



**CITY OF
ASHLAND**

FINAL ACTION PLAN: ONE YEAR USE OF FUNDS

Program Year 2025

(July 1, 2025 – June 30, 2026)

Prepared for:

The U.S. Department of Housing and Urban Development

By:

The City of Ashland

Department of Community Development

Planning Division

Ashland, Oregon

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Mission Statement: The following mission statement is taken from the City of Ashland's current Strategic Plan.

Housing

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

Economy

The City seeks to provide opportunities for a variety of economic activities in the City, while continuing to reaffirm the economic goals of Ashland citizens. Economic development in Ashland should serve the purpose of maintaining and improving the local quality of life.

Social and Human Services

To ensure that all people in Ashland live in a safe, strong, and caring community, the City seeks to enhance the quality of life and promote self-reliance, growth and development of people. To these ends, the City will strive to provide resources and services to meet basic human needs.

2. Summarize the objectives and outcomes identified in the Plan

The City of Ashland is an Entitlement Community for Community Development Block Grant Funds. The city anticipates an annual allocation of \$162,639 in Community Development Block Grant funds for Program Year 2025 (July 1, 2025-June 30, 2026) by the Department of Housing and Urban Development (HUD).

This document, the CDBG Action Plan for Program Year 2025, describes the project(s) that the City will undertake and the manner in which the project(s) are consistent with the priorities of the Five-Year Consolidated Plan. Within this document is a table summarizing the projects to be funded by CDBG dollars in Program Year 2025 (page 16).

The City Council has identified that a total of \$130,111 in grant funds in the 2025 grant year is to be awarded to two projects: \$105,716 to put toward the City's 2200 Ashland Street Shelter for installation of sprinkler systems, and other fire life and safety renovations to allow that building to be utilized for

overnight sheltering year round, and \$24,395 to Maslow Project for outreach and case management for homeless youth enrolled in the Ashland School District. However, the City's allocation may be lower than anticipated, consequently, the allocations may be reduced accordingly from what was originally approved by the City Council.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Ashland's Five-Year Consolidated Plan for 2020-2024 includes a list of "Goals" of the community. These goals demonstrate that the highest priority need is the provision of affordable housing. Issues of homelessness and the provision of social services to low and extremely low-income households were also identified as high priority needs and thus the City maintains a 15% set aside for such activities. The administration of the program utilizes 20% of the annual allocation. Ashland is a small city with limited resources and receives a small number of applications; it is unlikely that each of the identified goals can be addressed in any single program year, due in part to the small amount of funding, but also due to the limited capacity of service providers within the community. Furthermore, while Ashland experiences a broad range of needs similar to larger communities, the resources and services available to assist low- to moderate-income people in the Rogue Valley is limited and comparable to other rural areas. The City offers innovative incentives to promote, protect, and support affordable housing including System Development Charge deferrals for new units affordable to low-moderate income households thereby reducing development costs for affordable housing projects. The City also has a bonus density program that promotes the development of affordable units in market rate developments and a Condominium Conversion ordinance that works to slow the conversion of rental units to ownership units.

In recent years the City has been able to make headway on the goals that address the needs of homeless populations due to additional resources made available as a consequence of the Pandemic, as well as because of increased need due to the pandemic and the fires. The City continues to struggle to meet housing related goals due to the high costs of land, housing, and development relative to the amount of funding the City receives in CDBG funding.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A Public hearing was held on March 27, 2025, to consider comments on the potential uses of the 2025 CDBG allocation. Additionally, at that meeting the Ashland Housing and Human Services Advisory Committee reviewed the applications submitted for CDBG grant awards. After opening a hearing to solicit comments about how the City should apply the CDBG funds (no public testimony was provided), the Housing and Human Services Advisory Committee forwarded an award recommendation to the City

Council. The City Council held a public hearing on April 15, 2025, at which time the Council selected award recipients. No public testimony was provided at the City Council public hearing.

The Housing and Human Services Commission held a public hearing on April 24, 2025, to elicit comments on the Action Plan. The public comment period on the 2025 one-year Action Plan began on April 22, 2025, and will run through May 22, 2025.

