



Housing & Human Services Advisory Committee

Meeting Agenda

ASHLAND HOUSING & HUMAN SERVICES ADVISORY COMMITTEE

REGULAR MEETING AGENDA

Thursday, April 23, 2026

Siskiyou Room, 51 Winburn Way

4 pm

Note: Anyone wishing to speak at any Housing and Human Services Advisory Committee meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

Zoom Link: <https://zoom.us/j/91645549591?pwd=algDQmlGMmCDu75bPa1aEW1hbsy6DP.1>

I. CALL TO ORDER

A. 4:00 PM

II. APPROVAL OF THE AGENDA

III. CONSENT AGENDA

A. Approval of March 26, 2026, Minutes

IV. PUBLIC FORUM

A. Public Forum

V. NEW BUSINESS

A. Manufactured Home Park Zone Draft Ordinance Overview and Discussion

B. New Member Introduction Memo

C. Review and Revise Social Service Grant Criteria

VI. UNFINISHED BUSINESS

A. 2026 Community Resource Fair Event Update

VII. INFORMATIONAL ITEMS

A. Liaison Reports

B. General Announcements

VIII. ADJOURNMENT

If you need special assistance to participate in this meeting, please contact Linda Reid at linda.reid@ashlandoregon.gov or 541.488.5305 (TTY phone number 1.800.735.2900). Notification at least three business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting in compliance with the Americans with Disabilities Act.





Housing And Human Services Committee Minutes

March 26, 2026 REGULAR MEETING Minutes

Committee Members Present:	Council Liaison:
Noah Werthaiser	Bob Kaplan
Montana Hauser	Derek Sherrell
Ashley Laube	
John Maher	Staff Present:
	Linda Reid, Housing Program Manager
Committee Members Absent	
Sarah Shaw	SOU Liaison:
Jim Dykstra	Vacant

I. **CALL TO ORDER:** 4:01 p.m.

II. **CONSENT AGENDA**

A. Approval of February 26, 2026, Minutes

Maher/Hauser, M/S to approve the Consent Agenda as presented. Voice Vote: Hauser, Maher, Laube, Werthaiser: AYE. Motion passed 4-0.

III. **PUBLIC FORUM** – None

IV. **NEW BUSINESS**

A. CDBG Grant Presentation Review and Recommendation

The Committee heard a brief presentation from Maslow Project, who is the only applicant for Community Development Block Grant Funding.

Maher/Laube m/s to forward a recommendation to City Council to fully fund the Maslow Project’s application for CDBG funding. Voice Vote: Hauser, Maher, Laube, Werthaiser: AYE. Motion passed 4-0.

B. AHTF Grant Presentations Review and Recommendation

The Committee heard brief presentations from the three applicants who submitted proposals for Affordable Housing Trust Funding.

- a. Amy Gunter, from Rogue Planning presented for Bentella, LLC
- b. Krista Palmer, Executive Director, presented for two Sunstone Housing Collaborative projects
- c. Jessica Therklson, Executive Director, presented for Trusted Homes.





Housing And Human Services Committee Minutes

Werthaiser/Hauser m/s to forward a recommendation to City Council to allocate Affordable Housing Trust Fund as follows:

- **Sunstone Ashland Attainable Housing Project-\$25,000**
- **Sunstone Capacity Building-\$25,000**
- **Trusted Homes-\$75,000**
- **Bentella, LLC-\$75,000**

The HHSAC made a further recommendation that if Trusted Homes does not receive an award from the Oregon Housing and Community Services LIFT program, then their allocation be reduced by \$50,000 and the balance be redistributed equally to the Sunstone Ashland Attainable Housing Project, and Bentella, LLC.

Voice Vote: Hauser, Maher, Laube, Werthaiser: AYE. Motion passed 4-0.

V. UNFINISHED BUSINESS

A. Brief Discussion item: 2026 Community Resource Fair Event

Vice Chair Hauser gave a brief update on potential locations for the event. It was decided that the event would be moved to September 9th or 10th, and that the Committee should reserve the Community Center, and explore the viability of the Bellview Grange for a potential location.

VI. INFORMATIONAL ITEMS

A. Liaison Reports

B. General Announcements

VII. AGENDA BUILDING – Future Meetings

VIII. ADJOURNMENT: 6.10 p.m.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email linda.reid@ashland.or.us. Notification 72 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).



Memo

DATE: April 23, 2024

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: Manufactured Home Park Ordinance Overview and Discussion

3-J consulting will present a brief overview of the Manufactured Home Park Zone project and suggested changes to the City's land use codes for manufactured home parks which will include newly added language to provide additional protections for manufactured home park residents including an newly proposed manufactured home park zone. HHSAC members should review the changes and provide input in advance of the formal public hearing process.

Project Purpose

The purpose of the Ashland Manufactured Dwelling Park Zone Code Development Project is to prepare hearings-ready development code amendments to comply with and exceed housing-related statutes and facilitate housing production, affordability, and choice. Amendments will include code updates for Manufactured Home Parks in accordance with House Bill 2001 and the City's Housing Production Strategy goals and actions. This activity was identified through the Housing Production Strategy process, and the City received a grant from the Department of Land Conservation and Development to support this work.

Code Concepts

This memo includes an audit of the city's current development code provisions and an analysis of standards relative to state residential statutes, including ORS 197.478 for manufactured home standards and related administrative rules. The initial audit included an analysis of how the code compares to other example cities that have adopted a manufactured home park protective zone, providing best practices as the basis for review with further opportunity for local

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Better Together

Memo

refinement. The “Overall Recommendations” column identifies existing regulations that can be updated, modified, or removed, calling on state rulemaking and case study cities.

The code audit evaluated the existing Ashland development regulations that relate to manufactured housing development for both compliance with state regulations, opportunities to enhance clarity and remove barriers to development, and opportunities to support manufactured home developments. Concepts were also influenced by two stakeholder interviews that were conducted over the course of the project. Information garnered from these interviews is woven into the code concepts and code recommendations. Specific concepts identified in the analysis of the code and overall findings include:

- **Density and Lot Standards:** Current code includes minimum and maximum density limits that may constrain redevelopment and park expansion. Removing, or increasing, these limits and relying on site design and infrastructure capacity is recommended. Reducing, or removing, minimum lot size and lot width would increase flexibility. Allowing two small units (<400 sq ft) per lot and increasing maximum lot coverage above 50% would be better aligned with modern manufactured housing formats.
- **Setbacks and Dimensional Flexibility:** Existing setback standards vary across parent zones, creating unnecessary complexity. Simplifying to a uniform 5 ft setback or maintaining fire code setbacks would increase clarity. Allowing encroachments such as porches and decks into setback areas, if compliant with fire code, and removing references to parent zone standards are recommended to streamline administration and support compact design.
- **Landscaping and Open Space:** Landscaping and open space standards may act as redevelopment barriers. Simplifying requirements to 50 percent of unbuilt area landscaped and a minimum 5 percent of total site

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Memo

area as open space is recommended. Combining or cross-referencing landscaping and open space areas could provide additional flexibility.

- **Redevelopment and Nonconforming Parks:** Many older manufactured home parks face challenges modernizing due to nonconforming status or aging infrastructure. Allowing modernization or expansion of nonconforming parks through conditional use review and offering compliance flexibility or incentives would encourage reinvestment without displacing residents.
- **Use and Design Flexibility:** Allowing limited nonresidential and community-serving uses within manufactured housing parks would support livability and integration. A maximum size cap of community serving buildings is recommended to ensure scale compatibility.
- **Tenant and Affordability Protections:** To balance improvements with resident stability, tenant protection measures should be considered. Expanding provisions similar to Ashland's condominium tenant rights or Bellingham's first right of refusal could provide a good model.

Code Recommendations and Text Changes

The following sections of the Ashland Municipal Code (AMC) were reviewed for compliance with applicable state residential statutes and with case study examples in mind, with a focus on manufactured housing.

- AMC 18.2.2.030
- AMC 18.2.3.170
- AMC 18.2.3.180
- AMC 18.3.9.020
- AMC 18.3.9.030
- AMC 18.3.9.040
- AMC 18.3.9.050

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Memo

- AMC 18.6.1.030
- *New - AMC Chapter 10.XXX*

The development code attached has been organized by the order of the code, with recommendations and state requirements, and suggested text changes attached.

