgrades	CDBG	\$70,000.00	\$70,000.00	\$70,000.00	\$0.00
4	Program Administration	CDBG	\$31,745.00	\$31,745.20	\$25,287.74	\$6,457.46
5	St. Vincent De Paul Home Visitation Program	CDBG	\$16,665.00	\$0.00	\$0.00	\$0.00
6	Maslow Project School Based Services	CDBG	\$7,143.00	\$0.00	\$0.00	\$0.00
7	Ashland Supportive Housing Solar Project	CDBG	\$70,000.00	\$0.00	\$0.00	\$0.00
8	Family Solutions Facility Rehabilitation	CDBG	\$59,348.00	\$0.00	\$0.00	\$0.00

Emergency rent and security deposit assistance to low income households to avoid homelessness

Case Management and resources for homeless youth and their families enrolled in the Ashland school district.

Energy efficiency upgrades to a group home serving 5 developmentally disabled adults.

General Program administration

Emergency Rent and security deposit assistance to low income households to avoid homelessness.

Case management and services to homeless and at risk children in the Ashland School District.

Energy Efficiency upgrades to a group home housing five developmentally disabled adults

Rehabilitation of a facility that offers psychiatric day treatment and serves as an alternative school serving families and children experiencing severe mental health issues and who are involved in the foster care system.





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PGM Year: 2016

Project: 0003 - Ashland Supportive Housing Group Home Energy Efficiency Upgrades

IDIS Activity: 124 - Ashland Supportive Housing Solar Project

Status: Completed 9/12/2017 12:00:00 AM

Location: 842 Michelle Ave 842 Michelle Ashland, OR 97520-1020

Objective: Create suitable living environments  
Outcome: Sustainability  
Matrix Code: Rehab, Other Publicly-Owned Residential Buildings (14D)

National Objective: LMH

Initial Funding Date: 04/04/2017

Description:

Energy efficiency upgrades to a group home occupied by five developmentally disabled adults.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16MC410008	\$70,000.00	\$70,000.00	\$70,000.00
Total	Total			\$70,000.00	\$70,000.00	\$70,000.00

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	5	0	0	0	5	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	5	0	0	0	5	0	0	0
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	5	0	5	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	5	0	5	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2016	Number of people benefiting from energy efficiency upgrades to a group home for developmentally disabled adults.	



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Total Funded Amount:	\$410,794.52
Total Drawn Thru Program Year:	\$351,283.66
Total Drawn In Program Year:	\$151,443.98

