



# Council Business Meeting Agenda

## ASHLAND CITY COUNCIL BUSINESS MEETING AGENDA

Tuesday, August 20, 2024

Council Chambers, 1175 E Main Street

Live stream via [rvtv.sou.edu](https://rvtv.sou.edu) select RVTV Prime.

HELD HYBRID (In-Person or Zoom Meeting Access)

Public testimony will be accepted for both general public forum items and agenda items.

If you would like to submit written testimony or if you wish to speak electronically during the meeting, **complete the online [Public Testimony Form](#) no later than 10 a.m. the day of the meeting.**

### 5:30 p.m. Executive Session

1. To conduct deliberations with persons designated by the governing body to negotiate real property transactions pursuant to ORS 192.660 (2)(e).

### 6:00 p.m. Regular Business Meeting

#### I. CALL TO ORDER

- a. Land Acknowledgement\*\*

#### II. PLEDGE OF ALLEGIANCE

#### III. ROLL CALL

#### IV. MAYOR'S / CHAIR OF THE COUNCIL ANNOUNCEMENT

#### V. APPROVAL OF MINUTES

- a. Minutes of the July 15, 2024 – Study Session Meeting
- b. Minutes of July 16, 2024 - Business Meeting
- c. Minutes of the August 5, 2024 – Study Session Meeting
- d. Minutes of August 6, 2024 - Business Meeting

#### VI. SPECIAL PRESENTATIONS

#### VII. CITY MANAGER REPORT

#### VIII. PUBLIC FORUM

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

#### IX. CONSENT AGENDA

- a Approval of Liquor License for Lovejoy's Tea Room of Ashland  
.
- b Acceptance of the Homeless Services Assessment Report  
.
- c Climate and Environment Policy Advisory Committee Appointment  
.
- d. Housing and Human Services Advisory Committee Appointments



# Council Business Meeting Agenda

- e. Ashland's Ad Hoc Committee on Affordable Childcare and Early Learning: Early Childhood Grant Recommendation
- f. Letter of Support: ODOT Wildlife Crossing Pilot Program

## **X. PUBLIC HEARING**

- a. First Reading of Ordinance 3242 - Amending the Customer Accounting Policies of the Utility Systems of the Ashland Municipal Code Chapter 14.02
- b. First Reading ORD 3243 Amending AMC Chapter 9.08.170.D.6 and 9.080170.D.11 Unnecessary Noise

## **XI. UNFINISHED BUSINESS**

- a. City Attorney Job Description & Process

## **XII. NEW BUSINESS**

- a. City Manager Appointment
- b. Executive Session
- c. Beach Creek Phase III Final Plat Dedication of Affordable Lots
- d. LOC Member Vote Review and Decision

## **XIII. ORDINANCES, RESOLUTIONS AND CONTRACTS**

## **XIV. OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS**

## **XV. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Manager's office at 541.488.6002 (TTY phone number 1.800.735.2900). 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 I).

\* Items on the Agenda not considered due to time constraints are automatically continued to the next regularly scheduled Council meeting [AMC 2.04.030.(D)(3)]

### **\*\* LAND ACKNOWLEDGEMENT**

We acknowledge and honor the aboriginal people on whose ancestral homelands we work—the Ikirakutsum Band of the Shasta Nation, as well as the diverse and vibrant Native communities who make their home here today. We honor the first stewards in the Rogue Valley and the lands we love and depend on: Tribes with ancestral lands in and surrounding the geography of the Ashland Watershed include the original past, present and future indigenous inhabitants of the Shasta, Takelma, and Athabaskan people. We also recognize and acknowledge the Shasta village of K'wakhakha - "Where the Crow Lights" - that is now the Ashland City Plaza.

\*\*\*Agendas and minutes for City of Ashland Council, Commission and Committee meetings may be found at the City website, [ashlandoregon.gov](http://ashlandoregon.gov).





**ASHLAND CITY COUNCIL  
STUDY SESSION MINUTES  
Monday, July 15, 2024**

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Mayor Graham called the meeting to order at 5:30 p.m.

Mayor Graham and Councilors Hyatt, Dahle, Bloom, Hansen, DuQuenne, and Kaplan were present.

**1. Public Input (15 minutes – Public input or comment on City business not included on the agenda)**

None

**2. Climate Friendly Area(s) Update**

Brandon Goldman and Derek Severson presented the zoning amendment process for Climate Friendly Areas (CFA's) under the Climate Friendly and Equitable Communities Act (CFECA). Goldman spoke that through the Department of Land Conservation and Development (DLCD) the City has entered a contract with Echo Northwest to do a market analysis for how housing might impact CFA's. The primary consultant on this is Three J Consulting who worked on the public engagement and outreach for the CFECA work done last year.

Severson provided a presentation on CFA's and the Oregon rules aimed to reduce greenhouse gas emissions to meet goals set by the State of Oregon in 2007 (see attached presentation). The CFA study was completed in partnership with the Rogue Valley Council of Governments (RVCOG) and parking mandates have been eliminated. An audit of the current land use code that relates to CFA rules and the market analysis previously mentioned are both underway. CFA zoning and code adoption will include public engagement. Severson reviewed the four potential CFA's as identified in the CFA study which was submitted to the state: the Crowman Mill Site, Transit Triangle, Railroad Property, and Existing Downtown.

Goldman and Severson summarized the CFA potential of each of these areas. Graham asked for clarification on restrictions with the Railroad Property. Goldman spoke that the site was approved for cleanup to urban residential standards with restrictions that allow for garden-style apartments with mixed use development, but not single-family units with their own yards. Hyatt asked about the benefit of applying an overlay versus a concrete zoning type for an area. Goldman explained that all areas have an underlying zone and an overlay imposes additional requirements that may be necessary for specific areas. Hyatt asked about developer experience with multiple overlays and Goldman responded the consultant will be gathering such stakeholder input. Kaplan and Hyatt inquired further about applying an overlay versus changing underlying zoning. Goldman and Severson clarified that creating a new underlying CFA zone would need to incorporate all existing eligible land uses which are currently different throughout the city, whereas applying an overlay that adds CFA

requirements allows for current land uses of a zone to remain. Goldman added there could be areas where an underlying CFA zone is appropriate.

Kaplan asked about CFA requirements beyond eliminating parking, maximum height and density. Severson spoke of Floor Area Ratio (FAR), requirements for ground-floor commercial in commercial zones except for affordable housing, and walkable design standards that apply beyond CFA's. Goldman spoke that Severson is on the statewide task force in developing the walkable design standards and it seems the City already largely complies, but any modifications would be city-wide. Dahle asked for any suggestions as learned from the unique zoning of the North Mountain zone. Severson encouraged uniformity with other residential zones for standards like setbacks and street widths.

Goldman continued his presentation with the Transit Triangle overlay that could incorporate the CFA standards. The Existing Downtown zone has been identified as a potential Secondary CFA to gain the benefits of prioritizing transportation improvements to connect it to other CFA's while not encouraging tear-down type developments with increased maximum height and densities as it is a National Register-Listed Historic District.

Hansen asked if the downtown CFA designation would mandate climate friendly development if a property were to change hands and be redeveloped. Goldman reflected the FAR requirement could compel a higher density development but not require it. Kaplan spoke of development as market-driven with allowances for higher density and asked about the market analysis. Goldman affirmed the market analysis will explore if residential development potential is of sufficient force to compel development of town homes at the exclusion of mixed-use or commercial development. Kaplan asked if this analysis would be done by the end of September and if Council would receive interim information to which Goldman affirmed. Kaplan spoke of the Crowman Mill site minimum density of 15 units per acre that the developer was willing to meet and asked if they could exceed it if required. Goldman clarified that seemed aspirational in the renderings he has seen.

Dahle asked how engaged local developers will be in the market analysis. Goldman spoke of various local developers that have already and will be contacted. Dahle asked if there was anything that dis-incentivized the development in the Transit Triangle. Goldman responded it was entirely incentives and looked at existing code for opportunities for increased height and density, reduced parking and lot coverage requirements and yet only had one pre-application. Goldman spoke of this as a long-range process such as the North Mountain development that took two decades to build out.

DuQuenne asked if the pandemic had an impact on slowing development in the Transit Triangle. Goldman spoke of reduced labor availability and problematic supply chains. Commercial development had a slower recovery than residential development and the area being discussed only has commercial development potential. Severson added the CFA framework could provide development opportunities. Hansen asked if those property owners have been contacted for input and what the City could do to incentive development there.

Goldman spoke about a vertical housing tax credit and tax-increment financing as potential incentives identified in the housing production strategy. Goldman stated all property owners will be contacted prior to any zoning changes for public engagement.

Cotta added that the City has not had cleanup of the Railroad and Crowman properties before, and that allocating resources focused on economic development may offer opportunities for business and development to come.

Goldman spoke that the prescription for CFA's of Ashland's population are minimums and the City could elect to exceed those. Bloom asked if an automatic change in requirements if the City experienced a population growth exceeding the threshold of 25K. Severson responded the City would have a year to update the standards. Graham polled Councilors for interest in using the threshold for populations over 25K in anticipation of population growth. Bloom expressed interest in increasing maximum height while maintaining minimum density to allow for more flexibility for developers. DuQuenne and Kaplan agreed and wanted to see the market analysis with a desire for higher density but not wanting to stifle development. Hyatt agreed with considering the increased threshold as part of the public engagement and consultant feedback process. Dahle agreed in wanting to incentivize increased density but maintaining flexibility for development to happen. DuQuenne asked if this would return to the Council in September. Goldman responded it would go to advisory committees and a public meeting in September and then could return to Council with that feedback. Graham anticipated faster population growth than previously considered. Goldman added that maximum densities were already eliminated in the Transit Triangle overlay.

Goldman continued his presentation outlining the Community Engagement Objectives and Timelines as seen in attachment. Goldman spoke of the likely need to request an extension to the deadline to ensure proper public engagement and to align with the consultant's timeline. Hyatt spoke in support of requesting this deadline, so it is done well. Bloom agreed so the public could understand the benefits. DuQuenne and Hansen agreed.

Goldman asked for direction regarding height allowances and density regulations in E-1/C-1 Zones. Bloom expressed support for universal changes to these zones rather than just in CFA's. Hansen asked about typical ranges of density. Goldman gave local comparisons of 20-40 units per acre. Hyatt expressed concern with allowing increased heights adjacent to one story historic homes. Goldman responded there would be allowance for exceptions of historic districts that are not in a CFA. Dahle spoke of wanting more information regarding increasing heights but was open to removing density maximums. Kaplan expressed support for increasing density through increased height allowances that are reasonable and site-specific. Hansen spoke of interest in the Southern Oregon University's plans regarding higher buildings and was similarly interested in site-specific considerations. DuQuenne agreed. Bloom asked if protection in the historic district was built in. Goldman responded that increased maximum height had the potential for such development long-term. Bloom asked if a secondary CFA designation would eliminate the downtown historic district protections. Goldman spoke that the City might not need to designate it as a CFA because it could satisfy the State requirement

through other parts of the City. DuQuenne asked if the Transit Triangle had allowance for three stories. Goldman clarified it was three stories prior to adoption, and now it has allowance for four. Dahle asked if a developer could apply for a variance in existing heights to go higher, and Goldman responded it would need to demonstrate an unusual circumstance. Goldman offered an example in the University district where the heights can exceed 50 feet with Planning Commission and Council approval. Increasing needed housing as a public benefit could be an argument for consideration by the Planning Commission and Council.

Graham summarized the Council appears interested in making increased heights applicable throughout EI/C1 zones and eliminating density maximums but wants to be careful about impacts to the historic nature of certain areas.

Goldman asked about adjusting CFA designation lines in the Transit Triangle to exclude some of those multi-family residential zones that are already regulated through the SOU master plan. Dahle asked for clarification. Goldman and Severson spoke to potential impact increased height could have in existing neighborhoods. DuQuenne clarified with Goldman that he would return with concrete examples so the Council could make an informed decision. Hansen asked if the line adjustment would affect the parking lot on Mountain Street near Henry, and Goldman responded that the SOU Master Plan will guide its future development. Hyatt and Kaplan expressed concern over impact on existing properties for changes in the Transit Triangle and asked if making exceptions within that area was reasonable. Goldman affirmed those properties have been identified and would be a point of consideration for the consultants. Bloom agreed and asked for more information through examples. Graham summarized that Council is interested in allowing for the adjustment of the CFA lines but to ensure impacts to neighbors are considered.

Graham asked if future annexations could incorporate the CFA overlay and if there was a size constraint. Goldman confirmed there is a minimum area for a CFA designation that can be applied to a property through the planning process.

### **3. Adjournment of Study Session**

The meeting was adjourned at 7:01 p.m.

Respectfully submitted by:

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City Recorder Alissa Kolodzinski

Attest:

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Mayor Tonya Graham



## Climate Friendly Areas

Council Update  
July 15, 2024

### Rules Apply in Oregon's Metropolitan Areas

These contain  
over 60% of  
Oregon's  
population and  
70% of jobs







## What is a Climate Friendly Area?

- Imagine downtowns and neighborhood centers
- Walkable area with a mix of residential, office, retail, services, and public uses
- High-quality pedestrian, bicycle, and transit services
- Parking is well-managed



## Additional rule provisions Climate-Friendly Areas

- Sized so zoned building capacity in combined Climate-Friendly Area(s) can accommodate 30+% of community housing needs  
(or 25 acres for cities 5,000-10,000 population)
- May include abutting high density residential or employment areas
- Local governments may choose prescriptive or outcome-based standards (next slide)



# Climate-Friendly & Equitable Communities Timeline

## CFA Study

*Completed*

## Parking Eliminate Mandates

*Completed*

## CFA Code Audit & Market Analysis

*Underway*

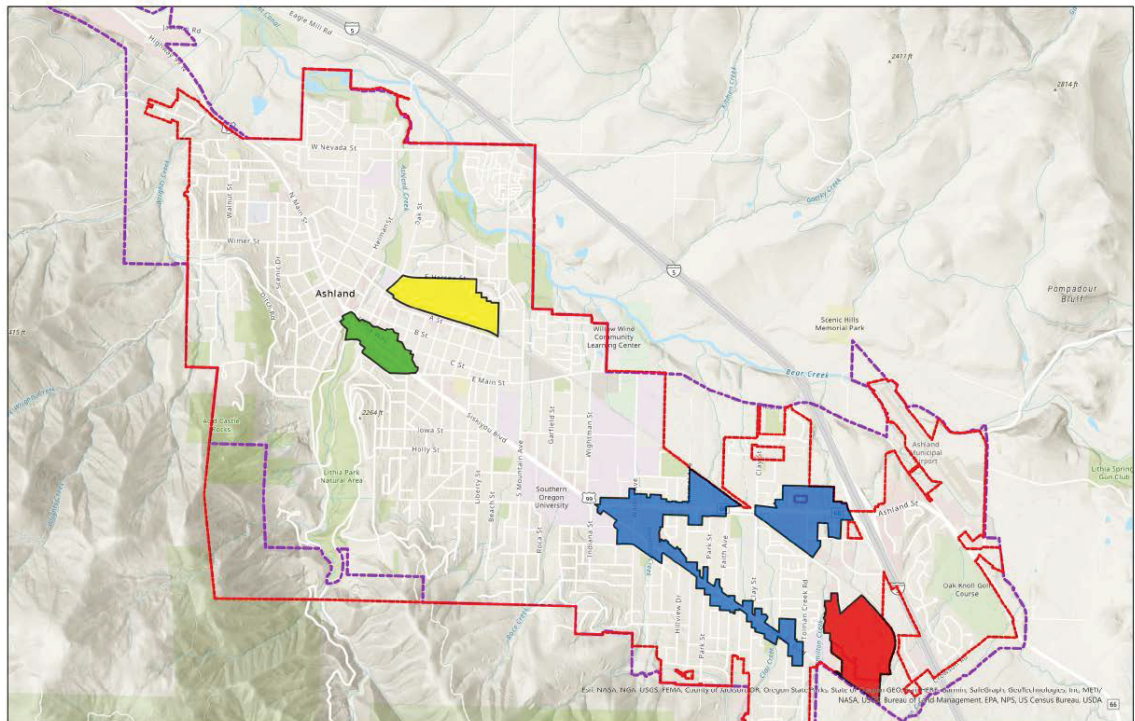
## CFA Zoning/Code Adoption

*Pending*

**Phase 1, CFA studies** will identify potential CFAs and evaluate development standards that may be applied within them.

**Phase 2, CFA locations and development standards.** Amend zoning in these areas to comply with applicable CFA standards. Adopt a climate-friendly element to their comprehensive plans.

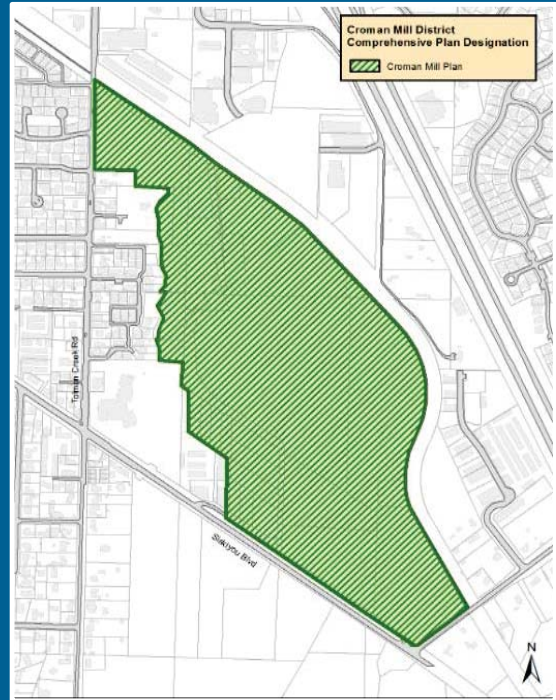
The second phase must be completed by December 31, 2024, unless a time-extension request is approved.



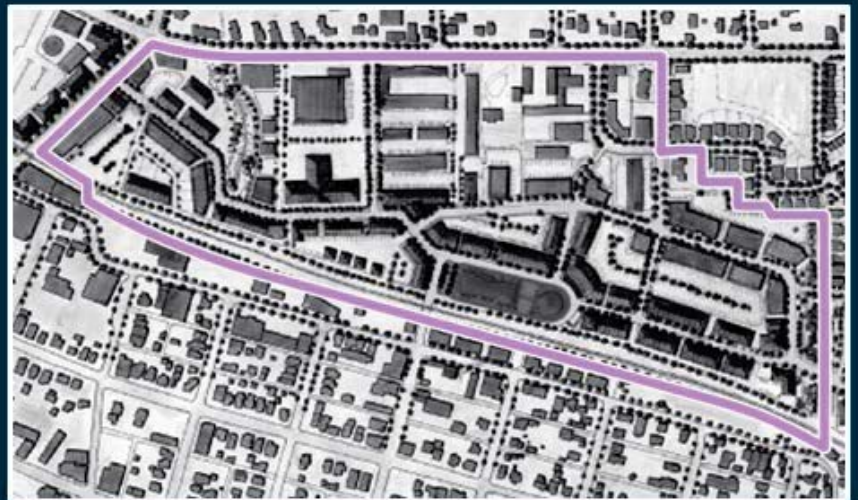
CFA Potential Areas Identified in Report







## Croman Mill District



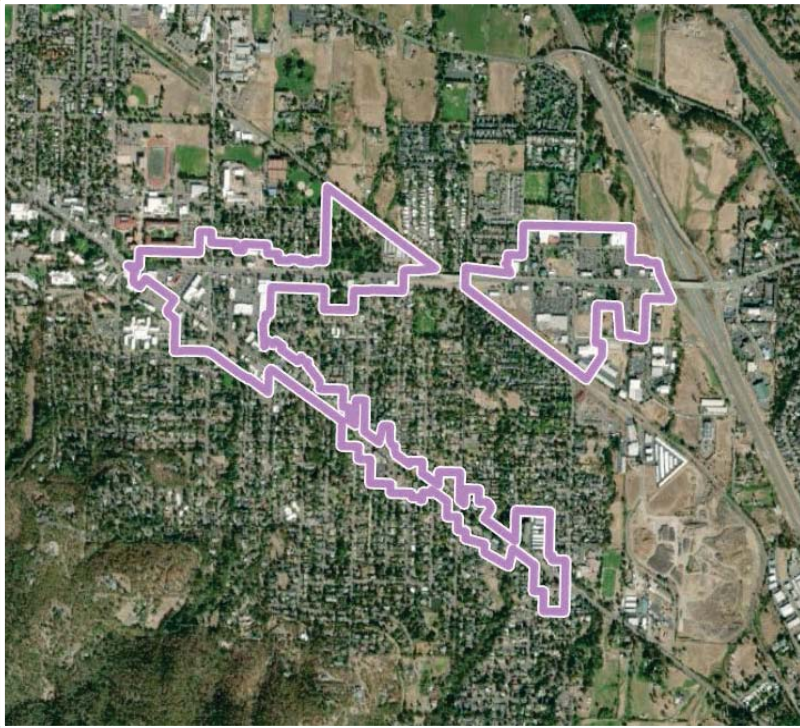
- **Approx. 57 acres.**
- Southern portion largely undeveloped.
- Clean-up Plan under development.
- 2001 Masterplan not adopted, Street plan adopted.



## Railroad Property



## Transit Triangle



### Transit Triangle

- Approximately 167 acres
- Undeveloped or underdeveloped
- Largely auto-dependent uses in “strip development” pattern
- Likely a center of future growth
- Adjacent to SOU on west end

## Transit Triangle Overlay



### Downtown

- Largely Developed without off-street parking requirements
- National Register-Listed Historic District

Given the level of development and the historic status, the Downtown is being looked at as a CFA, but was not analyzed under the lens of the prescriptive CFA methodology given it is nearly built out.

## Downtown

|                 |                            | Prescriptive Option                             |                                                                                                          | Outcomes Option            |
|-----------------|----------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------|
| Population      | Climate Friendly Area Size | Minimum Density<br>(for single-use residential) | Maximum Allowed Building Height<br>No Less Than<br>(for at least one CFA per community if multiple CFAs) | Target Development Level   |
| 5,001 – 9,999   | 25+ acres                  | 15 dwelling units/net acre                      | 50 feet                                                                                                  | 20 homes and jobs/net acre |
| 10,000 – 24,999 | Could fit 30% of housing   | 15 dwelling units/net acre                      | 50 feet                                                                                                  | 20 homes and jobs/net acre |
| 25,000 – 49,999 | Could fit 30% of housing   | 20 dwelling units/net acre                      | 60 feet                                                                                                  | 30 homes and jobs/net acre |
| 50,000+         | Could fit 30% of housing   | 25 dwelling units/net acre                      | 85 feet                                                                                                  | 40 homes and jobs/net acre |

## Overarching Community Engagement Objectives

The public involvement process aims to meet the following objectives:

- Inform the community with timely, transparent, and accurate information.
- Educate community members about planning and decision-making processes.
- Consult and involve the community in the identification, refinement and prioritization of policy updates needed to guide growth and development in Ashland.
- Ensure community members understand how decisions are made, their concerns are heard, and they know how their feedback influenced decisions.
- Partner with city and agency representatives to ensure officials are engaged in the planning process and key decisions.
- Reach a diversity of stakeholders who reflect Ashland's greater community.



## Advisory Committees

September –October 2024

- Climate and Environment Policy Advisory Committee
- Social Equity and Racial Justice Advisory Committee
- Transportation Advisory Committee
- Historic Preservation Advisory Committee
- Housing and Human Services Advisory Committee

## Public Meeting/Open house

September 17, 2024 (tentative)

- Present project scope, goals, recommendations
  - code audit findings
  - market study findings
  - code concepts

## Online Survey



# Public Engagement



## Council and Planning Commissions

- Study Sessions
- Adoption: Public Hearings
  - Zone Change
  - Overlay adoption
  - Design Standard amendments
  - Multimodal Transportation Gap Summary



# Public Engagement



### Deadline Extension Request:

Should the City formally request an extension to the December 31, 2024 deadline from DLCD to align with the consultant's timeline?

Factors to be emphasized in this request would be our efforts to ensure comprehensive public engagement and code analysis.

- DLCD/Consultant contract
  - Delayed initiation of work
  - Contract extends through May 2025.
- City of Ashland extensive public engagement efforts
- Progress expected by Dec.31, 2024.



## General Discussion Questions

### Height Allowances in C-1 or E-1 Zones:

Should height allowances proposed for CFAs (maximum 50', 60',?) be applicable across all C-1 or E-1 zones, modifying the land use zoning code universally, or should these allowances be restricted to the designated CFA areas?

### Density Regulations in E-1/C-1 Zones:

Is it advisable to eliminate maximum density regulations in all E-1 and C-1 zones, or should this deregulation be limited to areas designated under the CFA overlay?

The existing zones have maximum densities of 15 dwellings per acre in E-1, and 30 units per acre in C-1. The Transit triangle overlay area presently removes density maximums within that overlay.



## General Discussion Questions



### **Boundary Adjustments to Exclude Multifamily Residential Zones:**

Should proposed CFA boundaries be adjusted to include or exclude adjacent developed multifamily residential zones?

The CFEC rules allow inclusion of adjacent multifamily areas provided they have at least a 15-dwelling units per acre density. R-2 districts currently have a 13.5-dwelling units per acre base density, and a maximum height of 35' or 2.5 stories.

If such areas were to be included within the CFA boundaries Planning Staff and the consultants would need to evaluate whether any other regulatory changes for CFA designation would impact the existing character of these zones. (OAR 660-012-0320 )



## **General Discussion Questions**

### **New CFA zone, CFA overlay, and or general code amendments:**

Does the Council have a preference between creating a new CFA zone and re-zoning the proposed areas as the "CFA" zone, or creating a new "overlay zone" which could be applied over the existing zones of each area?

A new CFA Zone could simplify the application of the new rules in the designated areas specifically, whereas a new overlay could be created and applied with less disruption to the existing regulations and processes.

Adopting specific code amendments (ie density/height allowances) in all E-1 or C-1 zones could apply CFA supportive changes throughout these zones, outside of designated CFAs. This hybrid approach provides greater consistency in the application of the land use framework citywide.



## **General Discussion Questions**

## Additional Discussion?



**ASHLAND CITY COUNCIL  
BUSINESS MEETING MINUTES  
July 16, 2024.**

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**I. CALL TO ORDER**

Mayor Tonya Graham called the meeting to order at 6:00 pm.

**1. Land Acknowledgement\*\***

Councilor Hansen read the land acknowledgement.

**II. PLEDGE OF ALLEGIANCE**

Councilor Graham led the pledge of allegiance.

**III. ROLL CALL**

Mayor Graham and Councilors Hyatt, Bloom, Dahle, Kaplan, DuQuenne and Hansen were present.

**IV. MAYOR'S/CHAIR OF THE COUNCIL ANNOUNCEMENTS/PROCLAMATIONS**

Fire Danger is now extreme, and residents can help with fire prevention by reducing hazardous fuels. Graham thanked all Cooling Center volunteers. Graham also thanked the Ashland Chamber of Commerce (ACC) for a successful Fourth of July Parade and spoke of the last Coffee and Conversation event as engaging. A video compilation was shown that was created with Fourth of July festivities and at request of Oregon Mayors Association to support participating Paris Olympians.

**V. APPROVAL OF MINUTES \*\*\***

- 1. Minutes of the June 17, 2024 – Study Session Meeting**
- 2. Minutes of June 18, 2024 – Business Meeting**

**Councilor Bloom/Hyatt m/s to approve the June 17, 2024 – Study Session Meeting and June 18, 2024 – Business Meeting minutes.**

**Roll Call Vote: Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle and Hansen, YES. Motion passed.**

**VI. SPECIAL PRESENTATIONS**

**1. SOREDI Presentation**

Colleen Padilla, Executive Director of Southern Oregon Regional Economic Development, Inc. (SOREDI) provided a presentation. Padilla provided the organizational history and aim to identify business needs and provide resources. SOREDI recently received a \$225K Grant from Business Oregon to be the fiscal manager of an innovation hub, and \$399K through House Bill 3395 for workforce housing projects over three years. Padilla reviewed various recent projects and explained there is no charge for their service. Padilla spoke of industry tours to connect curriculum to business needs through the Rogue Workforce Partnership with Southern Oregon Educational School District (SOESD).

Dahle asked Padilla to speak about how new businesses could engage with SOREDI. Padilla encouraged a call or email and to be prepared to respond to questions so they can connect to a mentor. Hansen asked what SOREDI does to attract businesses to our region. Padilla spoke of proactive strategies including industry trade shows, procuring lead generation contracts and hosting site consultants that are looking for their next project site. Hansen let viewers know that Ashland has a modest inventory for businesses that are interested in operating in the city. DuQuenne asked about the former Ashland Cinema project. Padilla responded about the desire to connect that project with the Southern Oregon Angel Investment Network if it comes out of dormancy. Bloom asked what obstacles business owners notice when considering Ashland. Padilla responded questions are first about available workforce and land - then about available housing and childcare. Kaplan asked what businesses prefer from a local government. Padilla spoke of streamlined processes and certainty in building/planning. Businesses appreciate elected official interest and curiosity in their endeavors to feel valued. Hyatt spoke as Council liaison to the SOREDI Board of local business expansion and asked what Ashland could do to aid expansion. Padilla underscored building direct relationships. Graham asked how to address workforce development needs of housing, vocational training, and childcare. Padilla spoke of including educators in connecting youth to workforce demand and related education. Hyatt mentioned Southern Oregon University (SOU) and Rogue Community College (RCC) are both involved with the SOREDI board. Padilla spoke of a CEO round table with SOU's president Bailey to understand workforce needs related to education.

## VII. CITY MANAGER REPORT

Interim City Manager Sabrina Cotta spoke about ongoing development of the City website, including moving city records archive to Laserfiche which is accessible through the site. The July 2024 City Newsletter is posted. The City Manager's office is developing a cyber threat annex to the City's Emergency Management Plan. The next Coffee and Conversation will be September 25, 2024, from 3-4:30 pm at Railroad Park. The new decorative crosswalk titled 'Walking Upstream' is installed at the entrance of Lithia Park. The City received the Government Finance Officers Association (GFOA) budget award for the 2023-25 biennial budget. The Human Resources department is continuing with Diversity Equity and Inclusion (DEI) training with upcoming anti-harassment training for staff and a supervisor training.

## VIII. PUBLIC FORUM

**Clarinda Merripen/Ashland** – spoke of the local restaurant industry being down by 20 percent. Increased expenses and a lower local population have impacted profit margins. Merripen requested easier permitting of A-frame signs and to double the administrative fee for the food and beverage tax to offset cost to owners.

**David McAlaster/Ashland** – Spoke support Southern Oregon Climate Action Now (SOCAN) in encouraging progress on Ashland's clean air ordinance.

**Lilli Malan/Ashland** – Supports the youth of SOCAN for climate action and electrification.



**Norah Doyle/Ashland** – Asked staff to draft language for the Climate and Clean Air Policy package (CCAP) by the August 5 Study Session and asked the City to lead by example.

**Candace Williams/Ashland** – Supported the CCAP and asked about the drafting of the indoor emission standard from the May 21, 2024, meeting. Williams expressed displeasure of the City's recent Parks Director staffing choice.

**Jackson Bangs/Medford** – Spoke in support of the CCAP to support a healthy workforce. Bangs spoke of renewable energy as a growing industry promoting economic development.

**Laura Lawrance/Ashland** – Shared her positive experience of electrifying her home.

**Danny Espinosa/Medford** – Spoke in support of electrification of new homes.

**Susan Sullivan/Ashland** – Spoke in support of young people to pass the CCAP.

**Amanda Morehouse/Central Point** – Spoke of the ongoing death toll in Gaza and concern that her tax dollars are going towards the weapons involved.

## **IX. CONSENT AGENDA**

### **1. Approval of Liquor License for Science Works Museum**

**Councilor DuQuenne/Dahle m/s to approve consent agenda.**

**Discussion:** No Discussion

**Roll Call Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle, and Hansen, YES. Motion passed.**

## **X. PUBLIC HEARINGS AND ORDINANCES**

### **1. Resolution 2024-20 Updating the Buildable Land Inventory**

Community Development Director Brandon Goldman and Senior Planner Aaron Anderson provided a presentation on the Buildable Lands Inventory (BLI) (presentation in packet). Goldman spoke of Anderson as the principal author of the BLI document that the Council reviewed it at a study session on June 3, 2024. The Planning Commission reviewed the BLI document on May 14, 2024, and forwarded a recommendation for the City Council to approve Resolution 2024-20 adopting it as a technical supporting document to the urbanization element of the City's comprehensive plan.

Dahle asked if the data presented in the BLI document includes what was discussed at the prior Council Study Session regarding proposed Climate Friendly Areas (CFA's). Goldman responded no, but future zoning modifications the City adopts that increases development potential would be reflected in subsequent BLI inventory. DuQuenne asked about the 100-year flood zone. Anderson spoke of these as special flood hazard areas with strict regulations limiting development. Anderson and Goldman provided examples of how this was calculated in the BLI. DuQuenne inquired how much of the 288 acres of buildable land was on the south side of town. Goldman spoke that the larger development pattern would be on the south side. Hansen asked for clarification on the presented data that the City consumes 10 acres a year, asking if this means development of existing lands. Anderson confirmed. Hansen asked how the City is accounting for potential inaccuracies in the population growth forecast. Goldman spoke this will be reflected in Portland State University's population projections that the State

requires the City to reference for planning purposes. This will not change the BLI, but will change how long the BLI will be able to accommodate growth. Kaplan spoke of the City's commitment to increased density in CFA's and asked if this will result in increased housing opportunities to accommodate population growth. Anderson confirmed, adding the BLI does not include other factors such as Additional Dwelling Units, rendering it a low-end estimate.

Mayor Graham opened the Public Hearing.

**Thomas Kennedy/Ashland** – Spoke that he was born and raised in Ashland attending public school and college. He encouraged the opening of the south exit to allow for, and evenly distribute, increased truck traffic to accommodate projected increase in business there.

Mayor Graham closed the Public Hearing.

**Dahle/Bloom m/s to approve Resolution No. 2024-20 updating the City's Buildable Lands Inventory as a Technical Support Document of the Comprehensive Plan**

**Discussion:** none

**Roll Call Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle, and Hansen, YES. Motion passed.**

**2. Second Reading – ORD 3240 An Ordinance for Right of Way Vacation for a Portion of Fern Street**

Sabrina Cotta presented the item, filling in for Public Works Director Scott Fleury. This item is a request to approve an ordinance to vacate the public right of way for a portion of Fern Street near South Mountain Avenue. This is an unapproved, non-maintained right of way that provides for driveways on adjacent lots on Fern Street. Fleury has conferred with neighbors who are agreeable. The staff's recommendation is to approve this tonight.

Mayor Graham opened the Public Hearing.

**Authur Baden /Ashland** – Spoke that he lives on Fern Street and had requested the second reading be delayed because he did not understand it. Subsequently, he has had numerous conversations with Scott Fleury and Veronica Allen (City Planning) who did a wonderful job explaining everything. Baden supports this and commended City staff for being so helpful.

**Doug McGeary / Acting City Attorney** – Noted the Resolution as typed included a typographical error. The word 'Otis' should be changed to 'Fern' and read as such.

Mayor Graham closed the Public Hearing.

**Hansen/DuQuenne m/s to approve the second reading of Ordinance Number 3240 an Ordinance relating to the vacation of a portion of Fern Street with the noted changes.**

**Discussion:** Hansen and DuQuenne thanked Baden for coming tonight and are happy to approve this knowing the residents are on board. They thanked staff for working with the residents on this.

**Roll Call Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle, and Hansen, YES. Motion passed.**

Recess from 7:30–7:40

## **I. RESOLUTIONS AND CONTRACTS**

### **1. Budget Supplemental – Revenue Recognition for Parks and Fire Department.**

Cotta spoke of Staff's responsibility per Oregon budget law to obtain Council approval of appropriations such as revenue not included in the current budget. For changes under ten percent no public hearing is required. This budget supplemental appropriates funds for Parks and Fire departments. The Ashland Parks and Recreation Commission (APRC) has received approximately \$63K to be appropriated to various parks divisions. Cotta introduced Rocky Houston as the new Parks and Recreation Director. Graham welcomed Houston in his role with the City. Cotta recognized that Ashland Fire received \$271K in logging revenue that will go towards the wildfire mitigation work presented last March. Hyatt asked if the \$271K accounted for only part of the overall project. Cotta responded the total amount would fall short of the original estimate of 686K, and budget has been adjusted to reflect that shortfall.

### **Kaplan/Bloom m/s to adopt Resolution 2024–21 Authorizing a 2023–25 Biennial Supplemental Budget**

**Discussion:** none

**Roll Call Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle, and Hansen, YES. Motion passed.**

## **II. NEW BUSINESS**

### **1. Recommendation from SERJAC**

SERJAC (Social Equity & Racial Justice Advisory Committee) Chair Emily Simon spoke that SERJAC was asked review the City of Ashland's history regarding harm done regarding social equity and racial justice. SERJAC prepared a report with a cover letter (included in packet) for context and to offer recommendations. Tara Houston read the cover letter. Graham spoke many communities had formal policies put in place by their City Councils to exclude, harm, and drive out people. The request from Council was to take an initial look at the City of Ashland's history as a legal body to explore if an in-depth investigation requiring significant investment was warranted. Graham asked if SERJAC had found anything glaring in its recommendation to take a deeper look. Houston responded that SERJAC's report was cursory, based on conversations and internet searches, and did not include a search into the municipal code. Without a thorough investigation, it is hard to know because those are not the issues people share about. Cursory investigations will tend to find ways the City has succeeded and not the ways harm was caused.

### **Public Testimony**

**Lisa Horwitch/Ashland-** urged the council to adopt the SERJAC recommendations with two amendments to include education on antisemitism, which she submitted on July 14, 2024 and read into the record (included in packet).

**Gil Livni/Ashland** – Testified to ongoing experiences of harm against him in Ashland due to his accent and race including a bullet in his window, swastika on his property, and nails in his tire. Livni spoke that educating people about antisemitism is important.

Graham addressed the Council that the City does not have this in the budget for this year, but the question for Council is whether to amend the language in the recommendation as requested and whether to direct staff to consider this for next year's budget process.

DuQuenne thanked the committee and the community members that spoke and requested staff to move forward for budget consideration to hire someone to do this research.

**DuQuenne/Hansen m/s to direct staff to put this on the budget agenda to allocate money for the request from SERJAC for an individual who is a social worker or someone skilled in DEI to take a deep dive into the necessary information so we can have better direction for SERJAC and for Ashland.**

**Discussion:** DuQuenne spoke about being honored to work with SERJAC. Funding allocation will help SERJAC come back with a robust agenda for what is needed. Hansen spoke that we are still fighting racism and just learned of a historic 'roundup' in Ashland around the Fourth of July that 14K people would participate in. Hansen spoke that Ashland has a terrible history it needs to face and heal from and thanked the committee for its work on this.

**Graham asked if there was interest in amending the motion to include after the words race: 'including but not limited to antisemitism'. DuQuenne amended the motion to that effect.**

**Roll Call Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle, and Hansen, YES. Motion passed.**

Simon spoke on the second recommendation from SERJAC. She spoke of reviewing the DEI report and what struck her along with former co-chair Precious Yamaguchi, was that nothing was included that had to do with race/ethnicity or religion. This matters because this informs the basis for what the employee trainings are going to be. Simon reflected on wearing two hats as both a Jewish person and as the SERJAC committee chair and testified to her own experience of racist treatment in Ashland and offered her own recommendation for the DEI trainings to include antisemitism. Graham asked if there are any barriers to including race/ethnicity, religious tolerance, and antisemitism to the recommended trainings along with the gender-based issues the contractors identified. Cotta did not see an issue with that and as the City is focused on bringing in the already scheduled training, it will add this to the list. Bloom spoke in support of this but asked if there were any legal issues with identifying specifics. McGearly spoke that if the response was to address issues that were brought to the City's attention there should not be an issue. Cotta reflected the biggest constraint would be the training budget to first address the issues raised from the DEI assessment and will take this additional topic into budget consideration. Graham spoke that this is a new training program and staff now has direction to include these three items.

Bloom spoke of a separate concern he had about conclusory language in the SERJAC report that spoke to an event currently under litigation involving Ashland Police Department (APD). Bloom requested that language be removed from the report until that litigation is settled.



DuQuenne spoke that SERJAC is aware of the litigation and considered one word in the report that could be removed, but nothing in the report was a conclusion from SERJAC. Graham asked the Council to stop the conversation due to pending litigation. Graham confirmed with Acting City Attorney McGearry that this is already in the public record and there is no ability to remove it.

## **2. Committee Workplan Update**

SERJAC– Simon spoke of feeling that the ‘obtain DEI training for City Council’ item should be removed from the action plan as it has already been discussed and is in the hands of Administration. Graham asked the committee to compile a list of DEI training resources that businesses could use rather than being charged to develop such a program. DuQuenne spoke that she was in touch with Sandra Slattery of the ACC, and there is a small list that has been put together. DuQuenne offered to pass this list over to SERJAC to work with.

Housing and Human Services Advisory Committee (HHSAC) – Committee Chair, Echo Fields spoke that the committee passed through funds from the Community Development Block Grant (CDBG), Social Service Grants, and Affordable Housing Trust Fund to a number of organizations in the community with the consent of Council. The subcommittee is working on the master plan for homeless services and will be presenting the final draft to HHSAC for review on Thursday, July 18, 2024, when it will decide on any recommendations to Council for adoption. Implementation of the Housing Production Strategy includes an Equitable Housing Plan as a long-term goal necessary for economic development and social equity in the community. HHSAC is planning its ‘Rent Burden’ event this Fall. Last year’s event went well as a resource fair. HHSAC is supporting mobile home park zoning as the quickest way to provide affordable housing for lower income folks. Lastly, HHSAC will be updating the consolidated plan setting priorities for the use of the CDBG grant funding moving forward. Kaplan spoke appreciation for the many people grappling with the housing and homelessness issue. Bloom encouraged folks to read the master plan as a culmination of 8 months of work. Fields spoke of HHSAC dedication to diverse points of view on that plan. Graham expressed appreciation for HHSAC’s timely response to the request from Council regarding the long-term use of the 2200 Ashland Street property beyond the emergency shelter time period. The ad-hoc committee is now in a place to take up those draft recommendations. Graham thanked HHSAC again for taking this on while already handling a full docket. Fields encouraged anyone listening to be in touch with Avram Sacks to volunteer in support the City’s Cooling Station.

Public Arts Advisory Committee (PAC) – Chair Cassie Preskenis provided updates on several community-driven projects. Ancestors Future – Crystallizing Our Call is in the fundraising phase. John Pew’s mural, Where The Crow Lights, with plans to go up at the Elks Lodge Building is also still fundraising. Council recently approved the Playwright Walk project, brought and funded by the Alden’s, which brought together SOU, Oregon Shakespeare Festival (OSF), ACC and local artists. PAC has initiated projects such as painting three Oregon Department of Transportation (ODOT) controller boxes with community engagement that is coming soon. PAC has identified the downtown area for the second MAP project, Marking

Ashland Places, and is working with the Historic Committee and Ashland Parks to include something at the entrance to Lithia Park. The first MAP project was completed with installation of medallions in the Railroad District marking historical areas. Projects under evaluation include the Story MAP project which is a self-guided public art walk tour. Rack cards were recently distributed to the community and the Committee is assessing how people are engaging with the project. PAC is working on how to include South Ashland with projects such as painting ODOT boxes and crosswalks. Lastly, PAC is formulating a request for a budget line item for public art maintenance for discussion with Council. Bloom spoke of his appreciation for considering South Ashland for projects. DuQuenne agreed and asked about the maintenance budget need. Preskenis spoke that PAC has given Public Works a list of current public art and is assessing what it might cost to maintain. The committee will approach Council when they have a better idea of what is needed. Cotta spoke of staff intent to add public art maintenance as a consideration in the budget. Kaplan wondered about an Arts Foundation similar to the Parks Foundation that could receive donations for maintenance and repair. Preskenis spoke that the Parks Foundation is holding the fiscal sponsorship for one project and a private entity holding fiscal sponsorship of another. Hansen spoke of support for a private Public Arts Foundation and expressed appreciation for artists as an integral part of our community.

Historic Preservation Advisory Committee (HPAC) – Chair Shelby Sharon mentioned there is a decrease in building in all the historic districts resulting in few land applications for review. HPAC has pivoted to consider how to incorporate historic preservation into the rest of the community through partnerships with PAC, ACC, Walk Ashland, and SOU. HPAC holds its review board Thursday afternoons as a public review resource. May is historic preservation month and HPAC gave out three awards to outstanding historic preservation projects. This was held at Railroad Park with a ribbon cutting for the Golden Connections artwork and featured the medallions installation. Their next project is in partnership with PAC on the Map, as previously presented and is considering projects at the entrance to Lithia Park and downtown to commemorate Ashland's history. The last HPAC chair participated in a heritage tourism conference last February in Talent with an SOU representative who is creating a heritage tourism planning resource. Sharon spoke of HPAC now running completely by volunteers without a budget. With previous funding, HPAC has been able send out welcome postcards to folks who recently purchase historic homes to introduce HPAC and distribute fliers for items such as 'how to replace your windows in your historic home.

Dahle spoke of the phenomenal institutional knowledge of HPAC's members and thanked them for their work. Hyatt spoke that in 3 out of the 4 last committee reports Mr. Finkle's name has come up. Hyatt took a moment to recognize him as the valuable resource he is, thanked him for his attendance at these presentations, and expressed appreciation for his work.

Planning Commission – Chair Lisa Verner spoke that the Commission reviewed, approved, and forwarded a parks, trails, and open-space plan map to Council for adoption. It reviewed and approved the Buildable Lands Inventory as well as street right of ways that were both acted on earlier in the evening by Council. The commission typically handles Type I applications that have been appealed, Type II decisions, and provides recommendations on Type III actions. The commission updated the housing, transportation, air/energy/water

conservation elements of the comprehensive plan as well as the Climate Energy Action plan. It will study the Climate Friendly and Equitable Communities Act again to provide a recommendation to Council. The Commission will also look at the Economic Opportunities Analysis, the Manufactured Homes Zoning ordinance, the SOU Master Plan, and the Additional Dwelling Unit incentive programs as they unfold. Verner reflected on the current reduction of applications but is hopeful development will increase. Hyatt expressed appreciation for the Commission.

Transportation Advisory Committee (TAC) – Chair Linda Peterson-Adams read the report (report in the packet). Dahle Thanked the TAC and commented that he can see the green strip on Ashland Street from an airplane. Hansen expressed thanks to all TAC members for their passion and work done.