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Code Update Matrix

Current Code Text	Overall Recommendations	Updated Code Text
Table 18.2.2.030 Uses Allowed by Zone		
*see current table at the end of the document	Align table with recommendations of zones where manufactured home parks and manufactured homes are permitted.	*see table changes below
18.2.3.170 Manufactured Home on Individual Lot		
Manufactured dwellings relocated into the City shall conform to City standards. Manufactured homes are permitted on individual lots, subject to all of the following design standards.	Keep text	*Kept
A. Floor Plan. The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 1,000 square feet.	Remove it all together. Single family homes in the different zones do not have a minimum floor area, but rather are dictated by lot area, height, setbacks, and minimum lot coverage. Keep the same standards for a single-family home and zone requirements in AMC 18.2.5.030.	*removed

Current Code Text	Overall Recommendations	Updated Code Text
<p>B. Roof. The manufactured home shall have a pitched roof with a slope not less than 3 feet in height for each 12 feet in width (14 degrees).</p>	Remove all text	*removed
<p>C. Residential Building Materials. The manufactured home shall have exterior siding and roofing which in color, material, and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered "superior" to metal siding and roofing).</p>	Keep text	*Kept
<p>D. Garages and Carports. If the manufactured home has a garage or carport, the garage or carport shall be constructed of materials like those used on the house.</p>	Align or reference AMC 18.4.2.030.D and E for Garage and Building Materials standards.	<p>D. <u>Garages and Carports.</u> Garages and carports shall utilize materials, colors, and design elements that are visually compatible with the primary dwelling. Compatibility shall be consistent with sections 18.4.2.030 (D.) and (E.).</p>

Current Code Text	Overall Recommendations	Updated Code Text
<p>E. Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the building code. Evidence demonstrating that the manufactured home meets “Super Good Cents” energy efficiency standards, or equivalent standard, is deemed to satisfy the exterior thermal envelope certification requirement.</p>	<p>Keep- an exception for requirements for manufactured homes</p>	<p>*Kept</p>
<p>F. Placement. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that it complies with the applicable building code requirements, including the height above grade, and the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, OAR 918.</p>	<p>Update text. Remove “The manufactured home shall be placed on excavated and back-filled..... the height above grade”. Replace with “The manufactured home shall conform with building code requirements in chapter 18.4 and the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, OAR 918.”</p>	<p>F. Placement. The manufactured home shall conform with building code requirements in chapter 18.4 and the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, OAR 918.</p>
<p>G. Floodplain. Manufactured homes shall comply with chapter 18.3.10 Physical and Environmental Constraints.</p>	<p>Keep text but also note that manufactured homes shall comply with and meet FEMA requirements and AMC 15.10.080. Manufactured</p>	<p>G. Floodplain. Manufactured homes located within flood hazard areas shall comply with chapter 18.3.10 Physical and Environmental Constraints and chapter</p>

Current Code Text	Overall Recommendations	Updated Code Text
	homes must also meet the same flood protection requirements as a “stick built” or typical housing.	15.10.080 Provisions for Flood Hazard Protection, along with all applicable floodplain management requirements of the Federal Emergency Management Agency (FEMA), including but not limited to standards adopted through the National Flood Insurance Program (NFIP).
<p>H. Foundation Skirt. The foundation area of the manufactured home shall be fully skirted with concrete, horizontal wood, or vinyl siding, or other materials, pursuant to applicable building codes.</p>	Keep Text, although may need to remove vinyl siding as an option. Solid materials such as masonry, concrete, or treated wood are in the HUD requirements section. Also include metal siding as a viable option for fire safety promotion.	<p>H. <u>Foundation Skirt.</u> The foundation area of the manufactured home shall be fully skirted with concrete, metal siding, or other solid materials, pursuant to applicable building codes.</p>
<p>I. Design Features. The manufactured home shall incorporate at least two of the single-family design features in section 18.2.5.090.</p>	Keep text. Two design features are also required for single family units.	*Kept
<p>J. Prohibited. The manufactured home shall not be located in a designated historic district.</p>	Keep text	*Kept

Current Code Text	Overall Recommendations	Updated Code Text
<p>18.2.3.180 Manufactured Housing Developments</p>		
<p>A. Purpose. The purpose of this section is to encourage the most appropriate use of land for manufactured housing development purposes, to encourage design standards which will create pleasing appearances, to provide sufficient open space for light, air, and recreation, to provide adequate access to manufactured housing sites, and to refer minimum utility service facilities to appropriate City codes.</p>	<p>Remove “pleasing appearances” term from this statement.</p>	<p>A. Purpose. The purpose of this section is to encourage the most appropriate use of land for manufactured housing development purposes, to encourage design standards to provide sufficient open space for light, air, and recreation, to provide adequate access to manufactured housing sites, and to refer minimum utility service facilities to appropriate City codes.</p>
<p>B. General Provisions.</p> <ol style="list-style-type: none"> 1. Manufactured housing development may be located or relocated only in R-1-3.5 and R-2 zones. 2. No manufactured housing developments may be located, relocated, or increased in size or number of units within any other zone. 3. No manufactured housing developments may be located within the Historic District Overlay. 4. Manufactured housing developments shall be subject to regulations of this chapter and shall be located only on sites approved for use under the provisions of such chapter. No person shall establish, operate, manage, maintain, alter, or enlarge any manufactured housing development contrary to the provisions of this ordinance. 5. In addition to the requirements of this chapter, all 	<ol style="list-style-type: none"> 1. Keep text – unless expanding to more zones, perhaps R-1 or R-3, is wanted (especially if allowed density is increased in parks) 2. Remove. 3. Keep 4. Keep 5. Keep 	<p>B. General Provisions.</p> <ol style="list-style-type: none"> 1. Manufactured housing development may be located or relocated only in R-1-3.5 and R-2 zones, or the MHP zone. 2. No manufactured housing developments may be located within the Historic District Overlay. 3. Manufactured housing developments shall be subject to regulations of this chapter and shall be located only on sites approved for use under the provisions of such chapter. No person shall establish, operate, manage, maintain, alter, or enlarge any manufactured housing development contrary to the provisions of this ordinance.

Current Code Text	Overall Recommendations	Updated Code Text
<p>manufactured housing developments shall conform to the regulations of ORS 446, together with such administrative rules as may be adopted from time to time, except where such regulations are exceeded by the requirements of this chapter, in which case the more stringent requirements shall apply.</p>		<p>4. In addition to the requirements of this chapter, all manufactured housing developments shall conform to the regulations of ORS 446, together with such administrative rules as may be adopted from time to time, except where such regulations are exceeded by the requirements of this chapter, in which case the more stringent requirements shall apply.</p>
<p>C. Procedure for Approval. The procedure for approving a manufactured home development is the same as for the Performance Standards Option (Outline Plan and Final Plan), pursuant to chapter 18.3.9.</p>	<p>Keep text</p>	<p>*Kept</p>

