



Housing & Human Services Advisory Committee Meeting Agenda

ASHLAND HOUSING & HUMAN SERVICES ADVISORY COMMITTEE

REGULAR MEETING AGENDA

Thursday, May 23, 2024

I. CALL TO ORDER

4:00 PM

II. APPROVAL OF THE AGENDA

III. CONSENT AGENDA

Approval of April 25, 2024, Minutes

A. Approval of April 25, 2024, Minutes.

IV. PUBLIC FORUM

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

A. Public Forum.

V. NEW BUSINESS

- A. Rogue Planning Annexation and Affordable Housing Overview (4:10-4:30 PM)
- B. Rural Development Home Loan Program Presentation- Jacob Ghena, Realtor (4:30-4:55 PM)
- C. Long Range Planning Update-Brandon Goldman, Community Development Director (4:55-5:10 PM)
- D. Middle Housing Development Presentation-Derek Sherrell (5:10-5:25 PM)
- E. Homeless Services Masterplan Subcommittee Update (5:25-5:40 PM)

VI. UNFINISHED BUSINESS

A. None

VII. INFORMATIONAL ITEMS

- A. Liaison Reports
- B. General Announcements

VIII. ADJOURNMENT

IX. Next Meeting Date: June 27, 2024



Housing & Human Services Advisory Committee Meeting Agenda



Housing And Human Services Committee Draft Minutes

Community Development Building

51 Winburn Way

April 25, 2024

Draft Minutes

Commissioners Present:	Council Liaison:
Echo Fields	Bob Kaplan
Jason Mendoz	Dylan Bloom (Absent)
Deb Price	Staff Present:
Brittney Bass	Linda Reid; Housing Program Specialist
Rich Rohde	Kendall Escuin; Admin Support
Kathy Kali	
Commissioner's Absent:	SOU Liaison:
Alan Ackroyd	Tiana Gilliland
Crystal Munoz	
Jonah Linden	

I. CALL TO ORDER: 4:00 p.m.

II. APPROVAL OF THE AGENDA

III. CONSENT AGENDA

A. Approval of March 28, 2024, Minutes

Rohde/ Fields M/S. Voice Vote: ALL AYES.

IV. PUBLIC FORUM (4:05-4:10 p.m.)

A. Public Forum.

N/A

V. NEW BUSINESS

A. Home Share Presentation (4:10-4:35 p.m.). [HomeShare Oregon Presentation - Ashland - with Video.pptx](#)

Toni Wallack, who is a board member at Home Share, gave an educational presentation. Wallack touched on some of the following points:

- Senior homeowners in crisis.
- Home sharing as a sustainable solution.
- How the program works.
- Services offered.

B. CDBG Grant Annual Action Plan Review and Approval (4:35-5:00p.m.).

Linda Reid gave the Committee an overview of the CDBG (Community Development Building Grant) and the amounts that were agreed and allocated by the City Council. The city anticipates a revised





Housing And Human Services Committee Draft Minutes

allocation from the original amount of \$143,660 to \$179,575 by the Department of Housing and Urban Development (HUD). The City Council did not accept the HHSAC original recommendation. They voted to make a recommendation of \$18,000 to Maslow Project and \$125,660 to Sunstone Housing Collective.

Gilliland/ Bass. M/S. Voice Vote: ALL AYES. The Committee moves the motion to accept this document.

C. Homeless Services Masterplan Subcommittee Update (5:00-5:20 p.m.).

Chair Echo Fields gave the Committee an update on what the Subcommittee has been up to and plans for the months ahead.

- The Subcommittee has until June 2024 to create a masterplan. The group has been interviewing service providers. The Subcommittee has been gathering data from three different local groups in town to help alleviate the issues of homelessness.
 - General public survey, which can be found on the city website.
 - Local business survey, which can be found through the Chamber of Commerce.
 - Educational focused survey, which targets College students.

D. Middle Income Housing Subcommittee Update (5:20-5:40 p.m.).

Rich Rohde gave an update on land trust housing and land banking, which should produce a lot of work force and middle housing opportunities.

VI. UNFINISHED BUSINESS

A. None

VII. INFORMATIONAL ITEMS

A. Liaison Reports

Councilor Bob Kaplan gave a council liaison report and shared the following topics.