Climate and Environmental Policy Action Committee (CEPAC) – Vice chair Mark Morrison presented on behalf of Chair Brian Sol who could not attend. Sol meets with City Liaison Chad Woodward at least twice monthly to discuss the City's Climate and Energy plan. CEPAC has implemented work-study sessions for passionate members to support CEPAC outside the constraints of regular meetings. CEPAC recommended an ordinance for electrifying new residential construction which Council has directed staff to develop and is investigating incentives for electrifying existing structures. The USDA approved a \$10 million zero-interest Rural Energy Savings Program (RESP) loan, close to finalization, that will offer residents a low-interest loan to fund green projects in Ashland. The City secured two \$50K EECBG grants for an electric car share program, and a home energy score training. Committee member Kat Gould revitalized the partnership with the Rogue Valley Realtors Association to promote the home energy score as a way for homeowners and prospective buyers to understand energy use of homes. The small engine study is promoting the switch from gas to electric powered lawn equipment by looking at models from other cities and working with large organizations such as Ashland School District and SOU to be local leaders in this change. Lastly, the transportation study group led by Gary Shaff and Sharon Dohrmann along with the Transportation Committee is exploring how to make Ashland more bike and pedestrian friendly. Future goals include reducing the greenhouse gas footprint in Ashland's municipal operations, upcoming Vista Franchise Agreement renewal in 2025, and launching a comprehensive education program for building electrification and energy efficiency to leverage new sources of funding from federal programs. CEPAC is committed to helping Ashland meet its climate goals. Kaplan gave his appreciation to this work done as one of the largest of the committees. Dahle and Bloom echoed the thanks for the work by CEPAC.

Ashland Parks and Recreation Commission –

Report in packet.

## **I. UNFINISHED BUSINESS**

### **1. City Manager & City Attorney Search Update**

Graham asked the Council to focus on the City Manager's job description due to time constraints. Human Resources Director Molly Taylor spoke that a recruiting firm will use the

approved job description as part of their prospectus. Hyatt spoke in favor of adding 'dedication to DEI' and 'emergency management skills' under essential functions. Hyatt also asked if the City Attorney be included in the exceptions list (for that position).

**Hyatt/Bloom m/s to approve the job description with the changes as articulated.**

Discussion: Hyatt and Bloom noted they were only adding to the description. DuQuenne clarified that Council was only approving the job description.

**Roll Call Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle, and Hansen, YES. Motion passed.**

Graham thanked Taylor for preparing the job description to help move forward with these recruitments. Due to time constraints the remainder of the topic will be discussed at next meeting.

**II. OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS**

**III. ADJOURNMENT OF BUSINESS MEETING**

Meeting adjourned at 9:30 pm.

Respectfully Submitted by:

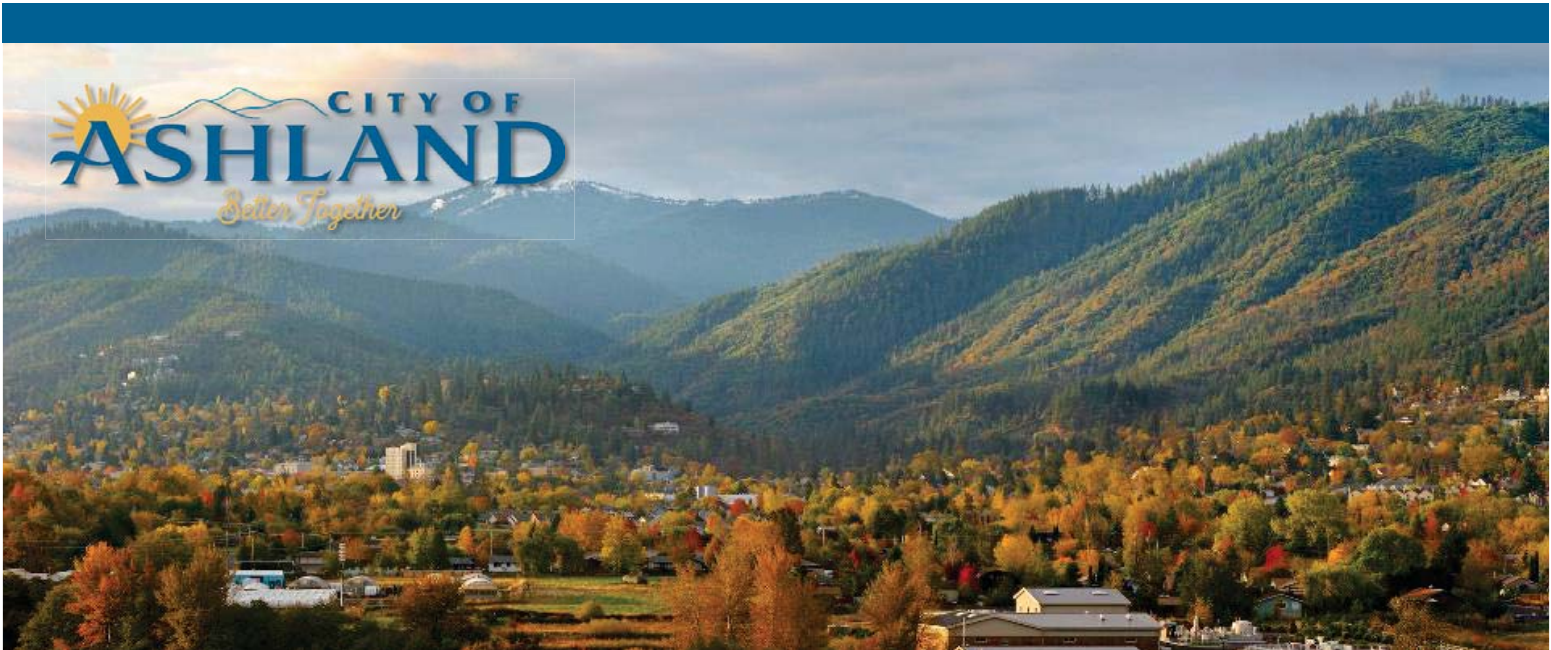
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City Recorder Alissa Kolodzinski

Attest:

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Mayor Tonya Graham



## 2024 Buildable Lands Inventory

CITY COUNCIL  
JULY 16, 2024



# Introduction

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The purpose of conducting an update of the “Buildable Lands Inventory” (BLI) is to quantify the amount vacant and partially-vacant land available within the City of Ashland (City Limits and Urban Growth Boundary). In combination with the Housing Capacity Analysis (2021), Housing Production Strategy (2023), a BLI allows a community to determine whether there exists an adequate supply of buildable land to accommodate future housing and business development.

The BLI was last updated in 2019.

3

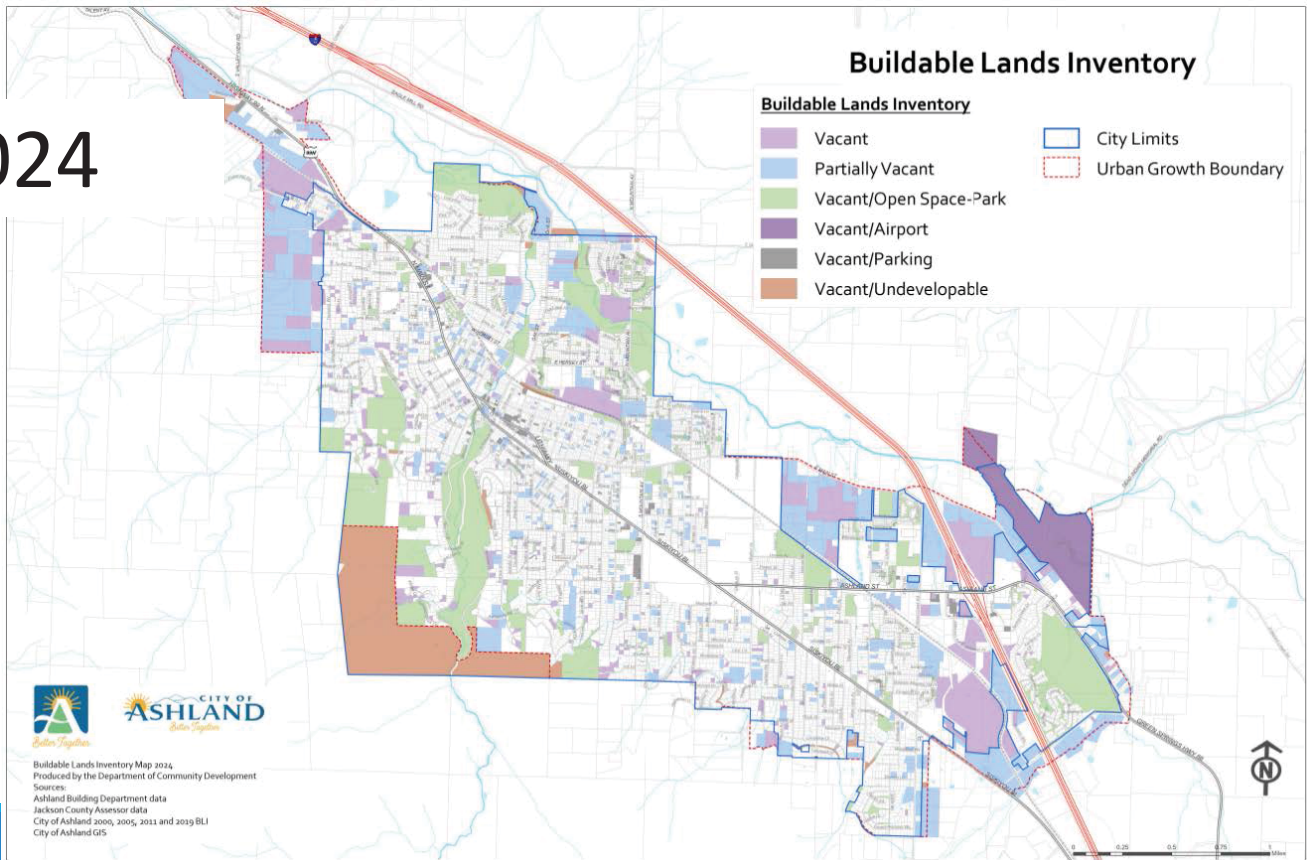
# Timeline

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- ❖ Jan-Feb: GIS and building permit data analysis
- ❖ Mar-April: Document preparation and demographic work
- ❖ May 5<sup>th</sup> the Planning Commission received a presentation and forwarded a recommendation of approval to Council
- ❖ June 3<sup>rd</sup> The Council received an in-depth presentation during a Study Session
- ❖ Today – Brief Review and adoption via resolution

4

2024



## Key Findings of the BLI

- ❖ Within the City limits there are 288 net buildable acres across all zones.
- ❖ The UGB contains another 341 net buildable acres out of a gross area of 516 acres.
- ❖ Over the last 13 years the city has consumed 10.2 acres per year.

## Vacant and Partially Vacant Lands

From Tables 2,3 and 4 of the report

| BLI_STATUS              | Gross Acreage | Net Buildable Acres |
|-------------------------|---------------|---------------------|
| City limits             |               |                     |
| Vacant                  | 224.8         | 139.2               |
| Partially Vacant        | 243.8         | 149.7               |
| UGB                     |               |                     |
| Vacant                  | 168.2         | 110.7               |
| Partially Vacant        | 348.6         | 230.7               |
| TOTAL                   |               |                     |
| <u>Vacant</u>           | <u>393.0</u>  | <u>249.9</u>        |
| <u>Partially Vacant</u> | <u>592.4</u>  | <u>380.4</u>        |

7

## Key Findings of the BLI

- ❖ Within the City it is estimated that 1,407 dwellings can be accommodated.
- ❖ The area in the UGB is projected to be able to support an additional 1,303 possible dwellings for a total of 2,710 dwellings in the combined City Limits and UGB.
- ❖ Over the last six fiscal years the city has produced 90 dwellings units per year.

8

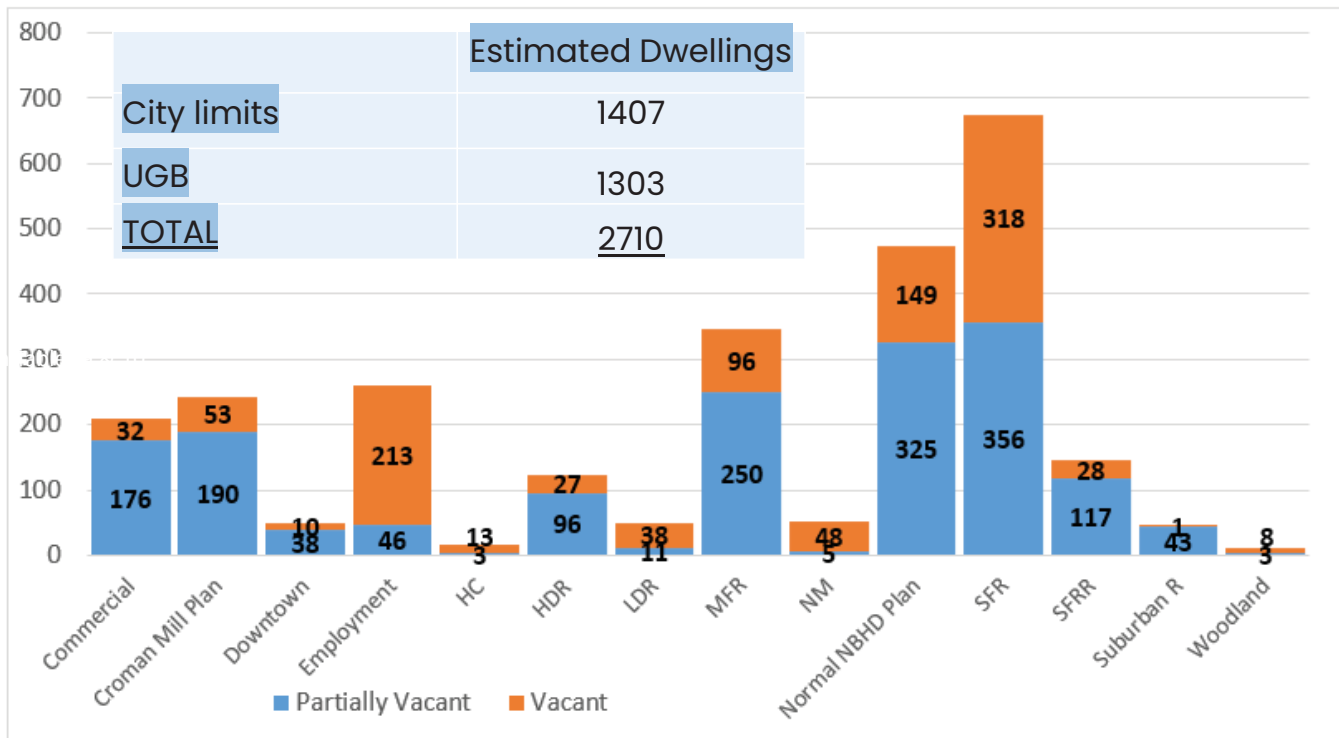
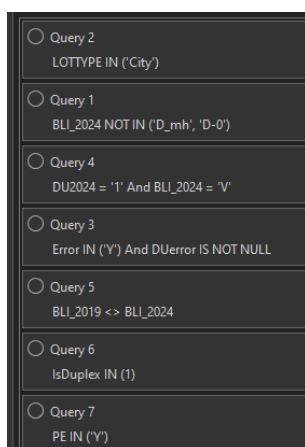


Figure 1 – Potential Dwelling Units by Comprehensive Plan Designation

9

## Geospatial Data & Sources



- ❖ GIS special data of current parcels
  - ❖ Join Building Permits, Join previous 2019 BLI
- ❖ Definition Queries used extensively to then classify changes to development status
- ❖ Same as previous years

10

# Tabular output (spread sheet)

9126 records with over 30 fields of data

- Zoning & Comp Plan, City/UGB, Acreage, previous BLI status, area constrained, net buildable area, land value, improvement value, previous land and improvement values, calculated dwellings, adjusted dwellings, etc.

Pivot tables were used for summarizing the datasets. Pivot tables are one of Excel's most powerful features. A pivot table allows you to extract the significance from a large, detailed data set.

11

## Conclusions

Based on the findings of the Housing Capacity Analysis the City will have a demand for 858 dwellings over the next twenty-year period.

This updated BLI shows that the City has potential development capacity of 1,407 dwellings within the city limits, and an additional 1,303 dwellings possible within the UGB.

This exceeds the forecast demand for new dwellings and demonstrates that there is sufficient buildable land for the projected demand over the twenty-year period.

Exhibit 66. Forecast of demand for new dwelling units, Ashland UGB, 2021 to 2041  
Source: Calculations by ECONorthwest.

| Variable                                    | New Dwelling Units<br>(2021-2041) |
|---------------------------------------------|-----------------------------------|
| Change in persons                           | 1,691                             |
| minus Change in persons in group quarters   | 58                                |
| equals Persons in households                | 1,633                             |
| Average household size                      | 2.06                              |
| New occupied DU                             | 793                               |
| times Vacancy rate                          | 8.2%                              |
| equals Vacant dwelling units                | 65                                |
| <b>Total new dwelling units (2021-2041)</b> | <b>858</b>                        |
| Annual average of new dwelling units        | 43                                |

12



## Resolution 2024-20

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- ❖ The Planning Commission reviewed and forwarded a recommendation of approval
- ❖ The Adoption of Resolution 2024-20 amends the urbanizing element of the Comprehensive Plan by adding the BLI as a technical advisory document
- ❖ The BLI does not establish any policy
- ❖ The BLI provides a technical basis for future decisions.

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## Historic Residential Production

**Table 14 - Residential Production**

| Residential Units built per fiscal year |         |         |         |         |         |         |         |       |
|-----------------------------------------|---------|---------|---------|---------|---------|---------|---------|-------|
|                                         | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | average | total |
| SFR                                     | 36      | 39      | 32      | 44      | 32      | 17      | 33.3    | 200   |
| ARU                                     | 13      | 19      | 12      | 12      | 15      | 12      | 13.8    | 83    |
| Multi-family                            | 29      | 34      | 3       | 96      | 4       | 20      | 31.0    | 186   |
| Mixed-Use                               | 2       | 2       | 36      | 30      | 1       | 0       | 11.8    | 71    |
|                                         | 80      | 94      | 83      | 182     | 52      | 49      | 90.0    | 540   |

# BLI as a living document

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As was pointed out in the document there have been numerous changes in state law including:

- duplexes and Accessory Dwelling Units (ADUs) without restriction
- Middle Housing Land Divisions
- Elimination of parking requirements
- Allowing residential development on commercial lands
- Requiring the allowance of 'adjustments' to local regulations
- Climate Friendly Area's and CFEC rules

As new guidance is issued regarding methodology to take these changes into account future updates of the BLI will take these changes into account



# Council Business Meeting

**Date:** August 20, 2024

|                    |                                                       |
|--------------------|-------------------------------------------------------|
| <b>Agenda Item</b> | Minutes of the August 5, 2024 – Study Session Meeting |
| <b>From</b>        |                                                       |
| <b>Contact</b>     |                                                       |

## SUMMARY

## POLICIES, PLANS & GOALS SUPPORTED

## BACKGROUND AND ADDITIONAL INFORMATION

## FISCAL IMPACTS

## SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS

## REFERENCES & ATTACHMENTS

1. 2024-08-05 StudySession Minutes -FINAL



**ASHLAND CITY COUNCIL  
STUDY SESSION MINUTES  
Monday August 5, 2024**

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Mayor Graham called the meeting to order at 5:30 p.m.

Mayor Graham and Councilors Hyatt, Dahle, Bloom, Hansen, DuQuenne, and Kaplan were present.

**1. Public Forum (Public input or comment on City business not included on the agenda)**

None

**2. Homeless Services Masterplan Report**

Linda Reid, Housing Program Manager and Staff Liaison to the Homeless Services Masterplan Subcommittee introduced Chair Echo Fields and committee member Jan Calvin, who presented the report (included in the packet). Fields spoke of the assignment from Council to set priorities and create an agenda for how to best manage homelessness in the City of Ashland. The presentation and report consisted of five sections: Funding Streams, Services Inventory, Data, Community Perspectives, and Regional Coordination.

Funding- Most of the funding comes from government sources going to the largest organizations. Non-profit organizations depend on fundraising and some cities coordinate donor contributions.

Services Inventory- There is a great need for additional supportive services. Street outreach can provide triage for health and safety concerns as well as connections to resources. An estimated 230-320 people are experiencing homelessness in Ashland with only 117 beds available revealing a need for housing.

Data- Jackson County eviction cases result in evictions at a higher rate compared statewide. Homelessness is growing at faster rate in Jackson County compared to the rest of Oregon, and females represent a growing percentage of people experiencing homelessness in the County. Ashland has a higher percent of homeless students than Oregon and a higher percentage of homeless students living on their own than Jackson County. Kaplan clarified with Calvin this refers to students in the K-12 system who added that the report of every school district is on the State of Oregon Department of Education Website.

Community Perspectives-Calvin spoke about concerns and solutions voiced by businesses. DuQuenne asked about the survey of South Ashland and Calvin clarified that 57.32 percent of



respondents from South Ashland mentioned in the report were of the business community. Bloom asked how the numbers relate between the Point in Time (PIT) count of 181 and the report that states 230-320 people are experiencing homelessness. Calvin explained the PIT count depends on the weather, how many volunteers are available, and how many people are sequestering themselves. This results in how many people can be counted rather than a picture of how many people are homeless. The standard from the National Alliance and the US Inter-Agency Council on Homelessness is that a community has double of what can be counted. Calvin spoke of the perceived need expressed by respondents as: basic needs, case managers, outreach to navigate support systems, increased coordination, resources, and training. Fields spoke about the survey of the 282 responses to questions generated by the committee. Calvin spoke that the majority of respondents indicated the City should secure grant funding, lead plans to end homelessness, collect data and monitor efforts, and participate with the County.

Regional Coordination- Calvin spoke on the local Jackson County Continuum of Care (COC), a Housing and Urban Development (HUD) designated entity. Calvin spoke that service coordination is lacking, the Coordinated Entry System is not being well-utilized, a recent COC reorganization is helping to address shortfalls in the system, and a needs assessment is being completed intended for regional strategic planning.

Fields spoke that the Actions Summary of seven policy objectives run the gamut from meeting immediate needs to long-term solutions. These are: Triage and Manage Homelessness, Support Pathways from Homelessness to Housing, Create Long-Term Change, Maximize Resources, Foster Public Engagement, Form Strategic Alliances, and Continue to Learn & Educate. Hansen asked how to reconcile the data indicating 32 percent of respondents said the City should be providing services while 63 percent feel the City should lead the charge to end homelessness. Calvin responded that leading the charge does not necessarily mean providing the service but rather leveraging resources and partnerships to deliver those outcomes. Housing-focused homeless services and monitoring those placements and retention outcomes is a priority. Expanding street outreach services is needed for connections to resources as are educational/skill-building programs. Expanding local access to countywide Rapid Rehousing programs and a housing-focused transitional shelter with wrap-around services and case management are needed. Graham asked how the transitional shelter recommended in this report is different from the shelters the City has been working with such as Opportunities for Housing Resources, & Assistance (OHRA). Fields responded there is simply need for more that kind of housing with case management and skill building throughout the County. Fields spoke that other examples of similar work are St. Vincent de Paul, Salvation Army, and Rogue Retreat in Medford. Graham clarified further with Fields that the need was not for one large structure for housing, but rather units that afford privacy as appropriate to the individual circumstances in conjunction with wrap-around services. Bloom inquired if education or classes are required for participants to prevent the

return of housed people to the street. Fields and Calvin responded that accountability for the outcome is important and goes back to design and implementation of programming. Dahle asked what metrics can be used to measure program effectiveness. Graham spoke that the purpose of this report was to identify needs and offer a set of recommendations while the next portion of the work will be for the Council to prioritize the needs. Hyatt inquired if Fields' reference to appropriate housing identified a need to develop specific transitional housing types such as for seniors, women, and k-12 students. Fields affirmed adding that veterans comprise another group that has unique needs. Hyatt expressed this is an important consideration for the planning of 2200 Ashland Street and asked about eviction prevention. Calvin agreed eviction prevention it is an important part of homelessness prevention. Calvin spoke of the governmental role in creating long-term change by approaching the homelessness issue from a public health, mental health and social service perspective. Key components include Infrastructure development, community-building strategies, development of city and regional strategic plans and implementation of the Ashland Housing Production Strategy.

Recommendations for maximizing resources included prospecting and advocating for federal and state funding through grant writing and grant-writing assistance to homeless service providers. Graham asked if there are any business models for these services that connect with the work-force demand to reduce the cost of services. Calvin gave examples of entrepreneurial carpentry and electrician apprenticeship programs with wrap-around support for transportation and tools. Reid gave an example for a fee-for-service model for recapturing funds through the Oregon Health Authority by receiving repayments from CCO's. Calvin spoke of fostering public engagement through promoting volunteer opportunities, community education, and establishing a 'community donations portal' for donor-directed contributions. Fields spoke of the need to strengthen the City's participation in the Jackson County Continuum of Care and participating in regional coordination of all current health service providers to eliminate duplication of services or 'reinventing the wheel' when best practices may already be established. Increased communication, coordination and collaboration were stressed as important to support these efforts across organizations. DuQuenne and Bloom spoke to the need for data reporting from City grant-funded agencies in order to measure effectiveness. Graham asked what it would mean to strengthen the City's participation in the COC. Reid responded that communication throughout the levels of care including the front-line workers is important.

Reid proposed that after the 2200 Ashland Street Ad Hoc committee completes their master plan with recommendations for use of that site, City staff can review available resources, budget, and potential grant funding to develop short and long-term recommended actions based on both the Homeless Services and 2200 Ashland St. Master Plans. Kaplan asked about the potential for a Homelessness Services Coordinator position within the City. Cotta spoke that completion of both master plans will inform what that position would look like. Graham

spoke that the timeline for completion of the 2200 Ashland Street master plan is scheduled for the Fall. Graham suggested staff work on sorting the list of action items into what the City is already doing verses what would could be initiated while the 2200 Ashland Street master plan is finalizing. Dahle spoke of wanting this to come back to a study session rather than a decision-based business meeting. Graham agreed that it would be best scheduled for a meeting with a light agenda that could accommodate the in-depth discussion needed. Graham added the need for the Council to formally accept the Homelessness Services Masterplan Report from the committee. Graham thanked the subcommittee for their work. Graham reflected that as presented it is an assessment with a set of recommendations to begin with rather than a strategic plan and recommended changing the name of the report to reflect that. Reid suggested changing the name to the Homelessness Services Assessment Report. Bloom suggested that after Council decisions are made, they can be added as a final chapter to the report when it would then become a Master Plan. DuQuenne asked where eviction prevention would be incorporated. Reid spoke that eviction prevention as a program offered every year through the COC with eviction prevention funds received by the state. Reid spoke of a three-part strategy: homelessness prevention, emergency shelters with case management, and re-housing with stabilization services. Calvin clarified the difference between eviction prevention and homelessness prevention. Graham asked about the types of housing being discussed in the housing production strategy. Fields spoke that the City's planning department, the planning commission, land developers, and property management companies should all be involved in the communication, coordination, and collaboration on this issue, which Reid added is needed to garner the deep subsidy required to support housing for lowest income households as the private market is not going to be able to provide that.

### **3. Adjournment**

The meeting was adjourned at 7:17PM

Respectfully submitted by:

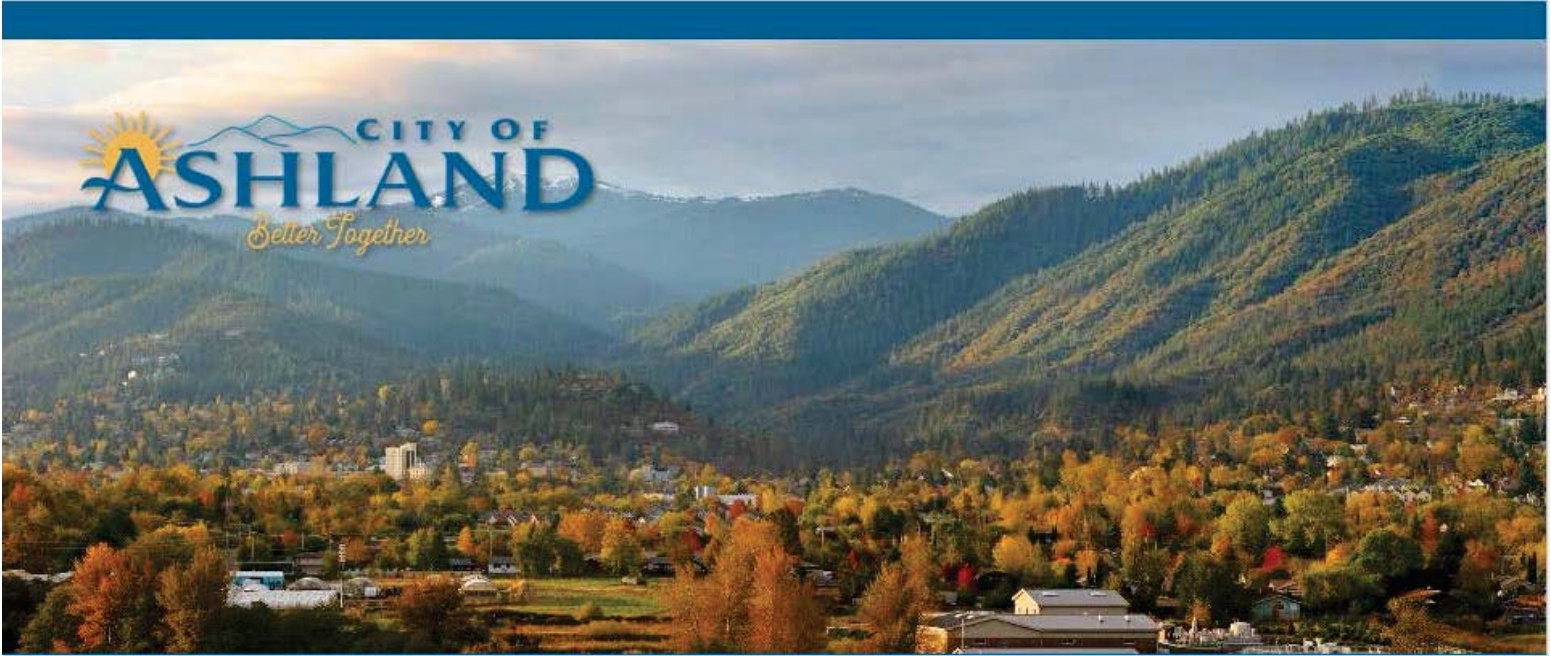
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City Recorder Alissa Kolodzinski

Attest:

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Mayor Tonya Graham



Homeless Services  
Masterplan Subcommittee  
Report

City Council, Study Session  
August 5, 2024

| Subcommittee Members                                       |                     |
|------------------------------------------------------------|---------------------|
| • Jan Calvin*                                              | • Alexandra Reid    |
| • Echo Fields*                                             | • Rich Rhode        |
| • Ro Henigson-Kann*                                        | • Dennis Slattery   |
| • Debra Neisewander                                        | • Avram Sacks       |
| • Deb Price                                                | • Helena Turner     |
| *Subcommittee Leadership Team                              | • Lawrence VanEgdom |
| Liaisons and City Staff                                    |                     |
| Dylan Bloom, City Council Liaison                          |                     |
| Bob Kaplan, City Council Liaison                           |                     |
| Sgt. Robert Leonard, Ashland Police Department Liaison     |                     |
| Linda Reid, Community Development, Housing Program Manager |                     |
| Veronica Allen, Community Development, Associate Planner   |                     |

- *Special Thanks to the OHSU School of Nursing / Street Nursing Team*

Acknowledgements

The combined efforts of the 11 Subcommittee members, two Council liaisons, and the OHSU Street Nursing Team to gather information, analyze the data, and create this report totaled more than **1,230 volunteer hours**, with an estimated value of more than **\$41,200**.

Hourly Volunteer Rate Source: [Independent Sector](#)

# Preface

- The City of Ashland does not have a comprehensive strategy for how it will **provide for the health and safety needs of Ashland's homeless population**
- Nor does the City have a comprehensive strategy **to address homelessness**
- **Cities can and do play different roles**

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# Introduction

- **The Charge:** to develop a plan that outlines the City's role in providing and supporting resources and services that address the issues of homelessness in the Ashland community
- **The Approach:** inventory local services, gather data, outline funding sources, conduct a SWOT analysis, gather a cross-section of community perspectives, identify areas of greatest concern and potential opportunities

4

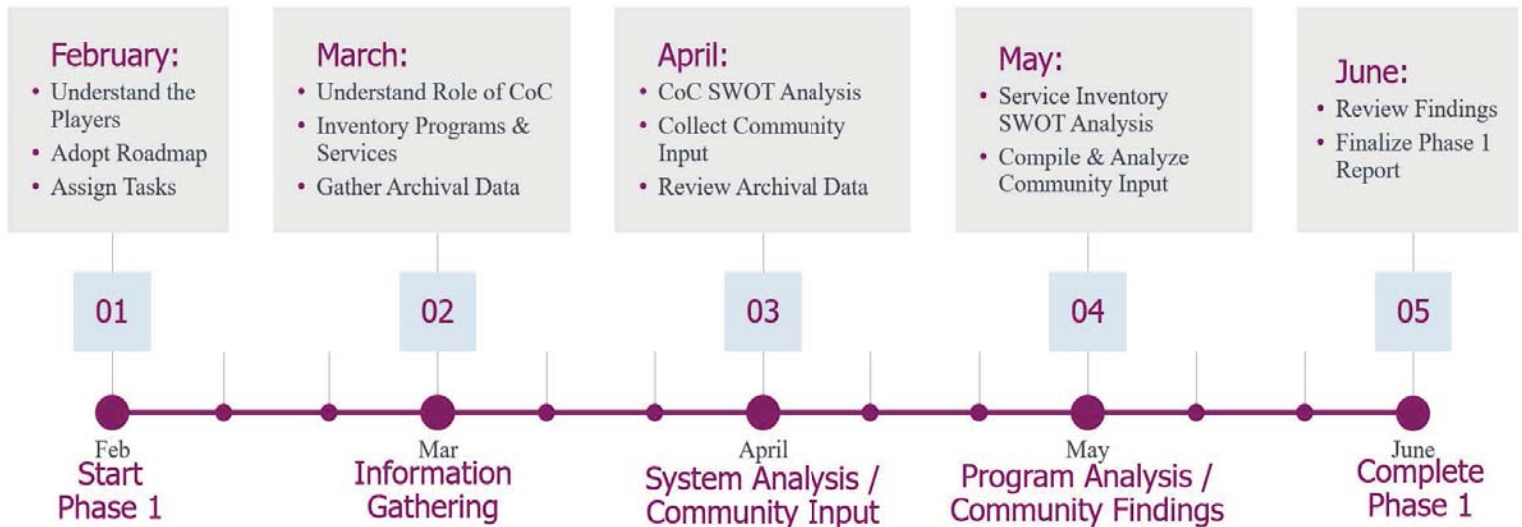




# Homeless Master Plan Subcommittee Roadmap

2024

Five Months to Provide the Foundation for Informed Decision-Making



5

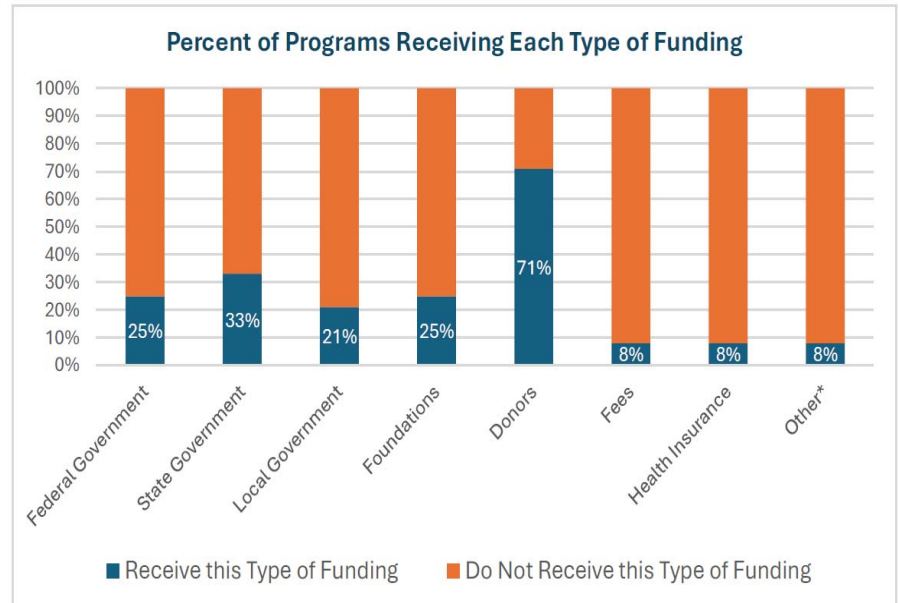
- **Funding Streams**
- **Services Inventory**
- **Data**
- **Community Perspectives**
  - Businesses
  - People Experiencing Homelessness
  - Frontline Services Staff
  - General Population
- **Regional Coordination**

*Each with Take-Aways*

6

## Take-Aways-*Funding Streams*

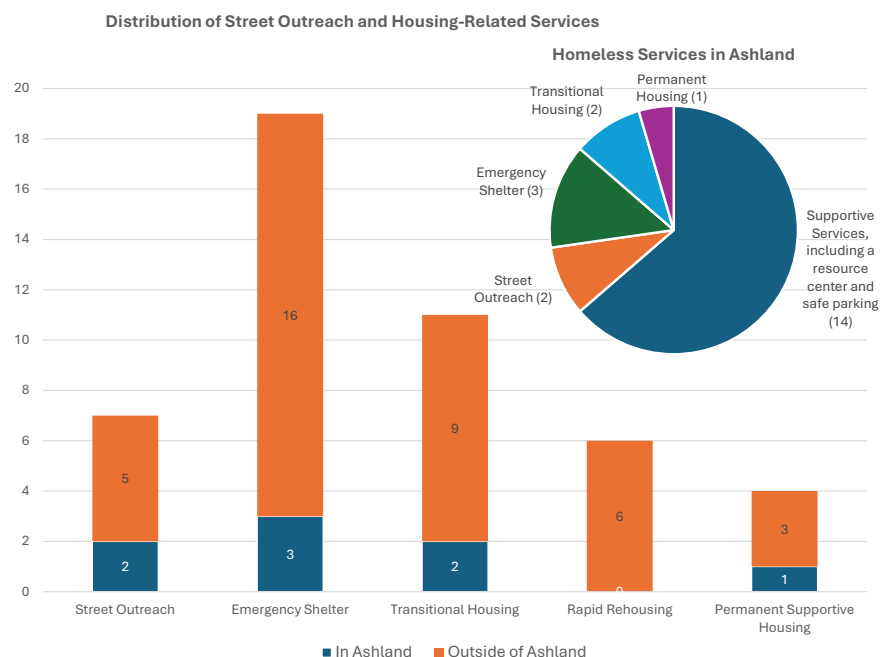
- The majority of funding comes from government sources, and most of that goes to the largest organizations
- Non-profit organizations depend on fundraising
- Some cities coordinate donor contributions



\*Other includes fundraising events and store proceeds.

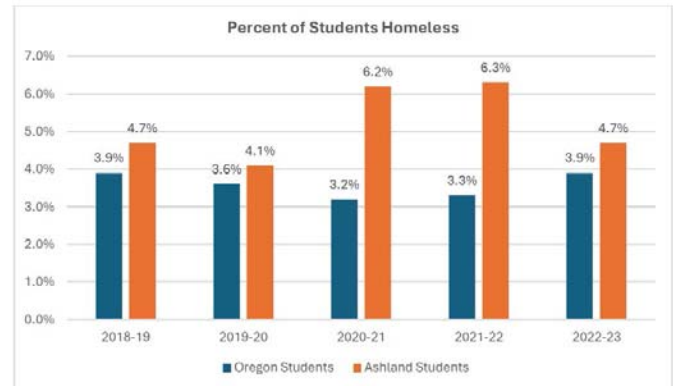
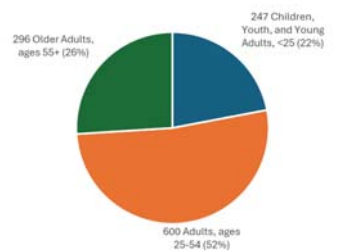
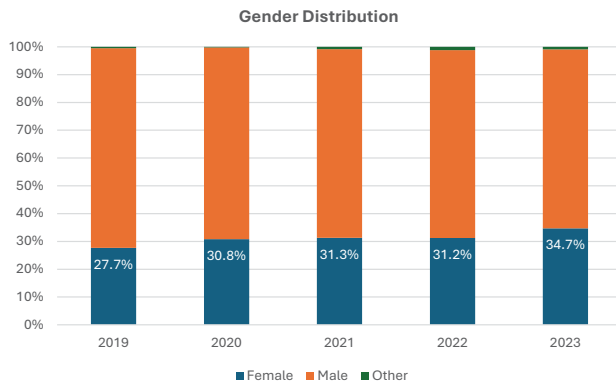
## Take-Aways-*Services Inventory*

- There is a great opportunity/ need for additional supportive services
- Street outreach can provide much-needed triage for health and safety concerns, connections to resources
- An estimated 230-320 people are experiencing homelessness in Ashland, and only 117 beds, revealing a huge need along the housing continuum



# Take-Aways-Data

- A higher percent of Jackson County eviction cases result in eviction compared to cases statewide
- Females represent a growing percentage of the people experiencing homelessness in the county
- Homelessness is growing at a faster rate in Jackson County than in Oregon overall



- Ashland has a higher percent of homeless students than Oregon and a higher percentage of homeless students living on their own than Jackson County or Oregon

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## Take-Aways-Business Community Perspectives

- Businesspeople have a wide range of concerns – about their business, the community, and the people experiencing homelessness.



- Camping and public sleeping
- General unrest and feeling unsafe
- Trash and loitering
- Illness – mental and/or physical
- Panhandling for money and/or food
- Access to bathrooms
- Public health and safety (for all)
- Theft and vandalism
- Obstructing sidewalks
- Entering businesses to get out of the weather

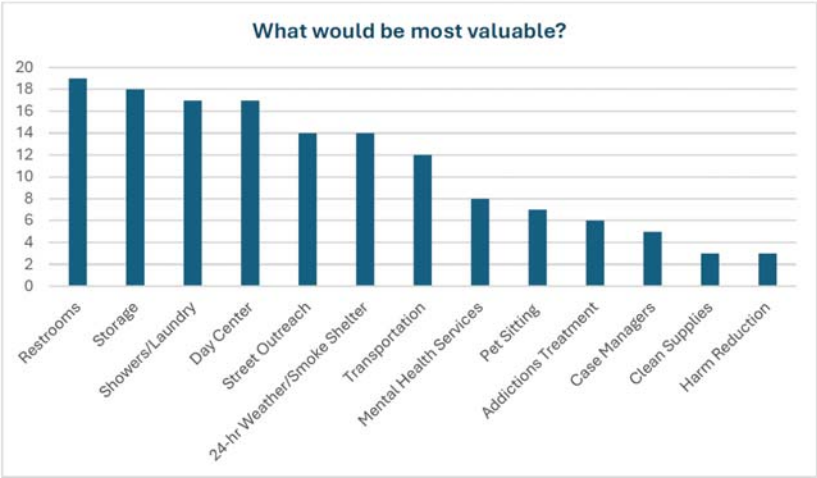
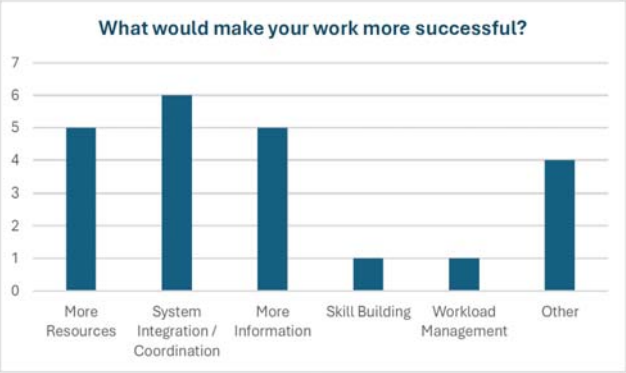


- Weed abatement
- More mental health services
- More shelter
- Increased police patrols and fines
- Fund services w/food & beverage tax
- Public restrooms & shower access
- More drug treatment services
- Affordable housing
- Job training & employment opportunities

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# Take-Aways-Staff & People Experiencing Homelessness

- People experiencing homelessness need resources to meet basic needs, as well as case managers and street outreach to navigate

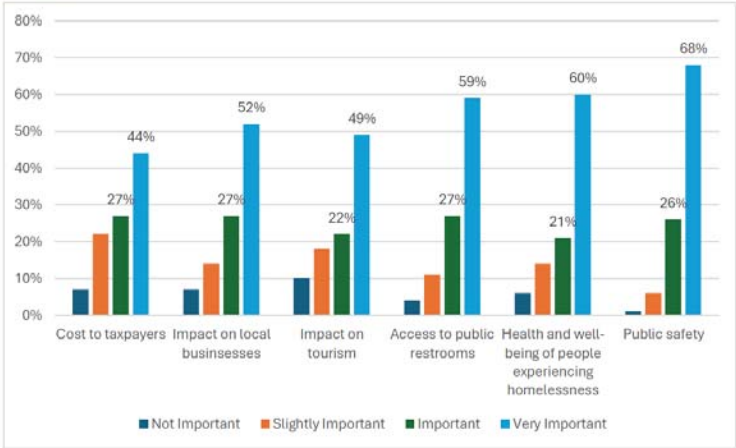


- Frontline staff called for more coordination, resources, and training

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# Take-Aways-General Community Perspectives

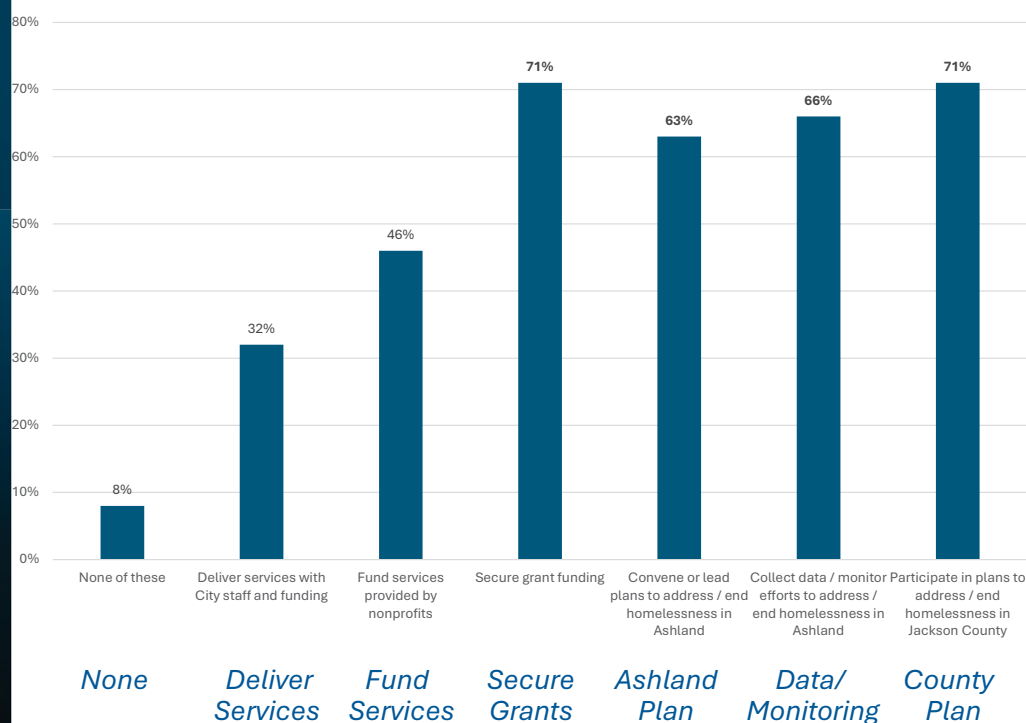
How important is it to address the following aspects of homelessness in Ashland?