All meetings are noticed in the *Ashland News and* posted on the City of Ashland website. The availability of the draft plan was also posted on the City of Ashland web page on April 22, 2025, and an Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

A legal notice notifying the public of the availability of the draft Action Plan and the comment period was published on April 22, 2025, in *The Ashland News*.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A public comment period for the 2025 Action plan began on April 22, 2025, and will run through May 22, 2025. The plan availability was published in a legal notice in the Ashland Press on April 22, 2025. Information about the funding allocations was posted on the City's website on April 22, 2025. As of **???? no** comments have been received.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not Applicable

7. Summary

Not Applicable

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Linda Reid	Community Development/Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

City of Ashland Housing Program Staff administers the Community Development Block Grant program for the City of Ashland. Administration of the CDBG program aligns well with the work of administering the City of Ashland's Affordable Housing Program, as well as administration of the City's Social Service Grant program, and the City's Affordable Housing Trust fund. The City's Housing Program Manager is tasked with coordinating and leveraging the three funding sources and the regulatory mechanisms and incentives offered through the City's Affordable Housing Program to encourage the development of needed housing types and supportive services.

Consolidated Plan Public Contact Information

Linda Reid, Housing Program Manager, reidl@ashland.or.us, or 541-552-2043

20 E. Main Street, Ashland, OR 97520

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Ashland’s Housing Program Manager will continue to provide institutional structure as well as examine and implement expanded opportunities for intergovernmental cooperation. Similarly, the City of Ashland has representation on the Jackson County Continuum of Care, which works to assess the needs of homeless populations and work on regional coordination and planning to address the changing needs as they arise. City of Ashland Staff will continue to work with providers of public, private and assisted housing in an effort to promote the development of affordable ownership and rental housing; with social service agencies to maintain, expand, or bring needed services to homeless, at-risk, low-income and special needs populations, and with other municipalities and government entities to coordinate services, maximize resources, avoid duplication and serve the identified needs of low-income populations throughout the region. City staff will provide technical assistance about City programs, regulatory requirements, and incentives as well as the CDBG program to area non-profits and social service providers. The staff will also continue to work closely with and offer support to the City of Ashland Housing and Human Services Advisory Committee.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Ashland established a Housing and Human Services Commission in October 2013. The Housing and Human Services Commission was established to address issues relating to housing accessibility and affordability and the resource needs of vulnerable citizens within the City. In 2022 the City Council revised the City’s Advisory body structure which resulted in an adjustment to the Housing and Human Services Commission changing it to an Advisory Committee. The Housing and Human Services Advisory Committee previously and currently serves in an advisory capacity to the City Council on housing and human services related issues. The Housing and Human Services Advisory Committee is charged with review and recommendation on all CDBG related activities undertaken by the City. The Housing Program Manager is the staff liaison to the Housing and Human Services Advisory Committee and works closely with that body in disseminating information regarding fair housing and the needs of the community with regard to housing and services. Similarly, staff and the Commissioners act as a conduit between the residents and the city government allowing for public input and participation on issues of affordable housing, social service needs and the CDBG program. Housing Program staff serves as a member of the Jackson County Continuum of Care which facilitates coordination across agencies promoting communication and regional planning. The Jackson County Continuum of Care has representation from several sectors including; private entities, non-profit agencies, government agencies, providers of mental health and addiction services, as well as providers of homeless services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Ashland has a representative that is a member of the Continuum of Care (CoC) Board. The CoC board is undertaking several activities to address the needs of homeless persons throughout Jackson County, including addressing strategic planning and coordination on the development of the continuum of shelter needs and other resources. The City is working in partnership with the CoC board to coordinate and plan for regional approaches to meeting identified needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Ashland has representation on the Jackson County Continuum of Care Board (CoC) which is the entity that oversees the continuum of care grant process and strategic planning on homelessness in the County. The CoC works with representatives of agencies and jurisdictions to develop performance standards and to evaluate the outcomes of the projects assisted with CoC funding. Similarly, the CoC Board works with Access, the CoC lead agency, to establish and update the policies and procedures for the operation and administration of the HMIS database. City of Ashland general funds help to support coordination activities undertaken by the Housing Program Staff and are also utilized to contribute toward CDBG program administration as well as staff support of non-profit organizations and intergovernmental cooperation. The City does not receive ESG funding, and the City does not participate in the HMIS system, as the City is not a direct service provider.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

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

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

Identify any Agency Types not consulted and provide rationale for not consulting.

Not Applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Access	The City's priorities identified in the 2020-2024 Consolidated Plan are consistent with the strategies identified in the Jackson County 10-year plan to end homelessness.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting.

A Public hearing was held on March 27, 2025, to consider comments on the potential uses of the 2025 CDBG allocation. Additionally, at that meeting the Ashland Housing and Human Services Advisory Committee reviewed the applications submitted for CDBG grant awards. After opening a hearing to solicit comments about how the City should apply the CDBG funds (no public testimony was provided), the Housing and Human Services Advisory Committee forwarded an award recommendation to the City Council. The City Council held a public hearing on April 15, 2025, at which time the Council selected an award recipient.