- Community Development Director **Brandon Goldman** gave a presentation of the UGB (Urban Growth Boundary) to the City Council.
- Plans to create an ad hoc committee for 2200 Ashland St. They will use the property for a severe weather shelter.
- Hiring a homeless service coordinator.

B. General Announcements

N/A

VIII. AGENDA BUILDING – Future Meetings

IX. ADJOURNMENT: 6:00 p.m.

Next Meeting Date: May 23, 2024

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: May 23, 2024
TO: Housing and Human Services Advisory Committee
FROM: Linda Reid, Housing Program Manager
DEPT: Planning
RE: Rogue Planning Annexation and Affordable Housing Overview

Rogue Planning will be presenting an annexation proposal that would include an affordable housing component. This item is for informational purposes.

This item falls under sections H and I of the powers and duties of the commission as illustrated below:

H. To enhance cooperation between the public and private sectors by promoting integrated approaches that provide decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income persons.

I. To evaluate, review, and recommend to the Planning Commission and City Council innovative land use strategies targeted at promoting a broad variety of housing types.

Planning Department

20 East Main Street
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5300
Fax: 541.552.2059
TTY: 800.735.2900





Memo

To: City of Ashland Housing and Human Services Commission

From: Amy Gunter, Rogue Planning & Development Services

Date: May 14, 2024

Re: Annexation, Performance Standards Subdivision, Multi-Family Site Design
Pre-application Review

The request seeks Annexation, approval for an approximately 4.8-acre area of land that is directly adjacent to properties within the city of Ashland. The annexation request also annexes the adjacent Clay Street right-of-way along the frontage of the property into the city of Ashland. The proposed annexation and zoning comply with the Comprehensive Plan designation and intended zoning of Suburban Residential (R-1-3.5). The proposal includes an Outline Plan Subdivision request for a phased subdivision, and Site Design Review of four, four-plex structures.

There are 21 residential lots each with the potential for one- or two-family dwellings including primary dwelling and duplex or accessory unit type of layout. There are four, four plex lots, two of which are proposed for the required for deed restricted affordable dwelling units. Common and private open space areas are provided for both passive and active recreation.

Density:

300 Clay Street is 4.8 acres (209,088 square feet in area). Of the 4.8 acres, the .0096-acre (~418.2 SF) wetland area and the required 20-foot buffer area, is a total wetland protection area of .0536 acres (2,337 SF) that is undevelopable. This reduces the developable area to 4.74 acres.

Property Area excluding the wetland and wetland buffer zone:

$4.74 \times 7.2 = 34.17$ dwellings Base Density

Minimum Density for Annexation = 90 percent

$34.17 \times .90 = 30.75$ dwellings

The conceptual proposal includes 37 dwellings for the purposes of density calculations. The 21 detached residential lots include a duplex or accessory residential unit potential. Those units are



not factored into the density calculations. There are 16 apartment units distributed between four four-plex structures.

A density bonus to increase the number of units from the base density of 34.17 units to 37 units is included in which will be possible through the development of the eighth unit and the excess open space throughout the development.

Affordable Housing:

The number of affordable housing units is 25% of the base density. For purposes of discussion, there are nine affordable housing units required as 25 percent of the base density of 34.17 dwellings. As allowed by the code, when units are for renters making at or below 80 percent of the area AMI, each unit provided is equivalent to 1.25 units. This development proposes eight affordable rental units in two four plex structures.

The affordable housing is proposed specifically within the two of the four plex structures because the property owner as the potential developer, or the future dedication of the land to an affordable housing agency allows for the development and construction of the deed restricted affordable housing units and their required open space, parking and other site improvements units in a consolidated area.

Each of the units within each of the four plex structures are two-bedroom, one bath and 800 square feet in area. The same number of bedrooms as the affordable units.

The area for eight units affordable units available to those that make 80 percent or less of the AMI is shown on the site plans and whether constructed by the property owner/developer or by an affordable housing developer or land trust that meets the criteria of the ordinance.

In the event that the property owner/developer constructs the affordable housing units, it is understood that the building permits for 50 percent of the affordable housing units will be obtained prior to the issuance of certificate of occupancy for the last 50 percent of the market rate apartment units. Additionally, at least 50 percent of the affordable units will have been issued certificates prior to the issuance of building permit for the final ten percent of the market rate apartment units.