- Differing viewpoints on who to help and what, if anything will be effective
- Want City involved in regional and local planning and coordination
- Want City to secure grant funds
- Funding should come from Federal, State and County resources more than City funding
- Concerned about Public Safety–for all
- Concerned about health & well-being for people experiencing homelessness
- Need for additional services to help people experiencing homelessness get out of homelessness (help, not handouts)
- Call for accountability–effective services, data, outcomes

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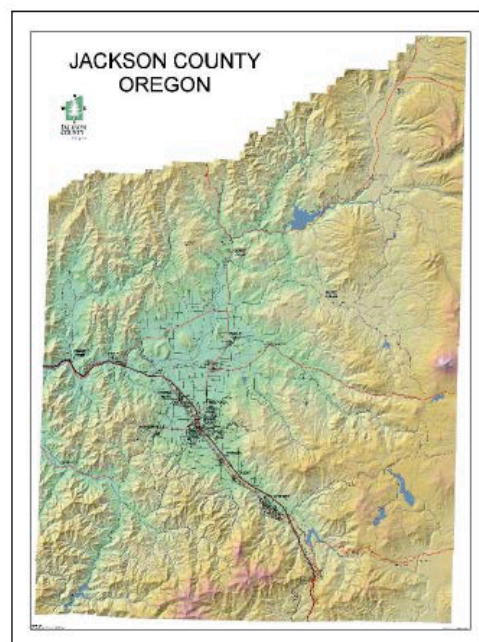
*What role(s) do you think Ashland City Government should play in addressing homelessness*



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## Take-Aways-*Regional Coordination*

- Service coordination is lacking
- The Coordinated Entry System is not being well-utilized.
- HMIS is underutilized and data quality is not monitored or maintained.
- Recent CoC reorganization is helping to address shortfalls in the system.
- A needs Assessment/gaps analysis is being completed, which is intended to be used in strategic planning.



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# Actions Summary

- Triage and Manage Homelessness
- Support Pathways from Homelessness to Housing
- Create Long-Term Change
- Maximize Resources
- Foster Public Engagement
- Form Strategic Alliances
- Continue to Learn & Educate

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## Triage and Manage Homelessness

- Respond to community livability concerns, particularly in south Ashland; clean up unsightly areas, provide more trash receptacles and weed abatement.
- Strengthen partnerships between law enforcement, social service agencies, and volunteers to connect people with help and support.
- Provide multiple locations for electronics charging and Wi-Fi access.
- Increase the number of public restrooms and access to drinking water.
- Expand access to showers and laundry facilities.
- Develop a daytime lockable storage program where unhoused people can store their belongings while navigating other resources, employment, etc.
- Create a day center/respice from outdoors, with access to water, bathrooms, and resources.
- Establish a winter shelter for seniors and other vulnerable populations that is open 24/7 from mid-November through mid-April; explore healthcare partnerships to address chronic, acute, and emergent needs.

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## **Support Pathways from Homelessness to Housing**

- Develop priorities for funding effective housing-focused homeless services; monitor housing placements and retention outcomes.
- Expand street outreach services; ensure seamless connections to resources.
- Provide educational/skill-building programs and meaningful employment opportunities.
- Establish a housing-focused transitional shelter with case management and access to health services, employment resources, ready-to-rent courses, and other assistance.
- Expand local access to countywide Rapid Rehousing programs.

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## **Create Long-term Change**

- Approach issues of homelessness from a public health, mental health, and social service perspective. Advocate for quality, effective, and evaluated services.
- Improve neighborhood livability through infrastructure development and community-building strategies (both structural and social avenues).
- Participate in the development of a countywide strategic plan to address / end homelessness. Ensure research-based strategies and promising practices.
- Develop a strategic plan to address / end homelessness in Ashland; identify community goals and metrics for success.
- Implement the Ashland Housing Production Strategy.

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## **Maximize Resources**

- Develop federal and state Legislative Agendas related to issues of homelessness, ranging from eviction prevention to homeless response to affordable housing and development.
- Educate and advocate for federal and state funding to address homelessness in Ashland and the greater region/county.
- Increase financial resources through grant writing.
- Provide grant-writing assistance to homeless service providers.
- Monitor the capacity and use of homeless service programs in an effort to maximize use.

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## **Foster Public Engagement**

- Strengthen methods for community engagement and information sharing about issues of homelessness in Ashland.
- Promote volunteer opportunities available with homeless services programs.
- Establish a “community donations portal” for donor-directed contributions to a wide range of homeless services.
- Host focus groups to gather feedback, explore new ideas, and identify hidden resources.

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## Form Strategic Alliances

- Strengthen City of Ashland participation in the Jackson County Continuum of Care.
- Leverage existing relationships (intergovernmental, economic, social, etc.) to increase communication, coordination, and collaboration around issues of homelessness.
- Facilitate coordination of current health service providers (e.g. Max's Mission, ACCESS, JCMH, La Clinica, HIV Alliance, Pathfinders/other peer support); host mini summits.
- Convene an interdepartmental team to keep pace with and address issues of homelessness in Ashland.

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## Continue to Learn & Educate

- Keep pace with federal and state priorities.
  - o Subscribe to news from the U.S. Interagency Council on Homelessness, National Alliance to End Homelessness, HUD Exchange, and Oregon Housing and Community Services (OHCS)
  - o Monitor the work of the Oregon Interagency Council on Homelessness, the Senate Interim Committee on Housing and Development, the House Interim Committee on Housing and Homelessness, and the OHCS Housing Stability Council
- Convene, sponsor, and otherwise expand access to professional development courses for frontline staff, such as Motivational Interviewing techniques, trauma informed practices, equity, and cultural responsiveness.
- Provide and collect relevant data, analyze trends, and monitor the performance of the homeless services system, as well as individual programs.
- Continuously learn about what works and what doesn't - and seek to understand why.

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# Questions or Comments?

23

HHSAC  
Recommendation:

The City Council Accept  
and approve the Report

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# Potential Next Steps

## *Direct City staff to:*

- Review the 2200 Ashland Street Ad Hoc Committee masterplan and recommendations.
- Evaluate City budgetary and staff resources, as well as potential grant funding.
- Come back to the council with a list of short- and long-term actions for review and consideration.



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## Appendix

## Participation & Partnerships on All Levels

- Local Community
- Region / County
- State
- National

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## City of Ashland's Efforts

Examples:

- Allowances for car camping
- Space and funding for extreme weather shelter
- Federal and General Fund grants for social services
- Affordable Housing Trust Fund

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## Supporting Direct Services



Emergency camping  
and car camping



Shelters



Transitional housing



Rapid Rehousing



Permanent  
Supportive Housing



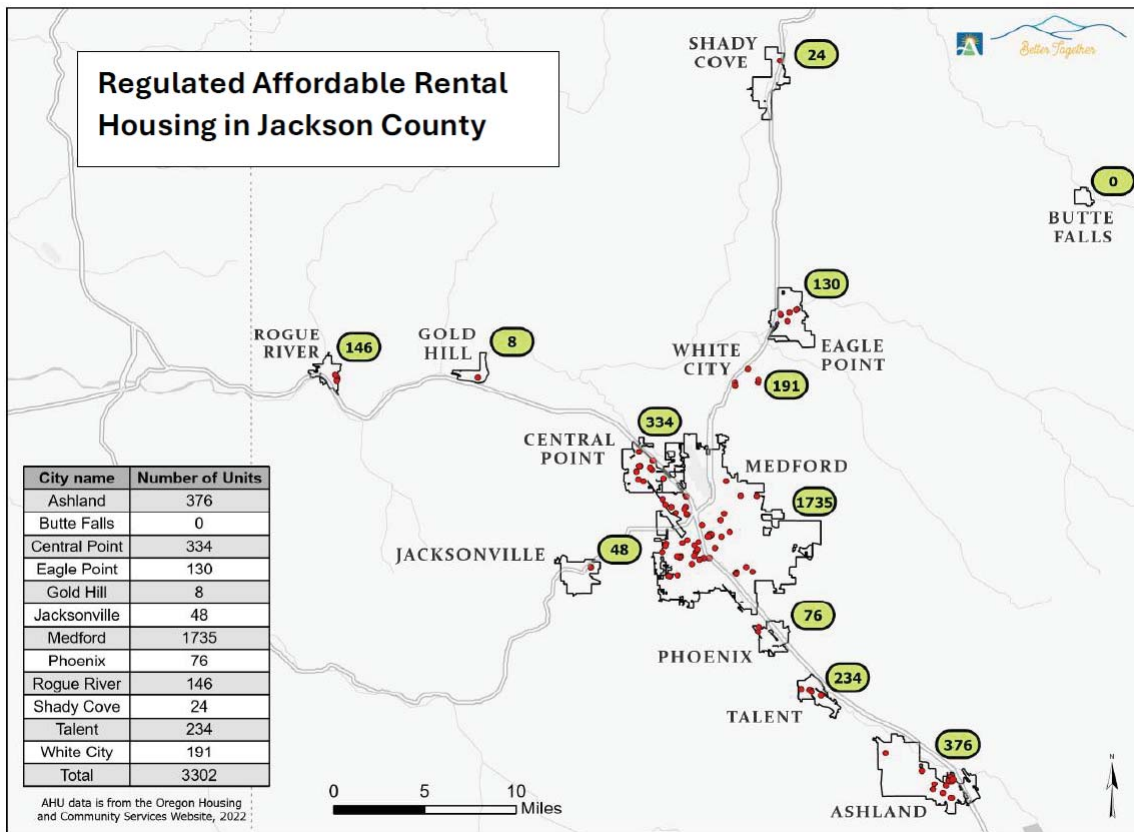
Drop-in Centers



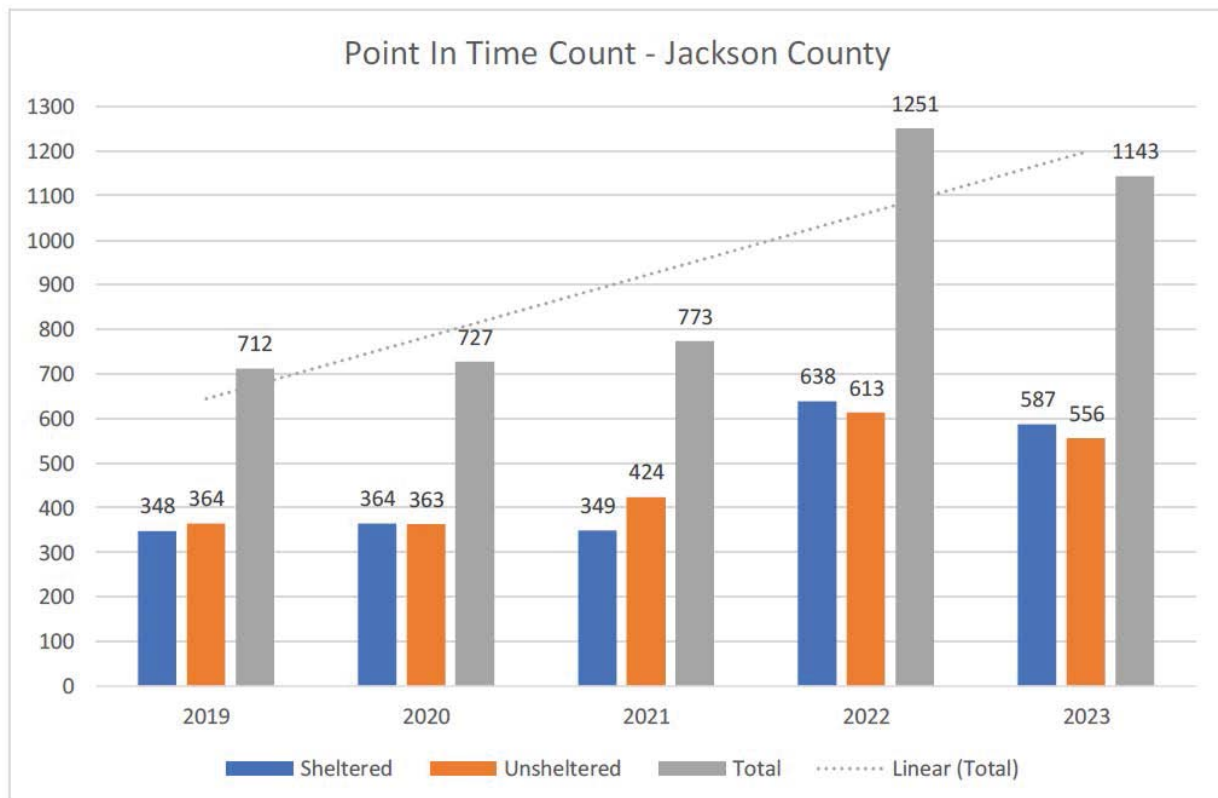
Warming/Cooling  
Centers

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| Facility-Based Beds                    |                   |                |              |                        |
|----------------------------------------|-------------------|----------------|--------------|------------------------|
| Type                                   | In Jackson County | # in Ashland   | % in Ashland | Facility               |
| Emergency Shelter                      | 426               | 72             | 16.9%        | OHRA Center            |
| Transitional/Safe Haven                | 363               | 15<br>(all TH) | 4.1%         | Parker House           |
| Permanent Supportive Housing           | 114               | 30             | 26.3%        | Rogue Ridge            |
| <b>Year Around Facility-Based Beds</b> | <b>903</b>        | <b>117</b>     | 12.9%        |                        |
| Severe Weather/Smoke Shelter Beds      | 78                | 28             | 35.9%        | Severe Weather Shelter |
| <b>Total</b>                           | <b>981</b>        | <b>145</b>     | 14.8%        |                        |

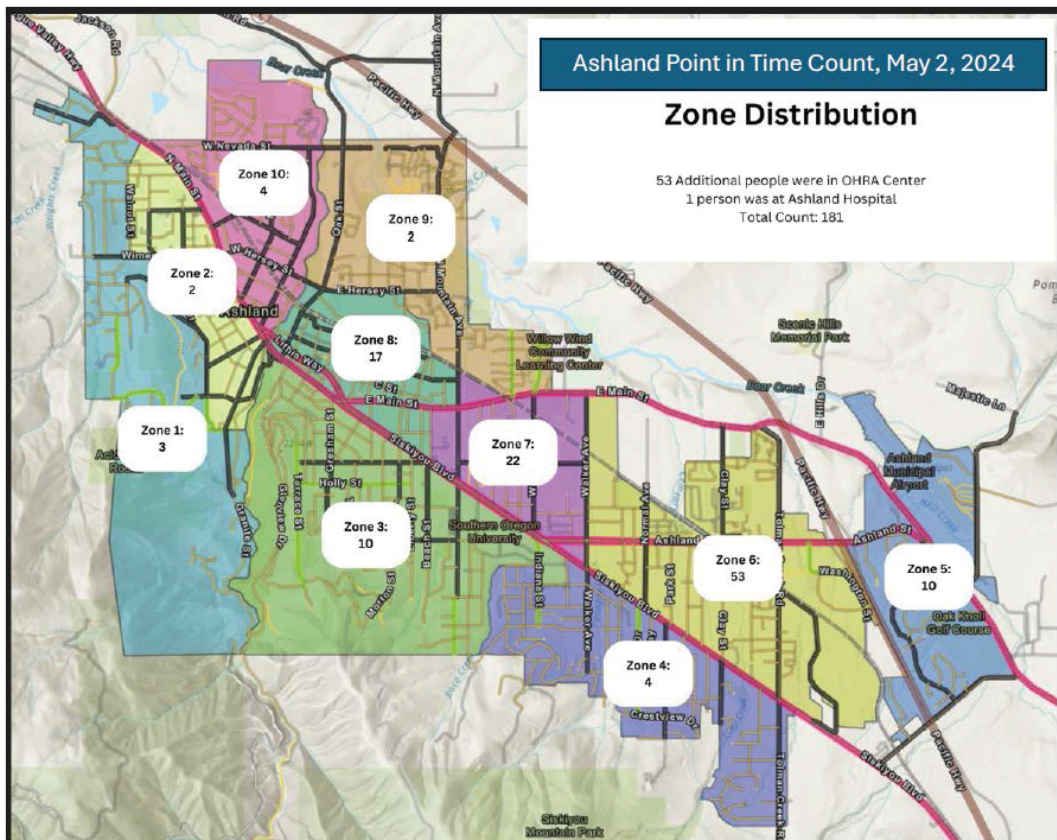
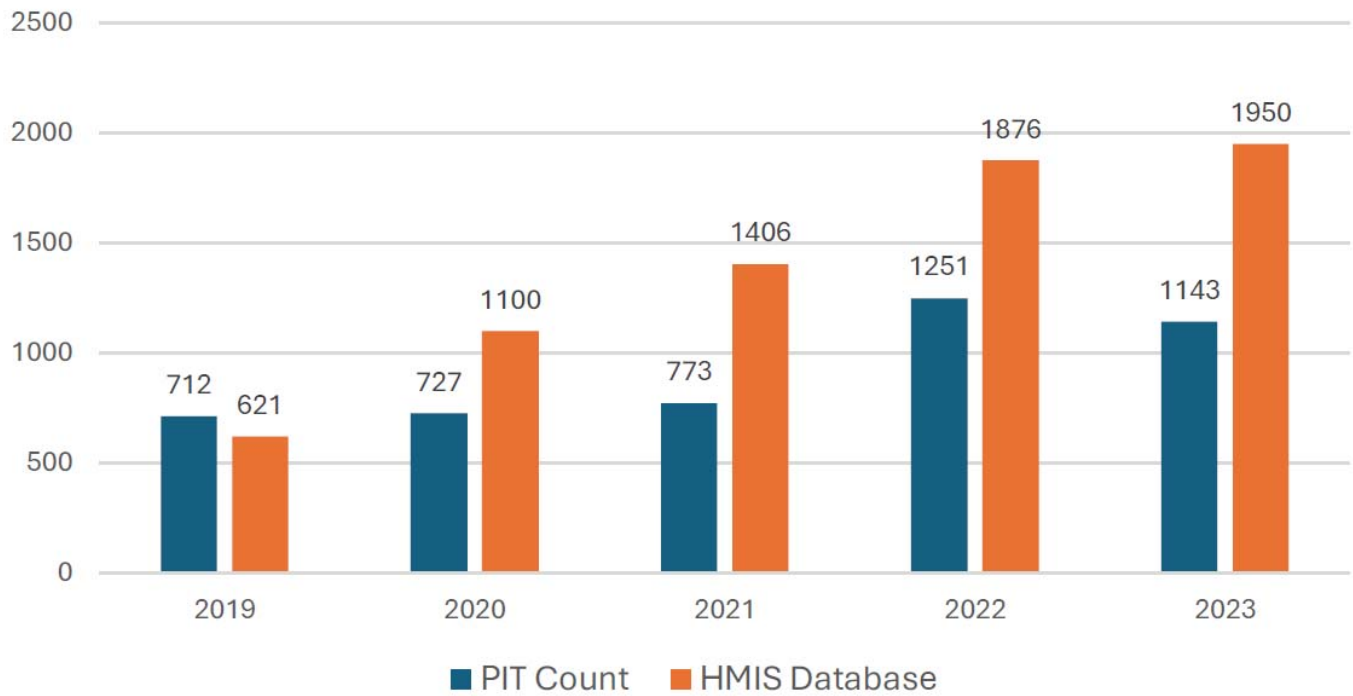


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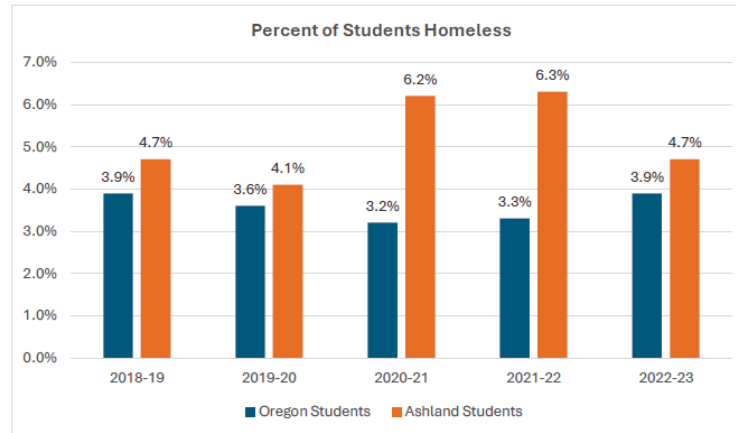
32

## How Many People Are Homeless in Jackson County?



The 121 Ashland students experiencing homelessness during the 2022-23 school year accounted for 4.7% of the student body, which was higher than the State average of 3.9%.

| ASHLAND DISTRICT ENROLLMENT | Shelter | Doubled-Up | Unsheltered | Motel/Hotel | ASHLAND HOMELESS STUDENTS | PERCENT ASHLAND STUDENTS HOMELESS | ASHLAND UNACCOMPANIED HOMELESS STUDENTS | % of ASHLAND HOMELESS STUDENTS UNACCOMPANIED | School Year | OREGON HOMELESS STUDENTS | PERCENT OREGON STUDENTS HOMELESS |
|-----------------------------|---------|------------|-------------|-------------|---------------------------|-----------------------------------|-----------------------------------------|----------------------------------------------|-------------|--------------------------|----------------------------------|
| 2,567                       | 76      | 24         | 7           | 14          | 121                       | 4.7%                              | 30                                      | 24.8%                                        | 2022-23     | 21,478                   | 3.9%                             |
| 2,434                       | *       | 112        | 21          | 21          | 154                       | 6.3%                              | 25                                      | 16.2%                                        | 2021-22     | 18,358                   | 3.3%                             |
| 2,552                       | *       | 124        | 23          | 12          | 159                       | 6.2%                              | 22                                      | 13.8%                                        | 2020-21     | 17,693                   | 3.2%                             |
| 2,845                       | *       | 85         | 31          | *           | 116                       | 4.1%                              | 24                                      | 20.7%                                        | 2019-20     | 21,080                   | 3.6%                             |
| 2,899                       | 6       | 88         | 8           | 33          | 135                       | 4.7%                              | 25                                      | 18.5%                                        | 2018-19     | 22,215                   | 3.9%                             |



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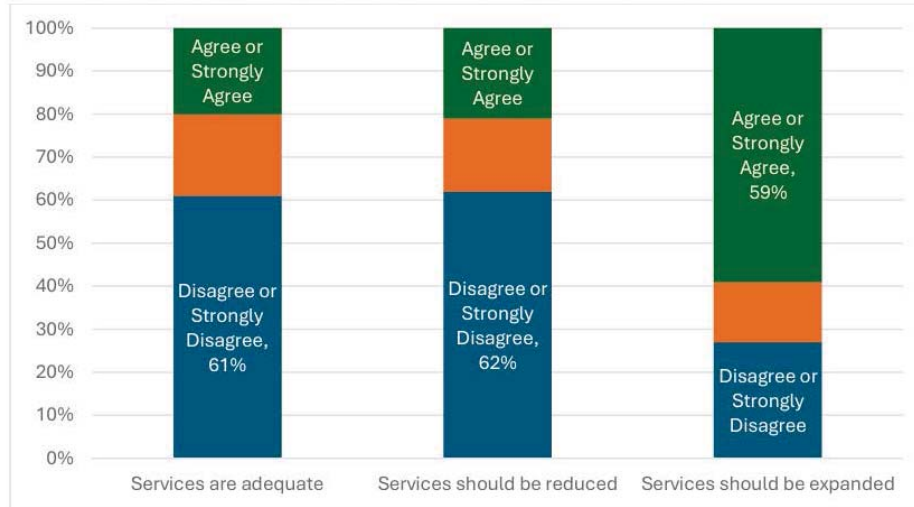
The Coordinated Entry Assessments measure the level of vulnerability and service needs. Scores indicate the need for different types of housing resources. **The template below** is the type of information that can be generated. However, the CoC was not able to fulfill the Subcommittee's data request.

| Type of Service Needed       | Description                                                                                                                                               | Households Assessed |   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---|
|                              |                                                                                                                                                           | #                   | % |
| Diversion                    | One-time intervention, such as rent payment to prevent eviction                                                                                           |                     |   |
| Transitional Housing         | Short-term intervention, typically 3-12 months, with varied levels of case management                                                                     |                     |   |
| Rapid Rehousing (RRH)        | Short- or medium-term intervention, 6-24 months, with moderate to intensive case management. Client lease, with the option to continue renting after RRH. |                     |   |
| Permanent Supportive Housing | Medium- to long-term intervention with intensive support services for a minimum of two years and typically much longer.                                   |                     |   |
| Total Assessments in 2023    |                                                                                                                                                           |                     |   |

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## How much do you agree with the following statements?



|                                                                      | STRONGLY DISAGREE | DISAGREE     | NEITHER AGREE OR DISAGREE | AGREE        | STRONGLY AGREE | TOTAL |
|----------------------------------------------------------------------|-------------------|--------------|---------------------------|--------------|----------------|-------|
| Services to homeless people in Ashland are adequate to meet the need | 32.36%<br>89      | 28.73%<br>79 | 18.91%<br>52              | 8.73%<br>24  | 11.27%<br>31   | 275   |
| Services to homeless people in Ashland should be reduced             | 47.25%<br>129     | 14.65%<br>40 | 17.22%<br>47              | 8.79%<br>24  | 12.09%<br>33   | 273   |
| Services to homeless people in Ashland should be expanded            | 16.25%<br>45      | 11.19%<br>31 | 14.44%<br>40              | 21.66%<br>60 | 36.46%<br>101  | 277   |

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**ASHLAND CITY COUNCIL  
BUSINESS MEETING MINUTES  
Tuesday August 6, 2024**

---

**5:00 p.m. Executive Session**

Mayor Graham and Councilors Hyatt, DuQuenne, Bloom, Dahle, Kaplan, and Hansen were present. Assistant City Attorney Carmel Zahran and Human Resources Director Molly Taylor were also present. Attending from the media was Morgan Rothborne of Ashland.News and Susan Hiland from the Grants Pass Daily Courier.

Items discussed were:

1. To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing pursuant to ORS 192.660  
(2)(i)

**6 p.m. Regular Business Meeting\***

**I. CALL TO ORDER**

Mayor Graham called the meeting to order at 6:01 PM

- a. Land Acknowledgement\*\*

Councilor DuQuenne read the land acknowledgement.

**II. PLEDGE OF ALLEGIANCE**

Councilor Hyatt led the pledge of allegiance.

**III. ROLL CALL**

Mayor Graham, Councilors Hyatt, Dahle, DuQuenne, Kaplan, and Hansen were present. Bloom was absent.

**IV. MAYOR'S / CHAIR OF THE COUNCIL ANNOUNCEMENT**

- a. A Proclamation in Honor of Hiroshima & Nagasaki Day

Mayor Graham read the proclamation into the record.

**V. APPROVAL OF MINUTES**

None

**VI. SPECIAL PRESENTATIONS**

**VII. CITY MANAGER REPORT**

Sabrina Cotta presented highlights of the City Manager's Report (Included in packet). The City's Osher Lifelong Learning Institute (OLLI) course, 'Better Together', will be offered through

*City Council Business Meeting  
August 06, 2024  
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Southern Oregon University and will run September 19 through November 12 on Thursdays. The City of Ashland Staff Compensation and Class study is underway and results will come to Council in a few months. Construction is underway at Pioneer Hall and the Community Center. The City Band plays Thursday nights at the Band Shell this week and next, which will conclude the concerts for the summer. The Consumer Confidence water quality report was released at the end of June and can be found on the City's website.

#### **VIII. PUBLIC FORUM- 15 minutes – Public input or comment on City business not included on the agenda**

**John Maurer/Ashland**- Concerned about healthcare in the Ashland community. Maurer wants the community to know about the status of the Ashland Community Hospital (ACH). The City has a contract with Asante – ACH needs to stay open or default on the contract.

**Suzanne Haveman/Ashland**- Haveman was a nurse at ACH for over 33 years and spoke of patient-centered care provided. ACH is essential and must remain part of the community.

**Caren Caldwell/Ashland** -spoke as a member of Southern Oregon Housing for All in support of the action items listed in the homeless masterplan report. Caldwell recommended assigning the action planning to the Housing and Human Services Advisory Committee.

**Lilli Malan/Ashland** – member of Southern Oregon Climate Action Network (SOCAN). Malan expressed frustration at slow local government response to requests for climate action and requested the City to enact the Rogue Climate Action's Clean Air Policy.

**Jackson Bangs/Medford** – Support of Ashland electrification to move away from natural gas.

**Amy Brown Prefontaine/Ashland** – Spoke support of Clean Air and Climate Policy package and requested staff to draft ordinance language for the study session on September 30, 2024.

**B. Monte Stewart/Medford**- Concerned about the future of ACH which was on-edge before the pandemic. ACH fills an important service and Stewart is concerned the Council and City's citizens are not aware of this circumstance. Stewart offered his group's expertise beyond a two-minute conversation and listed services that are no longer available or are in crisis.

#### **IX. CONSENT AGENDA**

Council DuQuenne requested both items be removed from the consent agenda for discussion.

##### **a. Budget and Audit Committee Appointments**

Finance Director Mariane Berry took the microphone. DuQuenne asked if the Budget and Audit Committee appointments could wait until there are more applicants so the council can vote on all the applicants at once. Berry responded that the urgency is in establishing the Audit Committee since the audit has already begun. The Audit Committee requires that one member is from the Citizen Budget Committee and one member is from Council and then the remaining seats are open for future applicants. Kaplan clarified with Berry that establishing the two applicants to the Budget committee would not impede future appointment of the four remaining open seats. Kaplan also clarified with Berry there is one applicant for the Audit Committee. Dahle asked if there will be two citizens on the Audit Committee and Berry

confirmed that one position is vacant. Dahle asked when the role of that committee will end. Berry responded that the audit committee work begins ASAP and most of the work is done in October and November and ending by December 31, 2024. Graham suggested establishing a formal procedural process so that in the future appointments can be conducted as a voting process. DuQuenne spoke in favor of a formal process. Hansen asked when the audit information comes to council. Berry responded that after the audit review, information will come to council around November or December depending on when the Annual Comprehensive Financial report is submitted.

**Councilor Dahle/Kaplan m/s to approve the appointments of the budget and audit committees as indicated.**

Discussion: Dahle thanked the individuals who applied to these important committees.

**Roll Call Vote: Councilor DuQuenne, Hyatt, Dahle, Kaplan, and Hansen. YES. Motion passed.**

b. Letter of Support: RVTB grant for ODOT Statewide Transportation Improvement Funds

Linda Peterson Adams, Chair of the Transportation Advisory Committee, took the microphone. DuQuenne expressed appreciation for the letter and asked if the Route 17 hours could be expanded from the current 9AM – 4PM timeframe. Peterson Adams spoke that the intention of RVTB is to expand hours to accommodate more riders including students. DuQuenne asked if the Transportation Advisory Committee (TAC) has encouraged RVTB to expand Route 10. Peterson Adams replied to the affirmative adding that TAC often recommends expansion of services to Adam Gomez who represents RVTB. Hansen stressed that increased public transportation is an investment, and this grant will increase the return on investment to help the City meet its climate friendly goals. Peterson Adams encouraged council to approach state legislators to increase funding for transit which is coming up for federal funding. Hansen encouraged businesses to incentivize the use of public transportation.

**Councilor Hansen/Hyatt m/s to accept this support letter from the Transportation Advisory Committee and give full support from the City of Ashland and the Council.**

**Discussion:** Hansen thanked TAC and RVTB. Hyatt spoke of being happy to support the letter and thanked TAC for the continued partnership with RVTB. Dahle thanked TAC and Peterson Adams for the work on this. Kaplan also thanked TAC and encouraged increased ridership opportunities through expanded service.

**Roll Call Vote: Councilor DuQuenne, Hyatt, Dahle, Kaplan, and Hansen. YES. Motion passed.**

## **X. PUBLIC HEARING**

a. City Urban Growth Boundary Map Correction Request – 375–475 E. Nevada St. Brandon Goldman, Community Development Director, and Aaron Anderson, Senior Planner for the City, provided context on the urban growth boundary. The City entered into an Urban Growth Boundary (UGB) Management agreement with Jackson County in 1982 where a delineation was established. That agreement lacked precision in detail resulting in discrepancies in interpretation of the boundary line. In 2017 the City received an application

*City Council Business Meeting  
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for a 23 lot subdivision at 375-475 Nevada Street which was granted. Subsequently the County determined it could not subdivide a property that was less than the minimum lot size for County zoning, even though it was within City limits. The Planning Commission reviewed this issue March 8, 2022, and as part of planning action PA-T2-2021-00031 found the City maps were consistent with the adopted boundary from 1982. Staff's assessment of the applicant's current proposal is that aligning the UGB line with the property boundaries will correct the discrepancy in favor of the County's map delineation and allow the urbanization of the property as expected. Anderson provided maps and more detail (included in packet). Anderson spoke that the staff request for direction is to prepare an ordinance to be brought back for adoption while the County also prepares a parallel ordinance to correct the error. Hyatt asked Anderson to provide the specific recommendation from the Planning Commission to the Council about this issue. Anderson spoke of the March 8, 2022 memo that recommended Council correct this error so that development could occur.

**Mayor Graham opened the public hearing.**

**Sydnee Dreyer** – Representing the applicant. Spoke that staff did a great job explaining this issue in a concise manner. This has been going on for the applicant since 2017 and what should have been a simple issue has taken six years to get back before Council. The applicant contends that the original 1982 boundary line map was a cartographic error itself because the line was hundreds of feet wide whereas Oregon Administrative Rules state that an Urban Growth Boundary line must be detailed enough to determine what properties are covered. Alternatively, it is an error by omission in that it failed to describe which parcels were included and which were excluded. The applicant advocates for moving the boundary line to allow for development rather than leaving the line where it is.

**Garrett West** – Representing the applicant. Spoke that currently this land cannot be developed, though it is accounted for in the City's Buildable Lands Inventory as potentially developable. The property owners and community deserve a final solution that makes sense.

Kaplan asked Goldman and Anderson if adjusting the UGB to follow property lines in general could fix more issues than just this one. Goldman described other scenarios that would bring in much more land than this application addresses. Anderson spoke of reviewing the entire perimeter of the UGB and it generally follows property lines with few exceptions such as Goldman outlined. Anderson spoke that staff's opinion is this error should be corrected rather than exploring other errors which do not have the urgency related to development. Graham asked if this decision would create precedent for future errors to be corrected more quickly. Goldman responded it will still require the Council to adopt an ordinance to correct the error and modify the UGB. Dahle spoke of the benefit of having this as precedent. Hyatt asked if the County would adopt this once the City passes its ordinance. Goldman clarified the County Planning Department directed the applicant to first seek approval from the City Council before bringing it to the Jackson County Commission.

**Mayor Graham closed the public hearing.**

**Hyatt/ Dahle m/s to approve the modification of the Urban Growth Boundary (UGB) to correct a mapping error, aligning the City of Ashland's UGB with the Jackson County maps to ensure consistency and facilitate urban development within the City limits and direct staff to come back to Council with an ordinance in support thereof.**

Discussion: Hyatt spoke that this represents 23 units of housing and spoke of the Council's desire for more housing and to facilitate this kind of development moving forward. Dahle spoke in support of the motion and thanked staff. Hansen thanked the applicants, wished them the best moving forward, and thanked staff for these recommendations and the work of the planning commission. DuQuenne thanked the applicants for their patience and resilience. Graham spoke in favor of regulations that make sense to support property development.

**Roll Call Vote: Councilor DuQuenne, Hyatt, Dahle, Kaplan, and Hansen. YES. Motion passed.**

## **II. UNFINISHED BUSINESS**

### **III. NEW BUSINESS**

#### **a. Signal Box Public Art Project**

Goldman and Cassie Preskenis, Chair of the Public Arts Advisory Committee (PAAC) presented the project (included in packet). PAAC requested Council approve three artwork designs for Oregon Department of Transportation (ODOT) signal boxes as a community art project. Grant funds were not received for the original plan of 20 boxes, so it has been reduced to three. Funds cover artist honorariums, paint, and sealant to protect from graffiti. The request is to approve the artwork and add them to the City's public arts collection once completed. Preskenis reviewed the three locations and the related art pieces for approval. Hansen spoke in favor of the project and encouraged business support. Dahle asked if there is any place folks can donate to fund more boxes. Preskenis spoke of PAAC not being able to receive donations at this time, but discussion is underway about forming a non-profit organization to do so. Graham asked if there are more boxes planned for South Ashland near Exit 14. Preskenis spoke that there are not as many signal boxes on that end of town, but PAAC is considering South Ashland for the crosswalk project and spoke of the potential for a painted piano installation.

**Hansen/DuQuenne m/s that the Council approve the proposed designs for the three Oregon Department of Transportation utility boxes as identified by the Public Arts Advisory Committee and approved by the Oregon Department of Transportation staff and accept them into the City of Ashland's Public Art Collection upon completion.**

**Discussion:** Hansen thanked PAAC, the artists, and the communities working on this.

DuQuenne agreed and thanked the communities that collaborated on this.

**Roll Call Vote: Councilor Hyatt, Dahle, Kaplan, DuQuenne, and Hansen. YES. Motion passed.**

#### **b. Wildfire Hazard Map & Rules**

Ashland Fire and Rescue Fire Marshall, Mark Shay, and Forestry Officer Chris Chambers provided a presentation on the State Draft Wildfire Hazard Map and potential impacts to the City. Chambers spoke that in 2018 Council adopted staff's proposal to designate the entire



City Limits along with the Urban Growth Boundary as Wildfire Lands as a planning overlay to implement two proactive codes regarding land use and building codes. In 2021 the City adopted R327 for buildings to be built to home hardening standards for wildfire prevention. Senate Bills 762(2021) and 80(2024) required a statewide Wildfire Hazard Map be adopted, which is open for public comments. The proposed rules that go along with both Bills and the Wildfire Hazard Map state “Only properties that are both high hazard AND in the wildland-urban interface will be subject to defensible space or fire-hardening building codes. Properties that do not meet both criteria will not be affected by the regulations.”. The current proposal means that areas designated as moderate and low hazard would not be able to adopt or enforce building code R327 to require wildfire protection standards. Defensible space standards under the land use code would still be enforceable. Chambers reflected this would result in regulations similar to the 1993-2018 time period. Staff is requesting Council to endorse a letter commenting on proposed rules and asking for language that would allow cities to locally adopt state-approved standards for wildfire protection in areas designated as low and moderate hazard, or to approve language grandfathering all previous adoptions of R327, regardless of hazard level.

Kaplan clarified that Staff’s concern is about being able to enforce building codes within areas defined as moderate to low risk by the State map. Hansen asked if there were alternatives such as the City determining its own rating. Chambers responded this was a State determination. Dahle asked if there were other considerations. Cotta spoke of the concern from developers about increased building costs. Chambers agreed increased cost is a perception albeit not accurate given context. Hyatt spoke on the related figures when this was proposed in 2021: the cost increase was around \$3,000 per unit, half of which was if there was a deck, and improvements had longer lifespans and reduced maintenance costs. Hyatt reflected on the R327 and land use code, vegetation management and emergency preparedness efforts work together for the City to be wildfire prepared. DuQuenne clarified this was for new structures only. Kaplan asked if the Senate Bill would necessarily mean the City could not adopt the higher standard and Chambers responded the interpretation from the Building Code Division was that it could not be enforced. Chambers spoke of staff recommendation to go on record during this commenting process with the City’s position of wanting the higher regulation. Graham asked if there is support with the League of Oregon Cities who advocates for local government for such flexibility in self-regulation.

**Hyatt/Kaplan m/s support the signing of the letter proposing that local governments be provided the option to retain the application of R327 as adopted prior to the implementation of the new state wildfire rules.**

**Discussion:** Hyatt spoke that this is about strengthening the community’s priority of wildfire risk reduction. Kaplan appreciated the intention of the state map to identify areas of high risk and spoke that the rules should be set by the community to stay safe. Dahle spoke of the importance of the rules. Hansen spoke in full support and suggested copying the LOC and BCD for more group political pressure. DuQuenne spoke in support.

**Roll Call Vote: Councilor Hyatt, Dahle, Kaplan, DuQuenne, and Hansen. YES. Motion passed**

Recess from 7:52 to 8:00 pm

c. **Municipal Judge Resignation and Appointment Process**

Cotta announced that Judge Turner submitted her resignation effective Friday, August 30, 2024. Cotta spoke that the municipal judge is an elected position and Council must appoint a new municipal judge within 60 days of resignation per the City's charter. Staff recommends advertising the position for review and appointment by Council. Discussion is underway with qualified individuals to act as interim judge to continue operations. The position must be appointed by November 4, 2024, per AMC. Staff recommends posting the position August 19, 2024, with an application deadline of September 3, 2024. The goal is to have appointment recommendation at the regularly scheduled Council Meeting in October.

**Public Comment**

Debbie Neisewander/Ashland – spoke about her experience with the court as a homeless advocate and that Judge Turner made things fair and accommodating. Neisewander spoke in favor of an elected judge as opposed to an appointed judge. Without a judge in the courtroom there are more warrants, less people attending, and it is hard to track outcomes.

Graham clarified the Ashland Charter dictates the appointment of a judge to finish out the term, and Cotta confirmed. DuQuenne asked if having an appointed judge would mitigate some of the issues with the homeless being able to attend in person. Cotta clarified that the judge has discretion in how they would like to run the court, while the City Manager can set up municipal court operational expectations. Hansen asked Cotta if the City has the ability to request the elected judge to operate in the manner this community would like. Graham asked this question be held until the next agenda item. Kaplan confirmed with Cotta that the remainder of the term in question is through 2026.

**Kaplan/Dahle m/s to adopt the proposed timeline and the proposed hiring standards and criteria and direct staff to begin the process of recruitment for a municipal judge.**

**Discussion:** Kaplan spoke this needs to be done expeditiously and Dahle agreed.

**Roll Call Vote: Councilor Dahle, Kaplan, DuQuenne, Hansen and Hyatt. YES. Motion passed.**

**IV. ORDINANCES, RESOLUTIONS AND CONTRACTS**

- a. Resolution 2024-23: A resolution of the City of Ashland submitting to the voters at the November 5, 2024, election a proposed amendment to Article III, Article VI Article XV of the Ashland City Charter.

Cotta spoke of a recent assessment of municipal court operations and workload at the request of the Citizen's Budget Committee which passed a motion to consider a charter amendment. Cotta summarized that currently the Charter sets the requirement for a full-time judge at full salary as dictated by the Charter whereas the City does not have a full time workload. An appointed judge will allow the City the flexibility in meeting the City's needs through contracts. Hansen asked if the City is able to request that court is operated in a manner the community desires with an elected judge. Cotta responded that an elected

judge is answerable to the voters, whereas an appointed judge would be guided by the Council in a manner similar to the City Manager and City Attorney positions. Cotta explained that having multiple judges on contract would provide more room for responding to changing City needs such as handling recusals, vacations, and changing workflows. It could also represent potential cost savings for the City. Hyatt asked for the current general schedule of the court. Cotta responded that court is held on Tuesday mornings and sometimes in the afternoon. Hyatt asked if that means an eight-hour work week for at full time salary with benefits, which Cotta confirmed. Hyatt asked what the cost savings would be to adjust this to satisfy the actual need of court operations. Cotta responded it could be significant when considering PERS savings, but may require extra contracting up front to catch up with already scheduled trial dates, etc. Cotta suggested court operations run Monday through Thursday. Much of the work can be handled by court clerks and the requirement of the judge can be spread out over more days. Hyatt asked if this would be more responsive to those summoned to court in a timely fashion, which Cotta confirmed. DuQuenne clarified with Cotta that the motion just made was to fill a term until 2026, unless the charter changes. Cotta clarified that the current motion is separate from the resolution to amend the charter and is also separate from consideration of how to operate the municipal court moving forward. Kaplan asked how this recommendation varies from the Citizen's Budget Committee's recommendation to abolish the municipal court operations and transfer jurisdiction to the County Circuit Court to handle traffic tickets and municipal code violations. Cotta spoke that for the City to enforce its Municipal Code it needs to maintain municipal court with local jurisdiction for local violations. Graham mentioned community conversations around policing that hasn't included conversations about the court which is an integral part of that whole process. Graham summarized this would be a way to respond to the Budget Committee's recommendation while allowing the city to adjust municipal operations. Graham clarified with Zahran about the language in the resolution.

**Hyatt/Dahle m/s to approve Resolution 2024 –23, A Resolution of the City of Ashland Submitting to the Voters at the November 5, 2024 Election A Proposed Amendment to Article III, Article VI A, Article XV, and Article XIII of the Ashland City Charter.**

**Discussion:** Hyatt spoke of not taking this lightly but wanting to respond to the request of the community. Dahle and Hansen agreed. Kaplan spoke in support of better service but was apprehensive at more officer appointments by the Mayor and Councilors. DuQuenne spoke wanting to be responsive to community concern and responses, and felt the timing is right to put it before the voters. Graham spoke that the language put forward will be what goes on the ballot. Graham proposed clarifying to:

**Amended Language for SEL 802: Ashland Charter Amendment: Municipal Judge as an Appointed position.**

**Amended language for SEL 805: Shall the City Charter remove the Municipal Judge as an elected position and have it appointed by Mayor and Council.**

**Hyatt/Dahle m/s to amend the language in the previous motion**

**Roll Call Vote: Councilor Kaplan, DuQuenne, Hansen, Hyatt, and Dahle. YES. Amendment passed.**

Vote on main motion.