Current Code Text	Overall Recommendations	Updated Code Text
<p>D. Manufactured Housing Development Design Standards.</p> <p>1. Minimum Court Size. A manufactured housing development shall occupy a site of not less than one acre in size.</p> <p>2. Density. The maximum density permitted shall be eight manufactured housing units per acre of developed court area. Manufactured housing, which is 14 feet wide or less, or which is less than 800 square feet in size will count as 0.75 units for this calculation.</p> <p>3. Manufactured Housing Sites or Lots. All manufactured housing sites or lots must be at least 2,000 square feet in size, at least 35 feet wide, and at least 40 feet deep.</p> <p>4. Lot Coverage. Maximum lot coverage of any individual manufactured housing lot or site shall be 65 percent in the R-2 zone and 55 percent in the R-1-3.5 zone. In addition, the general lot coverage requirements of the parent zone shall also be complied with for the entire project site.</p> <p>5. Setbacks.</p> <p>a. Exterior Setbacks. Manufactured housing sites along the exterior boundary of the court shall have the same setbacks as required in the parent zone, and no less than a minimum of five feet from a property boundary line.</p> <p>b. Interior Front Yard Setbacks. There shall be a front yard on each manufactured home lot or space of at least ten feet.</p> <p>c. Interior Side and Rear Yard Setbacks. There shall be side or rear yards of at least five feet. There shall be a minimum separation of ten feet between manufactured housing units.</p> <p>6. Street Standards. Public streets shall comply with the design standards contained in chapter 18.4.6. Private streets shall be a minimum of 20 feet in width, and constructed to the same standards as specified for an alley. A private street may be a</p>	<p>1. Keep text.</p> <p>2. Refer to “Manufactured Dwelling Park” for a definition of minimum units and proximity. Density should be the same across all zones. Change all parks to 18 units per acre max density.</p> <p>3. Consider reducing size of lots and consider removing or reducing dimensional requirements (width & depth).</p> <p>4. Consider standardizing lot coverage across all zones to 65%.</p> <p>5. Consider changing internal setbacks to 5 ft on all sides – or the fire code setback requirement. Consider allowing porches or decks to be built over the setback area, although they must comply with fire code specifications.</p> <p>a. Exterior Setbacks- keep</p> <p>b. Consider changing interior setbacks to comply with building code / fire code standards.</p> <p>c. Consider changing interior setbacks to comply with building code / fire code standards.</p> <p>6. Keep, although add that private streets serving manufactured home parks do not count towards</p>	<p><u>D. Manufactured Housing Development Design Standards.</u></p> <p>1. <u>Minimum Court Size.</u> A manufactured housing development shall occupy a site of not less than one acre in size.</p> <p>2. <u>Density.</u> The maximum density permitted shall be 18 manufactured dwelling units per acre, regardless of zoning district. Density calculations, minimum unit counts, and proximity standards shall be determined in accordance with the definition of Manufactured Dwelling Park in this title.</p> <p>3. <u>Manufactured Housing Sites or Lots.</u> Manufactured housing sites or lots shall meet the minimum dimensional standards established by applicable building and fire codes. No minimum lot width or depth shall be required, provided that each site or lot accommodates required setbacks, access, utilities, and fire separation standards.</p> <p>4. <u>Lot Coverage.</u> Maximum lot coverage of any individual manufactured housing lot or site shall be 65 percent regardless of zoning district. The general lot coverage requirements of the parent zone shall</p>

Current Code Text	Overall Recommendations	Updated Code Text
<p>dead-end street no more than 300 feet in depth from a higher order road. Adequate turn-around shall be provided according to standards established by the Planning Commission.</p> <p>7. Sidewalk Standards. Every manufactured housing development shall have a permanent pedestrian walkway at least 48 inches wide connecting all manufactured housing units to public or private streets, common open spaces, parks, and commonly owned buildings and facilities.</p> <p>8. Utilities. Provisions for electric, water, and sanitary service shall be made in accordance with established City procedures and law, including number, size, quality, and location of fixtures, connections, and facilities. Telephone and electric lines shall be placed underground.</p> <p>9. Landscaping.</p> <p>a. All areas of the development not occupied by paved roadways, pathways, parking areas, or not occupied by other facilities shall be landscaped. Areas that contain significant natural vegetation may be left in a natural state, if approved on the final landscaping plans.</p> <p>b. Manufactured housing developments located in an R-1-3.5 zone shall have 45 percent of the entire site landscaped. Developments located in the R-2 zone shall have 35 percent of the entire site landscaped.</p> <p>10. Fencing. Fencing shall comply with all fencing requirements as per section 18.4.4.060.</p> <p>11. Common Open Space. All developments are required to provide a minimum of five percent of the total lot area in common open space.</p> <p>12. Play Area. If the manufactured housing development accommodates children less than 14 years of age, a separate</p>	<p>required 'lots' served. (Currently three lots are the maximum amount that a private street can serve.)</p> <p>7. Change to "Every manufactured housing development shall have a permanent pedestrian walkway at least 48 inches wide within public rights of way. Private streets must be ADA compliant when connecting all manufactured housing units to public or private streets, common open spaces, parks, and commonly owned buildings and facilities"</p> <p>8. Keep</p> <p>9. Review/revise landscaping standards - make sure that this is not an additional requirement for a MHP - 50% of the unbuilt area can be landscaped</p> <p>10. Keep</p> <p>11. Combine with 12</p> <p>12. Combine with 11 and keep at 5% of the total area for open space.</p> <p>**Consider new section on community-serving buildings here. Consider adding non-residential community serving buildings (manager office, common kitchen, club house, childcare, storage,</p>	<p>apply to the entire project site, excluding individual manufactured housing lots or spaces..</p> <p>5. <u>Setbacks.</u></p> <p>a. <u>Exterior Setbacks.</u> Manufactured housing sites along the exterior boundary of the court shall have the same setbacks as required in the parent zone, and no less than a minimum of 5 feet from a property boundary line.</p> <p>b. <u>Interior Setbacks.</u> Interior setbacks for manufactured housing sites or lots shall comply with applicable building code and fire code separation standards.</p> <p>c. <u>Encroachments.</u> Porches, decks, and similar appurtenances may encroach into required interior setback areas, provided they comply with all applicable building and fire code requirements.</p> <p>6. <u>Street Standards.</u> Public streets shall comply with the design standards contained in Chapter 18.4.6. Private streets shall be constructed a minimum of 20 feet in width, consisting of a minimum 16-foot paved vehicular travel lane and a separated pedestrian walkway of at least four feet in width</p>

Current Code Text	Overall Recommendations	Updated Code Text
<p>general play area a minimum of 2,500 square feet in size, or 100 square feet of play area per unit, whichever is greater, shall be provided.</p>	<p>coffee shop? etc.) to be permitted with review in the MHP Zone.</p> <p>Consider an allowance for a percentage of the overall lot to be used for commercial or mixed-use dev. - like landscaping requirements.</p>	<p>meeting the requirements of subsection 18.2.3.180.D.7, or an 18-foot paved shared street designed to accommodate both vehicles and pedestrians. A private street may be a dead-end street no more than 300 feet in depth from a higher order road. Adequate turn-around shall be provided according to standards established by the Planning Commission.</p> <p>7. <u>Sidewalk Standards.</u> Every manufactured housing development shall have a permanent pedestrian walkway at least 48 inches wide within public rights of way. Private streets must be ADA compliant when connecting all manufactured housing units to public or private streets, common open spaces, parks, and commonly owned buildings and facilities.</p> <p>8. <u>Utilities.</u> Provisions for electric, water, and sanitary service shall be made in accordance with established City procedures and law, including number, size, quality, and location of fixtures, connections, and facilities. Telephone and electric lines shall be placed underground.</p>

Current Code Text	Overall Recommendations	Updated Code Text
		<p>9. <u>Landscaping.</u> a. All areas of the development not occupied by paved roadways, pathways, parking areas, or not occupied by other facilities shall be landscaped. Areas that contain significant natural vegetation may be left in a natural state, if approved on the final landscaping plans. b. Manufactured housing parks shall have 50 percent of the unbuilt area landscaped.</p> <p>10. <u>Fencing.</u> Fencing shall comply with all fencing requirements as per section 18.4.4.060.</p> <p>11. <u>Common Open Space.</u> All developments are required to provide a minimum of five percent of the total lot area in common open space. Common open space may be supplemented with outdoor amenities such as benches, water features, a children’s play structure, garden, or a fenced dog run.</p> <p>12. <u>Community Serving Buildings.</u> Community-serving buildings are intended to support the daily needs of residents of a manufactured housing development and to enhance on-site services, social interaction, and</p>

Current Code Text	Overall Recommendations	Updated Code Text
		<p>management functions without altering the primarily residential character of the development.</p> <p>Non-residential community-serving buildings may be permitted within a manufactured housing development, although such buildings shall be accessory to and primarily serve residents of the development.</p> <p>a. Allowed Uses. Community-serving buildings may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Management or leasing office; 2. Community or clubhouse facilities; 3. Common kitchen or gathering space; 4. Childcare or early learning facilities primarily serving residents; 5. Environmental hazard shelter that provides refuge during severe weather events; 6. Shared laundry facilities 7. Storage facilities for resident use;

Current Code Text	Overall Recommendations	Updated Code Text
		<ul style="list-style-type: none"> 8. Neighborhood serving commercial or service uses such as a coffee kiosk or convenience space, where clearly accessory to the development. b. Development Area Limitation. The total floor area devoted to community-serving non-residential uses shall be whichever is greater: <ul style="list-style-type: none"> 1. 100 square feet per unit; or 2. 2,500 square feet of gross floor area. c. Location and Design. Community-serving buildings shall be located to minimize impacts on adjacent residential properties and internal manufactured housing sites. d. Outdoor seating, play areas, or gathering spaces associated with community-serving uses shall be integrated into the site's open space and pedestrian network.