The exterior of the affordable units will be visually compatible with the market rate apartment units. All exterior building materials and finishes will be same in type and quality as the affordable units.

The affordable units are the same as the other market rate apartment units and have the same floor area. There will be generally comparable improvements related to energy efficiency,



ROGUE PLANNING & DEVELOPMENT SERVICES, LLC

including plumbing, insulation, windows, appliances, and heating and cooling systems between all units in the development.

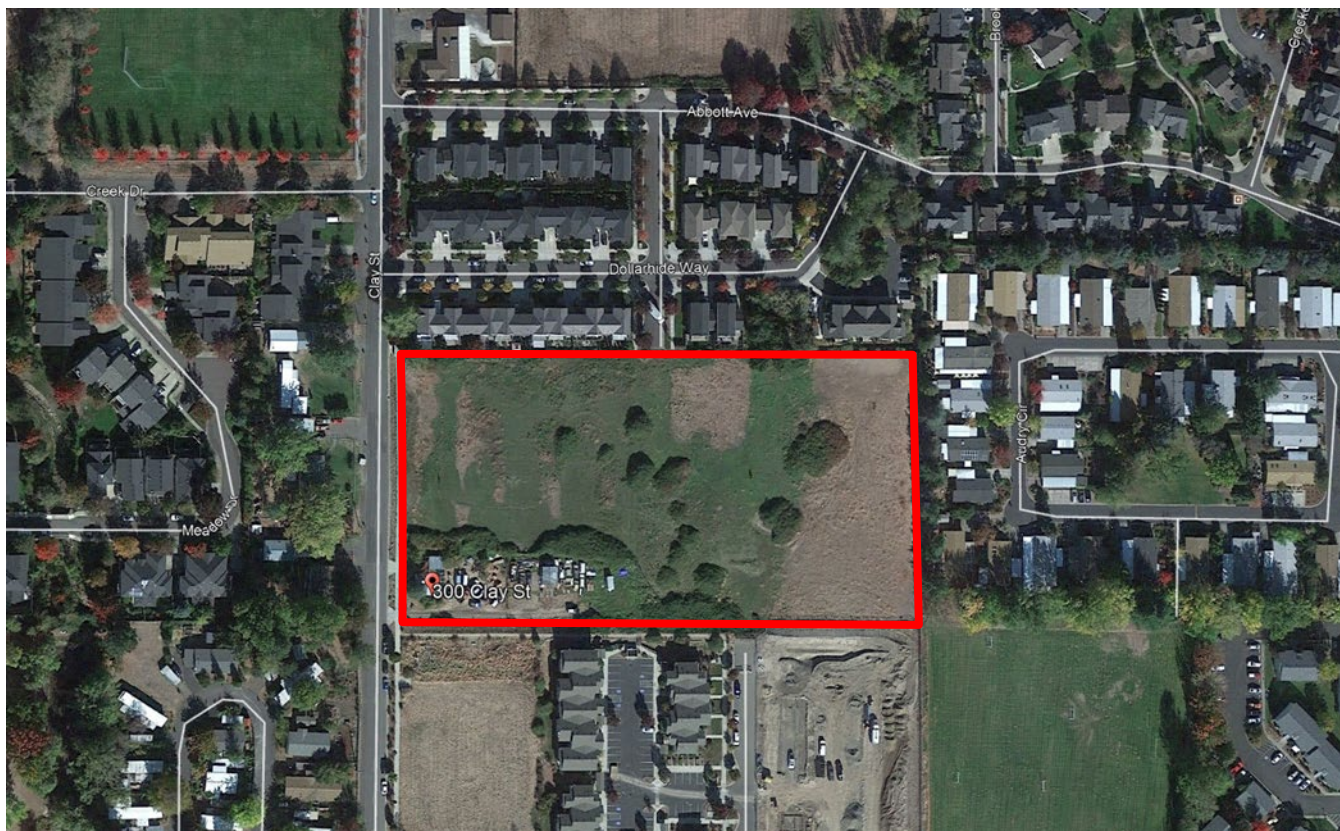
The development plans and additional findings will demonstrate that the standards for Annexation, Subdivision and Site Design Review are met and that the extension of public facilities including sidewalks streets and sidewalk connections, the site development standards for multi-family residential site development are met as proposed.