**Roll Call Vote: Councilor Kaplan, DuQuenne, Hansen, Hyatt, and Dahle. YES. Motion passed.**

- b. Resolution No. 2024-24 A resolution of the City of Ashland submitting to the voters at the November 5, 2024, election a proposed amendment to Article VIII, Section 2.

Cotta spoke that currently the six numbered council seats do not represent a ward or district, and that councilor candidates must run for a declared seat. This proposal would remove the seat numbering and have the highest vote recipients elected to the open seats. This would discourage campaigning against individuals and encourage running on platforms. The change would not go in effect until the subsequent election if this was voted for in November. Dahle asked why this topic is coming up now. Cotta spoke of hearing from the community and there is a trend in other cities towards top vote-getters for council seats instead of having districts or wards represent a geographic area. This changes the focus from running against another individual which can turn negative towards running for an open seat to better ensure electees are advocating for the good of the City. Graham asked how this factors in positions that currently have different term lengths. Cotta clarified this happens by vote ranking so that the longest-term positions are filled by the top vote getters and filled likewise. Councilors discussed how to articulate this in the motion, for the SEL 802 and for the SEL 805.

For the SEL 802:

Shall the City of Ashland Charter change its election protocol to have open seat election for City Council Members?

For the SEL 805: Adding a line that if there are more than three open council seats, then the highest vote recipients will be elected to fill the vacant seats in the order of number of votes received.

**Hyatt moved to approve Resolution 2024 –24, A Resolution of the City of Ashland Submitting to the Voters At the November 5, 2024 Election a Proposed Amendment to Article VIII, Section 2 of the Ashland City Charter Including language changes to the question and summary as outlined: Shall the City change it Charter election protocol to have an open seat election for City Councilors. And add the language that if there are open seats...**

**Motion withdrawn.**

**Hyatt/Kaplan m/s to approve Resolution 2024 –24, A Resolution of the City of Ashland Submitting to the Voters at the November 5, 2024 Election a Proposed Amendment to Article VIII, Section 2 of the Ashland City Charter such that the question reads: “ Shall the City change its Charter election protocol to have an open seat election for City Councilors.”**

Discussion: Hyatt spoke this is responsive to what the community is requesting at this time and is compatible with what other communities are doing elsewhere to shift the focus to why those are running as opposed to why their opponents shouldn't. Kaplan agreed and wondered why this hasn't happened earlier and is happy to support. DuQuenne, Hansen, and Dahle concur.

**Roll Call Vote: Councilor Hansen, Hyatt, Kaplan, DuQuenne, and Dahle. YES. Motion passed.**

**Hyatt/ DuQuenne m/s to include in the language of Resolution 2024 –24, A Resolution of the City of Ashland Submitting to the Voters at the November 5, 2024, Election a Proposed Amendment to Article VIII, Section 2 of the Ashland City Charter to include the following language “if there are more than 3 open seats the remaining open seats will be filled by the next subsequent vote earners.”**

Discussion: This is important for when this is needed in the future, so it is clear. DuQuenne agreed.

**Roll Call Vote: Councilor Hansen, Hyatt, Kaplan, DuQuenne, and Dahle. YES. Motion passed.**

## **V. OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS**

## **VI. ADJOURNMENT**

**DuQuenne/Hyatt m/s to adjourn.** All were in favor. The meeting adjourned at 9:09 pm.

Respectfully Submitted by:

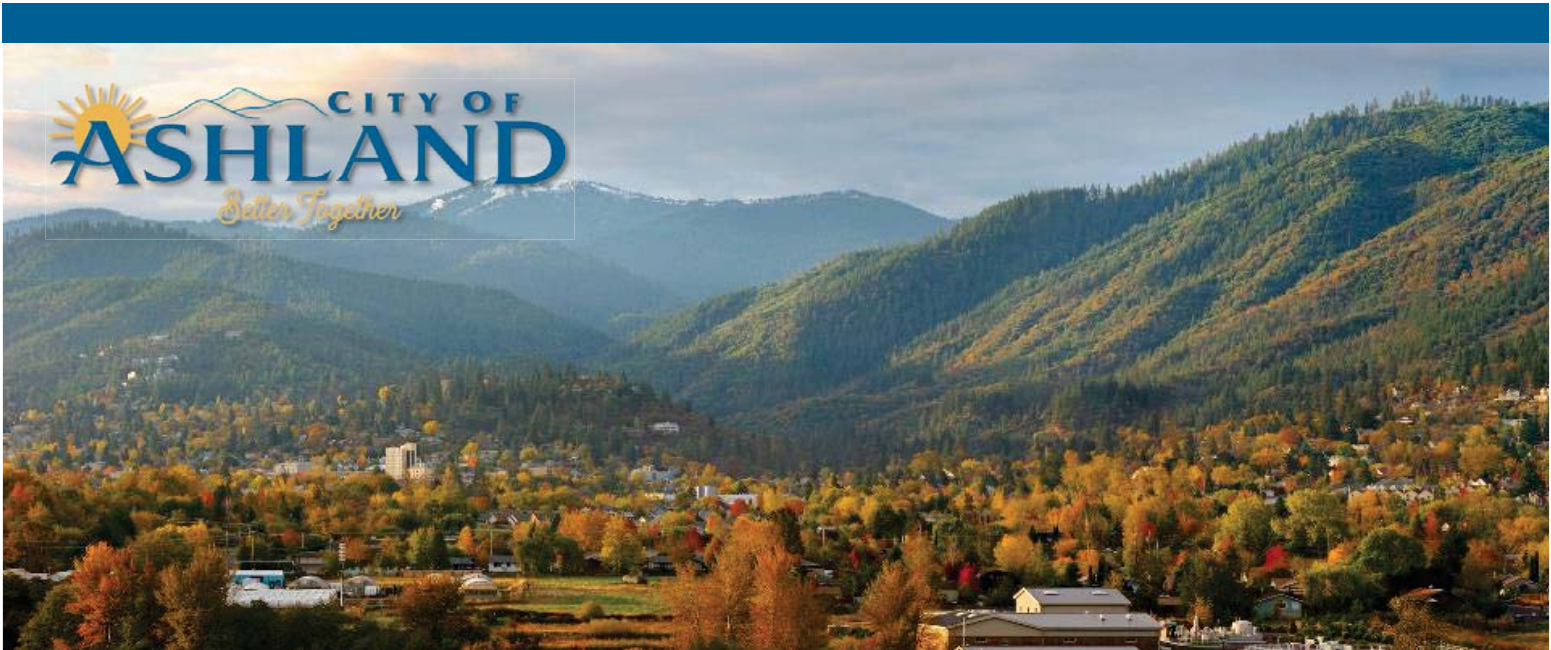
Attest:

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City Recorder Alissa Kolodzinski

---

Mayor Tonya Graham



## UGB Map Error Correction Request

CITY COUNCIL  
AUGUST 6, 2024



A request for a “correction of error” to the City of Ashland’s Urban Growth Boundary (UGB) for four properties located at 375 & 475 East Nevada Street. (tax lots 1000, 1100, 1200 & 1300 of Assessors Map 39-1E-04-A)

This is an aerial map of a residential area in Bear Creek. The map displays numerous tax lots, each labeled with a number. A dashed orange line represents the Urban Growth Boundary. A legend in the bottom right corner identifies the orange dashed line as the 'Urban Growth Boundary' and the white outline as 'Tax Lots'. The map also shows a blue creek on the left and a road labeled 'OVERLOOK DR' running diagonally through the center. The map is overlaid with a grid of white lines, likely representing property boundaries or planning zones.

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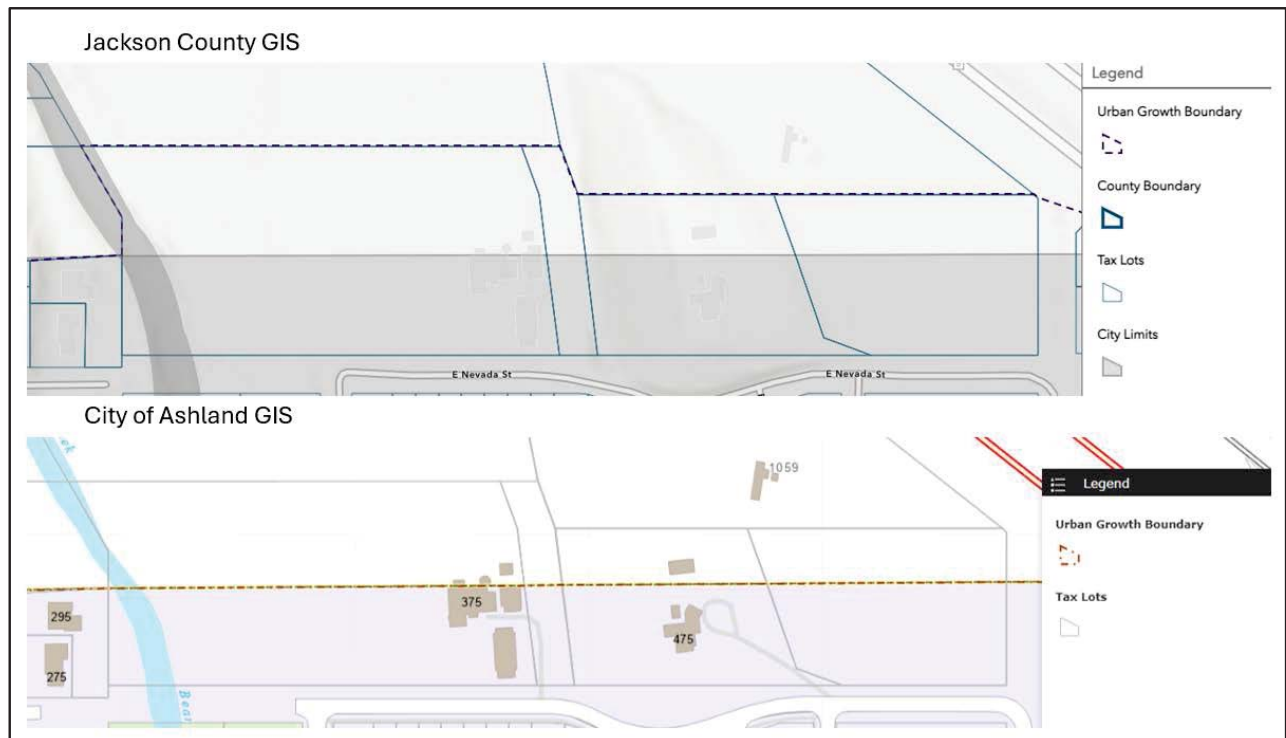
# 2017 Approval

20 lot with 23 dwelling units (4 affordable)

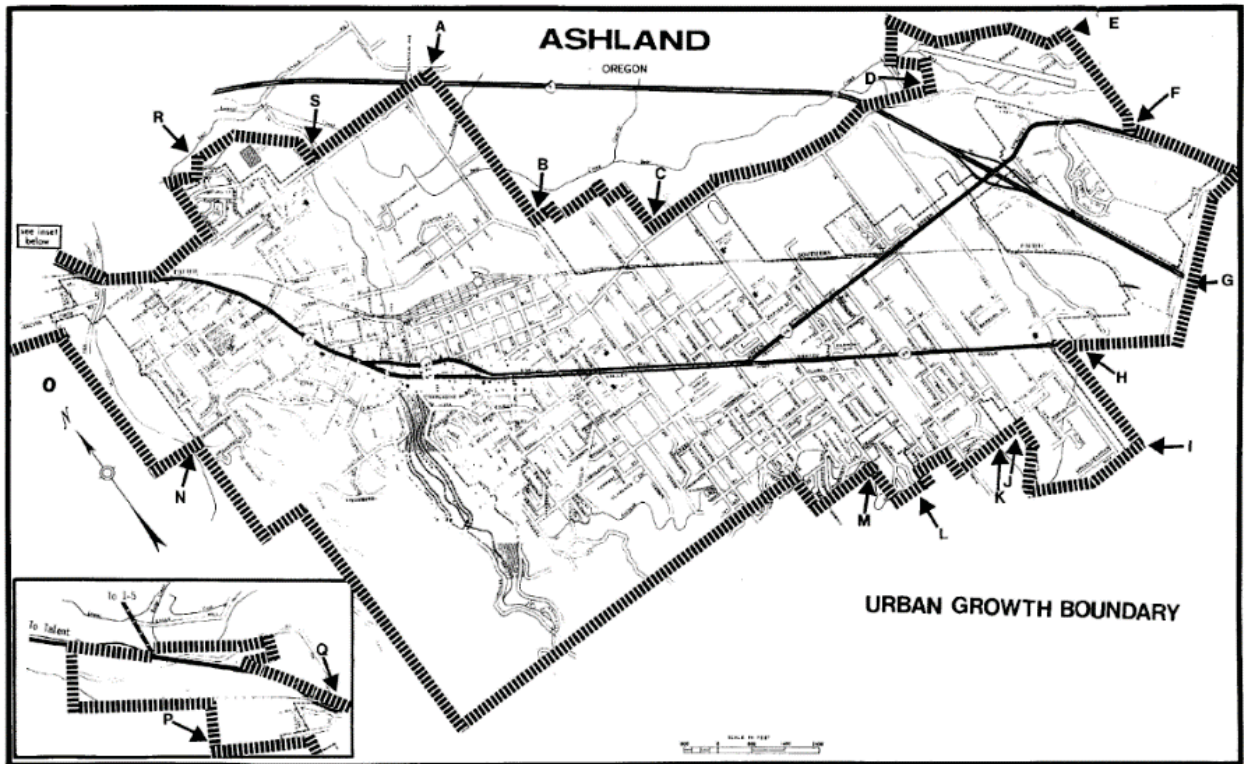
Proposed development within city limits



5



6



7

## Request

If Council feels that there is an error to correct, then staff requests direction to prepare and ordinance to be brought back for adoption.

8









# Traffic Signal Box Artwork

August 6, 2024



## ODOT Traffic Signal Boxes

The Public Arts Advisory Committee is seeking Council approval of:

- three artwork designs selected to be painted on three separate Oregon Department of Transportation (ODOT) signal utility boxes as part of an artist led community art project.
- the use of not more than \$5,000 of allocated funds or the artists compensations, signal boxes prep work, paints, painting supplies and sealant.





## ODOT Traffic Signal Boxes – ‘Neighborhood Public Art Works’

### Project History

#### **Phase 1:**

- Beautify Ashland by painting utility boxes
- Completed between 2009 and 2015
- Identified twenty utility boxes throughout Ashland

#### **Phase 2:**

- Envisioned by the PAAC in 2022 as a neighborhood public art works project
- Call for Artists and selection of artists to paint three Oregon Department of Transportation traffic signal boxes

### **Objective**

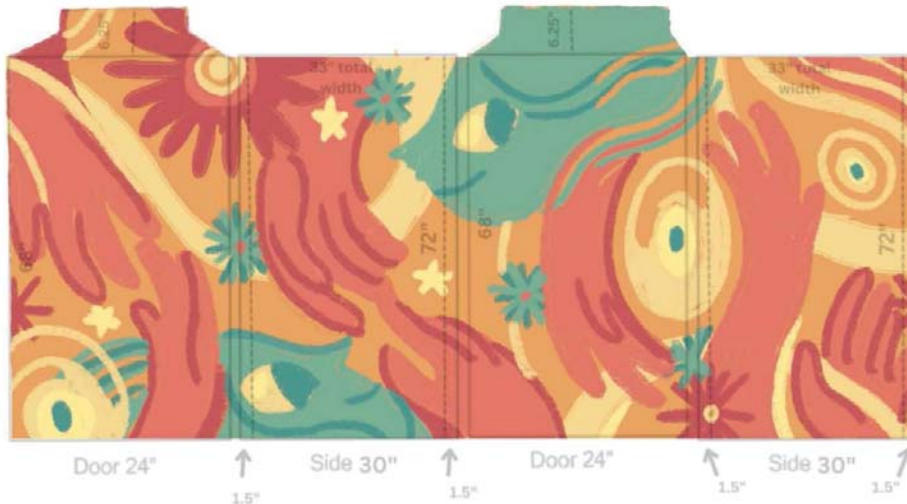
- To build community awareness of the value of public art and community participation in the creation of public art.
- Inclusion of people of all ages in the painting of the ODOT boxes.
- Artists to create designs that incorporate community participation in painting the ODOT boxes.



#1. Design for SOU box: the ODOT box at the corner of OR99 Siskiyou Blvd and Wightman Street will be painted by Southern Oregon University art students and faculty.



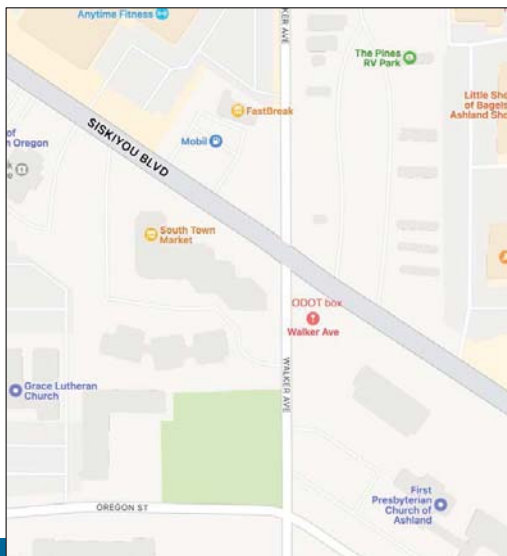
#1. SOU ODOT box: design by Sidney Reha, BFA student at SOU.



Colorful and abstract design featuring hands, flowers and eyes, meant to reference 1960/70s psychedelia and counterculture, especially for Oregon hippies.



#2. Design for Church and Montessori School box: the ODOT box at the corner of OR99 Siskiyou Blvd and Walker Avenue will be painted by families in the First Presbyterian Church and Children's World Montessori School.





## #2. Church and Montessori School ODOT box: design by Adele Hiles.



### HANDS ON, RIBBONS OF LIGHT

This is a near approximation of my design. The number of life-sized handprints collected from actual community members will dictate spacing adjustments. None will not be repeated as they are in this depiction. All four sides of the box will feature unique colorful flowing ribbons, and individual handprints.

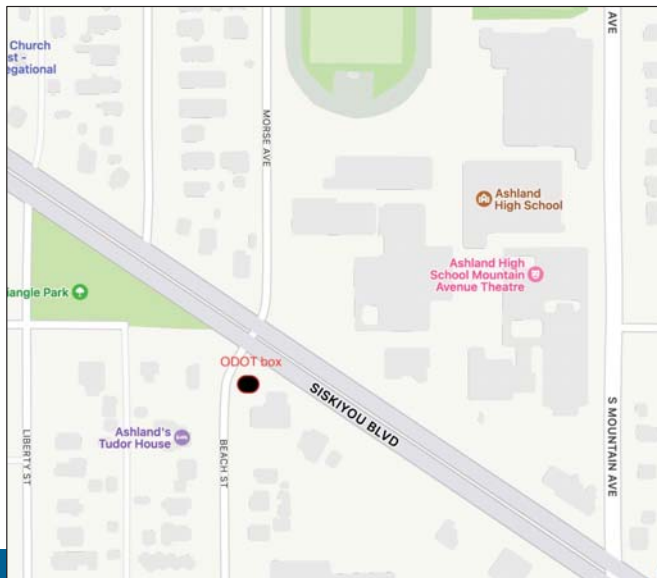
If participants, especially the children, color in their handprint, I will try to emulate their uniqueness.  
Adele Hiles



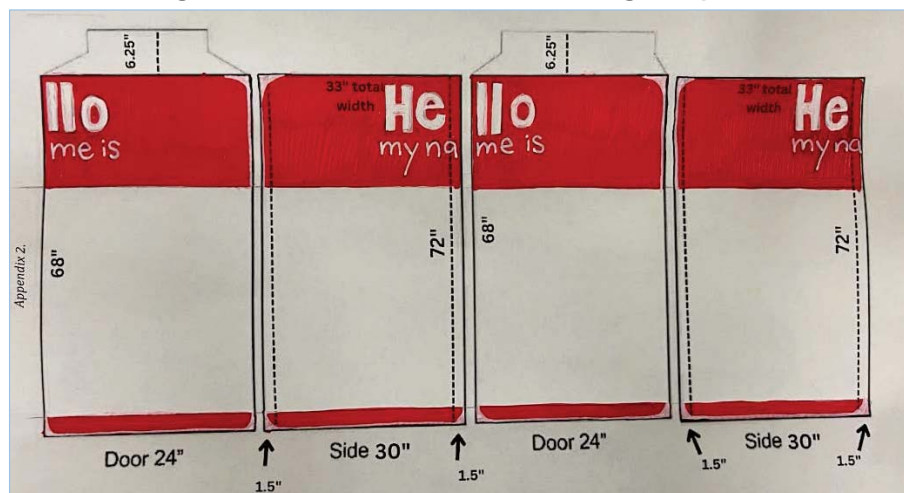
## #2. Church and Montessori School ODOT box: Mock-up design by Adele Hiles



#3. Design for Ashland High School box: the ODOT box at the corner of OR99 Siskiyou Blvd and Beach Street will be painted by Ashland High School art students and faculty.



#3. Ashland High School ODOT box: design by Junie Christopherson.



The purpose of this proposal is to leave a moment in time to remember the class of 2024. I have contacted art teachers at Ashland High School and asked them to consider taking their students on a "field trip" across the street for a few classes to add to the box. Max Malcomb and Alan Parowski have both agreed to participate with their classes in this project. This would signify community involvement. The students would add names, signatures, and even smaller art pieces to the box. We could make this happen in a free-form style, or in a grid formation. Although a theme would bring the piece to a higher cohesion level, it would dull the individual spark of each student. This is why I would propose the absence of a theme – or, if strongly suggested, a broad guideline, such as "community" or "peace." All four sides would be filled with art pieces to avoid any unwanted graffiti.





# Council Business Meeting

Date: August 20, 2024

|             |                                                              |
|-------------|--------------------------------------------------------------|
| Agenda Item | Approval of Liquor License for Lovejoy's Tea Room of Ashland |
| From        | Alissa Kolodzinski, City Recorder                            |
| Contact     | alissa.kolodzinski@ashland.or.us                             |

## **SUMMARY**

This is a request for approval of a liquor license application for Lovejoy's Tea Room of Ashland located at 96 N Main Street #201.

## **POLICIES, PLANS & GOALS SUPPORTED**

AMC Chapter 6.32 Liquor License Review

## **BACKGROUND AND ADDITIONAL INFORMATION**

This is an application for a New Outlet – Full on Premises

## **FISCAL IMPACTS**

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

Ashland Fire, Police, and Planning support this application.

I move to approve the liquor license for Lovejoy's Tea Room.

## **REFERENCES & ATTACHMENTS**

1. Lovejoy's OLCC new outlet application\_Redacted







# OREGON LIQUOR & CANNABIS COMMISSION LIQUOR LICENSE APPLICATION

## Instructions

1. **Complete and sign** this application.
2. Prior to submitting this application to the OLCC, send the completed application to **the local government for the premises address** to obtain a recommendation.
  - If the premises street address is within a city’s limits, the local government is the city.
  - If the premises street address is not within a city’s limits, the local government is the county.
3. You can submit the application to the OLCC if:
  1. You have WRITTEN documentation showing the date the local government received the application or;
  2. The local government has provided you their recommendation.

**ALL forms and documents must be a PDF attachment**

4. **Email the PDF application that contains the local government recommendation or proof of submission** to: [OLCC.LiquorLicenseApplication@oregon.gov](mailto:OLCC.LiquorLicenseApplication@oregon.gov).
5. **Do not** include any license fees with your application packet (fees will be collected at a later time).  
*When it’s time to pay the license fee you must pay the full yearly fee for the current license year (the license fee will not be prorated). If you pay in the last quarter of your license year you must also pay the yearly fee for the next license year.*

**License Request Options** - Please see the general definitions of the license request options below:

- **New Outlet:** The licensing of a business that does not currently hold an active liquor license.
- **Change of Ownership:** The request to completely change the licensee of record at a licensed business.
- **Greater Privilege:** The request to change from an Off-Premises to a Limited or Full On-Premises Sales license **OR** from a Limited to Full On-Premises Sales license.
- **Additional Privilege:** The licensee currently holds an active liquor license at the premises and that same licensee would like to request to add an **additional** different liquor license type at that same premises location.

## Additional Information

**Applicant Identification:** Please review [OAR 845-006-0301](#) for the definitions of “applicant” and “licensee” and [OAR 845-005-0311](#) to confirm that all individuals or entities with an ownership interest (other than a waivable ownership interest, per OAR 845-005-0311[6]) in the business have been identified as license applicants on this document. If you have a question about whether an individual or entity needs to be listed as an applicant for the license, discuss this with the OLCC staff person assigned to your application.

**Premises Address:** This is the physical location of the business and where the liquor license will be posted.

**Applicant Signature(s):** Each individual listed in the applicant information box on page 2 (entity or individuals applying for the license) must sign the application.

If an applicant listed in the applicant information box on page 2 is an entity (such as a corporation or limited liability company), at least one member or officer of the entity must sign the application.

**Applicant/Licensee Representative(s):** In order to make changes to a license or application or to receive information about a license or application by someone other than the applicant/licensee you must:

- Complete the [Authorized Representative](#) ..... and submit with the application.



# LIQUOR LICENSE APPLICATION

Page 1 of 4

Check the appropriate license request option:

☒ [New Outlet](#) | ☐ [Change of Ownership](#) | ☐ [Greater Privilege](#) | ☐ [Additional Privilege](#)

Select the license type you are applying for.

More information about all license types is available [online](#).

## Full On-Premises

- ☒ Commercial
- ☐ Caterer
- ☐ Public Passenger Carrier
- ☐ Other Public Location
- ☐ For Profit Private Club
- ☐ Nonprofit Private Club

## Winery

- ☐ Primary location
- Additional locations: ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th

## Brewery

- ☐ Primary location
- Additional locations: ☐ 2nd ☐ 3rd

## Brewery-Public House

- ☐ Primary location
- Additional locations: ☐ 2nd ☐ 3rd

## Grower Sales Privilege

- ☐ Primary location
- Additional locations: ☐ 2nd ☐ 3rd

## Distillery

- ☐ Primary location
- Additional tasting locations: (Use the DISTT form [HERE](#))

## ☐ Limited On-Premises

## ☐ Off Premises

## ☐ Warehouse

## ☐ Wholesale Malt Beverage and Wine

## LOCAL GOVERNMENT USE ONLY

### LOCAL GOVERNMENT

After providing your recommendation, return this form to the applicant **WITH** the recommendation marked below

Name of City OR County (not both)

Please make sure the name of the Local Government is printed legibly or stamped below

### Date application received:

Optional: Date Stamp Received Below

- ☐ Recommend this license be granted
- ☐ Recommend this license be denied
- ☐ No Recommendation/Neutral

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Lovejoy's Tea Room of Ashland

Trade Name

# LIQUOR LICENSE APPLICATION

Page 2 of 4

## APPLICANT INFORMATION

**Identify** the applicants applying for the license. This is the entity (example: corporation or LLC) or individual(s) applying for the license. Please add an additional page if more space is needed.

Name of entity or individual applicant #1:

Muna Lydia Nashashibi

Name of entity or individual applicant #2:

Name of entity or individual applicant #3:

Name of entity or individual applicant #4:

## BUSINESS INFORMATION

**Trade Name** of the Business (name customers will see):

Lovejoy's Tea Room of Ashland

**Premises street address** (The physical location of the business and where the liquor license will be posted):

96 N. Main Street #201

City:

Ashland

Zip Code:

97520

County:

Jackson

Business phone number:

541-708-6718

Business email:

info@lovejoystearoom-ashland.com

**Business mailing address** (where we will send any items by mail as described in [OAR 845-004-0065\[1\]](#)):

96 N. Main Street #201

City:

Ashland

State:

Oregon

Zip Code:

97520

Does the business address currently have an OLCC liquor license? ☐ Yes ☒ No

Does the business address currently have an OLCC marijuana license? ☐ Yes ☒ No

**APPLICATION CONTACT INFORMATION** – Provide the point of contact for this application. If this individual is not an applicant or licensee, the Authorized Representative Form must be completed and submitted with this application.

**Application Contact Name:**

Muna Lydia Nashashibi

Phone number:

Email:

info@lovejoystearoom-ashland.com

# LIQUOR LICENSE APPLICATION

Page 3 of 4

## TERMS

- “Real property” means the real estate (land) and generally whatever is erected or affixed to the land (for example, the building) at the business address.
- “Common area” is a privately owned area where two or more parties (property tenants) have permission to use the area in common. Examples include the walking areas between stores at a shopping center, lobbies, hallways, patios, parking lots, etc. An area’s designation as a “common area” is typically identified in the lease or rental agreement.

## ATTESTATION – OWNERSHIP AND CONTROL OF THE BUSINESS AND PREMISES

- Each applicant listed in the “Application Information” section of this form has read and understands [OAR 845-005-0311](#) and attests that:
  1. At least one applicant listed in the “Application Information” section of this form has the legal right to occupy and control the real property proposed to be licensed as shown by a property deed, lease, rental agreement, or similar document.
  2. No person not listed as an applicant in the “Application Information” section of this form has an ownership interest in the business proposed to be licensed, unless the person qualifies to have that ownership interest waived under OAR 845-005-0311.
  3. The licensed premises at the premises street address proposed to be licensed either:
    - a. Does not include any common areas; or
    - b. Does include one or more common areas; however, only the applicant(s) have the exclusive right to engage in alcohol sales and service in the area to be included as part of the licensed premises.
      - In this circumstance, the applicant(s) acknowledges responsibility for ensuring compliance with liquor laws within and in the immediate vicinity of the licensed premises, including in portions of the premises that are situated in “common areas” and that this requirement applies at all times, even when the business is closed.
  4. The licensed premises at the premises street address either:
    - a. Has no area on property controlled by a public entity (like a city, county, or state); or
    - b. Has one or more areas on property controlled by a public entity (like a city, county, or state) and the public entity has given at least one of the applicant(s) permission to exercise the privileges of the license in the area.





# Council Business Meeting

Date: August 20, 2024

|             |                                                                                         |
|-------------|-----------------------------------------------------------------------------------------|
| Agenda Item | Acceptance of the Homeless Services Assessment Report                                   |
| From        | Brandon Goldman, Director of Community Development, Linda Reid, Housing Program Manager |
| Contact     | brandon.goldman@ashland.or.us, linda.reid@ashland.or.us                                 |

## **SUMMARY**

The City Council is requested to approve and accept the Homeless Services Assessment Report (formally called the Homeless Services Masterplan) as an official City document. This report outlines the City's role in providing and supporting resources to address homelessness in the Ashland community.

## **POLICIES, PLANS & GOALS SUPPORTED**

**Ashland Comprehensive Plan, Housing Element:** The action aligns with the City's goals to provide a variety of housing types and to address the needs of all segments of the community, including those experiencing homelessness.

**Ashland Housing Production Strategy (HPS):** The report supports the implementation of the Ashland Housing Production Strategy, particularly in increasing access to affordable housing and developing strategies to prevent homelessness.

**Regional Cooperation:** The report aligns with the City Council's goal to enhance regional cooperation, particularly in addressing public safety and homelessness. It encourages collaboration with neighboring jurisdictions and regional service providers.

**Oregon Housing Plan:** The report supports the State of Oregon's Housing Plan, which emphasizes the need for a coordinated response to homelessness, the expansion of affordable housing, and the provision of supportive services.

**Oregon Governor's Executive Order on Housing and Homelessness:** The report aligns with state-level directives that focus on reducing homelessness through targeted investments, increasing the availability of affordable housing, and enhancing services that support the most vulnerable populations.

## **BACKGROUND AND ADDITIONAL INFORMATION**

In November 2023, the City Council directed the Housing and Human Services Advisory Committee to develop a comprehensive masterplan that would guide the City's investment in homeless services. This plan, now referred to as the Homeless Services Assessment Report, was to include input from a broad range of stakeholders, assess the current state of homelessness in Ashland, and identify gaps, shortcomings, and opportunities in the existing resources and services.

To accomplish this task, the Housing and Human Services Advisory Committee formed an ad-hoc subcommittee composed of 11 volunteers, a law enforcement liaison, and two City Councilor liaisons. This subcommittee was staffed by the Community Development Department, with key support from the Housing Program Manager and an Associate Planner. The subcommittee began its work in January 2024, meeting twice a month to develop a strategic approach, establish a timeline, and assign tasks.

Throughout the planning process, the subcommittee engaged with a diverse cross-section of the Ashland community, including service providers, individuals with lived experience of homelessness, business owners, and general residents. This engagement aimed to capture a wide array of perspectives on the challenges and needs related to homelessness in the community. The subcommittee also conducted a rigorous review of local data, examined the effectiveness of existing homeless services, and explored how the City might enhance its role in addressing homelessness.



# Council Business Meeting

The Homeless Services Assessment Report that emerged from this process is a comprehensive document that outlines key takeaways from five primary areas of concern. It evaluates the strengths and weaknesses of the current homeless response system, identifies the most pressing needs, and suggests potential opportunities for improvement. The report does not prioritize specific actions but offers a detailed understanding of the current landscape and presents a range of possible strategies for the City to consider.

The report was presented to the Housing and Human Services Advisory Committee on July 18, 2024, where it received unanimous support and a recommendation for approval by the City Council. Subsequently, a Study Session was held by the City Council on August 5, 2024, to review the findings and recommendations of the report.

The acceptance and approval of this report will serve as a critical step in formalizing the City of Ashland's approach to addressing homelessness, providing a foundation for future policy decisions and resource allocation.

## **FISCAL IMPACTS**

The report does not make specific recommendations regarding the allocation of resources. The fiscal impact will depend on the City's level of engagement and the specific actions chosen for implementation.

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

"I move to approve and accept the Homeless Services Assessment Report as presented."

## **REFERENCES & ATTACHMENTS**

1. Homeless Services Assessment Report





# Homeless Services Assessment Report

*Outlining the City's role in providing and supporting resources and services  
that address the issues of homelessness in the Ashland community.*

2024

Created by the Homeless Services Masterplan (Assessment Report) Subcommittee, July 2, 2024  
Reviewed by the Housing & Human Services Advisory Committee, July 18, 2024  
Presented to City Council, August 5, and August 20, 2024.

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# Acknowledgements

## Subcommittee

| Subcommittee Members                                       |                     |
|------------------------------------------------------------|---------------------|
| • Jan Calvin*                                              | • Alexandra Reid    |
| • Echo Fields*                                             | • Rich Rhode        |
| • Ro Henigson-Kann*                                        | • Dennis Slattery   |
| • Debra Neisewander                                        | • Avram Sacks       |
| • Deb Price                                                | • Helena Turner     |
| *Subcommittee Leadership Team                              | • Lawrence VanEgdom |
| Liaisons and City Staff                                    |                     |
| Dylan Bloom, City Council Liaison                          |                     |
| Bob Kaplan, City Council Liaison                           |                     |
| Sgt. Robert Leonard, Ashland Police Department Liaison     |                     |
| Linda Reid, Community Development, Housing Program Manager |                     |
| Veronica Allen, Community Development, Associate Planner   |                     |

## OHSU School of Nursing / Street Nursing Program

Led by assistant professor Helena Turner, students from the OHSU School of Nursing, Street Nursing Team (SOU campus) worked with members of the Subcommittee to design and administer a survey of 48 people experiencing homelessness in Ashland.

In addition, the students conducted a 1-day count of 181 people experiencing homelessness in Ashland. The results of the survey and the 1-day count are included in this report.

The combined efforts of the 11 Subcommittee members, two Council liaisons, and the OHSU Street Nursing Team to gather information, analyze the data, and create this report totaled more than **1,250 volunteer hours**, with an estimated value of more than **\$41,800**.

Hourly Volunteer Rate Source: [Independent Sector](#)

## City Staff

Support from Community Development Department staff Linda Reid and Veronica Allen was invaluable. They provided a wealth of information, handled meeting logistics, and ensured accurate record keeping and a flow of communications throughout the process.

Also, many thanks to GIS Specialist, Jamie Blankenship for mapping regulated affordable housing units for this report, and to Community Development Director Brandon Goldman for his support.

## Preface

The City of Ashland does not have a comprehensive strategy for how the City will provide for the health and safety needs of the City's homeless populations. Nor does the City have a comprehensive strategy to address homelessness.

Some cities take an active role in addressing issues of homelessness, providing dedicated staffing or programs that work directly with people experiencing homelessness. However, many cities do not take on these issues directly, instead opting to provide support for organizations whose mission it is to do this work.

Direct service is just one of the ways entities can address homelessness. Governments are in a unique position to also affect or implement public policy, stimulate development of affordable housing, coordinate services and/or strategic planning, and collaborate with a broad spectrum of partners necessary to address homeless issues.

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*This preface provides a brief overview of the actions the City of Ashland has taken to address the issue of homelessness and identifies some basic responsibilities of the City regarding homeless populations.*

---

## City of Ashland Efforts

To date the City of Ashland has primarily addressed homeless needs by providing funding to support the work of non-profit agencies through grant funding from the federal Department of Housing and Urban Development and the City's general fund. See Appendices for City grant information.

The City of Ashland has long worked to provide options for homeless residents through the support of non-profit service organizations, local allowances, and other actions.

- Adopting allowances for car camping in 2019
- Providing federal and general fund grants to social services
- Providing approximately \$500K to support the OHRA Center 52-unit (72-bed) Project Turnkey Shelter
- Establishing an Affordable Housing Trust Fund in 2008
- Providing space for volunteers to offer community meals
- Providing space and funding for an extreme weather shelter (heat/cold/smoke)
- Securing State funds to purchase a facility for the extreme weather shelter and temporarily operate a 30-bed housing-focused emergency shelter



Despite these efforts, homelessness continues to increase. Ashland is not alone in experiencing this escalation in homelessness. Over the past six years, homelessness in Oregon grew 63%, and 132% in Jackson County alone between 2017 and 2022, exacerbated by the Covid pandemic, and, locally, the Alameda Fire.

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*A city's potential response to homelessness includes a range of options, from direct services to local policies, regional strategies, and state and federal advocacy.*

---

A city may provide direct services, offer funding, or participate as a partner in one or more services. The direct service continuum typically starts with emergency camping and car camping as the most basic level of support, and progresses to shelter, transitional housing, rapid rehousing, and permanent supportive housing as the most comprehensive and long-term solution for certain populations.

- **Emergency camping and car camping** are a temporary solution for people experiencing homelessness, who have no other options available to them. These arrangements can be set up on public land and may provide basic amenities such as portable toilets and trash removal, but often lack running water or electricity.
- **Shelters** are the next step up in the continuum of care, providing a safe and warm place to sleep at night, and often include basic necessities such as food and clothing. Shelters can offer night-by-night stays or an ongoing duration. Duration shelters often offer additional services such as resource navigation, access to healthcare, employment support, and case management.
- **Transitional housing** is a step up from shelters, offering longer-term housing for people who are working on transitioning out of homelessness. These programs often provide additional services such as job training and life-skills classes.
- **Rapid rehousing** provides rental assistance and case management, typically for 12-24-months as households develop the capacity and resources to sustain their housing.
- **Permanent supportive housing** is a comprehensive and long-term solution for people with disabilities, providing permanent, affordable housing, along with services such as case management, mental health and substance abuse treatment, and access to healthcare, which may include assistance with activities of daily living.

Additionally drop-in centers and warming, cooling, safe air centers are other types of services that can be included in a continuum of city responses to homelessness.

- **Drop-in centers** are facilities that provide a safe and comfortable space for people experiencing homelessness to rest, eat, and access basic necessities such as showers and laundry facilities. They may also offer services such as a clothing closet, hygiene kits, job training, resource referral, and even access to healthcare.
- **Warming, cooling, safe air centers** are facilities that provide temporary relief from extreme temperatures or toxic air conditions.

Both drop-in centers and warming/cooling/safe air centers can play an important role in providing basic needs and addressing immediate concerns for people experiencing homelessness, as well as connecting them with more comprehensive services and long-term solutions.

---

*Homelessness is a dynamic issue, requiring regional partnerships and strategies.*

---

## Participation in Regional Efforts

In 1989 the City of Ashland was among the founding members of the regional Homeless Task Force, which has evolved to be part of the HUD-recognized Jackson County Continuum of Care (CoC).

Currently one City Councilor and a City staff member represent the City of Ashland in the regional CoC, which is in the process of conducting a regional Gaps Analysis.

See Appendices and The Players section of this report or visit [Home - Jackson County Continuum of Care \(jacksoncountyorcoc.org\)](http://Home-JacksonCountyContinuumofCare(jacksoncountyorcoc.org)) for more information about the CoC.

---

*Local and regional options are impacted by and built upon State and Federal actions.*

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## State Leadership

An excerpt from a June 11, 2024 article summarizes some of Oregon's recent efforts<sup>1</sup>:

Democratic Gov. Tina Kotek made it a top priority this year for the Legislature to pass her [\\$500 million request](#) addressing the housing shortage, though the legislature slashed that number down to \$369 million.

Kotek signed [the funding bill](#) in April meant to help backfill the decades-long housing shortage. The funding package allocates money toward building middle-income housing, homeless shelters, infrastructure projects such as the extension of sewer systems and rental assistance to prevent evictions.

State Rep. Pam Marsh, chair of the state House's Committee on Housing and Homelessness, pointed to the pandemic and [wildfires in 2020](#) as events that supercharged homelessness in the state.

Millions in state funding to expand emergency shelters, street outreach, and rapid rehousing has been released through the regional CoC's to support a coordinated community approach. Additional dollars have been provided directly to shelters to ensure continued operations. See the Appendices and the Funding Streams section of this report for more information.

## Legislative Agenda

Many local governments adopt a legislative agenda of policy and funding priorities, which guides education and advocacy at the state or federal level. Tracking legislation requires substantial investment of staff time or a contract with a legislative relations firm.

Like the majority of municipalities in Oregon, the City of Ashland relies on the League of Oregon Cities and the National League of Cities to stay informed about state and federal legislation.

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<sup>1</sup> [Six states where housing is hard to find: Here's what governors are doing about it - POLITICO](#)

## The National State of Homelessness

Below are excerpts from the [2022 report to the President from the U.S. Interagency Council on Homelessness](#) (USICH) identifying the needs and challenges to addressing the issues of homelessness.

*Communities face many challenges in the work to prevent and end homelessness, including:*

- **Lack of Housing Supply:** *Housing ultimately ends homelessness, but prior to the pandemic, the U.S. lacked an estimated 7 million affordable and available homes for renters with the lowest incomes, disproportionately impacting people of color—especially Black/African Americans.*

- **Rise of Rent Amid Slow Wage Growth:** *Wages continue to fail to keep up with rising rents. According to a 2021 report, in no state can a person working full-time at the federal minimum wage afford a two-bedroom apartment at the fair market rent. As a result, 70% of the lowest-wage households routinely spend more than half of their income on rent, placing them at risk of homelessness if any unexpected expenses or emergencies arise.*

- **Inadequate Access to Quality Health Care, Education, and Supportive Services:** *Low-barrier, culturally and linguistically competent, and accessible supportive services—including mental and substance use disorder treatment—often are not available or funded at a level to meet the need, especially in rural areas. People seeking these services may face long waits or may not receive them at all, and service providers may only be reimbursed for a fraction of the cost of care.*

- **Limited Alternatives to Unsheltered Homelessness:** *The number of people living in tents and vehicles continues to rise. In many communities, a rise in encampments has resulted in the criminalization of homelessness through encampment clearings, public camping bans, and other policies. These “out of sight, out of mind” policies can lead to lost belongings and identification; trauma and distrust; breakdowns in connection with outreach teams, health care facilities, and housing providers; and overall disruption to the work of ending homelessness.*

- **Fatigue Among Providers:** *The pandemic has strained the capacity of service providers—many of whom earn wages low enough to qualify them for the programs they help administer. Many are overwhelmed and exhausted from the pressure and trauma associated with supporting not only the people they serve but also themselves and their families during a sustained global pandemic. As a result, many programs experience high rates of staff turnover, which can disrupt continuity of care and limit positive outcomes.*

# Introduction

## The Charge

In November 2023, Ashland City Council asked the Housing and Human Services Advisory Committee to prepare a draft masterplan (report) to guide the City of Ashland's investment in homeless services. The request was to develop a document (plan) that outlines the City's role in providing and supporting resources and services that address the issues of homelessness in the Ashland community.

*The objectives of the plan are to*

- 1. produce a roadmap of the homeless response system, and*
- 2. identify local strengths, weaknesses, and performance gaps to better inform and plan for the City's investments of limited resources to address issues of homelessness in the Ashland Community.*

*Subcommittee actions will include:*

- The scope of the problem in Ashland*
- An assessment of the current homeless response system (including the Continuum of Care (CoC) and suggest some options for improvements.*
- Engaging community members in providing feedback about the City's role in providing and supporting resources to address issues of homelessness.*
- Gaps and shortcomings along the range of services and resources needed for unhoused residents of Ashland.*

The Council asked that the Subcommittee conduct its work openly and with broad stakeholder participation. The Subcommittee should summarize the Ashland community's current approach and characterize the general degree of effectiveness of those efforts using a Strengths, Weaknesses, Opportunities, Challenges (SWOT) framework. The Subcommittee should use the SWOT analysis to help develop the masterplan (report) and identify priority needs that could be assisted or addressed by the City.

## The Subcommittee

The Housing and Human Services Advisory Committee (HHSAC) appointed a total of 11 volunteers to serve on the ad hoc Subcommittee, who served along with one law enforcement liaison, and two City Councilor liaisons. As requested by the City Council and based on the applications submitted, the HHSAC appointed one or more representatives from a few different sectors; a representative from OHRA; several representatives who live, work or own businesses in the South end of the Ashland community, people who work with homeless populations, business owners, and people with lived experience of homelessness. The Subcommittee roster is included on the Acknowledgements page.

## The Approach

At its first February meeting, the Subcommittee adopted the following approach, which it shared with City Council during an April 1, 2024, study session:

- The Subcommittee will gain an understanding of the level of homelessness and the homeless response services and systems in Ashland and affecting Ashland. The Subcommittee will prepare **an inventory of local services** and gather current **data about people experiencing homelessness**.
- The Subcommittee will outline the **funding sources** to illustrate the current investments in responding to the homeless crisis. *NOTE: Time will not allow for comprehensive data collection, but by providing an outline and some examples, the Subcommittee's report will offer a framework for further fiscal analysis.*
- Within the time and resources allowed, the Subcommittee will consider the **strengths and weaknesses of the current homeless response system** and gather **perspectives from a cross-section of the Ashland community** about the problem and how the City of Ashland can better address the complex issues of homelessness in Ashland.
- The Subcommittee's findings, including the **areas of greatest concern/need, current strengths in the homeless response system, and potential opportunities** will be included in the Subcommittee Report.