Current Code Text	Overall Recommendations	Updated Code Text
<p>E. Manufactured Housing Unit Standards. All manufactured housing units located in approved manufactured housing developments shall comply with all of the following requirements.</p> <ol style="list-style-type: none"> 1. Manufactured housing units shall be a minimum of 650 square feet in size. 2. Manufactured housing units shall be at least 12 feet wide. 3. Manufactured housing units shall have the Oregon Department of Commerce “Insignia of Compliance.” The Building Official shall inspect the manufactured housing unit and occupancy shall be approved only if the Building Official has determined that the manufactured housing unit has a valid insignia of compliance and has not deteriorated beyond an acceptable level of compliance. 4. Manufactured housing units shall be placed on permanent foundations, with wheels and hitches removed, be fully skirted or bermed, and shall have no uncovered openings except for vents of sufficient strength to support the loads imposed by the manufactured housing unit, based on accepted engineering design standards, as approved by the Building Official. 5. Manufactured housing units shall be provided with City water, sewer, electricity, telephone, and storm drainage, with easements dedicated where necessary. 6. Manufactured housing units shall comply with the thermal envelope requirements for heat loss required by the building code for single-family detached homes. 7. Manufactured housing units shall have a deck or patio area adjacent to the home. The deck or patio shall be constructed of a permanent material and shall be at least 80 square feet in size, with a minimum width of eight feet in its least dimension. 	<ol style="list-style-type: none"> 1. Consider reducing or eliminating the minimum square footage requirement for manufactured housing units from 650 square feet to 400 square feet or less, with the option to allow up to two units per lot when both units are 400 square feet or smaller to support greater density and flexibility. 2. Consider changing to 10 feet in width or having no standard and letting setback requirements determine size. Did not change per joint work session meeting. 3. Keep 4. Keep 5. Keep 6. Keep 7. Many new manufactured homes do not need a large patio or deck – consider removing this requirement. 8. Keep 	<p>E. <u>Manufactured Housing Unit Standards.</u> All manufactured housing units located in approved manufactured housing developments shall comply with all of the following requirements.</p> <ol style="list-style-type: none"> 1. Manufactured housing units shall be a minimum of 400 square feet in size. Up to two units shall be allowed per lot if each unit is 400 square feet or less. 2. Manufactured housing units shall be at least 12 feet wide. 3. Manufactured housing units shall have the Oregon Department of Commerce “Insignia of Compliance.” The Building Official shall inspect the manufactured housing unit and occupancy shall be approved only if the Building Official has determined that the manufactured housing unit has a valid insignia of compliance and has not deteriorated beyond an acceptable level of compliance. 4. Manufactured housing units shall be placed on permanent foundations, with wheels and hitches removed, be fully skirted or bermed, and shall have no uncovered openings except for vents of sufficient strength to support the loads imposed by the manufactured housing unit, based on accepted engineering design standards, as approved by the Building Official.

Current Code Text	Overall Recommendations	Updated Code Text
<p>8. Notwithstanding the above, any manufactured home legally located within the Ashland Urban Growth Boundary prior to July 1, 1990, may be relocated to an approved manufactured home development, subject to a fire and life safety inspection by the Building Official.</p>		<p>5. Manufactured housing units shall be provided with City water, sewer, electricity, telephone, and storm drainage, with easements dedicated where necessary.</p> <p>6. Manufactured housing units shall comply with the thermal envelope requirements for heat loss required by the building code for single-family detached homes.</p> <p>7. Notwithstanding the above, any manufactured home legally located within the Ashland Urban Growth Boundary prior to July 1, 1990, may be relocated to an approved manufactured home development, subject to a fire and life safety inspection by the Building Official.</p>

Current Code Text	Overall Recommendations	Updated Code Text
<p>F. Storage and Temporary Occupancy of Manufactured Homes.</p> <p>1. A no-charge permit from the Staff Advisor is required for the storage of any manufactured housing unit on the home premises of the owner for any length of time when not used for living purposes; provided, however, that all units so stored shall abide by the yard requirements for accessory buildings in this chapter.</p> <p>2. No manufactured housing unit shall be stored on a public street except for temporary maneuvering purposes.</p> <p>3. For temporary occupancy of a manufactured housing unit, see subsection 18.2.2.030.H.3.</p>	<p>Keep text</p>	<p>*Kept</p>
<p>G. Nonconforming Manufactured Housing Developments.</p> <p>Notwithstanding the provisions of chapter 18.1.4, Nonconforming Situations, manufactured housing development and an individual manufactured housing unit utilized for living purposes on the effective date of this ordinance or of amendments thereto, which do not conform to the regulations of this chapter, shall be deemed to be nonconforming and may be continued, subject to the following regulations:</p> <p>1. Routine maintenance and repairs may be performed within the manufactured housing development or upon individual manufactured housing units.</p> <p>2. No nonconforming manufactured housing development shall be enlarged, remodeled, or modernized except in conformance with all requirements of this chapter, except that an area of less than two acres for a development to be enlarged, remodeled, or modernized may be approved through the conditional use permit procedure contained in this ordinance.</p>	<p>1. Keep text. Either in this section or in a new section, the owners could demonstrate financial burden or hardship during the review of a conditional use permit. The goal is to bring the park into compliance without requiring them to address every issue in the park. The conditional use process should consider the positive impacts on the health and safety of park residents without mandating full compliance.</p> <p>2. Keep text</p> <p>3. Keep text</p> <p>4. Keep text</p>	<p>G. <u>Nonconforming Manufactured Housing Developments.</u> Notwithstanding the provisions of chapter 18.1.4, Nonconforming Situations, manufactured housing development and an individual manufactured housing unit utilized for living purposes on the effective date of this ordinance or of amendments thereto, which do not conform to the regulations of this chapter, shall be deemed to be nonconforming and may be continued, subject to the following regulations:</p> <p>1. Routine maintenance and repairs may be performed within the manufactured housing development or upon individual manufactured housing units.</p>

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<p>3. No manufactured housing unit shall be located on the site of, or substituted for, a nonconforming manufactured housing unit, the use of which has been discontinued, except within a manufactured housing development holding a certificate of sanitation issued by the Board of Health, State of Oregon, issued prior to the effective date of this chapter. Relocation of existing units within the Ashland Urban Growth Boundary is exempted as provided in subsection 18.2.3.180.E.8.</p> <p>4. If a nonconforming manufactured housing development holding a certificate of sanitation issued by the Board of Health, State of Oregon, ceases operation for a period of six months or more, said development shall be considered abandoned and shall be reinstated only in conformance with the requirements of this chapter.</p>		<p>2. No nonconforming manufactured housing development shall be enlarged, remodeled, or modernized except in conformance with all requirements of this chapter; however, enlargement, remodeling, or modernization of an area of less than two acres may be approved through the conditional use permit procedure contained in this ordinance.</p> <p>a. Phased Compliance and Hardship Consideration. As part of a conditional use permit review for a nonconforming manufactured housing development, the applicant may request approval of phased or partial compliance with current standards where full compliance would result in demonstrable financial hardship.</p> <p>b. Review Criteria. In evaluating such a request, the decision-making body shall consider:</p> <ul style="list-style-type: none"> i. The extent to which the proposal improves the health, safety, and habitability of the manufactured housing development; ii. Whether the proposed improvements represent a reasonable progression toward conformance with this chapter;

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		<ul style="list-style-type: none"> iii. The documented financial burden of requiring full compliance at the time of application; and iv. Whether the proposal avoids expanding or intensifying the nonconforming aspects of the development. <p>c. Limitations. Approval under this subsection shall not:</p> <ul style="list-style-type: none"> i. Allow an increase in the number of manufactured housing spaces beyond what legally existed at the time the development became nonconforming; or ii. Permanently exempt the development from future compliance with this chapter. <p>3. No manufactured housing unit shall be located on the site of, or substituted for, a nonconforming manufactured housing unit, the use of which has been discontinued, except within a manufactured housing development holding a certificate of sanitation issued by the Board of Health, State of Oregon, issued prior to the effective date of this chapter. Relocation of existing units within the Ashland Urban Growth Boundary is exempted as provided in subsection 18.2.3.180.E.8.</p>