Thank you for your time and consideration.

Amy Gunter

Amy Gunter

Rogue Planning & Development Services, LLC



 **Zoning Map**

 City Limits	 C-1	 R-1-3.5
 Urban Growth Boundary	 C-1-D	 R-1-5
 P-overlay	 E-1	 R-1-7.5
 Airport Overlay	 HC	 R-2
 Freeway Overlay	 M-1	 R-3
 Residential Overlay	 NM	 RR-5
 Taxlots	 R-1-10	 RR-1
	 SO	 WR
	 WR-20	

Mapping is schematic only and bears no warranty of accuracy. All features, structures, facilities, easement or roadway locations should be independently field verified for existence and/or location.





ZONING INFORMATION

BASE ZONE: R-1-3.5 (RESIDENTIAL - SUBURBAN)
OVERLAY ZONES:
SPECIAL DISTRICTS:
MAP & TAX LOT: 391E11CB - 1100
ACERAGE: 4.8 ACRES (209,088 SF)

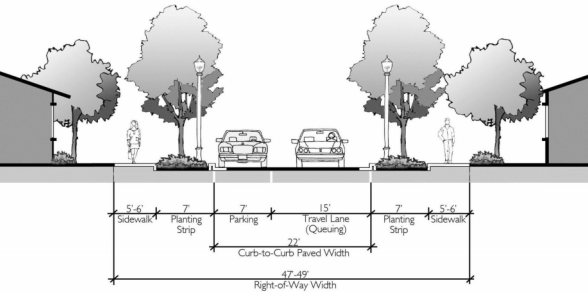
LEGEND - SITE PLAN

- ASPHALT
- CONCRETE
- LANDSCAPE

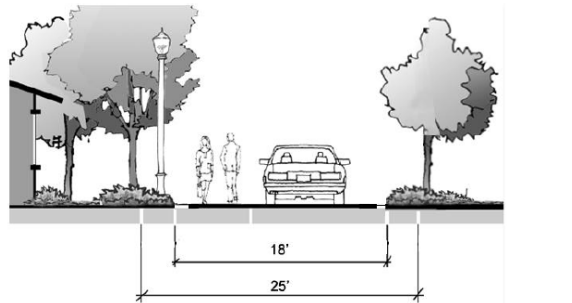
AUTOMOBILE PARKING

ON-STREET PARKING = 51 SPACES
OFF-STREET SURFACE PARKING = 52 SPACES
OFF-STREET GARAGE PARKING = 40 SPACES
TOTAL - 143 SPACES