## The Timeline





# Actions Summary

The issues of homelessness are complex. As such, there are no simple answers. This report is offered as a means to better understand the issues, current realities, and possible opportunities.

Selecting the best action depends on the objective. Any one of the following options would produce benefits; some may produce unintended consequences. The Subcommittee recognizes that careful consideration and clear objectives are necessary in selecting a course of action.

Each heading might be considered an objective. **The opportunities listed below each heading were identified through rigorous review of local data and community feedback.**

## Triage and Manage Homelessness

- Respond to community livability concerns, particularly in south Ashland; clean up unsightly areas, provide more trash receptacles and weed abatement.
- Strengthen partnerships between law enforcement, social service agencies, and volunteers to connect people with help and support.
- Provide multiple locations for electronics charging and Wi-Fi access.
- Increase the number of public restrooms and access to drinking water.
- Expand access to showers and laundry facilities.
- Develop a daytime lockable storage program where unhoused people can store their belongings while navigating other resources, employment, etc.
- Create a day center/respice from outdoors, with access to water, bathrooms, and resources.
- Establish a winter shelter for seniors and other vulnerable populations that is open 24/7 from mid-November through mid-April; explore healthcare partnerships to address chronic, acute, and emergent needs.

## Support Pathways from Homelessness to Housing

- Develop priorities for funding effective housing-focused homeless services; monitor housing placements and retention outcomes.
- Expand street outreach services; ensure seamless connections to resources.
- Provide educational/skill-building programs and meaningful employment opportunities.
- Establish a housing-focused transitional shelter with case management and access to health services, employment resources, ready-to-rent courses, and other assistance.
- Expand local access to countywide Rapid Rehousing programs.

## Create Long-term Change

- Approach issues of homelessness from a public health, mental health, and social service perspective. Advocate for quality, effective, and evaluated services.
- Improve neighborhood livability through infrastructure development and community-building strategies (both structural and social avenues).
- Participate in the development of a countywide strategic plan to address / end homelessness. Ensure research-based strategies and promising practices.
- Develop a strategic plan to address / end homelessness in Ashland; identify community goals and metrics for success.
- Implement the Ashland Housing Production Strategy.

## Maximize Resources

- Develop federal and state Legislative Agendas related to issues of homelessness, ranging from eviction prevention to homeless response to affordable housing and development.
- Educate and advocate for federal and state funding to address homelessness in Ashland and the greater region/county.
- Increase financial resources through grant writing
- Provide grant-writing assistance to homeless service providers.
- Monitor the capacity and use of homeless service programs in an effort to maximize use.

## Foster Public Engagement

- Strengthen methods for community engagement and information sharing about issues of homelessness in Ashland.
- Promote volunteer opportunities available with homeless services programs.
- Establish a “community donations portal” for donor-directed contributions to a wide range of homeless services.
- Host focus groups to gather feedback, explore new ideas, and identify hidden resources.

## Form Strategic Alliances

- Strengthen City of Ashland participation in the Jackson County Continuum of Care.
- Leverage existing relationships (intergovernmental, economic, social, etc.) to increase communication, coordination, and collaboration around issues of homelessness.
- Facilitate coordination of current health service providers (e.g. Max’s Mission, ACCESS, JCMH, La Clinica, HIV Alliance, Pathfinders/other peer support); host mini summits.
- Convene an interdepartmental team to keep pace with and address issues of homelessness in Ashland.

## Continue to Learn & Educate

- Keep pace with federal and state priorities.
  - Subscribe to news from the U.S. Interagency Council on Homelessness, National Alliance to End Homelessness, HUD Exchange, and Oregon Housing and Community Services (OHCS)
  - Monitor the work of the Oregon Interagency Council on Homelessness, the Senate Interim Committee on Housing and Development, the House Interim Committee on Housing and Homelessness, and the OHCS Housing Stability Council
- Convene, sponsor, and otherwise expand access to professional development courses for frontline staff, such as Motivational Interviewing techniques, trauma informed practices, equity, and cultural responsiveness.
- Provide and collect relevant data, analyze trends, and monitor the performance of the homeless services system, as well as individual programs.
- Continuously learn about what works and what doesn’t - and seek to understand why.

# The Players

## Federal



**The U.S. Interagency Council on Homelessness (USICH)** coordinates the work of 19 federal agencies to address homelessness. The USICH mission is “to coordinate the federal response to homelessness and to create a national partnership at every level of government and with the private sector to reduce

and end homelessness in the nation while maximizing the effectiveness of the federal government in contributing to the end of homelessness.”

USICH produces the strategic plan for addressing homelessness on a federal level (*All In*). The plan was developed in partnership with the 19 federal agencies that make up the USICH Council and is updated annually to reflect the latest evidence, progress, and input.

*All In* sets an ambitious goal to reduce homelessness 25% by 2025 and encourages state and local governments to use the plan as a blueprint for developing their own strategic plans and for setting their own ambitious goals for 2025. [View the Implementation Plans & Guidance](#) on the USICH webpage.



**The U.S. Department of Housing and Urban Development (HUD)** brings more than \$5 Billion to the Oregon economy. HUD provides funding in three ways:

- **Mortgage Insurance** - provides credit enhancements for home buyers and for multifamily developers. The insurance results in additional private investment exceeding \$4 billion in recent years.
- **Rental Assistance** - makes housing affordable for the very low-income. HUD contracts with local public housing authorities and private landlords to provide housing under the Low-Income Public Housing program, and the Housing Choice Voucher program (client-based and project-based vouchers). Rental assistance brings more than \$300 million to the Oregon economy.
- **Grants** - for housing and community development activities. HUD awards grants to local and state government, and occasionally non-profits. Awards are made either by formula distribution or by competitive process. See the Money Map section of this report for information on current grants benefiting Ashland.

## State

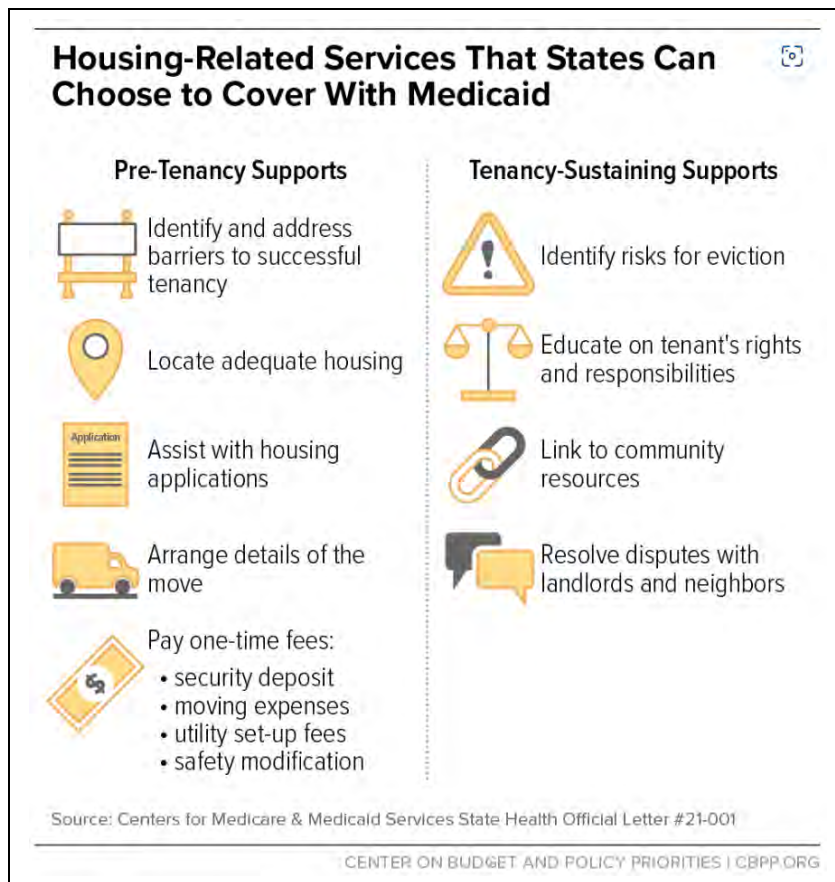
State government has several different agencies providing a wide variety of programs, grant funds, and services to support health, housing, and address issues of homelessness.

- **Oregon Housing and Community Services:**  
<https://www.oregon.gov/ohcs/pages/agency-programs.aspx>
- **Oregon Health Authority:** <https://www.oregon.gov/oha/pages/index.aspx>
- **Oregon Department of Human Services (DHS):**  
[https://www.oregon.gov/odhs/pages/default.aspx?utm\\_source=odhs&utm\\_medium=egov\\_redirect&utm\\_campaign=https%3a%2f%2fwww.oregon.gov%2fdhs](https://www.oregon.gov/odhs/pages/default.aspx?utm_source=odhs&utm_medium=egov_redirect&utm_campaign=https%3a%2f%2fwww.oregon.gov%2fdhs)
- **DHS, Youth Experiencing Homelessness Program:**  
<https://www.oregon.gov/odhs/providers-partners/homeless-youth/Pages/default.aspx>
- **Oregon Department of Education, McKinney Vento Program:**  
<https://www.oregon.gov/ode/schools-and-districts/grants/ESEA/McKinney-Vento/Pages/default.aspx>
- **Oregon Youth Authority:**  
<https://www.oregon.gov/oia/paroleprobation/Pages/residential.aspx>
- **Business Oregon:** <https://www.oregon.gov/biz/programs/CDBG/Pages/default.aspx>

The January 2024 issuance of the Governor's Executive Order (EO 24-03) refocused the **State Interagency Council on Homelessness**, originally formed in October 2022.

| 10 Participating State Agencies                           | What They Do                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Oregon Housing and Community Services (OHCS)</b>       | Housing finance agency that administers over 35 federal and state programs. Housing Stabilization and Homelessness Prevention administers SHAP, CSBG, EHA, ESG and others. Current ICH co-chair. Provides staffing support to ICH.                              |
| <b>Oregon Health Authority (OHA)</b>                      | Includes most of the state's healthcare programs including public health, behavioral health programs, and Oregon Health Plan. Current ICH co-chair.                                                                                                             |
| <b>Oregon Department of Human Services (ODHS)</b>         | Provides benefits and services to children, families, older adults, and people with disabilities. Administers SNAP, TANF, child protective services, foster care, developmental disability services. 75% of youth in foster care have experienced homelessness. |
| <b>Oregon Department of Veteran Affairs (ODVA)</b>        | Provides benefits to veterans including healthcare, service-related disability, housing, and drop-in services for unhoused folks.                                                                                                                               |
| <b>Oregon Department of Education (ODE)</b>               | Oversees the education of over 560,000 students in Oregon's public K-12 education system. 22,000 students reported being homeless, in shelter, or doubled up in 2019-20.                                                                                        |
| <b>Oregon Youth Authority (OYA)</b>                       | Part of Oregon's juvenile justice system. Provides community supervision and maintains five youth correctional facilities. Runs its own foster care program.                                                                                                    |
| <b>Oregon Department of Corrections (DOC)</b>             | The department has custody of adults sentenced to prison for more than 12 months. Provides oversight and funding for the community corrections activities of Oregon's 36 counties. 5% of adults in custody become unhoused upon release.                        |
| <b>Oregon Department of Transportation (ODOT)</b>         | Maintains highways, bridges, and other parts of the transportation system. Provides grants for communities providing public transportation.                                                                                                                     |
| <b>Oregon Department of Administrative Services (DAS)</b> | Implements policy and financial decisions made by the Governor and Legislature. Sets standards for and monitors how tax dollars are used.                                                                                                                       |
| <b>Oregon Department of Justice (ODOJ)</b>                | Provides legal representation to state government. Runs child support offices and crime victim and survivor services.                                                                                                                                           |

For more information, visit <https://www.oregon.gov/gov/policies/pages/interagency-council-on-homelessness.aspx>



Research shows that housing is a social determinant of health.

The poster (left) identifies housing-related services that states could choose to cover with Medicaid in 2021. These and additional housing-related services are now eligible costs under Oregon's Medicaid waiver.

## Region / County

### Jackson County Government

Through its federal Community Development Block Grant funds, Jackson County has provided staff and funding support for the Mobile Crisis Unit and for the local Continuum of Care (see next page).

The county government also provides services that interface with issues of homelessness, including public and behavioral health, Veteran services, and some resources through the Criminal Justice Division's Transition Center.

- Jackson County Mental Health:**  
[https://jacksoncountyor.gov/departments/health\\_human\\_services/programs\\_and\\_services/mental\\_health/index.php](https://jacksoncountyor.gov/departments/health_human_services/programs_and_services/mental_health/index.php)
- Veteran Services:**  
[https://www.jacksoncountyor.gov/departments/health\\_human\\_services/programs\\_and\\_services/veterans\\_services/index.php](https://www.jacksoncountyor.gov/departments/health_human_services/programs_and_services/veterans_services/index.php)
- Transition Center:**  
[https://jacksoncountyor.gov/departments/community\\_justice/transition\\_center/index.php](https://jacksoncountyor.gov/departments/community_justice/transition_center/index.php)



## Continuum of Care (CoC) Program

The CoC Program is designed to

- **Promote community-wide planning** and strategic use of resources to address homelessness
- **Improve coordination and integration with mainstream resources** and other programs targeted to people experiencing homelessness
- **Improve data collection and performance measurement**
- **Allow each community to tailor its programs** to the strengths and challenges in assisting homeless individuals and families within that community

The majority of CoCs are not legal entities. As such, a CoC designates a “lead agency” to serve in that capacity on its behalf. The lead agency for the Jackson County CoC is ACCESS, the regional community action agency.

More than 35 partners from non-profit organizations and government agencies participate in the local CoC.

Specific CoC responsibilities include

- Conducting an annual needs assessment
- Developing a homeless services response plan
- Prioritizing projects for HUD funding
- Submitting a comprehensive application and reports to HUD
- Operating a coordinated entry system (CES)
- Operating a homeless management information system (HMIS)

See the Regional Collaboration section of this report or visit [Home - Jackson County Continuum of Care \(jacksoncountyorcoc.org\)](https://www.jacksoncountyorcoc.org) for more information about the local CoC.

## Public Housing Authority

The Housing Authority of Jackson County (HAJC) provides regulated affordable housing units and rental assistance through the Housing Choice Voucher Program.

HAJC provides housing for more than 4,000 Jackson County households and administers nearly 2,100 Housing Choice vouchers. In the past, HAJC offered robust home repair loan program for homeowners. In FY2022, 23% of people served by HAJC were experiencing homelessness at the time of entry.

HAJC is one of the largest developers, owner, and operator of affordable rental housing in Southern Oregon.



## Ashland

### The City of Ashland

The City has established a Housing and Human Services Advisory Committee as the primary citizen body to advise the City Council on the housing and human service needs of the community and on the use of Community Development Block Grant funds, Affordable Housing Trust Funds, and Social Service Grant funds.

The Committee consists of nine voting members, one Southern Oregon University student liaison, and at least one City Council liaison, and is staffed by the Housing Program Manager. All members are appointed by the Mayor and confirmed by the City Council. The Committee meets on a monthly basis serving as an informed link between the citizens and the council.

### School District

The federal McKinney-Vento Act's Education of Houseless Children and Youth Program ensures that houseless children and youth are provided a free, appropriate public education, despite lack of a fixed place of residence or a supervising parent or guardian. Every school district in Oregon has at least one designated Houseless Student Liaison to provide direct assistance to families navigating houselessness and unaccompanied youths to access and achieve in school.

In Ashland, the district contracts with The Maslow Project to provide case management, resources, and transportation to homeless students and families in Ashland public schools.



### Ashland Public Library

As a program of the Jackson County Library District, a full-time **social worker** and a team of resource specialists (one specifically in Ashland) support patrons seeking referral to resources that address housing insecurity, substance use disorder and recover, mental health challenges, employment, and more. People can also request information online at <https://jcls.org/services/community-resources/#contact-social-worker>

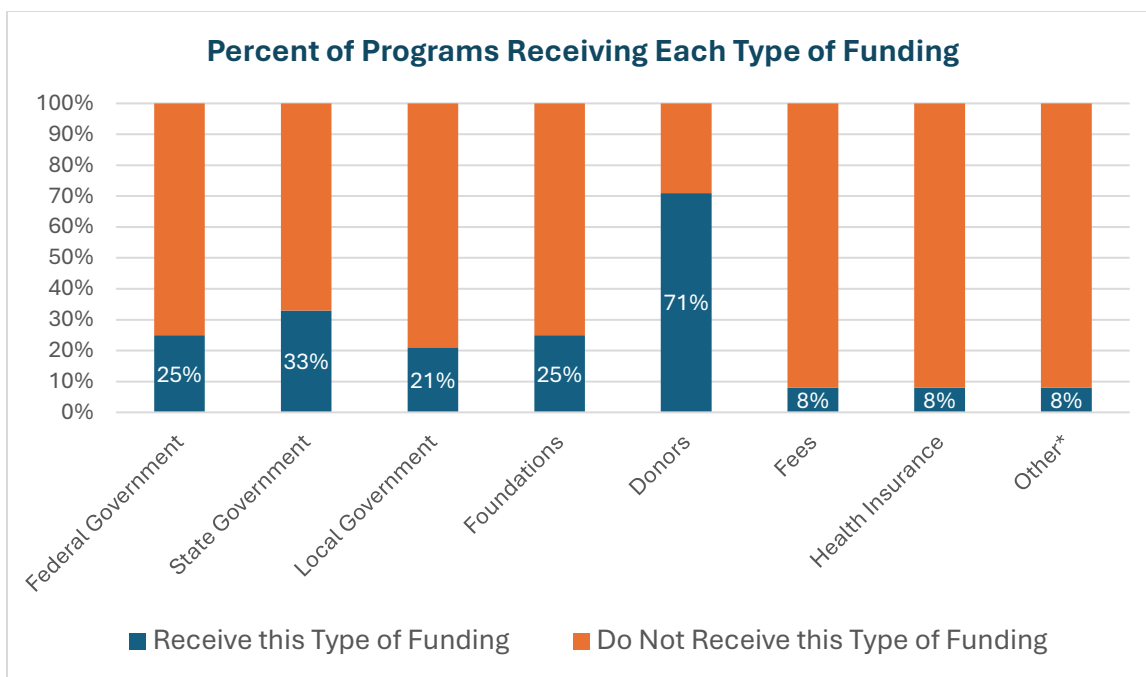
## Funding Streams

Service providers rely on a range of government and community funding sources to deliver homeless services. This section illustrates the current funding sources used in responding to the local homeless crisis.

The collective annual budget for the 24 homeless programs that provided information (30% of the identified programs) totals \$25,436,565.

The charts below show where these 24 programs (22 of which are in Ashland) get their funding:

| Programs Reporting Funding Sources |               |                    |              |            |            |            |        |      |                  |       |
|------------------------------------|---------------|--------------------|--------------|------------|------------|------------|--------|------|------------------|-------|
| Area                               | # of Programs | Sum Annual Funding | Federal Gov. | State Gov. | Local Gov. | Foundation | Donors | Fees | Health Insurance | Other |
| Region                             | 24            | \$ 25,436,565      | 6            | 8          | 5          | 6          | 17     | 2    | 2                | 2     |
| Ashland                            | 22            | \$ 4,986,565       | 5            | 6          | 5          | 6          | 17     | 2    | 2                | 2     |



\*Other includes fundraising events and store proceeds.

## Government Funding Streams

The City of Ashland has traditionally supported organizations whose mission is to provide direct services and resource assistance. The City does this by providing funding, the use of buildings, and contributions of staff time.

The City of Ashland has assigned approximately \$1,611,000 in the current biennium toward addressing the issues of homelessness. See Appendices for a list of grants.

The sources of funds distributed by the City include a State of Oregon Department of Administrative Services grant, federal Community Development Block Grant (CDBG) funding, the Affordable Housing Trust Fund, and City general funds. Funding has been used to support a variety of services and resources including:

- Severe weather shelter
- Emergency and transitional shelters with and without case management
- Rental assistance to avoid homelessness
- Case management to address homelessness for school aged children and families
- Shower and laundry facilities
- Emergency shelter and resources/navigation services

| Current federal, state, and local government grants specific to Ashland |                                               |
|-------------------------------------------------------------------------|-----------------------------------------------|
| Funding Stream                                                          | Granting Entity and Amount                    |
| HUD Community Development Block Grant                                   | State \$11,449,421, City of Ashland \$162,000 |
| HUD Continuum of Care                                                   | HUD \$320,217                                 |
| HUD Emergency Solutions Grant                                           | State \$1,975,255                             |
| HUD Housing Opportunities for People with AIDS                          | State \$734,941                               |
| HUD HOME Funds (housing development)                                    | State \$9,498,563                             |
| Housing Trust Fund (housing development)                                | State \$5,468,942*, City of Ashland \$100,000 |

\* As of 2024, the State begins using Oregon Centralized Application process to select projects for HTF funding based on first come, first served approach for projects that meet established criteria.

The City also dedicates staff time and other “in-kind/non-cash” resources to support local and regional efforts to coordinate and address issues of homelessness through a collaborative approach. These efforts have included:

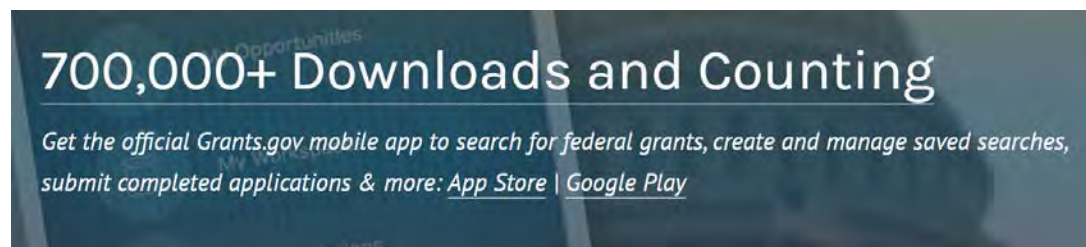
- Regional planning and funding through the Jackson County Continuum of Care
- Locations to park the volunteer- and staff-operated shower and laundry trailer
- Allowances for car camping on church properties
- Locations to host severe weather shelter

## Governor’s Executive Order Declaring a Homeless Emergency

In January 2023, Oregon Governor Tina Kotek declared a state of emergency due to the rise in homelessness. This launched a pathway for millions of dollars to flow to communities to expand housing-focused services - outreach, emergency shelter, and rapid rehousing, specifically. Below are **two examples of the funding** the Jackson County region received in 2024. For information about how these funds were distributed, contact the local CoC.

| Funding Stream / Initiative | Allocation for OR-502, Jackson Co. Region |
|-----------------------------|-------------------------------------------|
| Long-Term Rent Assistance   | \$ 3,879,257                              |
| Oregon Rehousing Initiative | \$ 1,152,692                              |

## Grants.Gov



<https://www.grants.gov/applicants/applicant-registration>

## HUD Build for the Future – Online Funding Navigator

The Funding Navigator provides a listing of funding opportunities under the Inflation Reduction Act (IRA), Bipartisan Infrastructure Law (BIL), and others across federal agencies to support efforts to enhance climate resiliency, energy efficiency, renewable energy integration, healthy housing, workforce development and environmental justice in HUD supported communities, programs, and properties. Find open and upcoming opportunities, including funding status and where to apply, for funds to implement **projects that reduce energy use and strengthen resiliency in communities.**

<https://www.hudexchange.info/programs/build-for-the-future/funding-navigator/>

## Community Funding Sources

The vast majority of Ashland’s homeless services rely heavily on community (non-government) funding. See page 19.

Interestingly, only the major players, such as ACCESS and OHRA get most of their funding from government grants. Smaller programs – typically providing supportive services, such as meals, clothing, transportation assistance, and other basic needs – garner the vast majority of their funding from foundation grants, community donations, and fundraisers.

## Nonprofit Association of Oregon (NAO)



NAO maintains a searchable database of grant opportunities available to nonprofit organization in Oregon: <https://nonprofitoregon.org/funding-opportunities/>

## Volunteers

Nearly half of the programs interviewed in Ashland (12 of 25) operate **solely** on volunteers.

The other programs are staff led, and nearly half of the staff-led programs (6 of 13) utilize volunteers, for a total of 72% that either rely solely or partially on volunteers. The seven other staff-led programs do not use volunteers.

The Subcommittee was not able to quantify the total number of volunteer hours but verified that the majority of supportive services (meals, showers, laundry) would not exist if it were not for the volunteers who dedicate time and resources in an effort to meet these local needs.



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*The majority of supportive services (meals, showers, laundry) would not exist if it were not for the volunteers who dedicate time and resources.*

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## Funding Streams Take Aways

### Government Funding

The vast majority of funding for homeless services comes from government sources.

It is the major players, such as ACCESS and OHRA that get most of their funding from government grants.

#### Potential Actions:

- Maximize government funds for local and regional services. Grants / grant writing / coordination – to support staffing and expanded capacity for support services, outreach, etc.
- Seek funding solutions from existing funding entities / engage in advocacy / activate a State legislative agenda

### Community (non-governmental) Funding

Nearly every non-profit organization depends on fundraising, with 71% reporting that they receive funds from individual donors. Organizations are essentially competing for the same donor resources.

Preliminary research identified a practice in Chico, CA where people can contribute to a central fund to help address the needs of people experiencing homelessness.

#### Potential Action:

- Create an online portal for donor-designated contributions.

---

#### *Imagine if...*

*You could click on one website and*

*Make a one-time or recurring donation*

*To a specific organization or*

*To a population of interest (youth, families, seniors, Veterans...or*

*To the area of greatest need*

*In the town of your choice*

*You could then opt in to receive agency-specific and/or a regional newsletters that would keep you informed of activities, opportunities, and progress being made to address issues of homelessness.*

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## Volunteers

The sentiments expressed in response to the Subcommittee’s public surveys revealed a high level of compassion and interest in addressing the myriad of issues faced by people experiencing homelessness.

Seven (7) of the 49 resources/programs in the Subcommittee’s Service Inventory are efforts spearheaded by or supported completely by volunteers. Six (6) of these are in Ashland. Another six professionally staffed organizations also stated that they use volunteers.

The SWOT analysis of current programs highlighted the fact that volunteers are “aging out.”

### **Potential Actions:**

- Encourage volunteer recruitment and management for support services (i.e. community meal providers)
- Provide more community education about the opportunities to volunteer
- Promote and provide regular and accessible volunteer training / orientation sessions

# Services Inventory & SWOT Analysis

The Subcommittee conducted an inventory and surveyed service providers about the extent to which they offer several types of services in or around Ashland. The service types below are defined by HUD and were used by the Subcommittee to group and analyze the local resources.

## Definitions of Types of Homeless Services

Homeless Services are ones that exist specifically to address the needs of people experiencing homelessness.

- **Eviction Prevention** programs should intervene as early as possible, for the briefest duration and minimum resources to be adequately effective.
- **Supportive Services** are designed to meet non-housing needs of people experiencing homelessness, such as food/meals, resource centers, showers, laundry, etc.
- **Street Outreach** includes staff and materials to reach people experiencing homelessness in public and other settings to 1) meet immediate/crisis needs, and 2) engage them in the homeless response system of housing-related services.

Street Outreach services should meet people where they are, with progressive engagement toward permanent housing (Housing-Focused Street Outreach).

- **Emergency Shelter** provides, at a minimum, safe, habitable shelter for one or more nights. Emergency Shelter may also include meals, resource navigation, and housing-focused case management.

| Shelter Type           | Description                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Day Shelter            | Drop-in, with or without addition services, often (but not always) part of a resource center.                                    |
| Night-by-Night Shelter | Drop-in, typical hours of 7 pm-7 am, but often include a dinner and a breakfast.                                                 |
| Duration Shelter       | Short-term shelter, typically 1-4 weeks, with case management. Can serve as “bridge shelter” prior to permanent housing.         |
| Transitional Shelter   | Cased managed services, typically 6-18 months, depending on client needs for stabilization while preparing for permanent housing |

- **Transitional Housing** is designed to provide homeless individuals and families with interim stability and support for up to 24 months to successfully move to and maintain permanent housing.
- **Permanent Housing** -
  - o **Rapid Rehousing** emphasizes housing search and relocation services and short- and medium-term rental assistance to move homeless people and families (with or without a disability) as rapidly as possible into permanent housing.
  - o **Permanent Supportive Housing** is permanent housing with indefinite leasing or rental assistance - paired with supportive services to assist homeless people with a disability or families with an adult or child member with a disability achieve housing stability. Clients pay a portion of their rent, not to exceed 30% of their income.

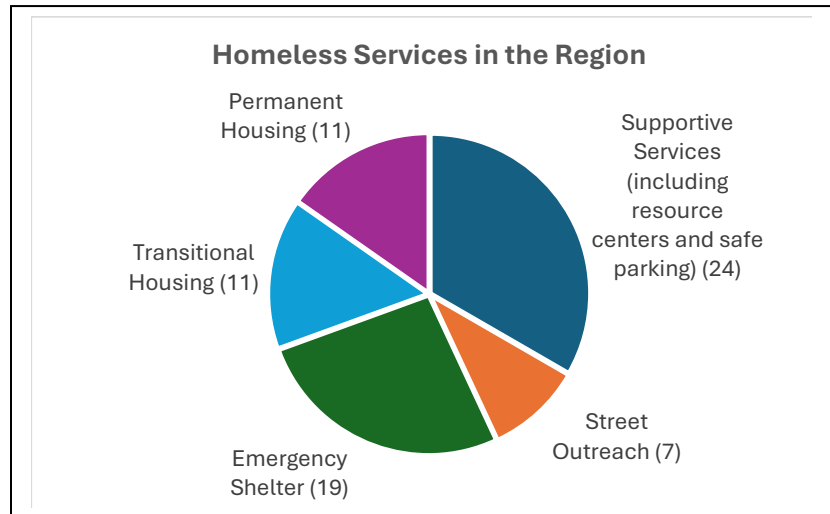
## A Note About Mainstream Services

Mainstream services are those that exist to support a need, regardless of an individual's housing situation. People experiencing homelessness may access these services, but they do not exist solely as resources for people experiencing homelessness.

Mainstream services (food banks, TANF, etc.) are not included in the inventory. However, mainstream services are critical resources for many households experiencing homelessness.

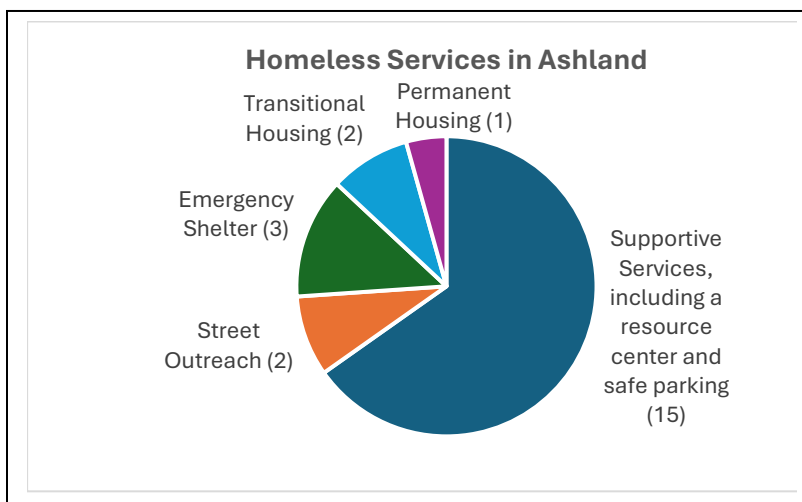
## Tally of Homeless Services and Locations

**Services in the Region:** The Subcommittee identified 80 homeless services in the area and was able to conduct interviews with 49 (61%).



|             | Support Service | Resource Center | Safe Parking | Street Outreach | Emerg. Shelter | Trans. Housing | PH - RRH | PH - PSH | Other | Total |
|-------------|-----------------|-----------------|--------------|-----------------|----------------|----------------|----------|----------|-------|-------|
| Identified  | 19              | 3               | 2            | 7               | 19             | 11             | 6        | 5        | 8     | 80    |
| Interviewed | 10              | 3               | 2            | 3               | 15             | 5              | 3        | 2        | 6     | 49    |
|             | 53%             | 100%            | 100%         | 43%             | 79%            | 45%            | 50%      | 40%      | 75%   | 61%   |

\* Seven of the eight "other" services were activities coordinated by churches to donate funds, food, supplies, and volunteer time to other service providers. The eighth service was Ashland's Night Lawn.

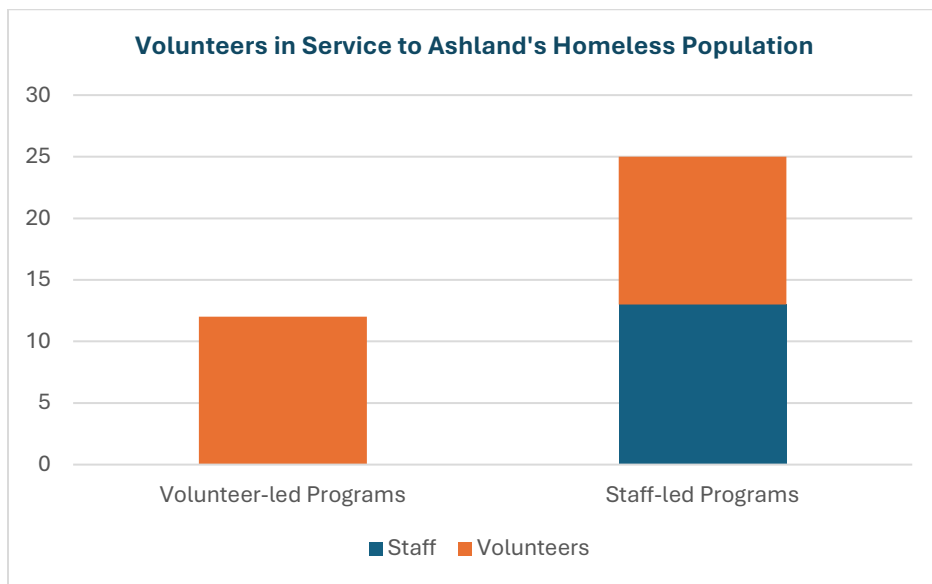


**Services in Ashland:** Twenty-nine (29) of the 80 homeless services the Subcommittee identified were available in Ashland, and interviews were conducted with 25 of those (86%).

\* One of the emergency shelters and one of the transitional housing sites listed has since closed.

|             | Support Services | Resource Center | Safe Parking | Street Outreach | Emerg. Shelter | Trans. Housing | PH - RRH | PH - PSH | Other | Total |
|-------------|------------------|-----------------|--------------|-----------------|----------------|----------------|----------|----------|-------|-------|
| In Ashland  | 11               | 2               | 2            | 2               | 3*             | 2*             | 0        | 1        | 6     | 29*   |
| Interviewed | 9                | 2               | 2            | 0               | 3              | 2              | 0        | 1        | 6     | 25    |
|             | 82%              | 100%            | 100%         | -               | 100%           | 100%           | -        | 100%     | 100%  | 86%   |

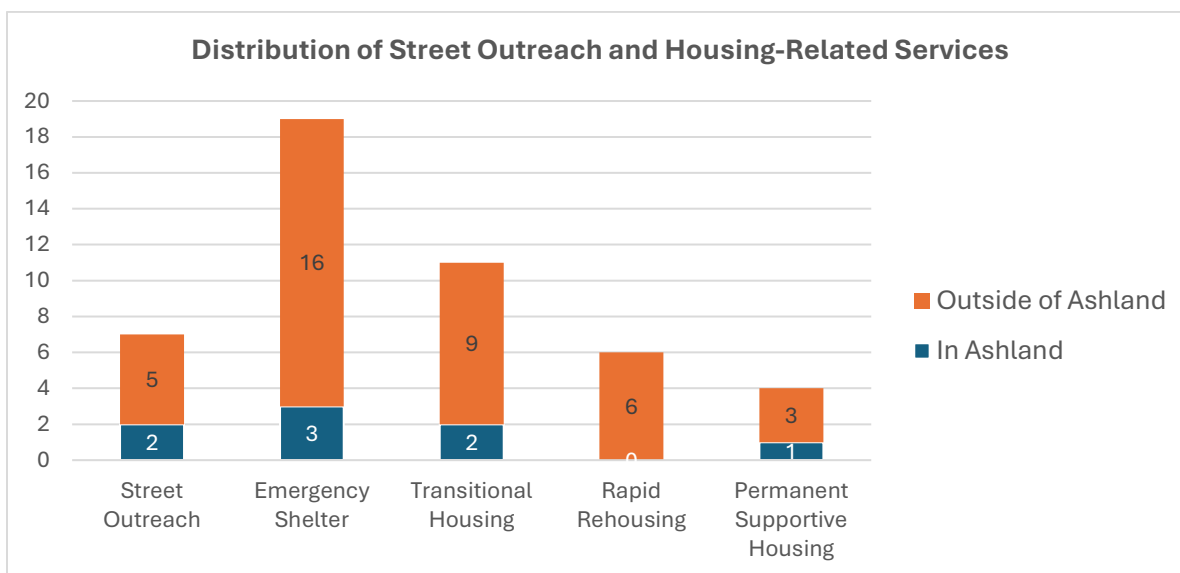
**Volunteer-led.** Twelve of the twenty-five programs interviewed in Ashland (48%) operate solely on volunteers. The others are staff led, and six of those (46%) utilize volunteers, for a total of 72% that either rely solely or partially on volunteers.



## Distribution of Services

The 80 services identified is not a comprehensive list, particularly as it relates to Support Services (meals, showers, laundry, etc.) and programs in the “other” category (primarily places of worship that donate funds, supplies, and volunteer time to other programs).

However, the list is believed to be comprehensive in terms of Street Outreach, Emergency Shelters, Transitional Housing, Rapid Rehousing, and Permanent Supportive Housing.



## Support Services

Eleven Ashland support services provide laundry, showers, and meals to people experiencing homelessness.

## Resource Centers

As a service of the Jackson County Library District, the Ashland Library has a Resource Specialist that provides referrals to myriad of social services.

In addition, Opportunities for Housing, Resources and Assistance (OHRA), located at the OHRA Center in South Ashland operates a resource center for people experiencing homelessness or housing insecurity in Ashland.

## Safe Parking

The Subcommittee identified two safe parking sites in Ashland, with a total of seven parking spots, supplemented by porta-potties.

### *Support Services – Resource Centers – Safe Parking Sites in Ashland*

| Organization                      | Program                          | # of People Served            |
|-----------------------------------|----------------------------------|-------------------------------|
| First Congregational Church       | Good Neighbor Program            | Unknown                       |
| First Presbyterian Church         | Car Camping                      | Unknown; 4 parking spaces     |
| Hawthorn Park Potluck             | Hawthorn Park Potluck            | 2,000 meals served annually   |
| Havurah Shir Hadash               | Safe Parking                     | Unknown; 3 parking spaces     |
| Jackson Regional Library Services | Ashland Homeless Services Desk   | Unknown                       |
| La Clinica del Valle              | Health Services at OHRA          | 177 individuals in one year   |
| Laundry Love                      | Laundry Love                     | 805 visits in a year          |
| Maslow Project                    | McKinney Vento Homeless Students | Unknown                       |
| Mestrovich, Janai                 | Meals for Homeless @ Night Lawn  | Unknown; daily meals          |
| Monday Meals                      | Monday Meals                     | 2,000 meals served annually   |
| OHRA                              | Laundry/Shower Trailer           | 1,601 visits in a year        |
| OHRA                              | Resource Center                  | 1,966 individuals in one year |
| Peace House                       | Uncle Foods Diner                | 6,500 meals served annually   |
| Recovery Cafe                     | Recovery Cafe                    | Unknown; no records kept      |
| S. OR Jobs with Justice           | Peace Meal                       | 6,240 meals served annually   |
| St. Vincent de Paul               | Ashland Conference               | 143 individuals in one year   |



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*Street outreach is often the first contact with individuals and families experiencing homelessness.*

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## Street Outreach

Street Outreach is limited in Ashland. The Maslow Project recently launched a mobile outreach unit to engage youth and young adults experiencing homelessness. The OHSU Street Nursing program does outreach once a week.

The most robust outreach effort in Ashland is a handful of individuals who volunteer more than 200 hours per month to help people experiencing homelessness navigate resources ranging from health care to housing, getting a valid I.D., food, and finding a safe place to sleep.

Three other agencies provide street outreach throughout the county: ACCESS, Jackson County Health & Human Services, and Southern Oregon Rehabilitation Center & Clinics/Department of Veterans Affairs.

## Emergency Shelters

When the Subcommittee conducted the inventory, there were three shelters in Ashland – two residential 24/7 shelters and one severe weather shelter. The 30-bed residential shelter at 2200 Ashland Street has since ceased operation.

| Shelters               | Capacity           |
|------------------------|--------------------|
| OHRA Shelter           | 52 units w/72 beds |
| Severe Weather Shelter | 28 mats            |

---

### ***Let me tell you about...***

*A gentle, quiet man who stayed at the shelter for a while and made beautiful art objects, which he sold successfully on the street, eventually made it up through the waitlist and into his own apartment. We celebrated his last night at the shelter. A week later, he was back at the shelter dinner table. I asked him what happened - if he'd lost his place. He looked sheepish. "No," he said, "but it's kinda lonely there."*

---

## Transitional Housing

Parker House is the only Transitional Housing program in Ashland, with five units and a total of 15 beds.

## Permanent Housing (RRH and PSH)

Ashland has no direct access to Rapid Rehousing (RRH), as the administration and case management for RRH is located in Medford.

Columbia Care operates a 30-bed Permanent Supportive Housing (PSH) project in Ashland.

## Other Services

Five Ashland churches collect and donate cash, food, clothing, supplies, and volunteer time to resource other community programs, such as the severe weather shelter, meal programs, Laundry Love, and OHRA services.

The Ashland Night Lawn (18 camping sites) is another resource that does not fit neatly into any other category. The space is designated for camping from 7:00 p.m. to 7:30 a.m. (summer) and 4:30 p.m. to 8:30 a.m. (winter) but is not a managed campground. Health and safety concerns have plagued this sight, and local advocates are working with city officials to improve conditions.

## Housing Inventory Count

Each year, the region's Housing Inventory Count (HIC) is reported to the U.S. Department of Housing and Urban Development (HUD). The data includes the number of homeless services beds on the night of the annual Point-in-Time Count.

- For shelter and transitional beds, this data is fairly static.
- For market-based rehousing programs (e.g., Rapid Rehousing, Veteran Housing Vouchers), the count includes only the number of people housed that night (and not the number of possible vouchers).

The HIC provides data to identify the level of available shelter and housing resources to community need. Maintaining and reporting on the HIC is one of the roles of the regional Continuum of Care.

Jackson County's 2024 HIC includes the vast majority, but not all of the region's shelter and housing programs. (See Appendices for the 2024 Jackson County HIC.) Editing based on the Subcommittee's Services Inventory shows the following:

|                                     | All Year<br>Around Beds | Weather<br>Activated Beds | Total Beds   |
|-------------------------------------|-------------------------|---------------------------|--------------|
| <b>Temporary Shelter</b>            |                         |                           |              |
| - Emergency Shelter                 | 426                     | 78                        | 504          |
| - Transitional Housing & Safe Haven | 363                     |                           | 363          |
| <b>Permanent Housing</b>            |                         |                           |              |
| - Rapid Rehousing                   | 478                     |                           | 478          |
| - Permanent Supportive Housing      | 139                     |                           | 139          |
| <b>Totals</b>                       | <b>1,406</b>            | <b>78</b>                 | <b>1,484</b> |

A 52-unit shelter operated by OHRA (with 72 beds) is Ashland's only emergency shelter and provides residential shelter and housing navigation.

Parker House provides five units (15 beds) for transitional housing in Ashland, and Columbia Care's Rogue Ridge provides 30 permanent supportive housing beds.

---

*With an estimated 230-320 people experiencing homelessness in Ashland, there are only 117 beds.*

---

| Facility-Based Beds                         |                      |                |              |                           |
|---------------------------------------------|----------------------|----------------|--------------|---------------------------|
| Type                                        | In Jackson<br>County | # in Ashland   | % in Ashland | Facility                  |
| Emergency Shelter                           | 426                  | 72             | 16.9%        | OHRA Center               |
| Transitional/Safe Haven                     | 363                  | 15<br>(all TH) | 4.1%         | Parker House              |
| Permanent Supportive<br>Housing             | 114                  | 30             | 26.3%        | Rogue Ridge               |
| <b>Year Around Facility-<br/>Based Beds</b> | <b>903</b>           | <b>117</b>     | 12.9%        |                           |
| Severe Weather/Smoke<br>Shelter Beds        | 78                   | 28             | 35.9%        | Severe Weather<br>Shelter |
| <b>Total</b>                                | <b>981</b>           | <b>145</b>     | 14.8%        |                           |

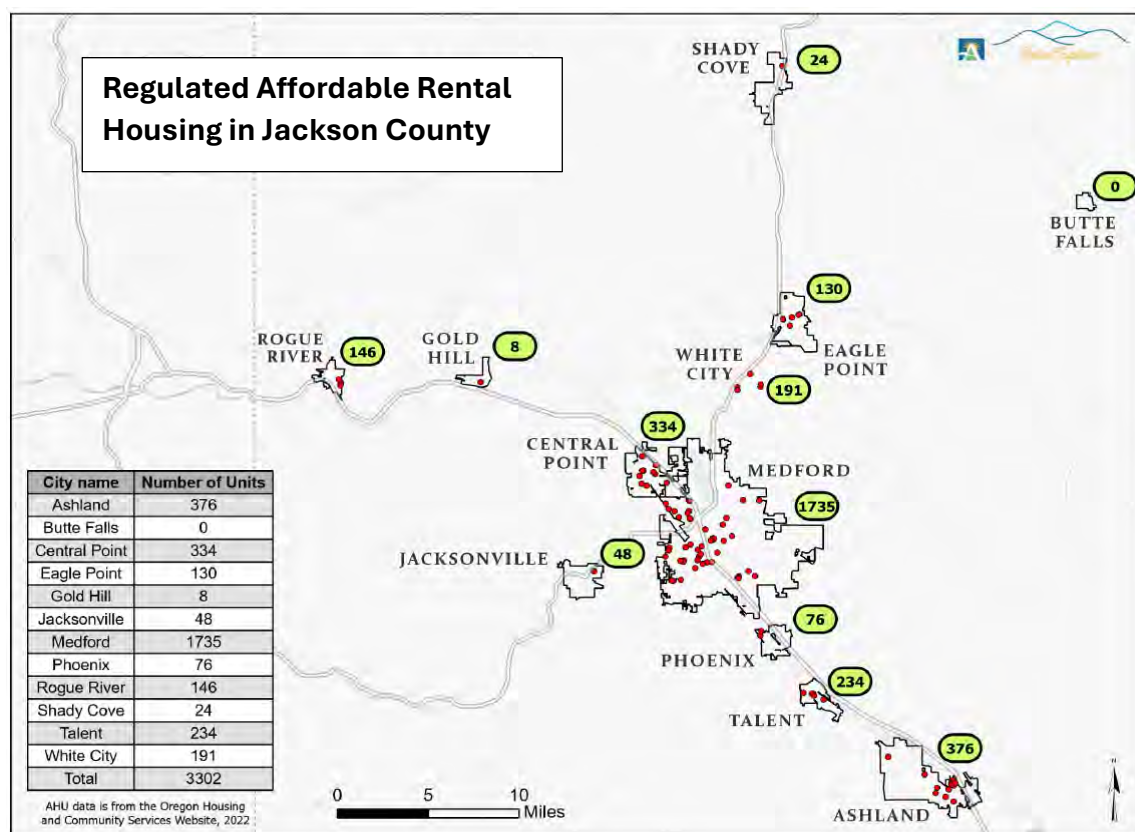
## Affordable Housing Units

A lack of available and affordable housing contributes to homelessness.