Current Code Text	Overall Recommendations	Updated Code Text
		<p>4. If a nonconforming manufactured housing development holding a certificate of sanitation issued by the Board of Health, State of Oregon, ceases operation for a period of six months or more, said development shall be considered abandoned and shall be reinstated only in conformance with the requirements of this chapter.</p>
<p>H. Special Conditions. For the mitigation of adverse impacts, the City may impose conditions, including, but not limited to, requiring view-obscuring shrubbery, walls, or fences, and requiring retention of specified trees, rocks, water ponds or courses, or other natural features. (Ord. 3229 § 3, amended, 12/19/2023; Ord. 3191 § 4, amended, 11/17/2020)</p>	<p>Keep text</p>	<p>*Kept</p>

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<p>NEW 10.XXX Manufactured Home Parks (MHP) – Notice of Sale, Opportunity to Purchase, and Relocation Standards</p>		
<p>Manufactured Home Parks (MHP) – Notice of Sale, Opportunity to Purchase, and Relocation Standards</p>	<p>Consider adding a tenant protection policy, similar to Bellingham. Expand on the Tenants’ Rights for Condos code section (AMC 10.115.010) to MHs. This could apply to all parks, even those not in a MHPZ (i.e. Lower Pines which is in a CFA).</p> <p>Oregon’s first right of refusal is 14 days, if we use Bellingham as an example, we could add a longer time needed for purchase. (BMC 20.10.033(B) <i>“If the MHP owner accepts the organization’s proposal, the organization shall have 120 days in addition to the 60-day notice period in which to obtain any necessary financing or guarantees and to close on the purchase. If no qualified tenant organization exists at the time the MHP owner gives its notice of sale, the homeowners may form one for the purpose of considering whether to exercise the purchase opportunity.”</i>)</p>	<p>10.XXX.010 Declaration of Policy It is hereby declared to be the policy of the City of Ashland, Oregon, to exercise its municipal authority and police powers to protect the public health, safety, and general welfare by ensuring that residents of manufactured home parks are afforded meaningful notice, opportunity to purchase, and relocation protections when a park is sold, closed, or converted to another use as permitted in the underlying zone. This Chapter is intended to supplement and be consistent with state law governing manufactured dwelling parks, including ORS Chapter 90.</p> <p>10.XXX.020 Notice of Sale and Tenant Rights</p> <ul style="list-style-type: none"> A. The owner of a mobile or manufactured home park shall not make a final unconditional acceptance of any offer for the sale or transfer of the park without first providing written notice of sale to all tenants of the park, as required by ORS Chapter 90. B. The notice of sale shall be delivered to each tenant by personal delivery

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		<p>or by certified mail and shall include, at a minimum:</p> <ol style="list-style-type: none"> 1. A statement that the landlord intends to sell or transfer the manufactured dwelling park; 2. The name, address, and contact information of the landlord or the landlord's authorized agent responsible for communications regarding the sale; 3. The price, terms, and conditions that the landlord intends to accept for the sale of the park, including a copy of any pending purchase and sale agreement, if available; and 4. A statement describing the rights of tenants under this Chapter and under applicable provisions of ORS Chapter 90 and City Ordinance, including the opportunity to purchase and relocation protections. <p>C. If a purchase and sale agreement is executed prior to delivery of the</p>

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		<p>notice required by this section, such agreement shall expressly acknowledge the notice and tenant protection requirements of this Chapter and applicable Oregon statutes, and shall provide sufficient time to allow tenants a meaningful opportunity to exercise their rights.</p> <p>10.XXX.030 Opportunity to Purchase</p> <p>A. Following receipt of a notice of sale, tenants may organize or act through an eligible tenant organization, cooperative, or other entity permitted under Oregon law to express interest in purchasing the manufactured dwelling park.</p> <p>B. If a qualified tenant organization or other eligible organization, after receiving the notice of sale, wishes to purchase the MHP, it shall submit a proposed purchase and sale agreement in writing via certified or registered mail to the MHP owner within 120 days of receipt of the MHP owner’s notice of sale. The MHP owner shall engage in good faith negotiations with the qualified tenant organization or other eligible organization. If no qualified tenant organization exists at the time the</p>

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		<p>MHP owner gives its notice of sale, the homeowners may form one for the purpose of considering whether to exercise the purchase opportunity.</p> <p>C. Nothing in this section shall be construed to require a park owner to accept an offer to purchase, but failure to comply with notice and good-faith negotiation requirements shall constitute a violation of this Chapter.</p> <p>10.XXX.040 Relocation Standards and Assistance</p> <p>A. The owner of a manufactured dwelling park that is closing, being converted to another use, or otherwise requiring tenant displacement shall comply with all applicable notice and relocation assistance requirements of ORS Chapter 90.</p> <p>B. Where relocation assistance is required by state law, the park owner shall provide relocation payments and assistance to affected tenants in the manner and amounts required by Oregon statute.</p> <p>C. Relocation assistance obligations under this Chapter are in addition</p>

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		<p>to, and not in lieu of, any other duties imposed by state or federal law.</p> <p>10.XXX.050 Relocation Plan and City Review</p> <p>A. Prior to issuing any termination notices associated with closure or change of use of a manufactured dwelling park, the park owner shall submit a relocation report and plan to the City for review.</p> <p>B. The relocation report and plan shall describe how the park owner will comply with applicable relocation requirements and assist tenants in relocating their manufactured homes or securing alternative housing, including:</p> <ol style="list-style-type: none"> 1. An inventory of available relocation resources; 2. Actions the owner will take to assist tenants in identifying alternative housing options; 3. Actions the owner will take to assist with the physical relocation of manufactured homes, where feasible; and 4. The anticipated timing of park closure or conversion.

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		<p>C. The City may require designation of a relocation coordinator to administer the approved relocation plan.</p> <p>D. No manufactured dwelling park may close or convert until the City determines that the owner has complied with the approved relocation plan and applicable state law.</p> <p>10.XXX.060 Prohibited Harassment or Frustration of Tenant Rights</p> <p>No park owner or agent shall engage in conduct that has the effect of harassing, intimidating, coercing, or interfering with a tenant's exercise or enjoyment of rights granted by this Chapter or ORS Chapter 90. Prohibited conduct includes, but is not limited to:</p> <ul style="list-style-type: none"> A. Interfering with a tenant's right to receive required notices or to organize with other tenants; B. Attempting to force a tenant to vacate through improper rent increases, service reductions, or threats; C. Interfering with a tenant's right to receive relocation assistance or to pursue an opportunity to purchase the park; and D. Any action taken for the purpose of avoiding or frustrating compliance

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		<p>with this Chapter or applicable state law.</p> <p>10.XXX.070 Additional Notice to City Housing Staff Notice of Conversion given pursuant to this ordinance shall be served as provided in ORS 100.305, except that a copy of said notice and list of all recipients shall be provided by regular mail or personal delivery to the City of Ashland Housing Program Specialist within 7 days of its delivery or mailing to tenants</p> <p>10.XXX.080 Penalties</p> <ul style="list-style-type: none"> A. It shall be unlawful for any park owner or agent to violate or fail to strictly comply with the notice, opportunity to purchase, relocation, or prohibited conduct provisions of this Chapter. B. Any violation of this Chapter shall constitute a civil violation subject to penalties as provided in the Ashland Municipal Code. Each affected household shall constitute a separate violation.
<p>18.3.9.020 Applicability</p>		

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<p>Developments exercising the Performance Standards option, including developments that are required to apply the option pursuant to this ordinance, shall meet the provisions of this chapter and all other applicable sections of this ordinance; except that developments subject to this chapter are not required to meet the minimum lot size, lot width, lot depth, and setback standards of part 18.2, and other standards as specifically provided by this chapter. The Performance Standards option may be used to divide residential and non-residential zoned land.</p>	<p>Change text to: “Developments exercising the Performance Standards option, including developments that are required to apply the option pursuant to this ordinance, shall meet the provisions of this chapter and all other applicable sections of this ordinance; except that developments subject to this chapter are not required to meet the minimum lot size, lot width, lot depth, and setback standards of part 18.2, and other standards as specifically provided by this chapter. The Performance Standards option may be used to divide residential and non-residential zoned land, <u>or to approve cottage housing developments and-manufactured housing developments.</u>”</p>	<p>Developments exercising the Performance Standards option, including developments that are required to apply the option pursuant to this ordinance, shall meet the provisions of this chapter and all other applicable sections of this ordinance; except that developments subject to this chapter are not required to meet the minimum lot size, lot width, lot depth, and setback standards of part 18.2, and other standards as specifically provided by this chapter. The Performance Standards option may be used to divide residential and non-residential zoned land, or to approve cottage housing developments and manufactured housing developments.</p>
<p>18.3.9.030 PSO-Overlay</p>		
<p>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.</p>	<p>Include additional conditions, citing manufactured home developments: “5. The property is proposed for development as a manufactured housing development consistent</p>	<p>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.</p>