The Housing and Human Services Advisory Committee held a public hearing on April 24, 2025, to solicit comments on the 2025 Annual Action Plan. The public comment period on the 2025 one-year Action Plan began on April 22, 2025, and ran through May 22, 2025.

All meetings are noticed in the *Ashland News* and posted on the City of Ashland website. The availability of the draft plan was also posted on the City of Ashland web page on April 22, 2025, and an Adobe Portable document (PDF) of the Action Plan was available for download throughout the public comment period.

A legal notice notifying the public of the availability of the draft Action Plan and the comment period was published on April 25, 2025, the *Ashland News*.

As of April 18th, no comments have been received.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	162,636	0	112,112	274,748	0	

Table 4 - Expected Resources – Priority Table

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

The City expects to leverage more funding than was granted in the 2025 program year. Both Maslow and the City will be bringing more matching funds from other sources than they are utilizing. All grantees are required to provide a 10% match.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

In 2023, the City applied for and was granted funding from the State to assist in the acquisition of a building to be used as a nightly low barrier shelter and an inclement weather shelter, and which is ultimately anticipated to be a community resource hub for homeless and disaster resiliency services. From November 2023 to March 31, 2024, the City contracted with Opportunities for Housing Resources and Assistance, (OHRA) to offer nightly low-barrier shelter to house up to 30 individuals and families each night. The City also contracted with OHRA to manage the inclement weather shelter which is opened in times of inclement weather in accordance with City Resolution 2022-33 throughout the winter months. The building, which is located at 2200 Ashland Street, had the capacity to house an additional 28 people for severe weather shelter. Then in November 2024 through March 31, 2025, the City contracted with Rogue Retreat to operate a nightly winter shelter and an inclement weather shelter. Over the course of the winter the shelter served 53 individuals. The City is currently in the process of selecting a design build contractor to complete the renovations at the shelter so that it has the capability to be used as an overnight shelter as needed and for more than 90 days out of the year.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Goals	2020	2024	Homeless	City Wide	Homeless Goals	CDBG: \$24,395	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
4	Public Infrastructure	2020	2024	Public Infrastructure	City Wide	Affordable Housing	CDBG: \$105,716	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit Benefit: 100 households Assisted

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Goals
	Goal Description	Case management and resources for homeless youth and families and families at risk of homelessness.
4	Goal Name	Public Infrastructure
	Goal Description	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit

Projects

AP-35 Projects – 91.220(d)

Introduction

The City received two applications for projects serving low- and moderate-income populations in 2025. Both projects were targeted to serving homeless households and households at risk of homelessness. The city opted to reserve funding to address facility needs at the 2200 Ashland Street property.

Projects

#	Project Name
2023-1	Program Administration
2023-2	Maslow Project School Based Services
2023-3	2200 Ashland Street Project

Table 6 - Project Information

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

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

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City received two applications for projects serving low- and moderate-income populations in 2025. Both projects were targeted at serving homeless households and households at risk of homelessness, which is a citywide activity, and does not target specific geographic areas. The 2200 Ashland Street project is also targeted at serving homeless households and those at risk of homelessness.

Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not Applicable

Discussion

Not Applicable

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City did not offer capital funding during the 2025 program year. CDBG Capital funding is primarily utilized for housing related activities. In recent years, it has become apparent that the City’s allocation of CDBG funding is so limited that it is often not enough funding to induce developers to utilize this funding source to undertake housing activities.

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	0
Special-Needs	0
Total	200

Table 8 - One Year Goals for Affordable Housing by Support Requirement

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

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

There are no Public Housing Units within the City of Ashland

Actions planned during the next year to address the needs of public housing.

There are no Public Housing Units within the City of Ashland

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

There are no Public Housing Units within the City of Ashland

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

Not Applicable

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Oregon Housing and Community Services receives federal and state resources to be used to support services benefiting homeless populations. These funds include Emergency Housing Account, Emergency Shelter grants, State Homeless Assistance Program, Shelter plus Care, and Supplemental Assistance for Facilities to Assist Homeless populations, and many others. The City of Ashland does not directly receive any funds to assist homeless people or persons at risk of becoming homeless. However, due to the homelessness crisis throughout the nation, the City received additional grant funds to assist with the provision of non-congregate shelter. Similarly, the County has received additional funding from the State to help alleviate the issues of homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

For Program Year 2025, the City has awarded public service funding to Maslow Project. Maslow Project has staff that does outreach and programming to target unsheltered individuals and households with children. While the City did not fund OHRA with CDBG funding this year, OHRA's Laundry Shower Trailer Program, which sees approximately 80 individuals each week, includes an outreach component, and OHRA has a two person outreach team that is undertaking outreach activities at community meals and the Night Lawn, overnight campground. Similarly, Access has an outreach team that also conducts outreach activities in Ashland. Both OHRA and Maslow are very involved in community planning and coordination, as well as having constant interactions with homeless populations and other providers of services to homeless populations. Consequently, both organizations are well positioned to provide input regarding community-wide and agency specific assessments of the needs of homeless populations. Both organizations coordinate with other organizations to provide wrap around services based on the individual needs of the homeless household.