In addition to the aforementioned types of homeless services, the full continuum also includes affordable housing. Most often the cost of developing, managing, and maintaining *affordable housing* is supported by government funds to allow households below a certain income level to have access to safe, sustainable, and affordable housing.

Rapid Rehousing and Housing Choice Voucher programs provide subsidies to households with the lowest incomes; however, those programs depend on the availability of regulated affordable housing units.

Throughout the region, there exist more than 3,300 multifamily rental units regulated to be affordable as required by the federal and state funding utilized to build them. 11.4% (376 units) are in Ashland.



\*Please note, this map does not include affordable housing ownership units deed restricted through the City of Ashland Affordable Housing program.

The [City of Ashland Housing Capacity Analysis](#) provides a more thorough analysis of the community's housing needs.

## SWOT Analysis

The Subcommittee's 49 program interviews included an analysis of each program's strengths, weaknesses, opportunities, and threats (SWOT). See Appendices for a list of programs. The **common themes** were:

- Need for information, data, and data sharing
- A call for coordinated services and more connection between partners in the region
- More funding, particularly steady and flexible funding
- Staff are at or beyond capacity, staff/volunteer shortages
- Need for more outreach services



## SWOT by Service Type

The information provided by the 49 programs was subdivided by program type. (See the beginning of this section, pages 25-26 for definitions of program type.)

### *Support Services (meals, laundry, showers)*

| Strengths                                                                                                                                                                                                                       | Weaknesses                                                                                                                                                                                                                         | Opportunities                                                                                                                                                                                                                       | Threats                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Variety of services/programs</li> <li>• Diversity of entities/partners</li> <li>• Committed/persistent people</li> <li>• Community building</li> <li>• Strong relationships</li> </ul> | <ul style="list-style-type: none"> <li>• Abundance of needs</li> <li>• Need for more \$\$</li> <li>• Need more volunteers/staff</li> <li>• Burnout (staff/volunteers)</li> <li>• Not adequately servicing Veteran needs</li> </ul> | <ul style="list-style-type: none"> <li>• Grants</li> <li>• Community</li> <li>• Variety of partners</li> <li>• Building partnerships</li> <li>• Collaboration</li> <li>• Build infrastructure (e.g., commercial kitchen)</li> </ul> | <ul style="list-style-type: none"> <li>• Aging volunteers</li> <li>• Changing political environment</li> <li>• Social opinions/media</li> <li>• Increased food costs</li> <li>• Increased supply costs</li> <li>• End of funding</li> </ul> |

### *Emergency Shelters & Transitional Housing*

| Strengths                                                                                                                                                                                                                                                            | Weaknesses                                                                                                                                                                                                                                                                                                                              | Opportunities                                                                                                                                                                                                       | Threats                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Location - predictable, safe</li> <li>• Extensive &amp; effective partnerships</li> <li>• Always prospecting</li> <li>• Bilingual/cultural competence</li> <li>• Specialized grants</li> <li>• Strong volunteers</li> </ul> | <ul style="list-style-type: none"> <li>• Aging volunteers</li> <li>• No regulated standards for staffing, lack of training/support</li> <li>• Lack of funding, staff</li> <li>• Need staffing levels evaluated</li> <li>• Shelter closed</li> <li>• Need better/larger facilities</li> <li>• Growing population of houseless</li> </ul> | <ul style="list-style-type: none"> <li>• Volunteer, partners, food bank</li> <li>• More state funding – homeless and fire</li> <li>• Education tuition reimbursement</li> <li>• Promote/hiring new staff</li> </ul> | <ul style="list-style-type: none"> <li>• Losing house/facility</li> <li>• Political pendulum</li> <li>• Always chasing money</li> <li>• Succession planning</li> <li>• Insufficient cultural competence</li> <li>• Need more infrastructure for smaller organizations</li> <li>• Need reliable funding</li> <li>• Co-morbidity</li> </ul> |

### *Rapid Rehousing, Permanent Housing, Veteran's Services*

| Strengths                                                                                                                                                                                               | Weaknesses                                                                                                                                                                                                                                                                                                                                                                                                                                        | Opportunities                                                                                                                                                                                                                                                                                                                                                                          | Threats                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Pride in mission/organization</li> <li>• Wrap around services</li> <li>• Dedicated staff</li> <li>• Many entry points</li> <li>• Community building</li> </ul> | <ul style="list-style-type: none"> <li>• Lack of data</li> <li>• Lack of follow-up, long term outcomes</li> <li>• Not enough staff/volunteers</li> <li>• High turnover</li> <li>• Lack of case management</li> <li>• Wait line</li> <li>• Daily, complex needs</li> <li>• Increasing demand</li> <li>• May be limited to people who are "housing ready"</li> <li>• Services don't meet individual's needs</li> <li>• Require referrals</li> </ul> | <ul style="list-style-type: none"> <li>• Continuous improvement, education, and development for staff</li> <li>• Improve coordinated entry system</li> <li>• Increased actions to improve transportation</li> <li>• Build more capacity in smaller organizations</li> <li>• Standardize definitions of "wrap around" services</li> <li>• 18–24-year-olds need more services</li> </ul> | <ul style="list-style-type: none"> <li>• Funding is political and unstable</li> <li>• Shortage of housing vouchers</li> <li>• "sketchy" property managers/evictions</li> <li>• "sketchy" clients/residents – problem behaviors</li> <li>• Aging – geriatric care</li> <li>• Centralization of services (creates access challenges)</li> <li>• 2 major players, so left with few other options</li> </ul> |

### *Street Outreach, Day Center, Safe Parking Services*

| Strengths                                                                                                                                                                                                  | Weaknesses                                                                                                                                                                                 | Opportunities                                                                                                                                                                                                                                                                  | Threats                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Network of partners</li> <li>• \$ from Governor's Emergency Order</li> <li>• Offer a safe place (parking)</li> <li>• A willing subset of the community</li> </ul> | <ul style="list-style-type: none"> <li>• Staff/volunteer shortages</li> <li>• Parking serves too few people</li> <li>• Budget cuts</li> <li>• Needs are higher than the funding</li> </ul> | <ul style="list-style-type: none"> <li>• More services – geriatric</li> <li>• Create shared standards of care</li> <li>• More outreach</li> <li>• Long term programs</li> <li>• Recruit/provide opportunities for younger work force</li> <li>• Community education</li> </ul> | <ul style="list-style-type: none"> <li>• Aging population (volunteers)</li> <li>• Change in willingness (safe parking)</li> <li>• Lack of community patience</li> <li>• Hard to raise \$\$</li> </ul> |

The Subcommittee reviewed the interview forms to identify common barriers reported by providers, then identified potential solutions to those barriers.

| Barriers Reported by Providers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Potential Solutions Identified by Subcommittee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Fear/discomfort/distrust</li> <li>• Criminalization of homelessness</li> <li>• Lack of affordable housing</li> <li>• Behavioral health needs/crisis</li> <li>• Inconsistent funding</li> <li>• Constant crisis</li> <li>• Underpaid positions</li> <li>• Mental health impacts (i.e., burnout) on staff and volunteers</li> <li>• Access to information: general public, potential clients, staff, what's working and not</li> <li>• Burden of data entry</li> </ul> | <ul style="list-style-type: none"> <li>• Community education; a communications plan</li> <li>• Defining &amp; training staff for specific skill sets</li> <li>• Mental health court &amp; drug court</li> <li>• Incentivize affordable housing</li> <li>• Provide staff support: respite, rotations, sabbaticals</li> <li>• Continue with check-ins longer/more follow-up</li> <li>• Longer client engagement to support stability</li> <li>• Adequate staffing models</li> <li>• Collaborate on regional strategies</li> <li>• National service program</li> </ul> |



## Services Inventory & SWOT Analysis Take Aways

The “Weaknesses” and “Opportunities” sections of the SWOT analysis are commonly two sides of the same coin. For example:

| Weakness                                       | Opportunity                                |
|------------------------------------------------|--------------------------------------------|
| <i>Services don’t meet individual’s needs.</i> | <i>18–24-year-olds need more services.</i> |

### Supportive Services

The most abundant resources for people experiencing homelessness in Ashland are free meals. Multiple community groups comprised of dozens of volunteers provide thousands of home cooked meals to people in need. The settings vary from parks to churches and non-profit locations, the Night Lawn, and the Extreme Weather Shelter. This is not to say that people experiencing homelessness have their food needs met.

#### Potential Actions:

There is a great opportunity for **additional supportive services**

- Storage for personal belongings
- Public bathrooms
- Access to water
- Public gathering places
- Community health workers
- Electronics charging areas and Wi-Fi
- Hygiene supplies
- Showers
- Laundry
- Meals
- Gas and transportation vouchers
- Gym memberships

| Opportunities                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Grants</li><li>• Community</li><li>• Variety of partners</li><li>• Building partnerships</li><li>• Collaboration</li><li>• Build infrastructure</li></ul> |

| Opportunities                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• More services – geriatric</li> <li>• Create shared standards of care</li> <li>• More outreach</li> <li>• Long term programs</li> <li>• Recruit/provide opportunities for younger work force</li> <li>• Community education</li> </ul> |

## Street Outreach

Street outreach is regarded as a critical component for successful transition from homelessness to housing.(footnote) It can also provide much-needed triage for health and safety concerns.

### Potential Actions:

- Housing-focused Street Outreach
- Outreach that meets the needs of the older population
- An outreach “hotline” anyone can call when concerned

## Residential Needs from Shelter to Housing

With an estimated 230-320 people experiencing homelessness in Ashland, there are only 117 beds (occupied).

### Potential Actions:

- Incentivize development of housing that is affordable.
- Support more Affordable Housing (subsidized, regulated, low-rent units).
- Advocate for more Permanent Supportive Housing (for those with disabilities).
- Create access in Ashland to Rapid Rehousing (12-24 months of financial assistance and case management).
- Explore the need for more Transitional Housing.
- Expand Emergency Shelter (immediate access, ideally with supportive services and housing-focused case management).
- Establish Medical Respite beds (step down housing after hospitalization/treatment).

## Emergency Shelter / Transitional Housing <- - -> Rapid Rehousing / Supportive Housing

| Opportunities                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Volunteer, partners, food bank</li> <li>• More state funding – homeless and fire</li> <li>• Education tuition reimbursement</li> <li>• Promote/hiring new staff</li> </ul> |

| Opportunities                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Continuous improvement, education, and development for staff</li> <li>• Improve coordinated entry system</li> <li>• Increased actions to improve transportation</li> <li>• Build more capacity in smaller organizations</li> <li>• Standardize definitions of “wrap around” services</li> <li>• 18–24-year-olds need more services</li> </ul> |

# Data

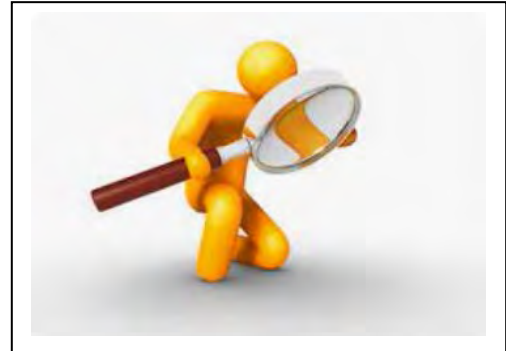
## A Note About Data Sources

### Public Data Sources

A variety of public agencies gather data relevant to homelessness, however, there are few common standards, and much data is difficult for the public to view or obtain.

**Unavailable.** The following are data that would be helpful, but seem to be unavailable locally:

- Emergency responder services to people experiencing homelessness
- Crime data showing perpetrator and victim by homeless status
- GIS mapping of homeless encampments on a month-by-month basis



**Difficult to Gather.** The following are examples of public data that exist but the Subcommittee was unable to gather:

- Emergency Department visits by people experiencing homelessness
- Ashland-specific data about eviction cases

**Available.** The following are examples of public data that are readily available:



- School Districts provide data to Oregon Department of Education's McKinney Vento Program for students enrolled in public schools identified as experiencing homelessness.



- Since January 1, 2022, reports of death were required to list the residence address as "Domicile Unknown" for decedents who were homeless at the time of death. This Oregon requirement was the result of 2021 Legislation, SB 850.



## Homeless Management Information System

Programs funded by federal (and Oregon) homeless services grants are required to participate in a single regional Homeless Management Information System (HMIS) governed by the local Continuum of Care unless the organization meets the criteria of being a Domestic Violence Service Provider (DV provider).\*

\*Under federal law, to ensure client privacy, a DV provider must use a separate, comparable data system. Aggregate data from the DV system are integrated with HMIS data for reporting purposes.

Similar to every Continuum of Care, the Jackson County CoC has limited data capacity. While each program provider is required to enter their data in HMIS, a CoC typically has less than a full-time staff member to oversee the HMIS data system, primarily for the purposes of reporting to the State or HUD.

## What the Data Says

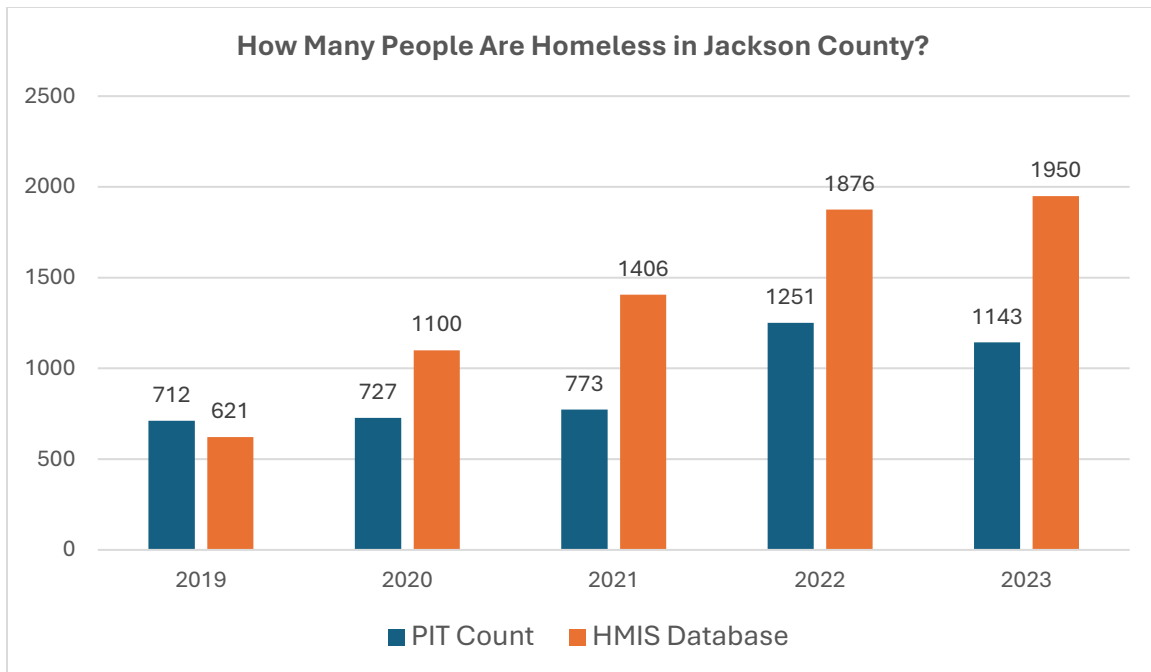
Oregon has one of [the highest rates of homelessness](#) in the country.

## How Many People Are Homeless?

The numbers typically used to quantify how many people are homeless come from different methodologies and depend on three basic factors.

| Factors                                  | Options                                                                                               |
|------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 1. The way in which numbers are gathered | A snapshot or Point-in-Time (PIT) Count, the CoC database of individuals (HMIS), or a school district |
| 2. The time period selected              | A day, a calendar year, a federal fiscal year, or a school year (or any part thereof)                 |
| 3. The definition of “homeless”          | HUD uses one definition, and the Department of Education uses another                                 |

- The annual PIT Count tells you how many people were identified as experiencing homelessness on a single night during the last week of January (timeframe set by HUD). These people either stayed in a shelter/transitional housing or in a place not meant for human habitation (streets, cars, bus station, etc.)
- Each federal reporting year (October 1 – September 30), the number of unduplicated individuals in the local HMIS database is reported to HUD. These people met the HUD definition of homeless.



A complicating factor is the varying definition of “homeless” between HUD and the U.S. Department of Education. Beyond the HUD definition, schools include students who are doubled up with another family. More information on students experiencing homelessness is provided later in this section.

## Evictions in Jackson County

Evictions can be a major driver of homelessness and a barrier to securing future housing. A 2023 report by Portland State University provides eviction data by county (see Appendices), including baseline information about renter occupied units, median rent, and affordability.



Nearly half (49%) of Jackson renters are **rent-burdened**, meaning they spend **30% or more of their income on rent**. Nearly a quarter (24%) are **severely rent-burdened**, meaning they spend **50% or more of their income on rent**.

A higher percentage of eviction cases in Jackson County result in eviction compared to cases statewide.

In 2023, 37% of Jackson eviction cases resulted in evictions, compared to only 27% statewide. Similarly, the year prior (2022) 43% of Jackson eviction cases resulted in eviction, compared to 36% statewide. See chart on next page.

|              | Cases Filed |                        | Case Outcomes                |              |                       |
|--------------|-------------|------------------------|------------------------------|--------------|-----------------------|
|              | #           | # per 100 rental units | Eviction Judgement (evicted) | Dismissed    | Final Outcome Unknown |
| 2022 Jackson | 1,046       | 3.3                    | 446 (43%)                    | 593 (57%)    | 6 (1%)                |
| 2022 Oregon  | 18,812      | 3.1                    | 6,723 (36%)                  | 11,486 (61%) | 529 (3%)              |
| 2023 Jackson | 1,118       | 3.5                    | 419 (37%)                    | 403 (36%)    | 296 (26%)             |
| 2023 Oregon  | 22,470      | 3.7                    | 6,161 (27%)                  | 12,359 (55%) | 3,916 (17%)           |

## Supply and Demand

Oregon [ranks fourth](#) in failing to produce enough housing for its residents, behind California, Colorado and Utah. Oregon is [currently behind in building 140,000 housing units](#) and needs to produce over 400,000 homes in the next 20 years to keep up with demand.





## Demographics / Populations Experiencing Homelessness

### Annual Point-In-Time (PIT) Count

Each CoC is required to conduct an annual Point-In-Time (PIT) Count. In odd-numbered years, the PIT Count must include people in homeless shelters and transitional housing (the *Sheltered Count*), as well as people living on the streets (the *Unsheltered Count*).



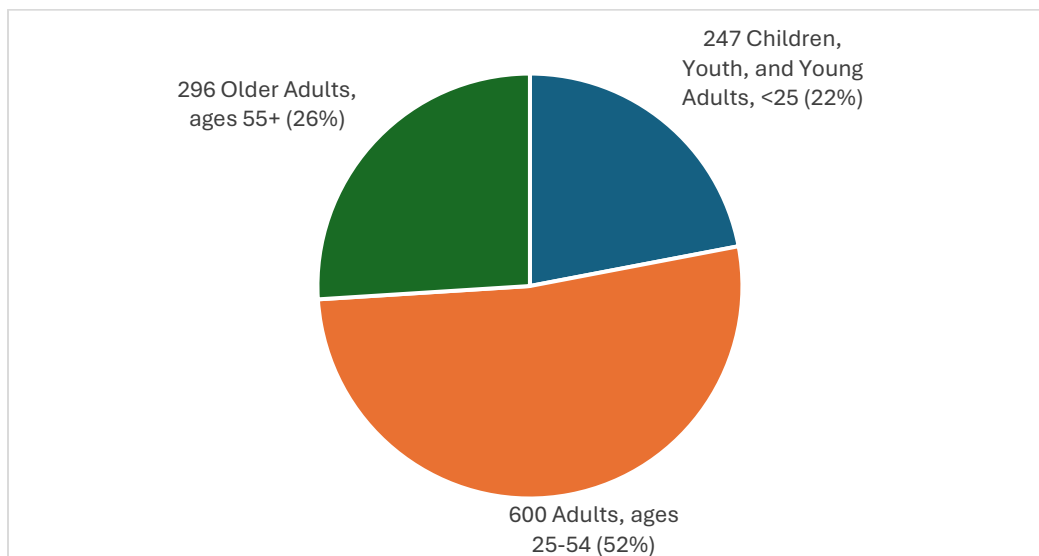
The number of people able to be contacted during the Unsheltered Count depends on weather, the number of volunteers, and methodology.

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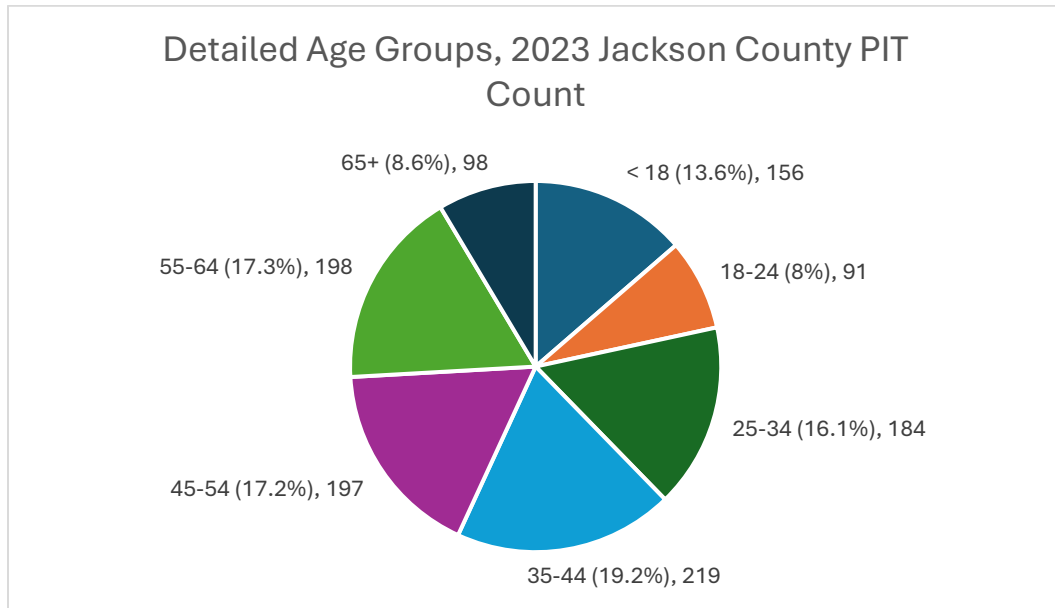
*Experts estimate the PIT Count is an undercount of at least 50%. Doubling the PIT Count numbers provides a more realistic estimate of at least 2,286 people experiencing homelessness in Jackson County.*

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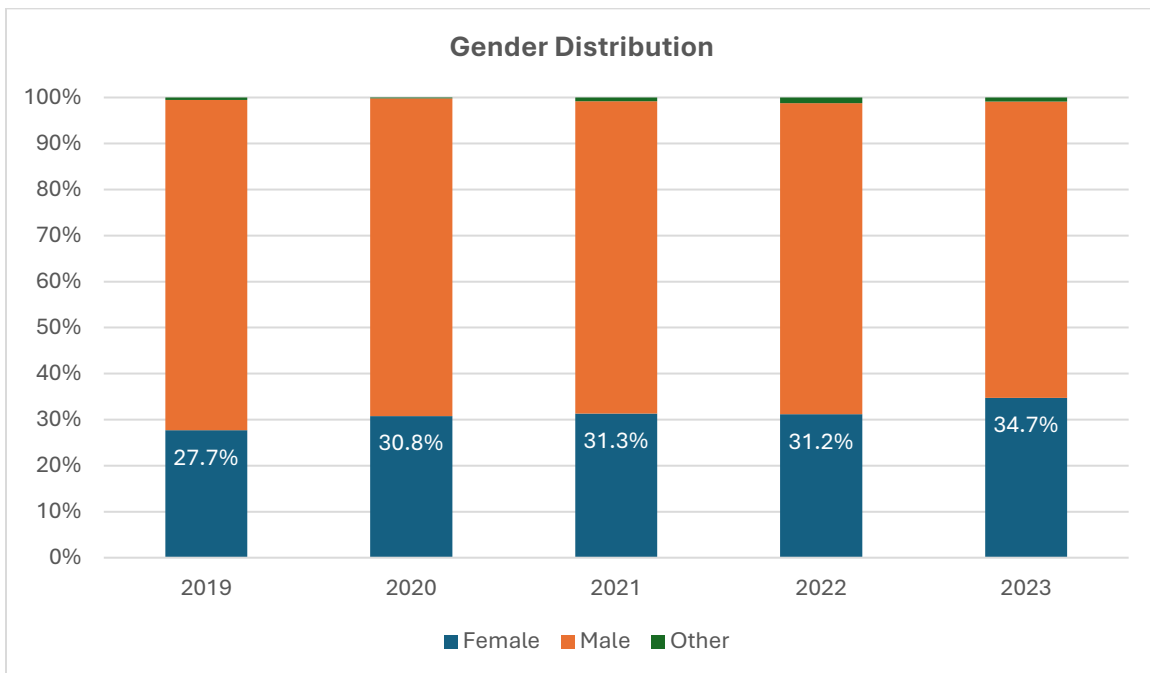
**Ages** - The 2023 PIT Count shows 13.6% of people experiencing homelessness in Jackson County were under the age of 18 and another 8% between the ages of 18 and 24. Youth and young adults (up to age 24) represent approximately 22% of the county's homeless population.



On the other end of the age spectrum, 8.6% of people experiencing homelessness in Jackson County were over the age of 65 and another 17.3% between the ages of 55 and 64. Older adults (ages 55+) represent approximately 26% of the county's homeless population.



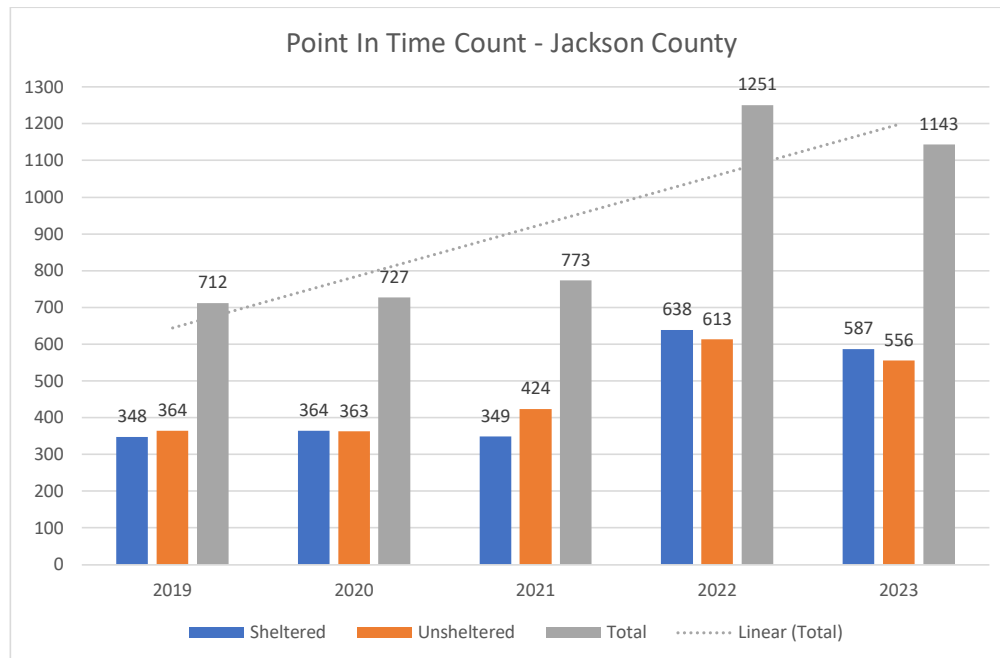
**Gender** – The PIT Count data over the past five years shows a growing percentage of females experiencing homelessness, from 27.7% in 2019 to 34.7% in 2023.



*The number of people experiencing homelessness jumped with the impacts of the Covid pandemic and the Alameda Fire.*

#### Point In Time Count Data – Jackson County – Past Five Years

| 2023   | Sheltered ES Homeless | Sheltered TH Homeless | Sheltered SH Homeless | Sheltered Total Homeless | Unsheltered Homeless | Overall Homeless |
|--------|-----------------------|-----------------------|-----------------------|--------------------------|----------------------|------------------|
| OR-502 | 301                   | 281                   | 5                     | 587                      | 556                  | 1,143            |
| 2022   | Sheltered ES Homeless | Sheltered TH Homeless | Sheltered SH Homeless | Sheltered Total Homeless | Unsheltered Homeless | Overall Homeless |
| OR-502 | 382                   | 252                   | 4                     | 638                      | 613                  | 1,251            |
| 2021   | Sheltered ES Homeless | Sheltered TH Homeless | Sheltered SH Homeless | Sheltered Total Homeless | Unsheltered Homeless | Overall Homeless |
| OR-502 | 158                   | 191                   | 0                     | 349                      | 424                  | 773              |
| 2020   | Sheltered ES Homeless | Sheltered TH Homeless | Sheltered SH Homeless | Sheltered Total Homeless | Unsheltered Homeless | Overall Homeless |
| OR-502 | 177                   | 187                   | 0                     | 364                      | 363                  | 727              |
| 2019   | Sheltered ES Homeless | Sheltered TH Homeless | Sheltered SH Homeless | Sheltered Total Homeless | Unsheltered Homeless | Overall Homeless |
| OR-502 | 135                   | 213                   | 0                     | 348                      | 364                  | 712              |

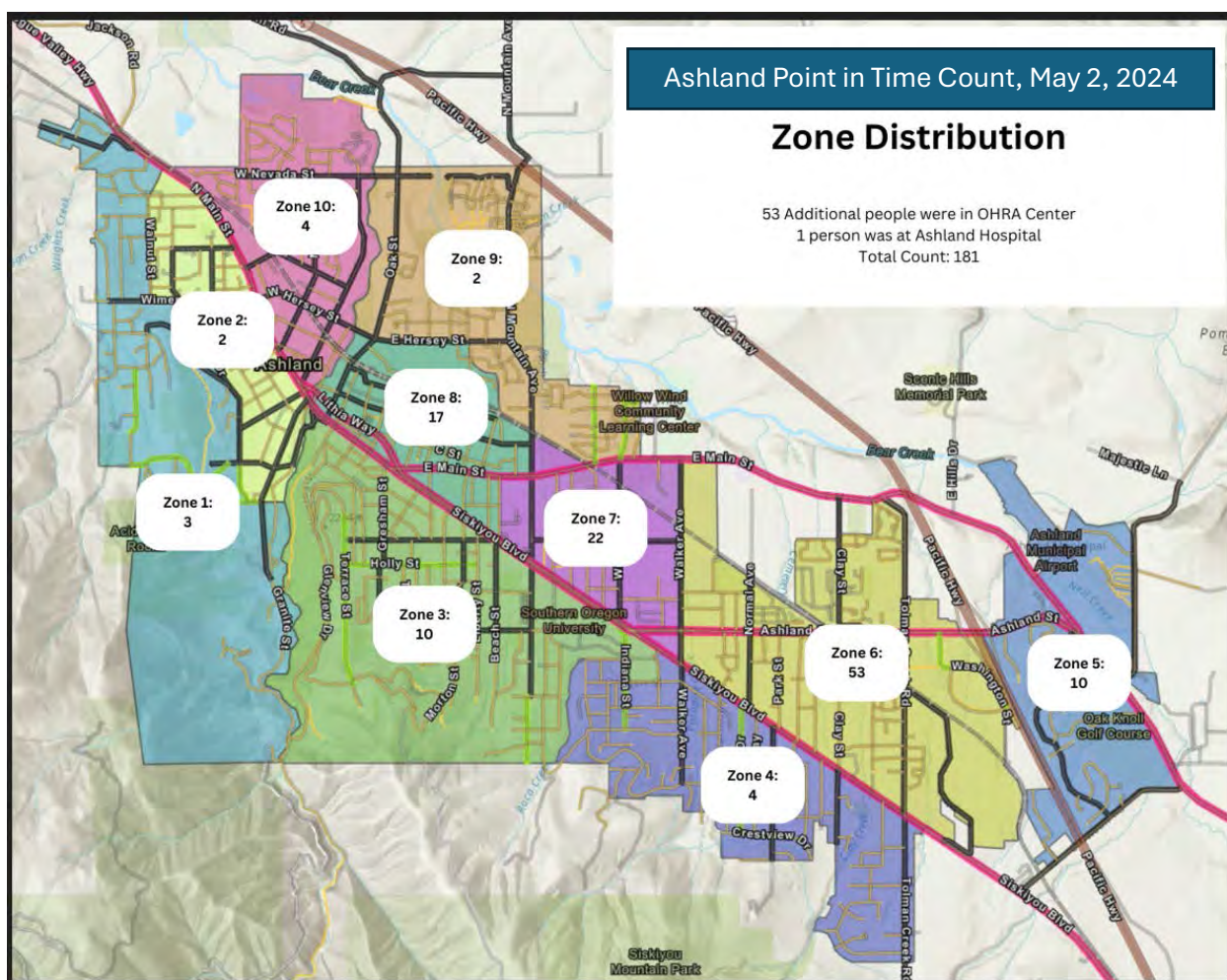


Note: From 2017 to 2022, the number of people experiencing homelessness in Oregon increased by 44%. From 2019 to 2023 (chart above), the number in Jackson County increased by 61%.

## One-Day Count on May 2, 2024

Subcommittee members worked with OHSU School of Nursing students from Southern Oregon University to conduct a point-in-time count of people experiencing homelessness on May 2, 2024.

The volunteers divided their assignment into 10 zones and identified 181 people in one day.

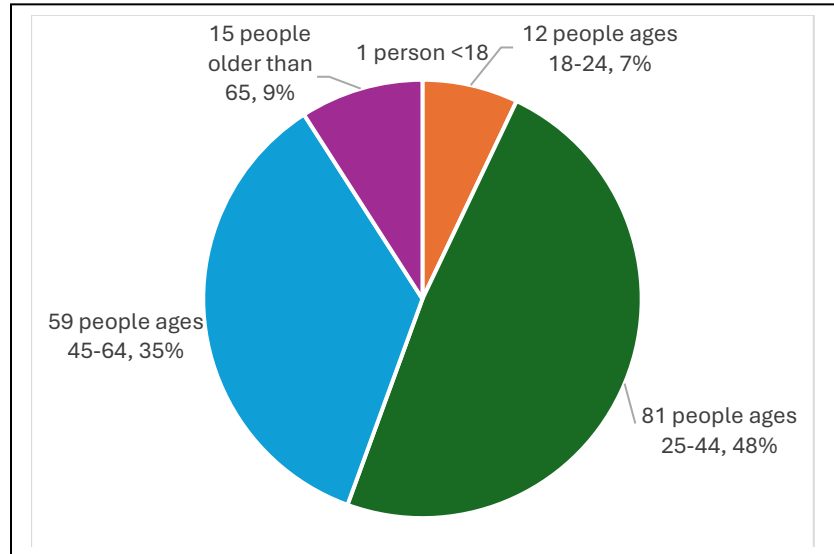


Note: The 53 people identified in Zone 6 were in addition to 53 residents of the OHRA Shelter.

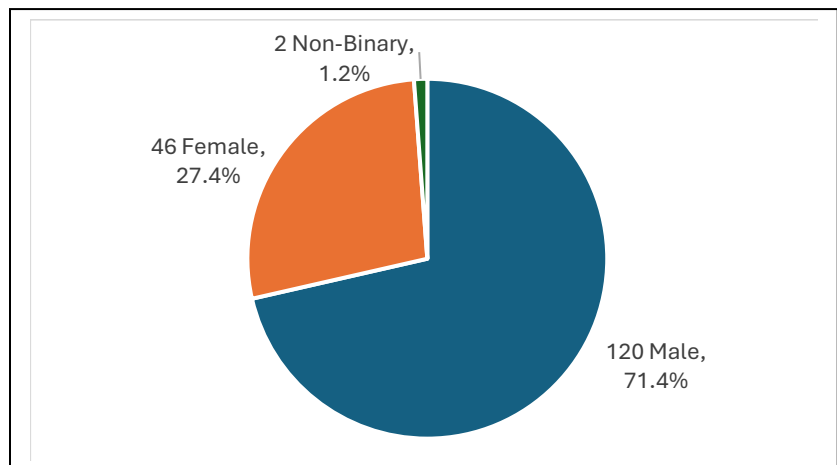
| Shelter Status | People     | Percent       |
|----------------|------------|---------------|
| Sheltered      | 54         | 29.8%         |
| Unsheltered    | 127        | 70.2%         |
| <b>Total</b>   | <b>181</b> | <b>100.0%</b> |

**181 people** were counted as experiencing homelessness in one day in Ashland. One person was staying at the hospital, 53 were sheltered at OHRA, and 127 were unsheltered.

**Age** - The vast majority of people (83.3%) were between the ages of 25 and 64 years old. 7.7% were younger, and 8.9% were older.



**Gender** - The majority of people (71.4%) identified as male, 27.4% as female, and 1.2% as non-binary. *This gender distribution differs from that of the 2023 Jackson County PIT Count with 64.4% male, 34.7% female, and <1% non-binary.*



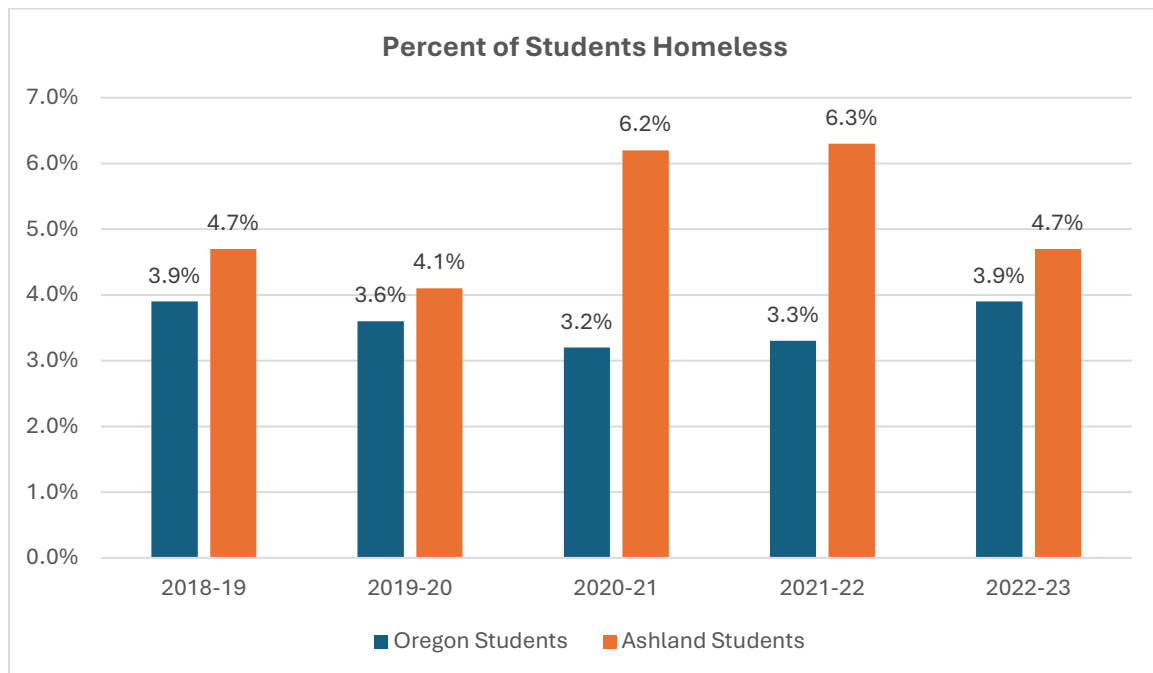
Note: Age and gender tally equals 168, as information about 13 people is unknown.

## School-Aged Students

Homeless student information reported to Oregon Department of Education shows Ashland has a higher-than-average percentage of the student body experiencing homelessness than across the state.

*The 121 Ashland students experiencing homelessness during the 2022-23 school year accounted for 4.7% of the student body, which was higher than the State average of 3.9%.*

| ASHLAND DISTRICT ENROLLMENT | Shelter | Doubled-Up | Unsheltered | Motel/Hotel | ASHLAND HOMELESS STUDENTS | PERCENT ASHLAND STUDENTS HOMELESS | ASHLAND UNACCOMPANIED HOMELESS STUDENTS | % of ASHLAND HOMELESS STUDENTS UNACCOMPANIED | School Year | OREGON HOMELESS STUDENTS | PERCENT OREGON STUDENTS HOMELESS |
|-----------------------------|---------|------------|-------------|-------------|---------------------------|-----------------------------------|-----------------------------------------|----------------------------------------------|-------------|--------------------------|----------------------------------|
| 2,567                       | 76      | 24         | 7           | 14          | 121                       | 4.7%                              | 30                                      | 24.8%                                        | 2022-23     | 21,478                   | 3.9%                             |
| 2,434                       | *       | 112        | 21          | 21          | 154                       | 6.3%                              | 25                                      | 16.2%                                        | 2021-22     | 18,358                   | 3.3%                             |
| 2,552                       | *       | 124        | 23          | 12          | 159                       | 6.2%                              | 22                                      | 13.8%                                        | 2020-21     | 17,693                   | 3.2%                             |
| 2,845                       | *       | 85         | 31          | *           | 116                       | 4.1%                              | 24                                      | 20.7%                                        | 2019-20     | 21,080                   | 3.6%                             |
| 2,899                       | 6       | 88         | 8           | 33          | 135                       | 4.7%                              | 25                                      | 18.5%                                        | 2018-19     | 22,215                   | 3.9%                             |

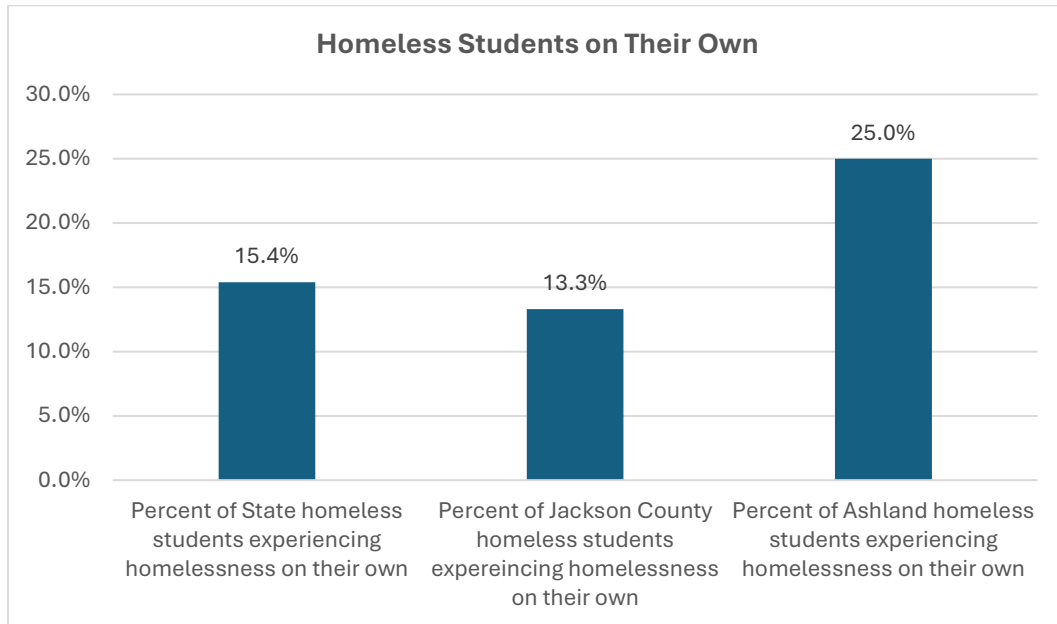




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*Ashland has a higher-than-State-average percentage of students experiencing homelessness “on their own”(unaccompanied).*

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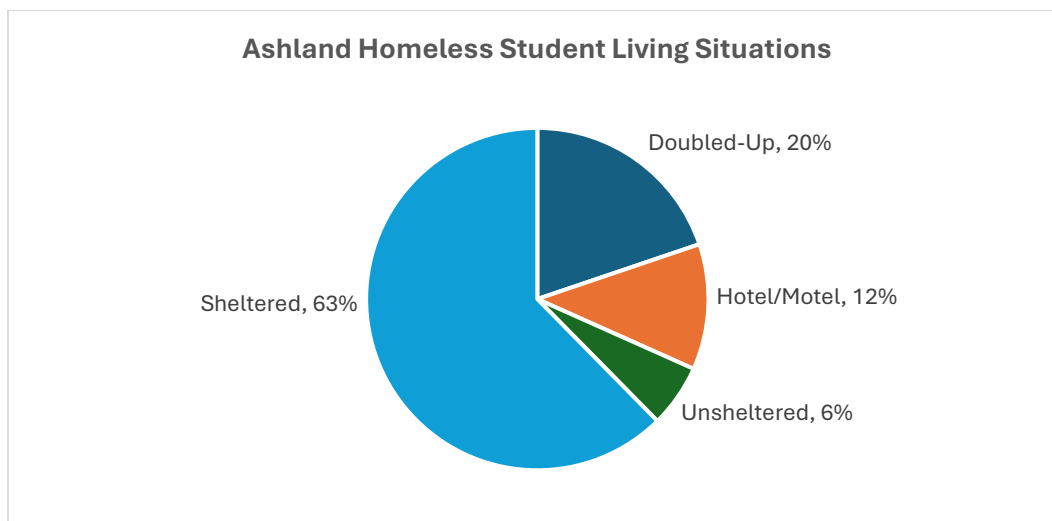


During the 2022-23 school year, thirty (30) unaccompanied Ashland students were identified, meaning 25% of Ashland’s 121 homeless students were experiencing homelessness on their own versus the state average of 15.4% of homeless students being on their own. The Jackson County average was 13.3%.

