



Housing & Human Services Advisory Committee Meeting Agenda

ASHLAND HOUSING & HUMAN SERVICES ADVISORY COMMITTEE

REGULAR MEETING AGENDA

Thursday, August 27, 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 Meeting Link: <https://zoom.us/j/93202210971?pwd=oZaR4djbUaRe3BoF8kNM79msQwt0R4.1>

I. CALL TO ORDER

II. APPROVAL OF THE AGENDA

III. CONSENT AGENDA

- A. Approval of the July 23, 2026 Minutes

IV. PUBLIC FORUM

15 minutes – Public input or comment on City business not included on the agenda.

V. NEW BUSINESS

- A. Coordinated Entry Data Metrics

VI. UNFINISHED BUSINESS

- A. Strategic Goal Check-Ins
- B. Community Resource Event Update
- C. Finalize Affordable Housing Pamphlet
- D. Equitable Housing Plan 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

July 23, 2026
REGULAR MEETING
Minutes

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

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

II. CONSENT AGENDA

A. Approval of June 25, 2026, Minutes

Ruby/Hauser, M/S to approve the minutes as presented. Voice Vote: Hauser, Maher, Dykstra, Kahn, Shaw, Ruby, Laube: AYE. Motion passed 7-0.

III. NEW BUSINESS

A. City of Ashland Affordable Housing Program and Fee Waivers

Staff Liaison Reid provided an overview of the City of Ashland Affordable Housing Program.

IV. UNFINISHED BUSINESS

A. Strategic Goal Check-Ins

YIMBY: Henigson-Kahn & Hauser-provided a draft of the trifold Affordable Housing pamphlet, the draft pamphlet includes a map of rental affordable rental housing locations (approximate, not exact), an Area Median Income chart with example occupations, and types of affordable housing. The goal is to create a pamphlet that is accessible to someone with no prior knowledge of affordable housing. It was also suggested that the pamphlet includes a call to action (e.g.,





Housing And Human Services Committee Minutes

attend committee meetings, donate, etc. Montana needs updated data on the pay rates included in the graphic and would like to include links to the data sources in the footnotes section. Committee members would love to have a draft of the pamphlet ready to hand out at the Community Resource event.

ALICE: Werthaiser & Ruby: Noah will provide some data on this topic and can tailor the data to be Ashland specific.

City Fees: Maher & Dykstra: Maher would like to look at incentives–focus on five different projects from other communities that include some Market rate components. John will be ready to present this information for the September meeting.

Homeless Goals: Werthaiser will provide metrics for next meeting for the Committee to review, discuss, and decide which metrics would be the most useful/informative to track and report on annually, and would best tell the story of what is happening in the community.

B. Community Resource Event Updates: The City received a grant from Jackson Care Connect to assist with the Community Resource Fair. Marketing for the event is under way. Reid will explore having a planner table at the Community Resource Fair to answer ADU and development questions

C. Homeless Services Masterplan Metrics Review and Discussion The committee discussed updating the Homeless Service Assessment Report, improving homelessness data collection. Debbie Neisewander, who was a member of the Homeless Services Masterplan Subcommittee, offered to Collaborate with committee members to update the Homeless Service Assessment Report and bring the updated reporting and data back to the group.

V. INFORMATIONAL ITEMS

A. Liaison Reports

B. General Announcements

VI. AGENDA BUILDING – Future Meetings

Time for strategic Goal Check-ins should be added to every agenda.

VII. ADJOURNMENT: 6.00 p.m.



Housing And Human Services Committee Minutes

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Memo

DATE: August 27, 2026

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: Coordinated Entry Metrics Discussion

Chair Werthaiser will provide an overview of data from the Continuum of Care's Homeless Management Information System (HMIS). Committee members will discuss which goals and metrics will provide meaningful information for assessing needs and providing outcomes for addressing homelessness, and which can be measured on an ongoing basis.

Planning Department

20 East Main Street
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TTY: 800.735.2900



Memo

DATE: August 27, 2026

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: Strategic Goal Check-Ins

This is an ongoing agenda item to update the Committee on actions toward meeting identified strategic plan goals.

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Memo

DATE: August 27, 2026

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: 2026 Community Resource Event Updates

This is an ongoing discussion item to facilitate planning for the upcoming resource event.

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Memo

DATE: August 27, 2026
TO: Housing and Human Services Advisory Committee
FROM: Linda Reid, Housing Program Manager
DEPT: Planning
RE: Affordable Housing Pamphlet

At the regular meeting in July, Committee members viewed a draft of the Affordable Housing Pamphlet (attached to this memo) that was generated to address the HHSAC YIMBY goal. At that time Committee members expressed an interest in having a draft of that pamphlet ready to be handed out at the Community Resources Fair.