Addressing the emergency shelter and transitional housing needs of homeless persons

The city continues to support regional service providers with direct funding and staff coordination as well as through participation in the Jackson County Continuum of Care. Over the years the City has provided funding to organizations serving a variety of populations: funded organizations provide services to homeless, at-risk, and special needs populations; as well as minority populations, and victims of domestic violence.

For Program Year 2025, the City committed financial and staff resources to continue operations of a winter shelter program and an inclement weather shelter through contractual services with Rogue Retreat. The City is also setting aside funding through CDBG and other grant funding to support renovations at the 2200 Ashland Street shelter to make that facility available for overnight sheltering as

needed and to expand services at that location.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Populations needing assistance not offered locally have the ability to access a variety of safety net services through Access, the regional provider of Community Action Programs including overseeing the County's allocation of rapid rehousing program funds. Both Maslow and OHRA, two organizations working in the City of Ashland, provide rental assistance, and offer some rapid rehousing funding to avoid and limit instances of homelessness. Rapid rehousing funds place households into housing from homelessness or from shelter and provide case management and navigation services to support the full continuum of housing from placement into shelter to permanent housing with supports. Lastly, both agencies provide referrals to other social service providers located inside and outside of the City to address needs and remove barriers to obtaining and maintaining housing. The city continues to partner with other governmental jurisdictions, agencies and organizations, in an effort to address homeless and other special needs populations. The city continues to be an active member of the Jackson County Continuum of Care and works to address the needs of the homeless on a regional scale and make referrals to the appropriate agencies when necessary.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Each year the Jackson County Continuum of Care conducts a one-night homeless survey, through a coordinated effort of Continuum members, emergency shelters, social service agencies, and organizations that provide support services to homeless and special needs populations. This annual survey allows jurisdictions and agencies to track the progress in addressing the issues of homelessness in the region as well as to recognize changing needs of the populations and gaps in services. The city has exceeded the goals as outlined in the goal summary of the 2020-2024 Consolidated Plan for homeless and special needs populations through support of Maslow and OHRA's programs, and through staff's

work with the Continuum of Care.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Over the years the City has spent considerable resources identifying and working to remove or mitigate barriers to the development of affordable housing. As with the housing market, barriers to affordable housing development are an ever-changing target and consequently require ongoing work to identify and remediate. The City of Ashland struggles with several barriers to addressing the need for affordable housing; some of which are related to public policies, and some of which are related to market conditions.

A lack of affordable rental and ownership housing units has been the single biggest barrier to addressing issues of homelessness and addressing the needs of low- and moderate-income households in general. Though the State of Oregon has been working to implement several new regulations to encourage and increase the development of affordable housing and other needed housing types. Related to this are the barriers and difficulties of developing affordable housing, chief among these is the high cost of land, the ever-increasing costs of labor and materials, and the lack of subsidies to offset the high costs of development. Similarly, land and housing costs make it difficult for low-income housing developers to compete with market rate developers as affordable housing development is more regulatorily burdensome.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Over the years the city has explored many strategies and taken several steps to reduce the barriers identified above. Some of these actions include allowing Accessory Residential Units without a land use process, removing barriers to the placement and inclusion of Manufactured Housing within Single Family zones, and evaluating further land use incentives to promote the development of affordable single family and multi-family development. These actions are further detailed in the 2020-2024 Consolidated Plan.

Some of the barriers to affordable housing identified above, also serve as barriers to addressing impediments to fair housing choice. Primarily the lack of multi-family inventory which tends to concentrate low-income and/or minority populations in the areas of town which contain the largest supply of multi-family and rental housing, which also happens to be the census block groups near the university. The City continues to work with the Fair Housing Council of Oregon to provide fair housing education, outreach, and training to citizens, elected and appointed officials and other populations as identified. The City adopted a Housing Production Strategy, which identifies and prioritizes regulatory changes and other actions to incentivize the development of needed housing types identified through

the Housing Capacity Analysis.