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	with the standards in section 18.2.3.180. "	<ol style="list-style-type: none"> 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. (Ord. 3147 § 6, amended, 11/21/2017) 5. The property is proposed for development as a manufactured housing development consistent with the standards in section 18.2.3.180.
18.3.9.040 Review Procedures and Criteria		
<p>A. Outline Plan. A proposed outline plan shall accompany applications for subdivision approval under this chapter. For developments of fewer than ten lots, the outline plan may be filed concurrently with the final plan, as that term is defined in subsection 18.3.9.040.B.4. For developments of ten or more lots, prior outline plan approval is mandatory.</p>	<p>Update text to: "A proposed outline plan shall accompany applications for subdivision approval under this chapter. For developments of fewer than ten lots, or for manufactured housing developments or cottage housing developments regardless of the number of lots, the outline plan may be filed concurrently with</p>	<p>A. Outline Plan. A proposed outline plan shall accompany applications for subdivision approval under this chapter. For developments of fewer than ten lots, the outline plan may be filed concurrently with the final plan, as that term is defined in subsection 18.3.9.040.B.4. For developments of ten or more lots, other than manufactured housing developments</p>

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	the final plan, as that term is defined in subsection 18.3.9.040.B.4. For developments of ten or more lots, other than manufactured housing developments or cottage housing developments, prior outline plan approval is mandatory.”	or cottage housing developments, prior outline plan approval is mandatory.
18.5.8.050 Approval Criteria and Standards		
<p>F. For all residential annexations, a plan shall be provided demonstrating that the development of the annexed area will ultimately occur at a minimum density of 90 percent of the base density for the zone, unless reductions in the total number of units are necessary to accommodate significant natural features, topography, access limitations, or similar physical constraints. The owner or owners of the annexed area shall sign an agreement, to be recorded with the County Clerk after approval of the annexation, ensuring that future development will occur in accord with the minimum density indicated in the development plan. For purposes of computing maximum density, portions of the annexed area containing unbuildable lots, parcels, or portions of the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, slopes greater than 35 percent, or land area dedicated as a public park, shall not be included.</p> <p>G. Except as provided in subsection 18.5.8.050.G.7, below, annexations with a density or potential density of four residential</p>	<p>Update annexation criteria to allow manufactured home parks to not require that 25% of the development should be affordable housing.</p> <p>Also exclude compliance with minimum density requirements when annexed into the UGB, keeping at 18 units per acre.</p>	<p>F. For all residential annexations, except manufactured home parks, a plan shall be provided demonstrating that the development of the annexed area will ultimately occur at a minimum density of 90 percent of the base density for the zone, unless reductions in the total number of units are necessary to accommodate significant natural features, topography, access limitations, or similar physical constraints.</p> <p>Manufactured Home Parks. Annexed manufactured home parks shall not be required to comply with minimum density standards applicable to other residential development, provided that the manufactured home park is developed and maintained at a density not exceeding 18 dwelling units per acre.</p>

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<p>units or greater and involving residential zoned lands, or commercial, employment or industrial lands with a Residential Overlay (R-Overlay) shall meet the following requirements:</p> <ol style="list-style-type: none"> 1. The total number of affordable units provided to qualifying buyers, or to qualifying renters, shall be equal to or exceed 25 percent of the base density as calculated using the unit equivalency values set forth herein. The base density of the annexed area for the purpose of calculating the total number of affordable units in this section shall exclude any unbuildable lots, parcels, or portions of the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, water resource areas, slopes greater than 35 percent, or land area dedicated as a public park. <ol style="list-style-type: none"> a. Ownership units restricted to households earning at or below 120 percent of the area median income shall have an equivalency value of 0.75 unit. b. Ownership units restricted to households earning at or below 100 percent of the area median income shall have an equivalency value of 1.0 unit. c. Ownership or rental units restricted to households earning at or below 80 percent of the area median income shall have an equivalency value of 1.25 unit. 2. As an alternative to providing affordable units per section 18.5.8.050.G.1, above, the applicant may provide title to a sufficient amount of buildable land for development complying with subsection 18.5.8.050.G.1.b, above, through transfer to a non-profit (IRC 501(3)(c)) affordable housing developer or public corporation created under ORS 456.055 to 456.235. 		<p>The owner or owners of the annexed area shall sign an agreement, to be recorded with the County Clerk after approval of the annexation, ensuring that future development will occur in accord with the minimum density indicated in the development plan. For purposes of computing maximum density, portions of the annexed area containing unbuildable lots, parcels, or portions of the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, slopes greater than 35 percent, or land area dedicated as a public park, shall not be included.</p> <p>G. Except as provided in subsection 18.5.8.050.G.7 and G.8, below, annexations with a density or potential density of four residential units or greater and involving residential zoned lands, or commercial, employment or industrial lands with a Residential Overlay (R-Overlay) shall meet the following requirements:</p> <ol style="list-style-type: none"> 1. The total number of affordable units provided to qualifying buyers, or to qualifying renters, shall be equal to or exceed 25 percent of the base density as calculated using the unit equivalency values set forth herein.

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<p>a. The land to be transferred shall be located within the project meeting the standards set forth in sections 18.5.8.050.G.5 and 18.5.8.050.G.6.</p> <p>b. All needed public facilities shall be extended to the area or areas proposed for transfer.</p> <p>c. Prior to commencement of the project, title to the land shall be transferred to the City, an affordable housing developer which must either be a unit of government, a non-profit 501(c)(3) organization, or a public corporation created under ORS 456.055 to 456.235.</p> <p>d. The land to be transferred shall be deed restricted to comply with Ashland's affordable housing program requirements.</p> <p>e. Transfer of title of buildable land in accordance with this subsection shall exempt the project from the development schedule requirements set forth in subsection 18.5.8.050.G.4.</p> <p>3. The affordable units shall be comparable in bedroom mix with the market rate units in the development.</p> <p>a. The number of bedrooms per dwelling unit in the affordable units within the residential development shall be in equal proportion to the number of bedrooms per dwelling unit in the market rate units within the residential development. This provision is not intended to require the same floor area in affordable units as compared to market rate units. The minimum square footage of each affordable unit shall comply with the minimum required floor area based as set forth in Table 18.5.8.050.G.3, or as established by the U.S. Department</p>		<p>The base density of the annexed area for the purpose of calculating the total number of affordable units in this section shall exclude any unbuildable lots, parcels, or portions of the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, water resource areas, slopes greater than 35 percent, or land area dedicated as a public park.</p> <p>a. Ownership units restricted to households earning at or below 120 percent of the area median income shall have an equivalency value of 0.75 unit.</p> <p>b. Ownership units restricted to households earning at or below 100 percent of the area median income shall have an equivalency value of 1.0 unit.</p> <p>c. Ownership or rental units restricted to households earning at or below 80 percent of the area median income shall have an equivalency value of 1.25 unit.</p> <p>2. As an alternative to providing affordable units per section 18.5.8.050.G.1, above, the applicant</p>

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<p>of Housing and Urban Development (HUD) for dwelling units developed under the HOME program.</p> <p>Table 18.5.8.050.G.3. Minimum Required Floor Area for Affordable Units</p> <p>4. A development schedule shall be provided that demonstrates that the affordable housing units per subsection 18.5.8.050.G shall be developed, and made available for occupancy, as follows:</p> <p>a. That 50 percent of the affordable units shall have been issued building permits prior to issuance of a certificate of occupancy for the last of the first 50 percent of the market rate units.</p> <p>b. Prior to issuance of a building permit for the final ten percent of the market rate units, the final 50 percent of the affordable units shall have been issued certificates of occupancy.</p> <p>5. That affordable housing units shall be constructed using comparable building materials and include equivalent amenities as the market rate units.</p> <p>a. The exterior appearance of the affordable units in any residential development shall be visually compatible with the market rate units in the development. External building materials and finishes shall be substantially the same in type and quality for affordable units as for market rate units.</p> <p>b. Affordable units may differ from market rate units with regard to floor area, interior finishes and materials, and housing type; provided, that the affordable housing units are provided with comparable features to the market rate units, and shall have generally comparable</p>		<p>may provide title to a sufficient amount of buildable land for development complying with subsection 18.5.8.050.G.1.b, above, through transfer to a non-profit (IRC 501(3)(c)) affordable housing developer or public corporation created under ORS 456.055 to 456.235.</p> <p>a. The land to be transferred shall be located within the project meeting the standards set forth in sections 18.5.8.050.G.5 and 18.5.8.050.G.6.</p> <p>b. All needed public facilities shall be extended to the area or areas proposed for transfer.</p> <p>c. Prior to commencement of the project, title to the land shall be transferred to the City, an affordable housing developer which must either be a unit of government, a non-profit 501(c)(3) organization, or a public corporation created under ORS 456.055 to 456.235.</p> <p>d. The land to be transferred shall be deed restricted to comply with Ashland's affordable housing program requirements.</p>