The one hundred twenty-one (121) Ashland students experiencing homelessness during the 2022-23 school year were living in various environments, with the largest percentage in shelter (63%), then doubled up (20%), then in a hotel/motel (12%), followed by those who were unsheltered (6%).

| ASHLAND DISTRICT ENROLLMENT | Shelter | Doubled-Up | Unsheltered | Motel/Hotel | ASHLAND HOMELESS STUDENTS | PERCENT ASHLAND STUDENTS HOMELESS | ASHLAND UNACCOMPANIED HOMELESS STUDENTS | % of ASHLAND HOMELESS STUDENTS UNACCOMPANIED | School Year | OREGON HOMELESS STUDENTS | PERCENT OREGON STUDENTS HOMELESS |
|-----------------------------|---------|------------|-------------|-------------|---------------------------|-----------------------------------|-----------------------------------------|----------------------------------------------|-------------|--------------------------|----------------------------------|
| 2,567                       | 76      | 24         | 7           | 14          | 121                       | 4.7%                              | 30                                      | 24.8%                                        | 2022-23     | 21,478                   | 3.9%                             |
| 2,434                       | *       | 112        | 21          | 21          | 154                       | 6.3%                              | 25                                      | 16.2%                                        | 2021-22     | 18,358                   | 3.3%                             |
| 2,552                       | *       | 124        | 23          | 12          | 159                       | 6.2%                              | 22                                      | 13.8%                                        | 2020-21     | 17,693                   | 3.2%                             |
| 2,845                       | *       | 85         | 31          | *           | 116                       | 4.1%                              | 24                                      | 20.7%                                        | 2019-20     | 21,080                   | 3.6%                             |
| 2,899                       | 6       | 88         | 8           | 33          | 135                       | 4.7%                              | 25                                      | 18.5%                                        | 2018-19     | 22,215                   | 3.9%                             |

2023 was the first year with a significant number of students living in a shelter, seemingly offset by a 79% drop in the number of students living in doubled-up settings, a 67% drop in the number of students living unsheltered, and a 33% drop in the numbers in a motel/hotel.

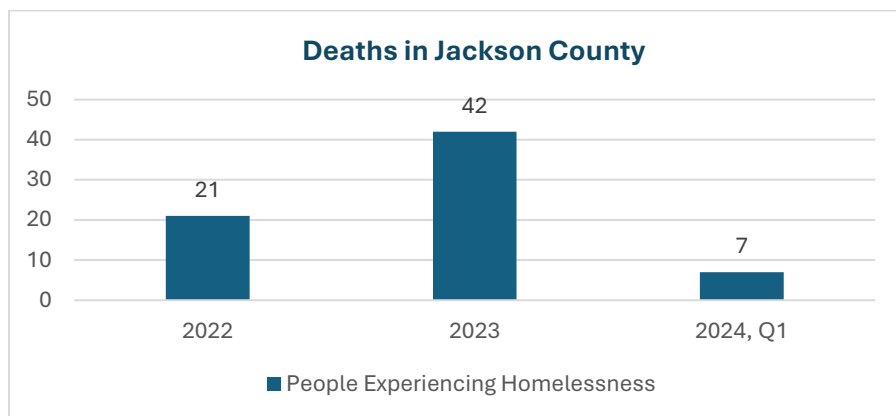


### ***Let me tell you about...***

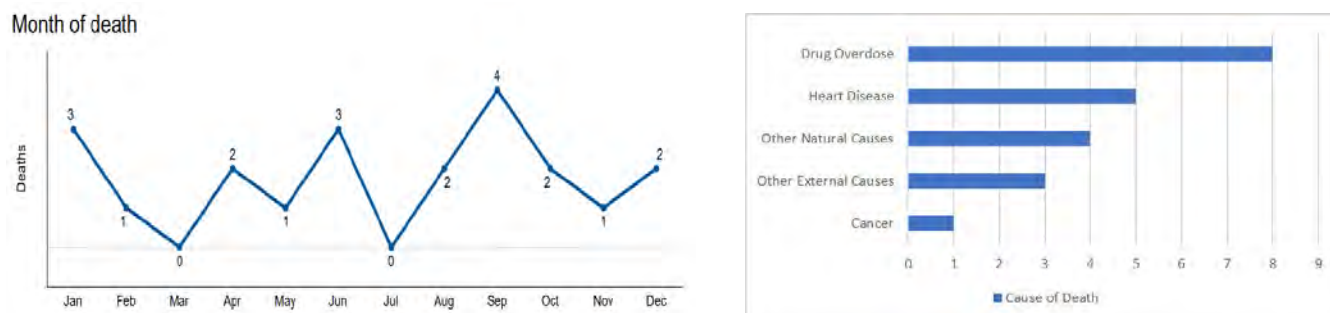
*Seven-year-old and nine-year-old siblings ride a half hour from a shelter in Medford to go to school with the teachers and friends they know in Ashland. They can't stay after school to get help with homework or participate in activities, but they have each other and their mom, who rides her bike to take community college classes and work at a local restaurant. "It's lots better than when we lived in our car."*

## Deaths of People Experiencing Homelessness in Jackson County

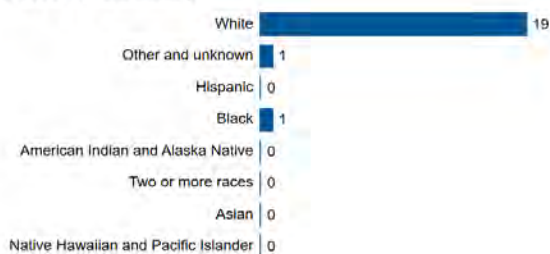
Since 2022, when Oregon Health Authority began collecting data about homeless status at time of death, 70 people have died while experiencing homelessness in Jackson County.



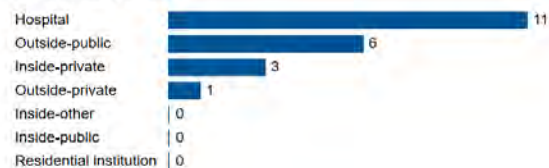
**2022** Data about the twenty-one (21) people who died while experiencing homelessness in Jackson County in 2022.



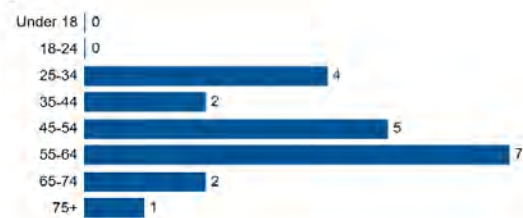
### Race and ethnicity



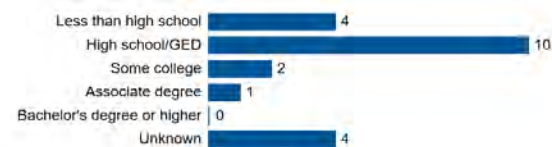
### Place of death



### Age



### Education



### Sex



**2023** Preliminary data for 2023 shows forty-two (42) people died while experiencing homelessness in Jackson County. Detailed information is not yet posted on the Oregon Health Authority website.

**2024** In the first three months of 2024 (1/1/24-3/31/24), seven people died while experiencing homelessness in Jackson County.

---

***Let me tell you about...***

*A woman in her mid-sixties, who was once a corrections officer on the East Coast. She now lives in her van and is applying a second time for disability since her first attempt was denied. She's on every wait list for housing. When well enough, she earns money by donating blood plasma twice a week, receiving \$115 each time. When she's not well and her blood is not good enough to donate, others take care of her until she's able to donate again. "That's how a lot of people on the street support themselves," she said, "along with collecting cans."*

---

## Needs Identified through Coordinated Entry Assessments

Each CoC is required to operate a coordinated system to engage, assess, and refer people experiencing homelessness to appropriate services. A standardized assessment is part of this process.

The Coordinated Entry Assessments measure the level of vulnerability and service needs. Scores indicate the need for different types of housing resources. **The template below** is the type of information that can be generated. However, the CoC was not able to fulfill the Subcommittee's data request.

| Type of Service Needed       | Description                                                                                                                                               | Households Assessed |   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---|
|                              |                                                                                                                                                           | #                   | % |
| Diversion                    | One-time intervention, such as rent payment to prevent eviction                                                                                           |                     |   |
| Transitional Housing         | Short-term intervention, typically 3-12 months, with varied levels of case management                                                                     |                     |   |
| Rapid Rehousing (RRH)        | Short- or medium-term intervention, 6-24 months, with moderate to intensive case management. Client lease, with the option to continue renting after RRH. |                     |   |
| Permanent Supportive Housing | Medium- to long-term intervention with intensive support services for a minimum of two years and typically much longer.                                   |                     |   |
| Total Assessments in 2023    |                                                                                                                                                           |                     |   |

## Data Take-Aways

### What the Data Says

A higher percentage of eviction cases in Jackson County result in eviction compared to cases statewide.

Females represent a growing percentage of the people experiencing homelessness.

Homelessness is growing at a faster rate in Jackson County than in Oregon overall.

Ashland has a higher percentage of students experiencing homelessness than that in Oregon and a higher percentage of homeless students living on their own than that in Jackson County or Oregon.

### What the Data Doesn't Say

Often the review of data leads to more questions, such as:

- How does the local data compare to the rest of the state and the nation?
- Where were people living before they became homeless?
- What are the outcomes for local services?
- What is driving the numbers, data, changes, trends?

### Where is the Data?

Some data does not exist / is not kept.

Even when data exists, it is often not publicly accessible and/or it is difficult to gather.

### What Do We Do with the Data?

Knowing more about the specific needs and the available resources (i.e., the number of homeless people vs number of shelter resources) is a first step toward solutions.

### Potential Actions:

- Identify the types of data the City will collect (facilities, parks, police, library, etc.).
- Make data publicly available.
- Work with the CoC to improve countywide data collection for a robust annual needs assessment.
- Work with the CoC to increase capacity for data collection and analysis.
- Increase data collection and monitoring of City grant recipients.
- Continuously learn about what works and what doesn't - and seek to understand why.
- Use data for decision-making.

# Community Perspectives

The Ashland City Council directive included instruction to gather input from community stakeholders. Subcommittee members designed four separate questionnaires, customized to survey the **following stakeholder groups**:

- **Businesses**
- **People experiencing homelessness**
- **Frontline direct services staff**
- **General population**

## Marketing the Opportunities / Requesting Input

- The City distributed a media release and used the City website to highlight the opportunity to complete two of the surveys online (the business survey and the general population survey).
- Ashland News published an article with the information.
- The Ashland Chamber of Commerce distributed information about the opportunity to its members.
- Subcommittee members posted information on various social media platforms.
- Emails were sent directly to homeless service providers in the Homeless Task Force.

## In-Person Outreach Activities

- Tabling at the Ashland Co-op (adding 8 respondents to the 274 online responses).
- Interviewing businesses in South Ashland (adding 40 respondents to the 42 online responses).
- Interviewing people experiencing homelessness (done by OHSU students in the Street Nursing Team)

## Number of Responses

| Survey / Population              | Responses  |
|----------------------------------|------------|
| Businesses                       | 82         |
| People Experiencing Homelessness | 48         |
| Frontline Direct Services Staff  | 8          |
| General Public                   | 282        |
| <b>Total Responses</b>           | <b>420</b> |

**Note:** Data gathering used convenience sampling, not random sampling, e.g. respondents self-selected to participate.



## Business Survey Findings

Business representatives were asked about the location of their business, followed by three open-ended questions. In an effort to minimize the time demand, the questions were quite brief and asked about:

1. Impacts of homelessness on their places of business
2. Recommendations for improvement
3. Additional comments

A total of 82 businesspeople responded. Due to targeted outreach activities, 57% of the business survey respondents were located in south Ashland. See Appendices for complete survey results.

### Please describe the impacts your business encounters with homelessness

While 7% of the respondents said “no impact,” the remaining respondents (74 of 82) described impacts ranging from physical environment to concerns about behaviors.



- Camping and public sleeping
- General unrest and feeling unsafe
- Trash and loitering
- Illness – mental and/or physical
- Panhandling for money and/or food
- Access to bathrooms
- Public health and safety (for all)
- Theft and vandalism
- Obstructing sidewalks
- Entering businesses to get out of the weather

Additionally, the majority of respondents expressed care and concern about the people who are experiencing homelessness.

## What recommendations do you have for improvements?

**Suggested actions** to address identified issues focused on beautification, sanitation, law enforcement, and providing additional services for people experiencing homelessness.



- Weed abatement
- More mental health services
- More shelter
- Increased police patrols and fines
- Fund services w/food & beverage tax
- Public restrooms & shower access
- More drug treatment services
- Affordable housing
- Job training & employment opportunities

## What other comments would you like to offer?

The majority of the responses to this question echoed what was said earlier, with one notable difference. The tone of many of the additional comments was almost that of hopelessness or despair – for those experiencing homelessness, and for the businesses in the south end of town.

---

*The problem isn't "get rid of the homeless/unhoused", the problem is how do we \*actually\* help these people? Genuinely, it's a lot, and kind of a loaded question. We have to acknowledge we can't help everyone, but we should strive to try anyways. This city is important to the homeless in the same way it's important to the people taking this survey; it's their home.*

---

## Survey of People Experiencing Homelessness

Subcommittee members worked with OHSU School of Nursing students from Southern Oregon University to conduct a survey of 48 people experiencing homelessness in Ashland during the month of May 2024. The survey consisted of both open-ended questions and detailed lists to elicit the widest possible range of responses.

Not surprisingly, **housing needs** emerged as the predominant theme, with respondents highlighting:

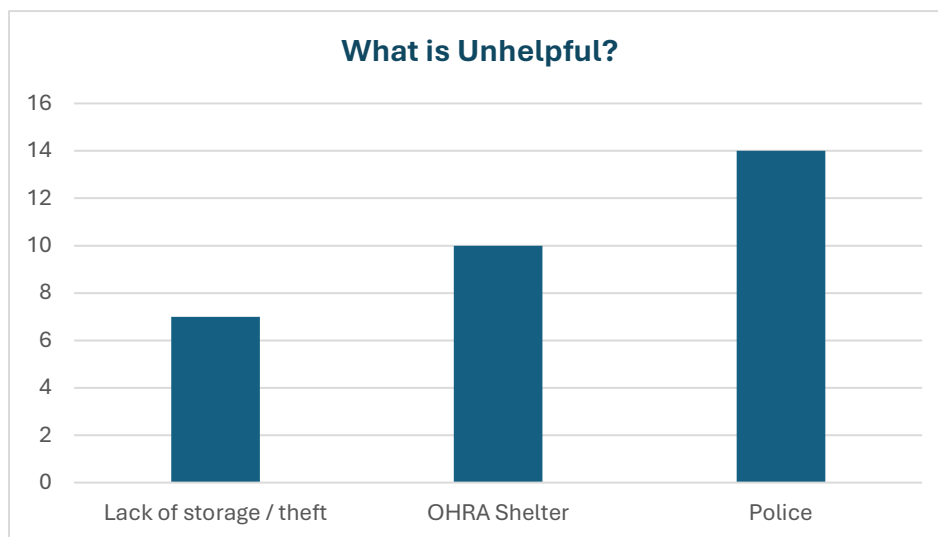
1. Lack of shelter options, including temporary and extreme weather shelters
2. OHRA waitlist protocol challenging / too long
3. Lack of housing options for couples and families

### *Top 3 things deemed **unhelpful**:*

1. **Police** - having possessions taken and difficult to retrieve, fines, harassment, etc.
2. **OHRA Shelter** - difficult to get in, lack of independence with a curfew and no TVs in rooms, structural/building issues, and poor water quality
3. **Lack of Storage / Theft** - of their unsecured belongings

Several other responses were mentioned more than once, including:

- o Lack of public restrooms
- o Lack of medical care / resources
- o Lack of spaces for individuals to sleep in their cars
- o Safety issues on the night lawn
- o Being kicked out of housing or shelters
- o Stigma against people who are experiencing homelessness



## Top 3 available resources deemed **most valuable**:

1. **Showers**
2. **Laundry**
3. **Community meals**

Several other valuable resources were mentioned, including bathrooms; food pantry; access to water, charging, and Wi-Fi; healthcare, OHRA resource navigators, the extreme weather shelter, and more.

| What resources have been valuable to you? |                                  |
|-------------------------------------------|----------------------------------|
| Resource                                  | Respondents Said it was Valuable |
| Showers                                   | 41                               |
| Laundry                                   | 35                               |
| Community Meals                           | 34                               |
| Bathrooms                                 | 27                               |
| OHRA Shelter                              | 23                               |
| Food Pantry                               | 22                               |
| Access to Water                           | 21                               |
| Healthcare/Mental Healthcare              | 21                               |
| OHRA Resource Center/Navigators           | 18                               |
| Extreme Weather Shelter                   | 18                               |
| Access to Charging                        | 15                               |
| Housing                                   | 14                               |
| Kindness of Townspeople                   | 14                               |
| Access to WiFi                            | 12                               |
| Storage                                   | 11                               |



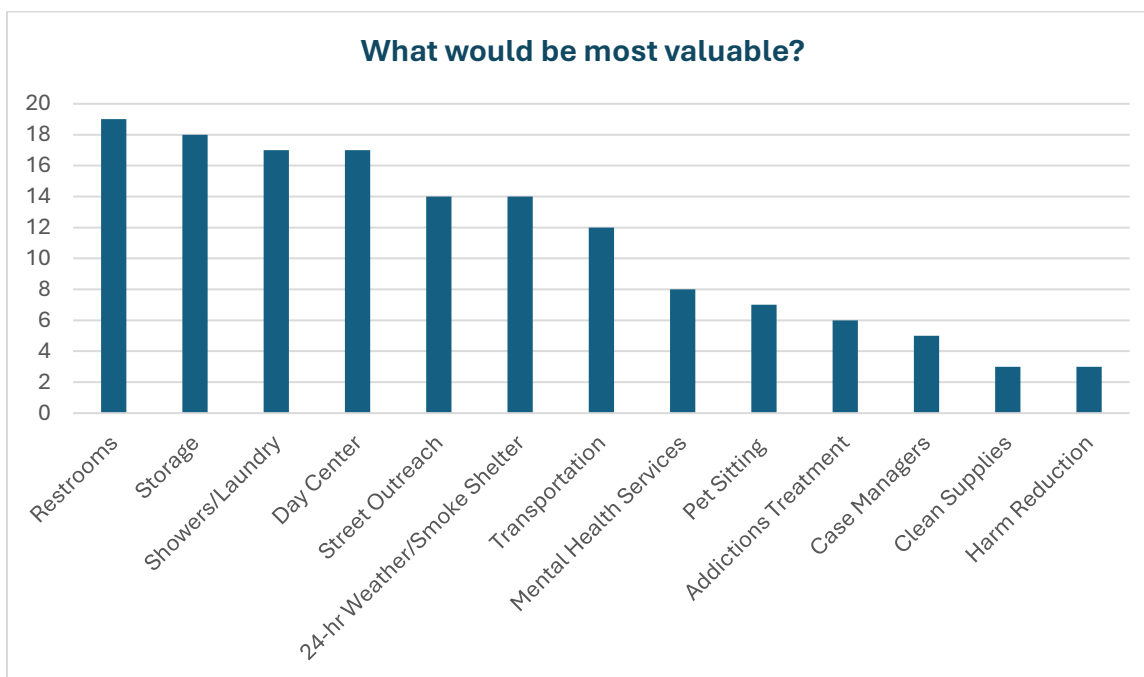
## Housing Options

People were asked to select the three housing options they would like to see in Ashland.

| Pick 3 housing options you would like to see in Ashland                               |    |
|---------------------------------------------------------------------------------------|----|
| Vouchers for motel rooms                                                              | 27 |
| Year-round 24 hour shelter available regardless of sobriety                           | 25 |
| Urban campground with supervision for safety and access to services                   | 24 |
| Permanent location for tent camping                                                   | 22 |
| Tiny home/Pallet shelters                                                             | 21 |
| More parking sites with access to water and sanitation for persons living in vehicles | 21 |
| “Sober” year-round 24 hour shelter                                                    | 19 |
| Supportive housing                                                                    | 18 |

## Other than housing, what would be most valuable?

More public restrooms topped the list of what would be most valuable to people experiencing homelessness, followed closely by storage for belongings, more shower and laundry facilities, and a drop-in day shelter or community room.



| Of the following resources, what 3 would be the most valuable to you<br>(what would be the best way the city could help you)? |    |
|-------------------------------------------------------------------------------------------------------------------------------|----|
| More public restrooms                                                                                                         | 19 |
| Lockers/storage                                                                                                               | 18 |
| More shower and laundry facilities                                                                                            | 17 |
| Drop-in day shelter/community room                                                                                            | 17 |
| More outreach on the street                                                                                                   | 14 |
| 24-hr weather shelter during extreme cold/heat or smoke events                                                                | 14 |
| Transportation passes/bus tokens                                                                                              | 12 |
| Community mental health facilities                                                                                            | 8  |
| Pet-sitting services for emergencies                                                                                          | 7  |
| Addictions treatment facilities and programs                                                                                  | 6  |
| More case managers and resource navigators                                                                                    | 5  |
| clean supplies for safe use etc                                                                                               | 3  |
| Harm reduction services: needle exchange                                                                                      | 3  |

## Frontline Direct Service Staff Survey

The Subcommittee reached out to 20 direct service providers and received eight responses to gather perspectives from staff working directly with people experiencing homelessness.

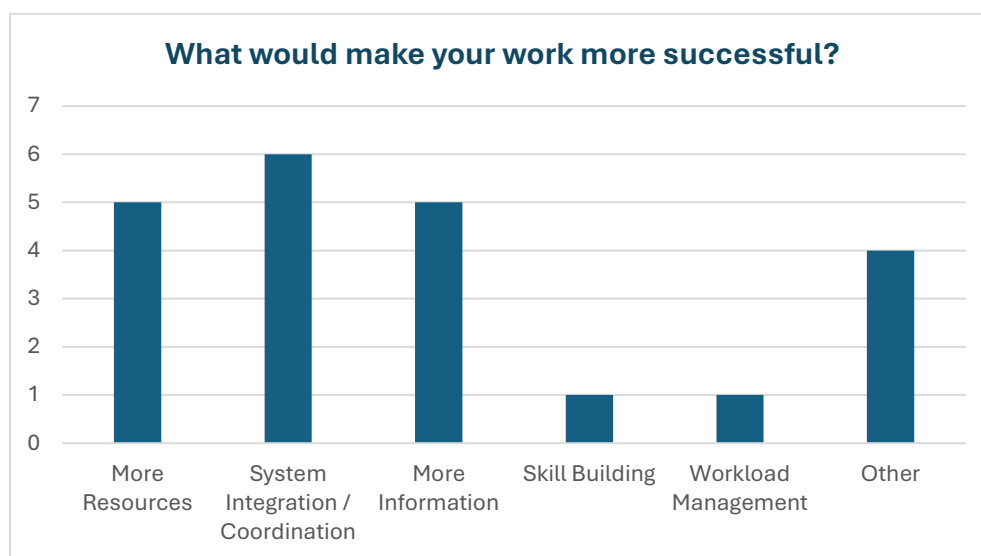
Responses generally mirror the service providers' SWOT analysis and offer some insight into how frontline staff define the strengths and challenges they face in their work.

### What do you do and where do you do it?

|                                                              | Throughout the county | In Medford | In Ashland | Total |
|--------------------------------------------------------------|-----------------------|------------|------------|-------|
| Street Outreach                                              | 1                     | 1          | 0          | 2     |
| Support Service (resource navigation, education, healthcare) | 4                     | 1          | 2          | 7     |
| Peer Support (walking alongside / whatever it takes)         | 2                     | 1          | 2          | 5     |
| Supplemental Services (providing meals, clothes, bus pass)   | 3                     | 1          | 4          | 8     |
| Program intake and/or CE Assessment                          | 2                     | 0          | 1          | 3     |
| Emergency Shelter                                            | 1                     | 0          | 1          | 2     |
| Transitional Housing                                         | 2                     | 0          | 1          | 3     |
| Rapid Rehousing                                              | 1                     | 0          | 0          | 1     |
| Permanent Supportive Housing                                 | 2                     | 0          | 0          | 2     |
| Affordable Housing                                           | 2                     | 0          | 1          | 3     |

### What would make your work more successful?

Six of the eight respondents (75%) indicated that **more system integration and coordination between agencies** would enhance their success. See Appendices for complete survey results.





Examples of the types of resources and information that would make frontline staff more successful:

| More resources, such as:                                                                                                                                                                                                                                                                                                                                                                                                     | More information about things, such as:                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>o More grant funds</li> <li>o Childcare resources</li> <li>o Car repair/financial help</li> <li>o Mental health supports</li> <li>o Co-occurring treatment centers</li> <li>o Secure/safe mental health housing</li> <li>o Low barrier shelters</li> <li>o Assess to treatment beds</li> <li>o Same day access to medication assisted treatment and primary care providers</li> </ul> | <ul style="list-style-type: none"> <li>o Available funds for housing and utilities assistance</li> <li>o Who has funding and how to access it</li> <li>o Permanent housing</li> <li>o Childcare</li> <li>o How to engage clients</li> <li>o Pathways for systems change around mental health needs</li> </ul> |



**What action could the City of Ashland take that would be more helpful to your work?**

- Provide a year-round safe place for shelter and navigation.
- Provide space for an urban rest stop / day center where homeless people can gather and meet with social service agency members, wash clothes, shower, and eat.
- Extend the ALIEAP utility assistance program to operate year around for low-income persons and families of any age and condition (not just seniors or the disabled).
- Exempt low-income families from the approximately \$100 in fees that appear on each utility bill before a tap is turned on or a light switch is flipped.
- Make zoning changes to facilitate innovation around service provision.
- Provide consistent places and rules for unhoused individuals to perform daily tasks of living (eating, sleeping, using restrooms).
- Sheltering options with targeted case management and access to a continuum of housing services and treatment.

## General Population Survey

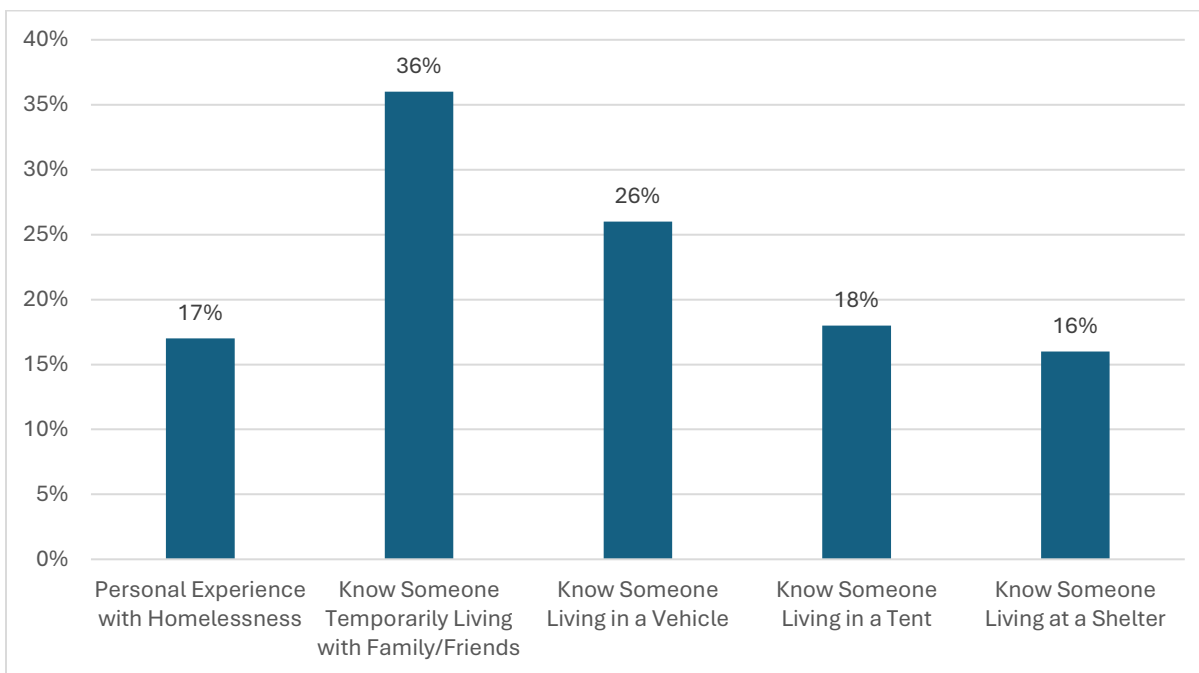
A total of 282 people responded to the community survey. Nearly everyone answered all fifteen questions; a few people skipped one or two questions.

The data provides a snapshot of the complexity of public sentiment regarding homelessness and strategies to address the issues.

## Characteristics of Survey Respondents

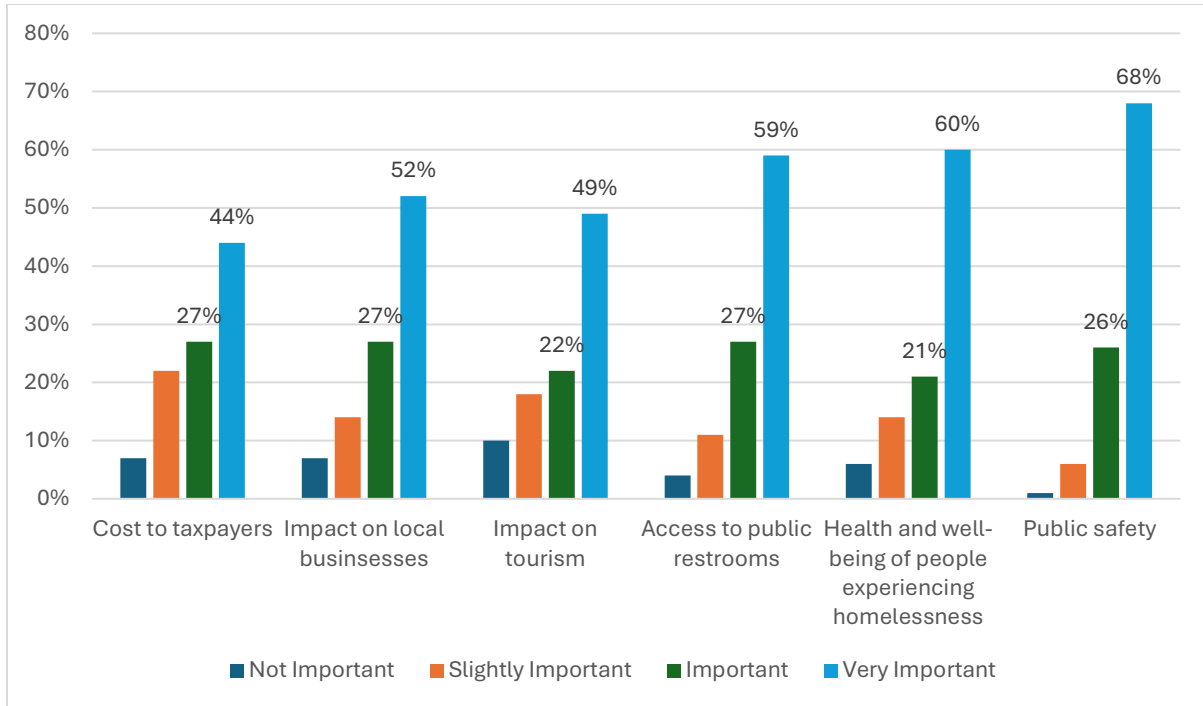
Survey respondents identified as mostly older (52% were age 55+), white (72%), residing in Ashland (96%), and without children in their homes (73%).

## Respondents' Experiences with Homelessness & Housing Insecurity



- 17% of respondents had personal experience with homelessness.
- 16% to 36% of respondents knew someone living in one of the listed settings.
  - At a shelter, 16%
  - In a tent, 18%
  - In a vehicle, 26%
  - With family/friends, 36%

## How important is it to address the following aspects of homelessness in Ashland?



Responses indicate that each item was more important than not, with public safety garnering the highest percentage of “very important” responses (68%).

Combining “important” and “very important” responses resulted in the following:

| Aspect to be Considered                                 | Important or Very Important |
|---------------------------------------------------------|-----------------------------|
| Public safety                                           | 94%                         |
| Access to public restrooms                              | 86%                         |
| Health & well-being of people experiencing homelessness | 81%                         |
| Impact on local businesses                              | 79%                         |
| Impact on tourism                                       | 71%                         |
| Cost to taxpayers                                       | 71%                         |

## Where do you see or encounter people experiencing homelessness in Ashland?

A total of 250 people answered this question. A sample of the responses are provided below. See Appendices for complete survey results.

- Downtown
- At the severe weather shelter, waiting to access the Night Lawn, walking along sidewalks, outside of grocery stores, at the south I-5 exit into Ashland
- In every area of town
- Outside the co-op, also Main St where the tents are, or just walking with their few belongings
- Around the plaza on Main St., in front of the Chamber of Commerce, and on the slopes of Lithia Park
- Everywhere
- On the bus, by the Co-op, near Bi-mart, by the police station, at the library, by Safeway
- Everywhere- walking, sitting on curb, parks, shelter, grocery store, in their cars on the street where I live
- At church, on sidewalks, in front of stores

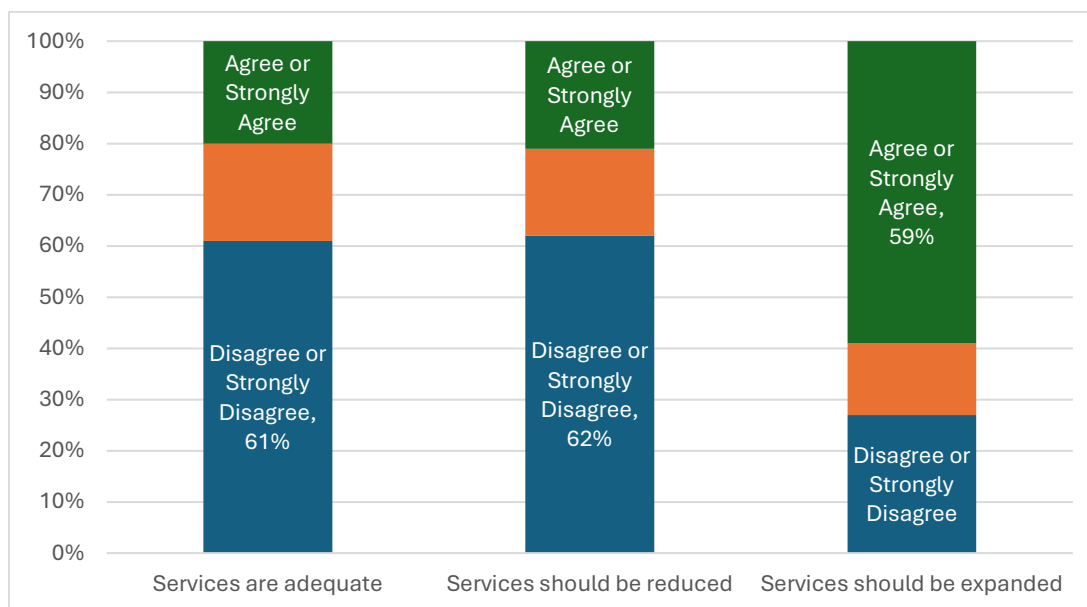
The visibility of homelessness varies within the Ashland community, as do the ways in which members of the public interact with people they perceive to be experiencing homelessness.

- Nearly all respondents (98%) notice or see people who appear to be homeless at least monthly and 85% do so daily
- Most respondents (84%) said they at least make eye contact
- 54% reported having conversations with someone experiencing homelessness

Less frequent was providing food, giving money, donating items to homeless-serving groups or volunteering with such organizations.

- More than half of respondents (55%) indicated that they never give money directly to someone perceived as homeless
- 66% stated that they never volunteer with organizations serving homeless people.

## How much do you agree with the following statements?



|                                                                      | STRONGLY DISAGREE | DISAGREE     | NEITHER AGREE OR DISAGREE | AGREE        | STRONGLY AGREE | TOTAL |
|----------------------------------------------------------------------|-------------------|--------------|---------------------------|--------------|----------------|-------|
| Services to homeless people in Ashland are adequate to meet the need | 32.36%<br>89      | 28.73%<br>79 | 18.91%<br>52              | 8.73%<br>24  | 11.27%<br>31   | 275   |
| Services to homeless people in Ashland should be reduced             | 47.25%<br>129     | 14.65%<br>40 | 17.22%<br>47              | 8.79%<br>24  | 12.09%<br>33   | 273   |
| Services to homeless people in Ashland should be expanded            | 16.25%<br>45      | 11.19%<br>31 | 14.44%<br>40              | 21.66%<br>60 | 36.46%<br>101  | 277   |

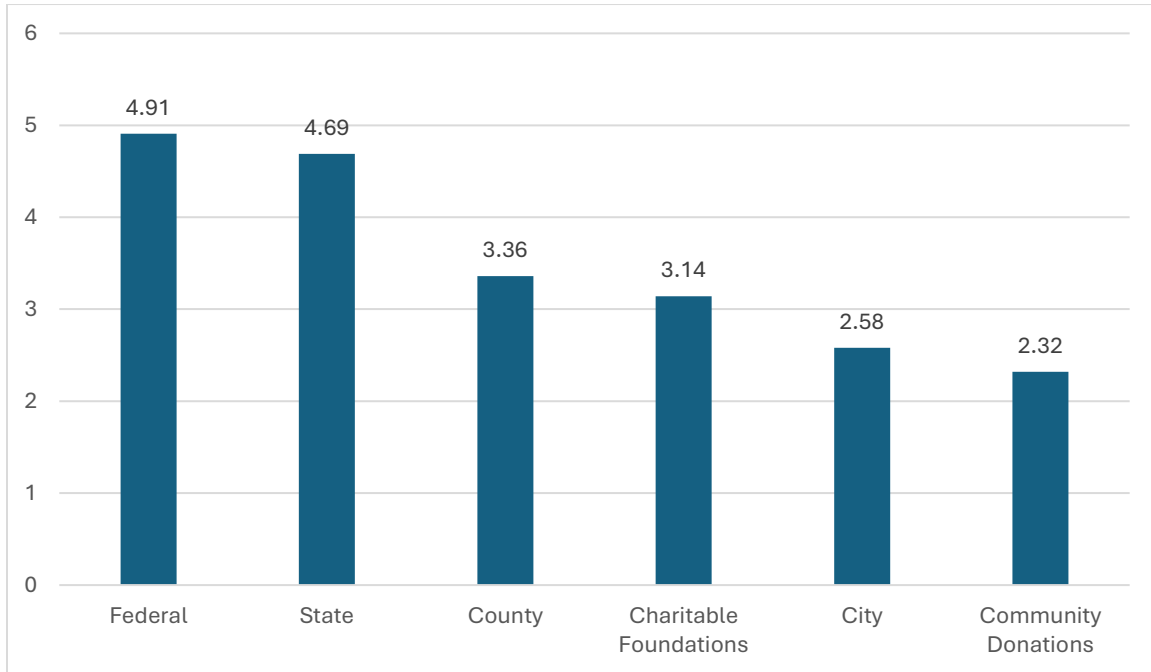
Additional comments were added by 170 respondents. The Subcommittee analyzed these comments and found the following themes:

- A call for enhanced policing and criminal penalties for drug use, vandalism, disorderly conduct.
- The need for more diverse shelter and housing options, including shelters for families with children, a walk-in day shelter, safe parking sites, supported housing.
- The need for expanded access to showers, daily meal sites, places to store possessions, public restrooms.
- The need for childcare for working parents, mental health crisis support, and access to treatment programs.

Also mentioned was a need for better coordination in providing services and seeking funding involving all the programs that support people experiencing homelessness.

Some respondents focused specifically on the current “Night Lawn.” They called for ending the prohibited camping ordinance or for providing better supervised and regulated urban campgrounds.

## Where do you think funding for homeless services should come from (rank 1-6)?



People were asked to rank the possible funding options 1-6. ***The higher the number, the more that funding source should be used.***

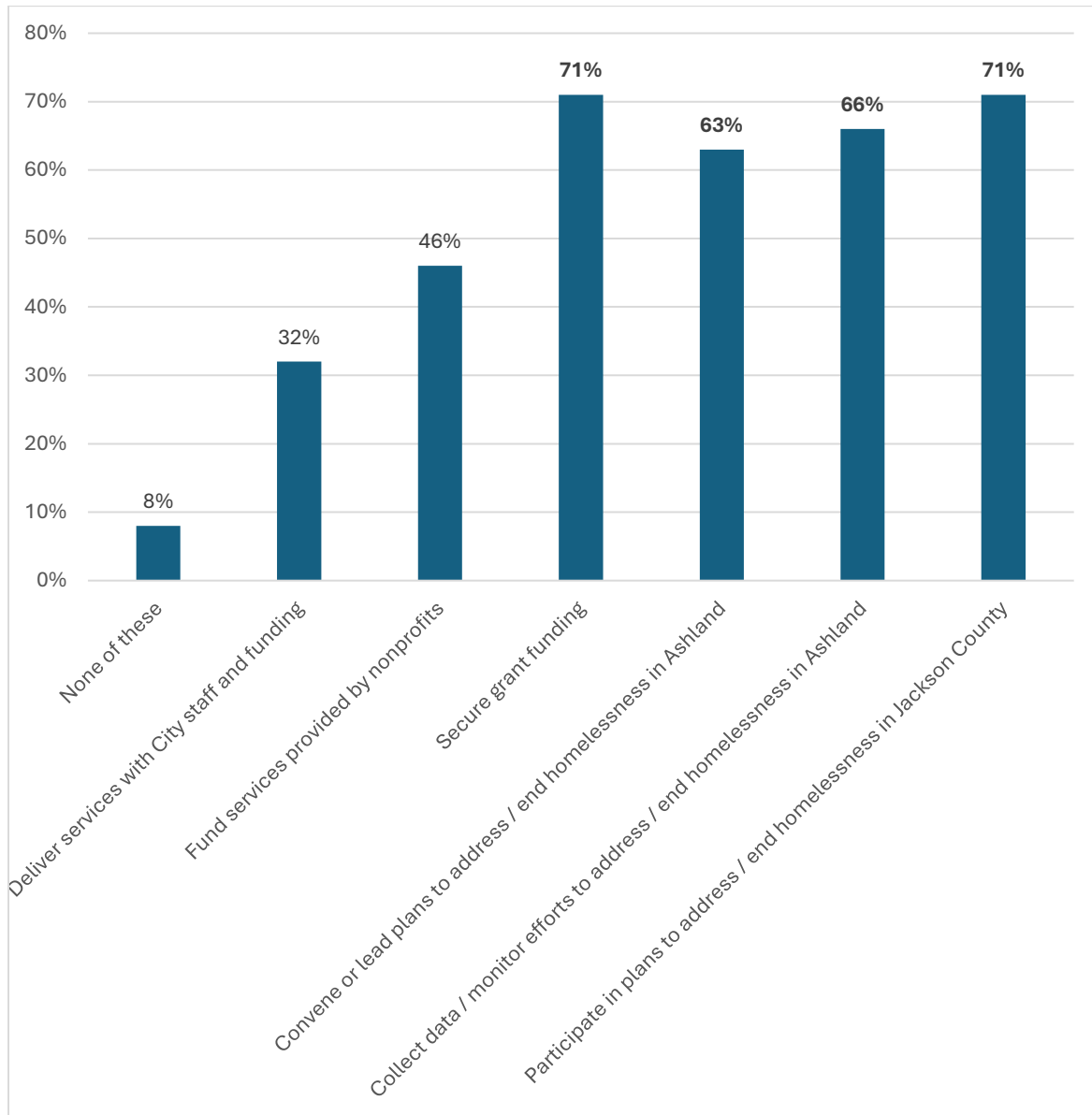
In this forced ranking, federal, state, and county funding, as well as charitable foundations were prioritized ahead of city dollars or community donations as the sources for funding homeless services.

| Possible Funding Source                       | 6             | 5             | 4             | 3            | 2             | 1             | Total | Score |
|-----------------------------------------------|---------------|---------------|---------------|--------------|---------------|---------------|-------|-------|
| Federal government programs/grants            | 48.86%<br>129 | 17.80%<br>47  | 15.91%<br>42  | 14.02%<br>37 | 0.00%<br>0    | 3.41%<br>9    | 264   | 4.91  |
| State government programs/grants              | 21.59%<br>57  | 47.35%<br>125 | 14.02%<br>37  | 13.26%<br>35 | 3.03%<br>8    | 0.76%<br>2    | 264   | 4.69  |
| County budget (taxes/general fund)            | 2.27%<br>6    | 9.47%<br>25   | 42.80%<br>113 | 16.29%<br>43 | 25.76%<br>68  | 3.41%<br>9    | 264   | 3.36  |
| City budget (taxes/general fund)              | 7.58%<br>20   | 4.17%<br>11   | 9.85%<br>26   | 31.44%<br>83 | 10.61%<br>28  | 36.36%<br>96  | 264   | 2.58  |
| Charitable foundations/grants/giving programs | 12.12%<br>32  | 9.85%<br>26   | 12.50%<br>33  | 15.53%<br>41 | 45.45%<br>120 | 4.55%<br>12   | 264   | 3.14  |
| Community giving/philanthropists/donations    | 7.58%<br>20   | 11.36%<br>30  | 4.92%<br>13   | 9.47%<br>25  | 15.15%<br>40  | 51.52%<br>136 | 264   | 2.32  |



## What role(s) do you think Ashland city government should play in addressing homelessness?

Respondents could choose multiple answers.



The roles that the vast majority of respondents (71%) felt belonged to City government were to 1) secure grant funds and 2) participate in regional/countywide planning to address homelessness.

Sixty-six percent of respondents (66%) wanted to see the City collect data/monitor efforts to address homelessness in Ashland, and 61% stated that City government should lead plans to address homelessness in Ashland.