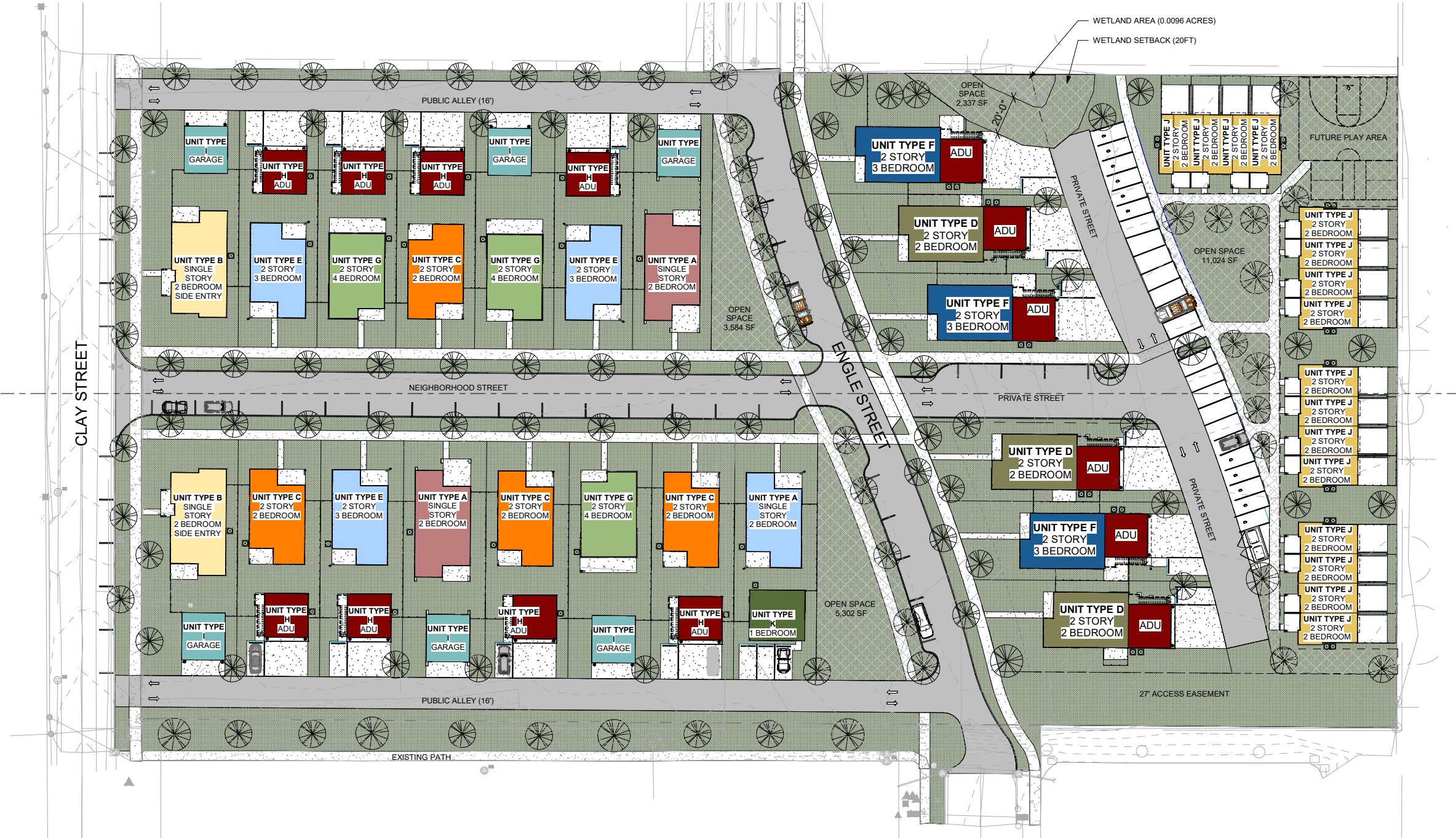
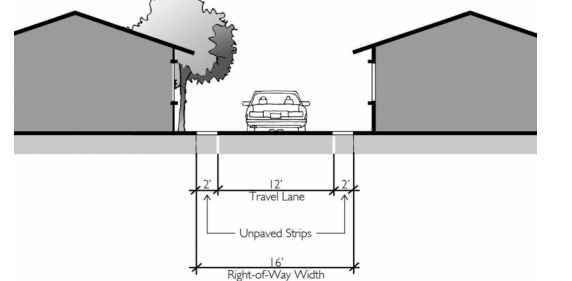
Neighborhood Street - Figure 18.4.6.040.G.4.b



Shared Street - Figure 18.4.6.040.G.8

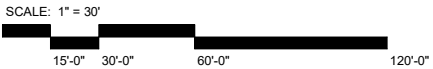


Alley - Figure 18.4.6.040.G.6



SITE - PLAN 1

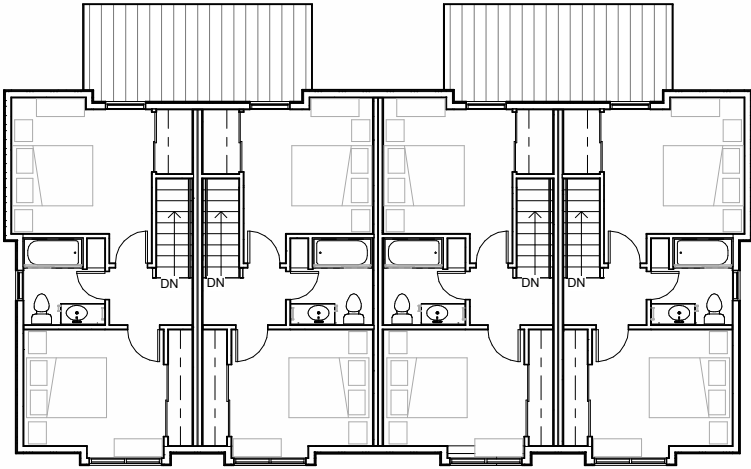
SCALE: 1" = 30'-0" (24 X 36)
SCALE: 1" = 60'-0" (11 X 17)