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<p>improvements related to energy efficiency, including plumbing, insulation, windows, appliances, and heating and cooling systems.</p> <p>6. Exceptions to the requirements of subsections 18.5.8.050.G.2 through 18.5.8.050.G.5, above, may be approved by the City Council upon consideration of one or more of the following:</p> <ul style="list-style-type: none"> a. That an alternative land dedication as proposed would accomplish additional benefits for the City, consistent with the purposes of this chapter, than would development meeting the on-site dedication requirement of subsection 18.5.8.050.G.2. b. That the alternative phasing proposal not meeting subsection 18.5.8.050.G.4 provided by the applicant provides adequate assurance that the affordable housing units will be provided in a timely fashion. c. That the materials and amenities applied to the affordable units within the development, that are not equivalent to the market rate units per subsection 18.5.8.050.G.5, are necessary due to local, state, or federal affordable housing standards or financing limitations. <p>7. The total number of affordable units described in this subsection shall be determined by rounding up fractional answers to the nearest whole unit. A deed restriction or similar legal instrument shall be used to guarantee compliance with affordable criteria for a period of not less than 60 years for units qualified as affordable rental housing, or 30 years for units qualified as affordable for-purchase housing.</p>		<ul style="list-style-type: none"> e. Transfer of title of buildable land in accordance with this subsection shall exempt the project from the development schedule requirements set forth in subsection 18.5.8.050.G.4. <p>3. The affordable units shall be comparable in bedroom mix with the market rate units in the development.</p> <ul style="list-style-type: none"> a. The number of bedrooms per dwelling unit in the affordable units within the residential development shall be in equal proportion to the number of bedrooms per dwelling unit in the market rate units within the residential development. This provision is not intended to require the same floor area in affordable units as compared to market rate units. The minimum square footage of each affordable unit shall comply with the minimum required floor area based as set forth in Table 18.5.8.050.G.3, or as established by the U.S. Department of Housing and Urban Development (HUD) for dwelling units developed under the HOME program.

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		<p>Table 18.5.8.050.G.3. Minimum Required Floor Area for Affordable Units</p> <p>4. A development schedule shall be provided that demonstrates that the affordable housing units per subsection 18.5.8.050.G shall be developed, and made available for occupancy, as follows:</p> <ul style="list-style-type: none"> a. That 50 percent of the affordable units shall have been issued building permits prior to issuance of a certificate of occupancy for the last of the first 50 percent of the market rate units. b. Prior to issuance of a building permit for the final ten percent of the market rate units, the final 50 percent of the affordable units shall have been issued certificates of occupancy. <p>5. That affordable housing units shall be constructed using comparable building materials and include equivalent amenities as the market rate units.</p> <ul style="list-style-type: none"> a. The exterior appearance of the affordable units in any residential development shall be visually compatible with the market rate

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		<p>units in the development. External building materials and finishes shall be substantially the same in type and quality for affordable units as for market rate units.</p> <p>b. Affordable units may differ from market rate units with regard to floor area, interior finishes and materials, and housing type; provided, that the affordable housing units are provided with comparable features to the market rate units, and shall have generally comparable improvements related to energy efficiency, including plumbing, insulation, windows, appliances, and heating and cooling systems.</p> <p>6. Exceptions to the requirements of subsections 18.5.8.050.G.2 through 18.5.8.050.G.5, above, may be approved by the City Council upon consideration of one or more of the following:</p> <p>a. That an alternative land dedication as proposed would accomplish additional benefits for the City, consistent with the purposes of this chapter, than would development meeting the</p>

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		<p>on-site dedication requirement of subsection 18.5.8.050.G.2.</p> <p>b. That the alternative phasing proposal not meeting subsection 18.5.8.050.G.4 provided by the applicant provides adequate assurance that the affordable housing units will be provided in a timely fashion.</p> <p>c. That the materials and amenities applied to the affordable units within the development, that are not equivalent to the market rate units per subsection 18.5.8.050.G.5, are necessary due to local, state, or federal affordable housing standards or financing limitations.</p> <p>7. The total number of affordable units described in this subsection shall be determined by rounding up fractional answers to the nearest whole unit. A deed restriction or similar legal instrument shall be used to guarantee compliance with affordable criteria for a period of not less than 60 years for units qualified as affordable rental housing, or 30 years for units qualified as affordable for-purchase housing.</p> <p>8. Manufactured Home Parks.</p>

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		Annexations consisting solely of a manufactured home park shall be exempt from the affordable housing requirements of subsection 18.5.8.050.G, including but not limited to the requirement that 25 percent of the base density be provided as affordable housing.
18.6.1.030 Definitions		
<p>Manufactured Home: A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.</p>	<p>Keep, it is the same as DLCD definition.</p>	
<p>Mobile Home: A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, and that was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.</p>	<p>Keep, it is the same as DLCD definition.</p>	

Current Code Text	Overall Recommendations	Updated Code Text
NEW	Use DLCD Definition- Manufactured dwelling. A residential trailer, mobile home, or manufactured home.	Manufactured Dwelling: A residential trailer, mobile home, or manufactured home.
NEW	Use DLCD Definition-Prefabricated dwelling. A prefabricated structure, as defined in ORS 455.010, that is designed for residential occupancy in accordance with Ashland's building regulations.	Prefabricated Dwelling: A prefabricated structure, as defined in ORS 455.010, that is designed for residential occupancy in accordance with Ashland's building regulations.
M. Manufactured Housing Development: A subdivision or park comprised of manufactured homes occupied for dwelling purposes, regardless of whether a charge is made for such accommodation.	Use DLCD Definition-Manufactured dwelling park. Any place where four or more manufactured dwellings, prefabricated dwellings, or recreational vehicles are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person. A manufactured dwelling park does not include a lot or lots located within an approved subdivision being rented or leased	Manufactured Dwelling Park: Any place where four or more manufactured dwellings, prefabricated dwellings, or recreational vehicles are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person. A manufactured dwelling park does not include a lot or lots located within an approved subdivision being rented or leased for occupancy by one manufactured dwelling per lot.

Current Code Text	Overall Recommendations	Updated Code Text
	for occupancy by one manufactured dwelling per lot.	
NEW	Recreational Vehicle. A vehicular-type camping unit certified by the manufacturer as complying with ANSI A1 19.2 or A1 19.5, Oregon Revised Statutes, and primarily designed to provide travel and destination RVing that either has its own motive power or is mounted on or towed by another vehicle.	Recreational Vehicle: A vehicular-type camping unit certified by the manufacturer as complying with ANSI A1 19.2 or A1 19.5, Oregon Revised Statutes, and primarily designed to provide travel and destination RVing that either has its own motive power or is mounted on or towed by another vehicle.

Table 18.2.2.030 –Uses Allowed by Zone

	MHPZ	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Manufactured Home on Individual Lot	S	S	S	S	S	N	N	N	N	N	Sec. 18.2.3.170 and not allowed in Historic District Overlay
Manufactured Housing Development	S	N	S	CU+S	N	N	N	N	N	N	Sec. 18.2.3.180

KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed

Memo

DATE: April 23, 2024

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: New Member Introductions

Three new members have joined the Committee. This agenda item sets aside some time welcoming new committee members, and provide brief introductions for new and for existing members to get to know one another.

Planning Department

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Memo

DATE: April 23, 2024

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: Review and Revise Social Service Grant Criteria Discussion

Attached to this memo is the Strategic Plan for the use of Social Service Grant funds which was originally drafted in 2014. The Strategic plan outlines a process for re-evaluating strategic priorities and goals at regular intervals to ensure that the funds are targeted to identified community needs, which may change over time. The Strategic plan goals and priorities have been re-evaluated twice since its adoption, once in 2018 through an extensive community and provider outreach process, and once again in 2021-22, using data and input collected through the Consolidated Planning Process. The timeline for re-evaluation is now past due.