Specific Committee member input is requested regarding these three items:

- Review for spelling/sentence structure
- Add 2-3 more 'Questions to Ask Yourself'
- Need help identifying proper "home sale price" for the house infographic

Planning Department

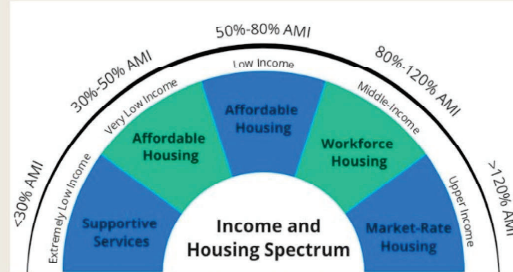
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TYPES OF AFFORDABLE HOUSING

- 01 **Naturally Occurring Affordable Housing:**
Mobile Homes
- 02 **HOUSING CHOICE VOUCHER:**
Helps low-income families, seniors, and people with disabilities pay for private rental housing. The voucher belongs to the family, allowing them to choose any private rental unit that meets program rules. Managed through regional public housing agencies.
- 03 **Deed Restricted Housing:**
A property with a legal agreement recorded on its deed that caps the rent or resale price and limits occupant income for a set period (often 30 years to permanently). Buyers or renters must earn a specific percentage of the Area Median Income (AMI), commonly 80% or less.



What is AMI?

Area Median Income is the middle household income for a specific region, calculated each year by the U.S. Department of Housing and Urban Development. Half of all families in the area earn more than this amount, and half earn less. "100% AMI" means this household earns exactly the "median income" of the specified region.

TBD INFO Here



Financially Attainable Housing by Area Median Income for a Family of 4 in Jackson County % AMI = Percentage of Area Median Income

If your family of 4 household earns....

\$29,430 (30% AMI)	\$49,050 (50% AMI)	\$68,670 (70% AMI)	\$88,290 (90% AMI)	\$98,100 (100% AMI)
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Then you can afford a 2 bedroom at....

\$662 monthly rent	\$1,103 monthly rent OR TBD home sale price	\$1,545 monthly rent OR TBD home sale price	\$1,985 monthly rent OR TBD home sale price	\$2,206 monthly rent OR TBD home sale price
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Social Security
\$24,993



Retail Person
\$40,064



Librarian
\$68,500



Police Officer
\$85,779



Civil Engineer
\$100,800



Fast Food Worker
\$36,218



Dental Assistant
\$57,973



Middle School Teacher
\$75,534



Electrician
\$90,481

Costs from Oregon Housing and Community Services

Pay Rates from Oregon Employment Department

HOW CAN I HELP?

JOIN THE CONVERSATION!

Come to a Housing & Human Services Advisory Committee Meeting to learn more about housing opportunities, how community members can support these initiatives, and ways to improve citizen's quality of life and solutions for problems facing our city.

City of Ashland Housing & Human Services Advisory Committee Meeting
EVERY 4th Thursday of the month at 4:00

pm in the Siskiyou Room,
51 Winburn Way.

Meetings are open to the public.





QUESTIONS TO ASK YOURSELF

- Do I want people who WORK in Ashland to LIVE in Ashland?
- How would a fixed income impact the type of housing I can afford?
- How does one (an individual/builder/non profit) build affordable housing?
- Committee Members - Other Questions Suggestions?
 - Another Question?!?
 - Another Question?!?
 - Another Question?!?



A community that does not have adequate affordable housing for its workforce is setting itself up for negative long-term consequences that may not be visible today. At the heart of it, the development of workforce housing is really community building. The provision of housing, particularly housing affordable to young families, fosters the development of strong schools, a strong economy, and ultimately ensures a healthy and sustainable community at large.

When people can't afford to live where they work, the entire community is impacted by increased traffic congestion, lack of community participation and involvement, increased response time for emergencies, and difficulty for businesses to recruit and retain qualified employees.

UPDATED JULY 2026

TYPES OF AFFORDABLE HOUSING



Naturally Occurring:
Ex: Mobile Homes



State/Federally
Regulated

This is a non-exhaustive list of affordable housing.
This list does not include affordable land ownership.



AFFORDABLE HOUSING IN ASHLAND

"Affordable Housing" is a term that refers to a household's ability to find housing within their financial means. "Households that spend more than 30% of their income on housing and certain utilities are considered to experience cost burden."

Memo

DATE: August 27, 2026

TO: Housing and Human Services Advisory Committee

FROM: Linda Reid, Housing Program Manager

DEPT: Planning

RE: Equitable Housing Plan Update

The Equitable Housing Plan Management Advisory Committee met and decided on a plan for community engagement. Chair Werthaiser will provide a brief update.

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