Education and Outreach is a significant role of the Housing and Human Services Advisory Committee and such activities often have the benefit of not just disseminating information but collecting information as well. Such a dialogue within the City facilitates an awareness of the barriers to affordable housing and highlights mechanisms available to address such barriers.

Discussion:

Not Applicable.

AP-85 Other Actions – 91.220(k)

Introduction:

The City has no actions planned directed specifically toward meeting underserved needs that are not identified elsewhere in this document.

Actions planned to address obstacles to meeting underserved needs.

The City continues to prioritize the provision of affordable housing development, rehabilitation, and preservation as the highest priority use of CDBG funding. However, the City's allocation of funding is extremely limited; land prices and development costs far outweigh the amount of funding that the City has available (including incentives) to direct toward the development or preservation of new or existing affordable housing, consequently, very few applicants apply to utilize City of Ashland CDBG funds to further the provision of affordable housing.

Actions planned to foster and maintain affordable housing.

The City adopted a Housing Production Strategy and is actively working to implement actions identified in that document to encourage the development of needed housing types. These actions will require further exploration and policy changes and will be brought forward for adoption over the next several years.

Actions planned to reduce lead-based paint hazards.

The City of Ashland is acutely aware of the dangers posed by lead-based paint poisoning. The five-year Consolidated Plan identifies actions for assuring that CDBG funded activities will be in compliance with all state and federal laws regarding Lead Based Paint safe work practices in federally assisted projects. In an effort to reduce the number of housing units containing Lead Based Paint Hazards and thereby reduce the number of children affected by lead based paint poisoning, the city provides information regarding lead-based paint hazards in the home, and information regarding lead-based paint safe work practices as requested. The City of Ashland's Housing Program Manager is certified in lead-based paint safe work practices. Any City sponsored housing rehabilitation program utilizing program income has the potential to involve issues of lead-based paint. The City has, in the past, and will continue to ensure that lead testing and remediation is completed on any federally funded project involving a structure built prior to 1979.

Actions planned to reduce the number of poverty-level families.

The Housing and Community Development Act of 1992 requires communities to include in their Consolidated Plan a description of an anti-poverty strategy. This strategy takes into consideration the factors over which the City has control. The City of Ashland has limited resources for addressing the

issues involved in reducing poverty and improving the self-sufficiency of low-income residents. Affordable housing is one of the factors directly related to poverty that the City of Ashland does have some ability to influence. In addition, the City supports housing, social service, and economic development programs targeted at the continuum of care needs of the homeless.

The five-year consolidated plan identifies several goals aimed at reducing the number of people living in poverty. To this end the City adopted a Living Wage Ordinance in 2001 that stipulated that all employees, contractors, or recipients of city grants or funds must meet minimum living wage requirements adjusted annually to the Consumer Price Index. The Living wage ordinance continues to provide the benefits of a higher wage scale for all people working to provide the City with services or working on City-funded projects. Similarly, economic development grants funded through the City's General Fund provide support for non-profit organizations that create living wage employment opportunities and fund programs that provide job training for low-income, at-risk, and special needs populations as well as supporting humanities and the arts.

The City of Ashland for many years has provided funding to agencies that address the needs of low income and homeless residents through a Social Service Grant program. The goal of the program was 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 was carried out by providing funds in excess of \$135,000 every year to agencies whose focus meets one or more of these targeted needs. The City of Ashland's utilities department through the Ashland Low-Income Energy Assistance Program (ALEAP) provides reduced cost energy bills and bill payment assistance to qualifying low-income, elderly, and disabled residents in an effort to reduce cost burden. Both of these programs are funded out of the City's General Fund.

An Affordable Housing Committee was formed in 1990 and reconvened in 1994 to search for ways to provide economical housing in Ashland. In 1995 a formal Housing Commission was formed. In 2013 the Housing Commission was disbanded and many of its duties were assigned to a new commission, the Housing and Human services commission, to address both housing and human services needs within Ashland, in recognition that both housing and services are needed to address issues of poverty. In 2022 the many commissions, including the Housing and Human Services Commission, were changed to Advisory Committees.

Actions planned to develop institutional structure.

The City has no actions planned toward further developing institutional structure during program year 2025.

Actions planned to enhance coordination between public and private housing and social

service agencies.

The City Continues to work toward enhancing coordination with community partners that provide housing and services. The City has limited resources in terms of both funding and staff, consequently the City must rely on coordination of services to meet the housing and resource needs of the citizenry. City staff continues to be an active participant in several regional groups that work to coordinate services in support of low-income and special needs populations.

Discussion:

Not Applicable.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The City's has only funded projects in the 2025 program year which are serving either presumed benefit or limited clientele populations.