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City of Ashland
Social Service Grant Program
Strategic Plan
Adopted December 16, 2014

Introduction-Purpose of the Plan

The City of Ashland is committed to supporting the agencies and organizations that work to improve the lives of its most vulnerable citizens.

The Strategic Plan for the use of Social Service Grant funds is intended to provide guidance for applicants and assistance to elected and appointed officials by providing a framework for allocating resources and for tracking progress on identified goals and community priorities.

The Strategic Plan will be updated at four year intervals (every two grant cycles) to be responsive to the changing demographics of the community and to the social and human service needs of the citizenry. The updates may include shifting goals and measurable objectives to more efficiently and effectively address community wide issues.

History/Background

The City of Ashland established the Social Service Grant Program in 1986 due to a reduction in Federal Revenue Sharing funds which had, in prior years, provided funding to the City to support the activities of non-profit and social service agencies that provided services to vulnerable Ashland Citizens. Resolution 86-35 was adopted in recognition that: *“the funding of health care and social service needs is an important City function which contributes to the health and well-being of the citizens of Ashland.”* The Council at that time opted to maintain funding for social services with an emphasis on health care in recognition of the City’s tourism based service sector economy, and felt that it was *“appropriate for the City to address the problems created by this type of economy”*¹. Since that time the City of Ashland has committed a portion of the general fund in support of activities that address the health and social service needs of the Ashland community.

Today’s Community Snapshot

The ability of working class individuals and families to afford housing and secure employment that offers compensation that is commensurate with the local cost of living, has far reaching impacts on the community. Reduced discretionary spending negatively impacts the local economy, the physical and mental wellbeing of families, and inhibits access to good nutrition and basic health care. Community diversity, vibrancy, and resilience are all impacted by an individual’s or families’ ability to work and reside in their community. This has been and continues to be a challenge for the Ashland community.

- **Population:** The City of Ashland has a population of just over 20,295 people.²
- **Age:** The population of Ashland has seen an increase in older individuals and a decrease in younger families with children. These findings are evident in the most recent census data; which shows that approximately 83% of the population is 18 years old or older.³ The largest age group is 45-54 year olds at 13.9%⁴, and is echoed in the findings of various demographic reports and community assessments.

¹ Philip Arnold, Former City Councilor.

² 2013 PSU Population Research Center estimate certified estimate.

³ 2008-2012 ACS 5 year estimates.

⁴ Ibid.

- **Income and Poverty:** The median income for a household in the city was \$43,305, and the median income for a family was \$58,616. About 18% of the population and 11.4% of families had incomes below the poverty level, with female headed households with children under 18 and those households with children under 5 experiencing the highest rates of poverty, at 42.2% and 43.4% respectively. 4.7% of individuals 65 years old and older are below the poverty level.⁵
- **Housing:** The City of Ashland has over 10,000 housing units. 53% of occupied housing units are owner occupied, and 46.1% are renter occupied⁶. In the 2012 National Citizen’s Survey completed for the City of Ashland, the City met or exceeded most national benchmarks for citizen satisfaction for all but two categories; availability of affordable quality housing and employment opportunities. Availability of affordable quality housing and variety of housing options are comparatively lower than both national benchmarks and to other University communities with populations from 10,000 to 40,000 comparisons.⁷ Similarly, Census data shows that 43% of homeowners with a mortgage and 54.5% of renters pay more than 35.0% of their income toward housing cost. ⁸
- **Employment:** 2013 Ashland annual average unemployment rate was 6.7%.⁹ Ashland School District reports that over half of the employees within Ashland live outside of the district and commute to work.¹⁰
- **Transportation:** When workers must live elsewhere and commute into or out of the community, this has a significant impact on other aspects of the community. Community diversity, vibrancy, and resilience are all impacted by an individual’s or family’s ability to work and reside in their community. Similarly, household transportation costs increase and traffic and air quality are impacted. This has been and continues to be a challenge for the Ashland community.
- **Health:** The social service grant program was originally established in part to address access to affordable health care, and while access to affordable health care continues to be a priority especially as the population ages, community feedback and demographic data has identified more pressing healthcare service needs. *The 2013 Community Health Assessment identified oral/dental health and mental health, especially as it relates to depression and suicide as the most urgent unmet health care needs within the community.* Further, community feedback identifies mental health disorders with co-occurring drug/alcohol addiction to be a need that is currently not adequately addressed in the Ashland community.

⁵ Ibid.

⁶ 2008-2012 ACS 5 year estimates

⁷ 2012 National Citizen’s Survey. <https://ashland.or.us/Page.asp?NavID=15166>

⁸ Ibid

⁹ Guy Tauer, Regional Economist, State of Oregon Employment Department.

¹⁰ ASD 2012 Demographer’s report. <http://www.ashland.k12.or.us/Files/ASD%20Demographer%27s%20Report%202012.pdf>

Community Strengths and Challenges

Community Strengths

Ashland residents are civic minded, and work together to solve community issues through a strong commitment to community service.

While access to affordable health care continues to be an issue for many in the community, since the inception of the Social Service Grant Program many resources to address these concerns have been implemented.

Ashland's community groups, faith-based groups, civic groups, non-profit organizations, social service agencies, governmental agencies, and business groups have a history of successful collaboration.

Ashland's faith-based communities communicate and collaborate to problem solve and implement strategies to address community concerns.



Community Challenges

High need individuals and those with challenging behaviors, such as those with dual diagnosis, (mental health and/or alcohol/drug addiction), physical, mental, or developmental disabilities, need more effective service options than the community currently provides.

There is a deficit of supportive services for vulnerable populations such as; peoples with developmental disabilities, people with mental health issues/frail/elderly populations, veterans, at-risk youth and homeless populations.

Working families and citizens earning below the median income for the Medford/Ashland area have a difficult time finding rental or ownership housing options in Ashland which are commensurate with their incomes.

There is a lack of transitional housing options for families and individuals who are working toward self-sufficiency.

Social Services Grant Program Mission Statement

To fund support services that improve the lives of Ashland residents, assist individuals and families in the community and promote personal and community safety, health, and wellbeing.¹¹

Strategic Priorities: *(These strategic priorities were identified through a process which included community outreach, grantee/stakeholder feedback, and key informant interviews. These priorities are not in any priority order.)*

- Assistance to obtain and/or maintain housing¹²
- Supports to increase accessibility and availability of transportation options/services¹³
- Services for people with mental health issues¹⁴
- Services for people with drug and alcohol addiction
- Services for at-risk youth

Implementation Strategies *(which may include, but is not limited to the following)*

- Allocate resources to activities which address an identified strategic priority
- Support innovative proposals
- Support proposals that leverage community collaborations or enhance community or existing regional partnerships¹⁵
- Support proposals which have a proven capacity to carry out their stated goals/meet proposed numerical outcomes
- Support proposals which are ready to proceed
- 20% of the overall grant allocation will be made available to support small grants; small grants include any request of up to \$5000, should the City not receive enough applications to allocate the balance of funds. The City will have the discretion to allocate any remaining balances to small grants.

Outcome Measurement

- Request the grant recipients to list their anticipated measurable activity/program outcomes
- Review and compare applicants' identified anticipated outcomes annually and at the completion of the grant year using a standardized evaluation matrix. *(Example: Number of Ashland Residents who; received housing support, participated in life skill training, received job search assistance, etc.)*
- The Commission will host stakeholder/applicant/community forum every four years to elicit feedback on grant making process and reporting requirements

¹¹ Consistent with Council priority strategic plan goal 5: "Seek opportunities to enable all citizens to meet basic needs."

¹² Consistent with Council priority strategic plan goal 5.2: Support and promote, through policy, programs that make the City affordable to live in.

¹³ Consistent with Council priority strategic plan goal 3.4: Support RVTD in fulfilling and expanding its mission.

¹⁴ Consistent with Council priority strategic plan goal 5.1: Examine means and methods by which to improve access to mental health services in Ashland for Ashland citizens who need them.

¹⁵ Consistent with Council priority strategic plan goal 5.3: Leverage partnerships with non-profit and private entities to build social equity programming.

Memo

DATE: April 23, 2024

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: 2026 Community Resource Fair Event Update

Vice Chair Hauser and Staff Liaison Reid will provide updates on the planning for the 2026 Community Resource Fair Event.

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Better Together