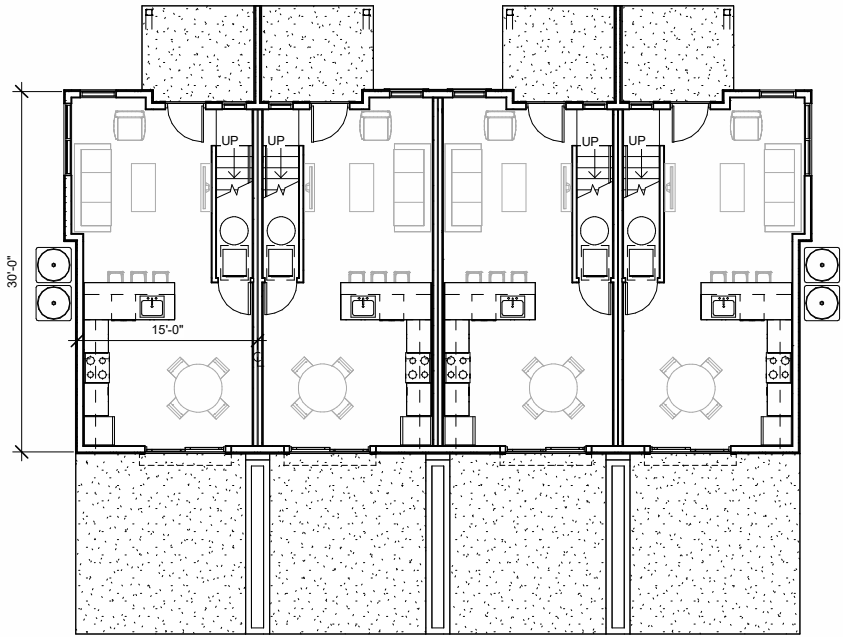




PERSPECTIVE 3



PLAN - LEVEL 2 2
432 S.F. PER END UNIT
420 S.F. PER MID UNIT
1/8" = 1'-0"



PLAN - LEVEL 1 1
454 S.F. PER END UNIT
441 S.F. PER MID UNIT
1/8" = 1'-0"

454 S.F. FIRST FLOOR (END UNITS)
432 S.F. SECOND FLOOR (END UNITS)
886 S.F. TOTAL

441 S.F. FIRST FLOOR (MID UNITS)
420 S.F. SECOND FLOOR (MID UNITS)
861 S.F. TOTAL

SCALE: 1/4" = 1'-0"
2'-0" 4'-0" 8'-0" 16'-0"

Memo

DATE: May 23, 2024
TO: Housing and Human Services Advisory Committee
FROM: Linda Reid, Housing Program Manager
DEPT: Planning
RE: Rural Development Home Loan Program Overview

Jacob Ghena, a realtor who specializes in helping homebuyers navigate the Rural Development Home loan program will provide an overview of the program for educational purposes.

Planning Department

20 East Main Street
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5300
Fax: 541.552.2059
TTY: 800.735.2900



Memo

DATE: May 23, 2024
TO: Housing and Human Services Advisory Committee
FROM: Linda Reid, Housing Program Manager
DEPT: Planning
RE: Long Range Planning Update

Community Development Director Brandon Goldman will provide a brief update on some of the housing-related long-range planning projects being explored by the City.

Planning Department

20 East Main Street
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5300
Fax: 541.552.2059
TTY: 800.735.2900



Memo

DATE: May 23, 2024
TO: Housing and Human Services Advisory Committee
FROM: Linda Reid, Housing Program Manager
DEPT: Planning
RE: Middle Housing Development Presentation

Developer Derek Sherrell will talk to the Committee about the Middle Housing Development he is developing in the City of Ashland.

This item falls under sections H and I of the powers and duties of the commission as illustrated below:

H. To enhance cooperation between the public and private sectors by promoting integrated approaches that provide decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income persons.

I. To evaluate, review, and recommend to the Planning Commission and City Council innovative land use strategies targeted at promoting a broad variety of housing types.

Planning Department

20 East Main Street
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5300
Fax: 541.552.2059
TTY: 800.735.2900