Fifty-three (53) respondents wrote additional comments on this question, which included suggestions ranging from more law enforcement to more social and public health services. A final open-ended question asked for additional ideas and other actions Ashland’s city government could take. Responses reflected the following:

| Law enforcement                                                          | Social service/public health                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Prioritize residents’ public safety                                      | <b>Services:</b><br>Support services rather than criminalization or policing approaches<br>Safe use sites<br>Public bathrooms, hygiene facilities<br>More support for non-profit service organizations and groups<br>More access to medical/mental health facilities, including rehab/substance treatment, “trauma informed”<br>Provide storage for personal property<br>Create a community kitchen<br>Assist people with getting employment |
| Discourage homeless peoples’ use of public facilities (e.g. the library) | <b>Shelters:</b><br>Support for “housing first,” low barrier shelters, with wrap-around services, resource navigation<br>More shelters, day centers, drop-in facilities, Pallet shelters, pods with doors<br>Re-open 24/7 shelter and improve the weather shelter                                                                                                                                                                            |
| Ban/issue citations for panhandling, loitering                           | <b>Camping:</b><br>Reorganize camping, “Night Lawn”<br>Create permitted camping areas                                                                                                                                                                                                                                                                                                                                                        |
| Ban “safe use” sites                                                     | <b>Housing:</b><br>Support more affordable housing, e.g. accessory dwelling units, rent control, stringent enforcement of Fair Housing laws                                                                                                                                                                                                                                                                                                  |
| Require participation in services, when available                        | <b>Other:</b><br>Community outreach to educate citizens about lived experience of homelessness<br>Open Ashland’s public buildings<br>Engage the faith community<br>Empower homeless people, encourage autonomy, self-reliance                                                                                                                                                                                                                |
| Compulsory treatment                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Require homeless people to do community work or leave town               |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Require treatment/sobriety before receiving housing                      |                                                                                                                                                                                                                                                                                                                                                                                                                                              |

Respondents who were in support of the City providing services wanted the services to be **regionally coordinated**. They suggested more inter-jurisdictional cooperation to provide services countywide.

Respondents also stated that programs should be **evaluated** for effectiveness and efficient use of public/taxpayer funds. Learning from other cities that have had some success was recommended, e.g. “best practices” to inform decisions.

## Conflicted Community Feelings

Respondents were offered the opportunity to add comments throughout the survey.

Overall, these comments were emblematic of a dichotomy that has long existed around issues of poverty throughout the United States: Are situations reflective of individual actions or collective social conditions?

The respondents' perspectives were characterized by two broad themes:

- Homeless people chose a “homeless lifestyle,” refused to try to achieve sobriety, to work, were “voluntarily homeless”
- Homelessness was a result of social system failures, such as lack of affordable housing, failed medical systems, other factors that led to “involuntary homelessness”

The themes were reflected in comments that expressed respondents' emotional perspectives, summarized in the table below.

| Perspectives                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Anger toward the voluntary homeless who refuse to work or change</li><li>• Fear of encountering homeless people</li><li>• Feeling “sick” of homelessness, seeing homeless people</li><li>• Not responsible to take care of transient/traveling/migrant homeless who are not locals</li><li>• Thinking of moving somewhere else</li><li>• City response ineffective</li></ul> | <ul style="list-style-type: none"><li>• Viewing involuntary homelessness as common</li><li>• Concerns for the physical and mental health of homeless people</li><li>• Dehumanizing homeless people was a problem</li><li>• Responsibility for the community to care for “our own” homeless</li><li>• Sympathy for homeless people feeling invisible, marginalized, hated</li></ul> |

## Who We Didn't Hear From



The Subcommittee had originally hoped to conduct two additional surveys.

One with K-12 school staff to understand how issues of homelessness impacted their work and what actions would be helpful.

And the other with students at Southern Oregon University.

Looking at the demographics of people who responded to the general population survey, it seems that families with children in their household were under-represented, as were people under the age of 55 years old.



Feedback also noted that a survey of people who were now rehoused after having experienced homelessness could have provided useful information.



## Community Perspectives Take-Aways

### Perspectives from the Business Community (pages 52-54)

- A wide range of concerns – about their business, the community, and the people experiencing homelessness
- Balance the location of homeless services (in Ashland and in the county)
- Increase police patrols
- Increase mental health and treatment services
- Provide for basic needs, job training, and employment opportunities

### Perspectives from People Experiencing Homelessness (pages 55-57)

- A call for resources to meet basic needs (restrooms, showers, laundry, water)
- Phone charging stations and Wi-Fi
- Need case managers/navigators and street outreach to help connect to services

### Perspectives from Frontline Staff (pages 58-59)

- A call for more coordination
- Need more resources and information
- Want more training / professional development

### Perspectives from the General Community (pages 60-67)

- Differing viewpoints on who to help and what, if anything, will be effective
- Want City involved in regional and local planning and coordination
- Want City to secure grant funds
- Funding should come from federal, state, and county resources more than city funding
- Concerned about public safety – for all
- Concerned about the health & well-being of people experiencing homelessness
- Need for additional services to help people experiencing homelessness get out of homelessness (real help and not handouts)
- Call for accountability – effective services, data, outcomes

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*So many bad things and appalling horrific-ness happens every day. And good things also happen daily, even though they get less publicity. Neither the good nor the bad negates the other. And angels also walk among us.*

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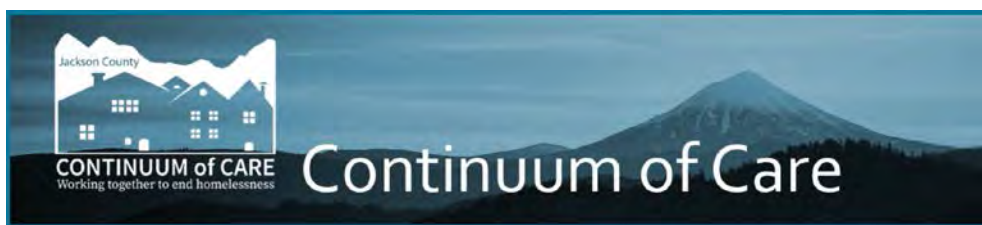
## Regional Coordination

Oregon has eight organizations responsible for regional coordination of a Homeless Services System. The U.S. Department of Housing and Urban Development (HUD) refers to each of these organizations as a “Continuum of Care (CoC).” [CoC: Continuum of Care Program - HUD Exchange](#)

A Continuum of Care (CoC) is the local HUD-recognized planning body designed to promote communitywide planning and strategic use of resources to address homelessness by improving coordination and integration with mainstream resources.

A CoC is expected to address homelessness through a coordinated community-based process of identifying needs and building a system of housing and services that meet those needs. Every CoC is required to:

- Complete an Annual Needs Assessment / Gaps Analysis
- Compile and submit the Annual Consolidated Application
- Operate a Homeless Management Information System
- Operate a Coordinated Entry System
- Complete an annual Sheltered Point in Time (PIT Count) and Housing Inventory Count (Unsheltered PIT Count is required bi-annually)
- Submit reports to HUD (e.g., PIT Count, Housing Inventory Count, System Performance Measures)



City of Ashland

City of Medford – Crossings

ACCESS

Columbia Care

Community Works

Family Nurturing Center Jackson County

Hearts with a Mission

Housing Authority of Jackson County

Jackson County Mental Health

Jackson County Resource Center

Magdalene House

Maslow Project

Medford Gospel Mission

OnTrack

Opportunities for Housing, Resources and Assistance

Resolve Center for Dispute Resolution and Restorative Justice

Rogue Retreat

Rogue Valley Council of Government

St. Vincent De Paul

The Arc Jackson County

The Salvation Army

UNETE

VA White City



## Needs Assessment / Gaps Analysis

The Jackson County Continuum of Care (CoC) is currently conducting a countywide needs assessment (gaps analysis). This assessment will be used in system-level planning to address issues of homelessness throughout the county, as well as prioritize the use of local, state, and federal funding.

## Community Planning

The Jackson County CoC is the body responsible for undertaking community planning and coordinating the homelessness response system across the region/county. HUD provides an extensive set of tools, guidance, and best practices to support the work of local CoCs.

Cross-system planning is particularly important, as individuals and families are affected by a number of systemic issues. As an example, the chart below shows just one section of HUD's online resources. For more information, visit:

<https://www.hudexchange.info/homelessness-assistance/strategic-priorities/>

| Key Issues Affecting Person Experiencing Homelessness |                              |                                             |                      |
|-------------------------------------------------------|------------------------------|---------------------------------------------|----------------------|
| Chronic Homelessness                                  | Decriminalizing Homelessness | Disaster Preparedness, Response, & Recovery | Disease Risk & COVID |
| Domestic Violence                                     | Employment                   | Housing & Healthcare Coordination           | Human Trafficking    |
| Multifamily Housing Homeless Preference               | Racial Equity                | Rural Homelessness                          |                      |

In its 2023 Consolidated Application, the Jackson County CoC stated that it actively coordinates with the following systems of care to ensure persons who have resided in them longer than 90 days are not discharged directly to the streets, emergency shelters, or other homeless assistance programs:

- Foster Care
- Health Care
- Mental Health Care
- Correctional Facilities

## Coordinated Entry System

- Coordinated Entry is a consistent, communitywide intake process to match people who are experiencing homelessness to existing community resources that are the best fit for their situation. It is a streamlined system that provides quick access for individuals and families seeking assistance through a coordinated referral and housing placement process.
- Households are assessed using a standard and objective assessment tool that identifies their vulnerability and barriers to housing.
- Those who are assessed as having the highest vulnerability and housing barriers are prioritized for access to available housing programs as vacancies occur.

## Homeless Management Information System

- The Homeless Management Information System (HMIS) is an internet-based client data management system that helps coordinate, manage, and document services for people who are experiencing homelessness or struggling with a housing crisis.
- Data collected in HMIS is utilized by homeless service providers and federal and local governments to identify gaps in housing and services and to inform effective planning. ACCESS is the HMIS lead for the Jackson County CoC.
- Jackson County has 12 agencies entering information into the HMIS system.

## Data Reporting

- Annually, the CoC Systems Performance Measures are sent to HUD, which uses this data to evaluate the results of HUD investments and the CoC's homeless assistance system's performance.
- HUD places particular emphasis on three of the measures:
  - Length of homeless episode
  - Successful placement in housing
  - Housing retention (not returning to homelessness)
- The System Performance Measures data is used to drive CoC planning and evaluation.

## Program Monitoring

The Jackson County CoC is responsible for monitoring programs funded with HUD CoC funding as well as any additional funding provided through state or local sources granted through the CoC. In turn, the Jackson County CoC is subject to monitoring by funding agencies such as the HUD, Oregon Housing and Community Services, Jackson County, and the cities of Medford and Ashland.

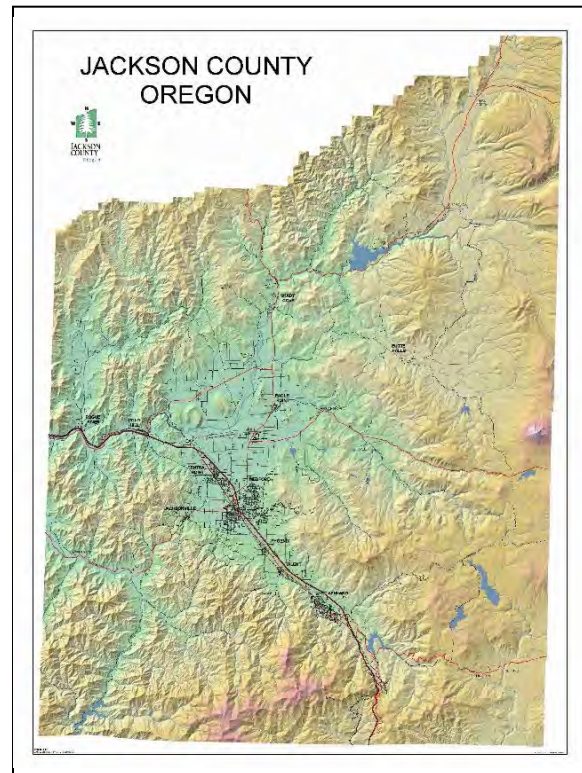
## SWOT Analysis

The following chart provides a preliminary and high-level perspective of the collective efforts of partners engaged in the local CoC system. This list of strengths, weakness, opportunities, and threats (SWOT) has not been vetted through the CoC but is informed by Ashland's representatives to the CoC.

| Strengths                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Weaknesses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Threats                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Regional entity/provider commitment to CoC process</li> <li>Strong community support for the work of the CoC</li> <li>Some political support for the CoC</li> <li>CoC is institutionalized in the community in the form of the Homeless Task Force</li> <li>Additional short-term funding from the State to support the administration of the CoC.</li> <li>Recent reorganization is helping to address shortfalls in the system</li> <li>Has the potential for good data collection and outcome reporting</li> <li>Increase in shelter beds</li> </ul> | <ul style="list-style-type: none"> <li>Data collections systems are deficient</li> <li>Coordinated Entry system is not being well-utilized</li> <li>HMIS is underutilized and data quality is not monitored or maintained</li> <li>Minimal use of tools for outcome reporting, program efficacy, longitudinal tracking of populations served</li> <li>Lack of resources to shore-up or expand service provider capacity</li> <li>Service coordination is lacking</li> <li>Little to no accountability of service providers, activities, or grant funds</li> <li>Very few service providers serving minority and special populations</li> <li>Need better geographic distribution of services</li> </ul> | <ul style="list-style-type: none"> <li>New and reconstituted committees with designated leadership</li> <li>HUD Technical Assistance</li> <li>Potential continuation of State funding for outreach, shelters, rapid rehousing, and long-term rent assistance</li> <li>State data</li> <li>Greater communication between providers</li> <li>Greater alignment between local governments and systems</li> <li>New needs assessment/ gaps analysis being done, which could be used in strategic planning</li> </ul> | <ul style="list-style-type: none"> <li>Expectations around regional collaboration are not well defined</li> <li>Few natural incentives for service coordination due to competition among service providers</li> <li>Lack of a strategic plan to guide CoC funding and intervention strategies</li> <li>Lack of community education about what the CoC should be and what it should be doing</li> <li>Need data to drive strategic planning process</li> <li>Lacking a strong convener</li> <li>Need capacity building resources for small organizations serving special populations</li> </ul> |

## Regional Coordination Take-Aways

- Service coordination is lacking
- The Coordinated Entry System is not being well-utilized
- HMIS is underutilized and data quality is not monitored or maintained
- Recent CoC reorganization is helping to address shortfalls in the system
- A needs assessment / gaps analysis is being completed, which is intended to be used in strategic planning



### Potential Actions:

- Increase City of Ashland participation in the Jackson County CoC, particularly in relationship to regional planning and coordination
- Educate City staff on the roles, responsibilities, and activities of the CoC
- Encourage and/or facilitate greater communication between service providers
- Require/incentivize City grant recipients to participate in Coordinated Entry and HMIS, as applicable
- Request and analyze CoC data, particularly as it relates to and affects Ashland



## Take-Aways (compiled)

Previous chapters include *Take-Aways* sections, which are compiled here. The potential actions are highlighted in the [Actions Summary](#) on pages 12-13.

### Funding Streams Take Aways

#### Government Funding

The vast majority of funding for homeless services comes from government sources.

It is the major players, such as ACCESS and OHRA that get most of their funding from government grants.

#### Potential Actions:

- Maximize government funds for local and regional services. Grants / grant writing / coordination – to support staffing and expanded capacity for support services, outreach, etc.
- Seek funding solutions from existing funding entities / engage in advocacy / activate a State legislative agenda

#### Community (non-governmental) Funding

Nearly every non-profit organization depends on fundraising, with 71% reporting that they receive funds from individual donors. Organizations are essentially competing for the same donor resources.

Preliminary research identified a practice in Chico, CA where people can contribute to a central fund to help address the needs of people experiencing homelessness.

#### Potential Action:

- Create an online portal for donor-designated contributions.

## Services Inventory & SWOT Analysis Take Aways

The “Weaknesses” and “Opportunities” sections of the SWOT analysis are commonly two sides of the same coin. For example:

| Weakness                                       | Opportunity                                |
|------------------------------------------------|--------------------------------------------|
| <i>Services don’t meet individual’s needs.</i> | <i>18–24-year-olds need more services.</i> |

### Supportive Services

The most abundant resources for people experiencing homelessness in Ashland are free meals. Multiple community groups comprised of dozens of volunteers provide thousands of home cooked meals to people in need. The settings vary from parks to churches and non-profit locations, the Night Lawn, and the Extreme Weather Shelter.

**Potential Actions:** There is a great opportunity for **additional supportive services**

- Storage for personal belongings
- Public bathrooms
- Access to water
- Public gathering places
- Community health workers
- Electronics charging areas and Wi-Fi
- Hygiene supplies
- Showers / Laundry
- Meals
- Gas and transportation vouchers
- Gym memberships

| Opportunities                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Grants</li> <li>• Community</li> <li>• Variety of partners</li> <li>• Building partnerships</li> <li>• Collaboration</li> <li>• Build infrastructure</li> </ul> |

| Opportunities                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• More services – geriatric</li> <li>• Create shared standards of care</li> <li>• More outreach</li> <li>• Long term programs</li> <li>• Recruit/provide opportunities for younger work force</li> <li>• Community education</li> </ul> |

### Street Outreach

Street outreach is regarded as a critical component for successful transition from homelessness to housing.(footnote) It can also provide much-needed triage for health and safety concerns.

**Potential Actions:**

- Housing-focused Street Outreach
- Outreach that meets the needs of the older population
- An outreach “hotline” anyone can call when concerned



## Residential Needs - from Shelter to Housing

With an estimated 230-320 people experiencing homelessness in Ashland, there are only 117 beds (occupied).

### Potential Actions:

- Incentivize development of housing that is affordable.
- Support more Affordable Housing (subsidized, regulated, low-rent units).
- Advocate for more Permanent Supportive Housing (for those with disabilities).
- Create access in Ashland to Rapid Rehousing (12-24 months of financial assistance and case management).
- Explore the need for more Transitional Housing.
- Expand Emergency Shelter (immediate access, ideally with supportive services and housing-focused case management).
- Establish Medical Respite beds (step down housing after hospitalization/treatment).

Emergency Shelter / Transitional Housing <-----> Rapid Rehousing / Supportive Housing

| Opportunities                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Volunteer, partners, food bank</li><li>• More state funding – homeless and fire</li><li>• Education tuition reimbursement</li><li>• Promote/hiring new staff</li></ul> |

| Opportunities                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Continuous improvement, education, and development for staff</li><li>• Improve coordinated entry system</li><li>• Increased actions to improve transportation</li><li>• Build more capacity in smaller organizations</li><li>• Standardize definitions of “wrap around” services</li><li>• 18–24-year-olds need more services</li></ul> |

## Data Take-Aways

### What the Data Says

A higher percentage of eviction cases in Jackson County result in eviction compared to cases statewide.

Females represent a growing percentage of the people experiencing homelessness.

Homelessness is growing at a faster rate in Jackson County than in Oregon overall.

Ashland has a higher percentage of students experiencing homelessness than that in Oregon and a higher percentage of homeless students living on their own than that in Jackson County or Oregon.

### What the Data Doesn't Say

Often the review of data leads to more questions, such as:

- How does the local data compare to the rest of the state and the nation?
- Where were people living before they became homeless?
- What are the outcomes for local services?
- What is driving the numbers, data, changes, trends?

### Where is the Data?

Some data does not exist / is not kept.

Even when data exists, it is often not publicly accessible and/or it is difficult to gather.

### What Do We Do with the Data?

Knowing more about the specific needs and the available resources (i.e., the number of homeless people vs number of shelter resources) is a first step toward solutions.

### Potential Actions:

- Identify the types of data the City will collect (facilities, parks, police, library, etc.).
- Make data publicly available.
- Work with the CoC to improve countywide data collection for a robust annual needs assessment.
- Work with the CoC to increase capacity for data collection and analysis.
- Increase data collection and monitoring of City grant recipients.
- Continuously learn about what works and what doesn't - and seek to understand why.
- Use data for decision-making.

## **Community Perspectives Take-Aways**

### **Perspectives from the Business Community (pages 52-54)**

- A wide range of concerns – about their business, the community, and the people experiencing homelessness
- Balance the location of homeless services (in Ashland and in the county)
- Increase police patrols
- Increase mental health and treatment services
- Provide for basic needs, job training, and employment opportunities

### **Perspectives from People Experiencing Homelessness (pages 55-57)**

- A call for resources to meet basic needs (restrooms, showers, laundry, water)
- Phone charging stations and Wi-Fi
- Need case managers/navigators and street outreach to help connect to services

### **Perspectives from Frontline Staff (pages 58-59)**

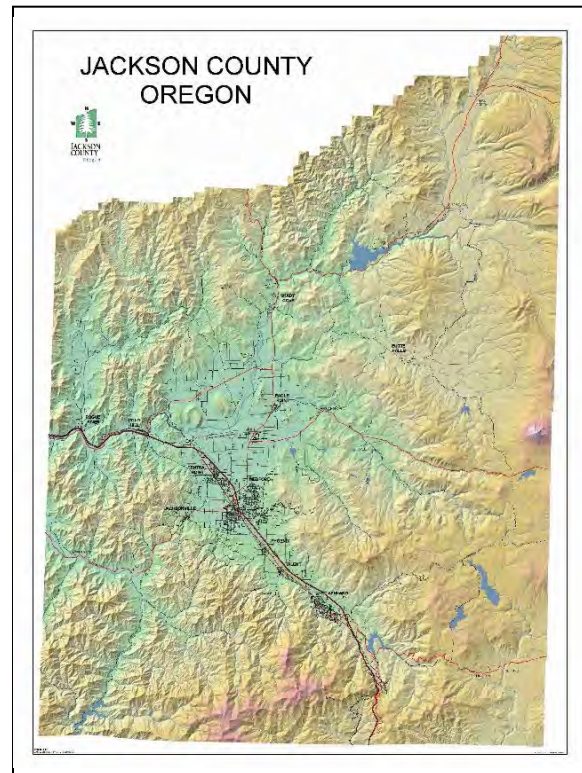
- A call for more coordination
- Need more resources and information
- Want more training / professional development

### **Perspectives from the General Community (pages 60-67)**

- Differing viewpoints on who to help and what, if anything, will be effective
- Want City involved in regional and local planning and coordination
- Want City to secure grant funds
- Funding should come from federal, state, and county resources more than city funding
- Concerned about public safety – for all
- Concerned about the health & well-being of people experiencing homelessness
- Need for additional services to help people experiencing homelessness get out of homelessness (real help and not handouts)
- Call for accountability – effective services, data, outcomes

## Regional Coordination Take-Aways

- Service coordination is lacking
- The Coordinated Entry System is not being well-utilized
- HMIS is underutilized and data quality is not monitored or maintained
- Recent CoC reorganization is helping to address shortfalls in the system
- A needs assessment / gaps analysis is being completed, which is intended to be used in strategic planning



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# Glossary

## Definitions

**The HUD final rule on the Definition of Homeless** establishes four categories under which an individual or family may qualify as homeless.

- Category 1: Literally homeless individuals/families: Individuals and families who lack a fixed, regular, and adequate nighttime residence, which includes one of the following:
  - o Place not meant for human habitation
  - o Living in a shelter (Emergency shelter, hotel/motel paid by government or charitable organization)
  - o Exiting an institution (where they resided for 90 days or less AND were residing in emergency shelter or place not meant for human habitation immediately before entering institution)
- Category 2: Individuals/families who will imminently (within 14 days) lose their primary nighttime residence, which includes ALL of the following:
  - o Have no subsequent residence identified AND
  - o Lack the resources or support networks needed to obtain other permanent housing
- Category 3: Unaccompanied youth (under 25 years of age) or families with children/youth who meet the homeless definition under another federal statute and includes ALL of the following:
  - o Have not had lease, ownership interest, or occupancy agreement in permanent housing at any time during last 60 days
  - o Have experienced two or more moves during last 60 days
  - o Can be expected to continue in such status for an extended period of time because of chronic disabilities, OR chronic physical health or mental health conditions, OR substance addiction, OR histories of domestic violence or childhood abuse (including neglect) OR presence of a child or youth with a disability, OR two or more barriers to employment
- Category 4: Individuals/families fleeing or attempting to flee domestic violence, dating violence, violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or family member and includes ALL of the following:
  - o have no identified residence, resources or support networks
  - o Lack the resources and support networks needed to obtain other permanent housing



### **Chronic Homelessness (HUD definition)**

An unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness\* in the past three (3) years. Families meet the definition of being chronically homeless based on the status of the head of the household.

To be considered chronically homeless, people must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in emergency shelter during that time

AND

Have a disabling condition, defined as follows: A diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions. A disabling condition limits an individual's ability to work or perform one or more activities of daily living.

\*A separate, distinct, and sustained stay on the streets and/or in an emergency homeless shelter.

**The McKinney-Vento Act defines homeless children and youth** as individuals who lack a fixed, regular, and adequate nighttime residence. This definition also includes "Children and youth who are sharing the housing of other people due to loss of housing, economic hardship, or a similar reason." This definition is used by the U.S. Department of Education, Oregon Department of Education, and local school districts.

**HUD'S Public Housing Program**-Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and people with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high rise apartments for elderly families. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing, and managing these developments.

**Public Housing Authority (HA)**-An HA is responsible for the management and operation of its local public housing program. They may also operate other types of housing programs.

- On-going functions:
  - o Assure compliance with leases. The lease must be signed by both parties;
  - o Set other charges (e.g., security deposit, excess utility consumption, and damages to unit);

- o Perform periodic reexaminations of the family's income at least once every 12 months;
- o Transfer families from one unit to another, in order to correct over/under crowding, repair or renovate a dwelling, or because of a resident's request to be transferred;
- o Terminate leases when necessary; and
- o [maintain the development in a decent, safe, and sanitary condition.](#)
- Sometimes HAs provide other services, that might include such things as: homeownership opportunities for qualified families; employment training opportunities, and other special training and employment programs for residents; and support programs for the elderly.

**Housing First Model** –A Housing first approach rests on two central premises: 1) Re-housing should be the central goal of our work with people experiencing homelessness; and 2) Providing housing assistance and follow-up case management services after a family or individual is housed can significantly reduce the amount of time people spend in homelessness. Case management ensures individuals and families have a source of income through employment and /or public benefits, identifies service needs before the move into permanent housing, and works with families or adults after the move into permanent housing to help solve problems that may arise that threaten their tenancy including difficulties sustaining housing or interacting with the landlord and to connect families with community-based services to meet long term support/service needs.

## Types of Housing

| <b>Emergency Shelter (ES)</b>                                                                                                                                              | <b>Transitional Housing (TH)</b>                                                                                                                                                                                                                                                                                                                                                                         | <b>Rapid Re-housing (RRH)</b>                                                                                                                                                                                                              | <b>Permanent Supportive Housing (PSH)</b>                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.</i> | <i>A project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children.</i> | <i>An intervention, informed by a Housing First approach, is a critical part of a community's effective homeless crisis response system. It may include the use of time-limited financial assistance and targeted supportive services.</i> | <i>An intervention that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless people. It pairs housing with case management and supportive services.</i> |

**AFFORDABLE HOUSING:** In general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities. Please note that some jurisdictions may define affordable housing based on other, locally determined criteria, and that this definition is intended solely as an approximate guideline or general rule of thumb.

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG):** Created under the Housing and Community Development Act of 1974, this program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents. CDBG replaced several categorical grant programs, such as the Model Cities program, the Urban Renewal program, and the Housing Rehabilitation Loan and Grant program.

**COMMUNITY PLANNING AND DEVELOPMENT (CPD):** HUD's Office of Community Planning and Development seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income people. The primary means toward this end is the development of partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations.

**CONSOLIDATED PLAN:** A document written by a state or local government describing the housing needs of the low- and moderate-income residents, outlining strategies to meet these needs, and listing all resources available to implement the strategies. This document is required in order to receive HUD Community Planning and Development funds.

**EMERGENCY SHELTER** any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

**EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM:** A federal CPD program grant designed to help improve the quality of existing emergency shelters for the homeless, to make additional shelters available, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness. ESG also provides short-term homeless prevention assistance to people at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

**FAIR MARKET RENT (FMR):** Primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program, and to serve as a rent ceiling in the [HOME](#) rental assistance program.

**HOME (HOME INVESTMENT PARTNERSHIPS PROGRAM):** Provides formula grants to states and localities that communities use — often in partnership with local nonprofit groups — to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or to provide direct rental assistance to low-income people.

**HOUSING FINANCE AGENCY (HFA):** State or local agencies responsible for financing and preserving low- and moderate-income housing within a state.

**HUD USER:** An information resource from [HUD's Office of Policy Development and Research](#) offering a wide range of low- and no-cost content of interest to housing and community development researchers, government officials, academics, policymakers, and the American public. HUD USER is the primary source for federal government reports and information on housing policy and programs, building technology, economic development, urban planning, and other housing-related topics.

**LOW-INCOME HOUSING TAX CREDIT (LIHTC):** A tax incentive intended to increase the availability of low-income housing. The program provides an income tax credit to owners of newly constructed or substantially rehabilitated low-income rental housing projects.

**MODERATE INCOME:** Households whose incomes are between 81 percent and 95 percent of the median income for the area (HUD), with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low incomes.

**SECTION 8 EXISTING RENTAL ASSISTANCE:** Provides rental assistance to low-income families who are unable to afford market rents. Assistance may be in the form of vouchers or certificates.

**SECTION 8 HOMEOWNERSHIP PROGRAM:** Allows low-income families who qualify for Section 8 rental assistance to use their certificates or vouchers to pay for homeownership costs under a mortgage.

**SUPPORTIVE HOUSING PROGRAM:** This program is authorized by title IV of the Stewart B. McKinney Homeless Assistance Act (the McKinney Act) (42 U.S.C. 11381–11389). The program is designed to promote the development of supportive housing and supportive services, including innovative approaches to assist homeless people in the transition from homelessness, and to promote the provision of supportive housing to homeless people to enable them to live as independently as possible.

**SUPPORTIVE HOUSING FOR THE ELDERLY:** Housing that is designed to meet the special physical needs of elderly people and to accommodate the provision of supportive services that are expected to be needed, either initially or over the useful life of the housing, by the category or categories of elderly people that the housing is intended to serve.

**TENANT-BASED RENTAL ASSISTANCE (TBRA):** HUD assists low- and very low-income families in obtaining decent, safe, and sanitary housing in private accommodations by making up the difference between what they can afford and the approved rent for an adequate housing unit.

**TRANSITIONAL HOUSING:** A project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children.

**VERY LOW-INCOME:** Households whose incomes do not exceed 50 percent of the median area income for the area (HUD), with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of facility, college, or other training facility; prevailing levels of construction costs; or fair market rents.

*For more information, see Glossary of HUD Terms:*

[https://archives.huduser.gov/portal/glossary/glossary\\_all.html](https://archives.huduser.gov/portal/glossary/glossary_all.html)

## Acronyms

|   | Acronym       | Meaning                                                                |
|---|---------------|------------------------------------------------------------------------|
| B | BJA           | U.S. Bureau of Justice Assistance                                      |
| C | CA            | Collaborative Applicant (legal entity representing the CoC)            |
|   | CAPER         | Consolidated Annual Performance and Evaluation Report (for CDBG funds) |
|   | CCO           | Coordinated Care Organization                                          |
|   | CDBG          | Community Development Block Grant (HUD funds)                          |
|   | CE / CES      | Coordinated Entry / Coordinated Entry System                           |
|   | CHIP          | Community Health Improvement Plan                                      |
|   | CoC           | Continuum of Care                                                      |
|   | CP (Con Plan) | Consolidated Plan (required for CDBG and HOME)                         |
| D | DHS           | Department of Human Services (Oregon)                                  |
|   | DOC           | Department of Corrections (Oregon)                                     |
|   | DOE           | U.S. Department of Education                                           |
|   | DOJ           | U.S. Department of Justice                                             |
|   | DOL           | U.S. Department of Labor                                               |
| E | ES            | Emergency Shelter                                                      |
|   | ESG           | Emergency Services Grant (HUD funds)                                   |
| F | FHCO          | Fair Housing Council of Oregon                                         |
|   | FMR           | Fair Market Rent                                                       |
|   | FQCHC         | Federally Qualified Community Health Center                            |
| H | HEARTH        | Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) |
|   | HCV           | Housing Choice Vouchers (formerly called Section 8 vouchers)           |
|   | HHS           | U.S. Department of Health and Human Services                           |
|   | HIC           | Housing Inventory Count                                                |
|   | HIPAA         | Health Insurance Portability and Accountability Act                    |
|   | HMIS          | Homeless Management Information System (cross-agency database)         |
|   | HOME          | Home Investment Partnerships Program (HUD funds)                       |
|   | HTF           | Housing Trust Fund                                                     |
|   | HUD           | U.S. Department of Housing and Urban Development                       |
| I | ILP           | Independent Living Program (for youth aged out of foster care )        |
| L | LIFT          | Local Innovation and Fast Track (funding for housing development)      |
|   | LIHTC         | Low-Income Housing Tax Credit                                          |
| M | MVA           | McKinney-Vento Act                                                     |
|   | MVP           | McKinney-Vento Program (School District homeless services program)     |
| N | NAEH          | National Alliance to End Homelessness                                  |
| O | OAHTC         | Oregon Affordable Housing Tax Credit                                   |
|   | ODE           | Oregon Department of Education                                         |
|   | OHCS          | Oregon Housing and Community Services                                  |
|   | OPH           | Other Permanent Housing                                                |
| P | PBRA          | Property-Based Rental Assistance                                       |
|   | PH            | Permanent Housing (includes RRH, PSH, and OPH)                         |



|   | Acronym | Meaning                                                             |
|---|---------|---------------------------------------------------------------------|
|   | PHA     | Public Housing Agency / Public Housing Authority                    |
|   | PIT     | Point in Time Count (required by HUD every two years)               |
|   | PSH     | Permanent Supportive Housing                                        |
| R | RHY     | Runaway and Homeless Youth                                          |
|   | RHYA    | Runaway and Homeless Youth Act                                      |
|   | RRH     | Rapid Re-housing                                                    |
| S | SAMHSA  | Substance Abuse and Mental Health Services Administration (federal) |
|   | SHP     | Supportive Housing Programs                                         |
|   | SO      | Street Outreach                                                     |
|   | SOAR    | SSI/SSDI Outreach, Access, and Recovery                             |
|   | SPM     | System Performance Measure(s)                                       |
|   | SSDI    | Social Security Disability Income                                   |
|   | SSI     | Supplemental Security Income                                        |
|   | SSO     | Support Services Only                                               |
|   | SSVF    | Social Services to Veterans and Families                            |
| T | TAY     | Transition-Age Youth: ages 18 – 24                                  |
|   | TANF    | Temporary Assistance to Needy Families                              |
|   | TBRA    | Tenant-Based Rental Assistance                                      |
|   | TH      | Transitional Housing                                                |
|   | TLP     | Transitional Living Program                                         |
| U | USICH   | U.S. Interagency Council on Homelessness                            |
| V | VA      | Veterans Affairs / Veterans Administration                          |
|   | VASH    | Veterans Administration Supportive Housing                          |
| Y | YYA     | Youth and Young Adults                                              |

# Additional Data

## Portland State University – Eviction Profiles

By county: Demographic and eviction data

Last 12 months (May 2023 - April 2024)

Location

| Location   | Filings | Filings Per 100 Rental Units | Tenants represented by a lawyer | Landlords represented by a lawyer | Landlords represented by a lawyer or an agent | POC as percent of the total population | Living below poverty line | Renter-occupied housing |
|------------|---------|------------------------------|---------------------------------|-----------------------------------|-----------------------------------------------|----------------------------------------|---------------------------|-------------------------|
| Oregon     | 22,939  | 3.78                         | 6%                              | 43%                               | 58%                                           | 19%                                    | 13%                       | 33%                     |
| Benton     | 278     | 1.78                         | 7%                              | 28%                               | 38%                                           | 20%                                    | 19%                       | 43%                     |
| Clackamas* | 269     | 0.58                         | 17%                             | 62%                               | 69%                                           | 19%                                    | 8%                        | 29%                     |
| Clatsop    | 171     | 2.72                         | 12%                             | 55%                               | 71%                                           | 17%                                    | 10%                       | 39%                     |
| Columbia   | 160     | 3.31                         | 9%                              | 46%                               | 75%                                           | 12%                                    | 10%                       | 24%                     |
| Coos       | 325     | 3.69                         | 13%                             | 28%                               | 28%                                           | 15%                                    | 16%                       | 32%                     |
| Crook      | 103     | 3.88                         | 9%                              | 24%                               | 37%                                           | 12%                                    | 10%                       | 27%                     |
| Curry      | 71      | 2.47                         | 18%                             | 32%                               | 52%                                           | 14%                                    | 13%                       | 27%                     |
| Deschutes  | 531     | 2.15                         | 6%                              | 42%                               | 52%                                           | 13%                                    | 10%                       | 32%                     |
| Douglas*   | 540     | 3.89                         | 5%                              | 31%                               | 33%                                           | 13%                                    | 13%                       | 30%                     |
| Hood River | 17      | 0.61                         | 24%                             | 53%                               | 59%                                           | 37%                                    | 5%                        | 32%                     |
| Jackson    | 1,039   | 3.24                         | 5%                              | 20%                               | 46%                                           | 20%                                    | 14%                       | 36%                     |
| Jefferson  | 71      | 2.67                         | 10%                             | 20%                               | 27%                                           | 42%                                    | 14%                       | 32%                     |
| Josephine  | 332     | 2.91                         | 12%                             | 30%                               | 32%                                           | 14%                                    | 16%                       | 31%                     |
| Klamath    | 400     | 3.94                         | 6%                              | 18%                               | 25%                                           | 23%                                    | 20%                       | 36%                     |
| Lake       | 32      | 2.39                         | 0%                              | 22%                               | 38%                                           | 16%                                    | 17%                       | 38%                     |
| Lane*      | 2,048   | 3.24                         | 4%                              | 36%                               | 42%                                           | 19%                                    | 17%                       | 41%                     |
| Lincoln    | 210     | 2.94                         | 15%                             | 26%                               | 34%                                           | 19%                                    | 16%                       | 33%                     |
| Linn*      | 530     | 3.27                         | 8%                              | 19%                               | 22%                                           | 16%                                    | 12%                       | 34%                     |
| Malheur*   | 70      | 1.72                         | 10%                             | 57%                               | 67%                                           | 39%                                    | 21%                       | 41%                     |
| Marion*    | 1,531   | 3.24                         | 5%                              | 21%                               | 22%                                           | 36%                                    | 13%                       | 39%                     |
| Morrow*    | 20      | 1.81                         | 0%                              | 20%                               | 80%                                           | 41%                                    | 15%                       | 27%                     |
| Multnomah  | 9,243   | 6.05                         | 7%                              | 55%                               | 82%                                           | 31%                                    | 13%                       | 46%                     |
| Polk       | 386     | 3.63                         | 5%                              | 25%                               | 33%                                           | 23%                                    | 12%                       | 35%                     |
| Tillamook* | 46      | 1.38                         | 15%                             | 76%                               | 83%                                           | 16%                                    | 12%                       | 30%                     |
| Umatilla   | 313     | 3.36                         | 13%                             | 43%                               | 73%                                           | 35%                                    | 14%                       | 35%                     |
| Union      | 107     | 2.96                         | 7%                              | 21%                               | 23%                                           | 12%                                    | 14%                       | 34%                     |
| Wallowa    | 13      | 1.47                         | 46%                             | 38%                               | 38%                                           | 8%                                     | 10%                       | 28%                     |
| Wasco      | 76      | 2.06                         | 12%                             | 39%                               | 46%                                           | 26%                                    | 11%                       | 36%                     |
| Washington | 3,666   | 4.25                         | 2%                              | 47%                               | 47%                                           | 35%                                    | 9%                        | 39%                     |
| Yamhill    | 341     | 3.05                         | 10%                             | 31%                               | 46%                                           | 23%                                    | 12%                       | 30%                     |

Note: \* indicates counties where multiple court systems process eviction cases.

This data only reports on cases filed in circuit courts, and therefore is only a partial representation of the eviction cases in these counties.

## RENTING IN JACKSON COUNTY

**Renter Occupied Units:** 28,806 (32% of all occupied units)

Oregon: 616,569 (37% of all occupied units)

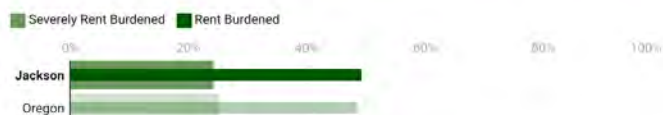
**Median Rent:** \$1,146

Oregon: \$1,282<sup>1</sup>

**Affordability:**

**49%** of Jackson renters (15,586 households) are **rent-burdened**, meaning they spend **30% or more of their income on rent**

**24%** of Jackson renters (7,656 households) - nearly half of all rent burdened households - are **severely rent-burdened**, meaning they spend **50% or more of their income on rent**<sup>2</sup>



Source: Housing Needs Assessment Report; Housing Solutions Lab at NYU Furman Center - Created with Datawrapper

## Traumatic Brain Injuries

[[The Lancet](#)] Traumatic brain injury (TBI) is a major public health issue. ... Emerging evidence suggests that the risk factors for TBI closely align with the social determinants of health and causes of social exclusion, including poverty and marginalization. Although good evidence shows that socially excluded groups, including people who are homeless, are more likely to die from injury than the general population, our understanding of TBI in these groups is poor.

By doing a meta-analysis of 22 studies identified through a systematic review, Jacob Stubbs and colleagues generated a pooled estimate of lifetime TBI prevalence in this population of 53.1% (95% CI 46.4–59.7) for any TBI severity and 22.5% (95% CI 13.5–35.0) for moderate to severe TBI.

This **lifetime prevalence of TBI of any severity (among people who are homeless) is between 2.5-times and 4.0-times higher than estimates for the general population**. Of note, the estimated **lifetime prevalence of moderate to severe TBI (among people who are homeless) is almost ten-times higher than in the general population**.

[[Oregon Capital Chronical](#)] Oregon Health Authority officials say communities of color and tribal communities are among the most likely to be affected by a brain injury, along with veterans, people who are homeless, rural populations, survivors of partner violence and people in correctional institutions.

A survey by the brain injury research center shows that, on average, brain injury survivors need 12 kinds of services, from diagnostic testing to mental health counseling and occupational therapy to help with things like transportation and social support.

## Criminalization of Homelessness (NAEH Research Report)

On June 28, 2024, the Supreme Court ruled in favor of the City of Grants Pass, Oregon, allowing them to impose fines and jail time on people violating public camping bans. Many communities will now be weighing the different approaches to homelessness. The [National Alliance to End Homelessness](#) released a report comparing the outcomes of investing in homeless services versus the outcomes of criminalization. Click below to read the full report.

[NAEH report](#)

## Impacts of Child/Youth Homelessness

Some of the best research on pathways into homelessness comes from Chapin Hall at the University of Chicago. One study, which was authorized under the Runaway and Homeless Youth Act and funded in part by HUD, found that [lack of a high school degree or GED](#) is the single greatest risk factor associated with homelessness as a young adult; the second greatest risk factor was [having a child](#); and the third was having a low income (under \$24,000). One-hundred percent of young adults who participated in [in-depth interviews](#) reported family-based instability and trauma; nearly 24% experienced homelessness with their family *prior* to experiencing homelessness on their own; 35% experienced the loss of at least one parent or primary caregiver; and 44% percent identified removal from family and placement in foster care as the beginnings of the instability that led to their homelessness. Racial disparities were evident in the likelihood of becoming homeless, as well as the prolonged harmful consequences of homelessness.

Such studies reveal how child homelessness can lead to youth homelessness, and then to adult homelessness, where children of homeless adults may start the cycle again.

**Pediatricians have long suspected that housing insecurity is associated with negative health outcomes.** A new study published in the journal *Pediatrics* followed children from infancy to adolescence. It found that teens who experienced housing insecurity earlier in life [reported worse mental and physical health](#).

→ **Researchers looked at measures of housing insecurity** that included homelessness, eviction, difficulty paying for rent or mortgages and doubling up, which involves living in an overcrowded house or spending a night in a place that wasn't meant for residents.

→ **Kids who experienced any level of housing insecurity** reported higher levels of depression. Those who experienced high levels of housing insecurity reported higher levels of anxiety.

→ **Previous studies have looked at how housing problems impact adults.** The results of this study show that early intervention, which usually starts with screening families with young children, is needed for kids experiencing these issues, according to pediatrician Suzette Oyeku.

[When little kids don't have stable housing, it can affect their health later : Shots - Health News : NPR](#)

# Jackson County Continuum of Care

[Home - Jackson County Continuum of Care \(jacksoncountyorcoc.org\)](http://jacksoncountyorcoc.org)

Among other responsibilities, the CoC Program is also designed to assist individuals (including unaccompanied youth) and families experiencing homelessness and provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability. HUD provides funding to help support the implementation of these goals.

Nonprofit organizations can apply for HUD Continuum of Care grant funding through the local Jackson County CoC process.

HUD also provides extensive training and technical assistance, including featured guidance and best practices on the publicly accessible [HUD Exchange](#). Examples of web-based resources:

## Featured Guidance and Best Practices

Centering Lived Experience

Community Examples

Coordinated Entry

Housing Problem-Solving

Moving On Strategies

SNAPS In Focus Messages

SNAPS-Shots

Resources and assistance to support HUD's community partners

NEED HOUSING ASSISTANCE?

Email Updates

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HUD EXCHANGE

Programs ▾

Resources ▾

Trainings ▾

Program Support ▾

Grantees ▾

News

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Homelessness Assistance

Strategic Priorities ▾

Programs ▾

Systems ▾

Data ▾



### CoC: Continuum of Care Program

The CoC Program is designed to promote communitywide commitment to the goal of ending homelessness by providing funding for efforts by nonprofit providers and State and local governments and promoting access to and effect utilization of mainstream programs by homeless individuals and families.

Learn more about CoC

# Funding

## City of Ashland

The City of Ashland has a variety of funding sources to help non-profit partners address community needs related to homelessness. These sources include:

- **Social Service Grant Funding.** Approximately \$135,000 a biennium to support a variety of activities and costs including operational costs.
- **CDBG Funding.** The City can and has devoted up to 15% of the City's allocation of CDBG program funds to support public service (direct service) activities, and in some instances have supported activities with the full amount of CDBG funding.
- **Affordable Housing Trust Funding.** The City has often utilized a portion of the City's Affordable Housing Trust funds to support temporary shelters, rental assistance, and operational costs of housing-focused services.
- **State Funding.** The City has both applied for and received State funding to help address issues of homelessness, including a \$1M grant from the Department of Administrative Services and a \$300,000 Emergency Solutions Grant (ESG). The City can also leverage State grant funding to non-profits by serving as the grantee for some State grants and passing them through to non-profit service providers.

## City of Ashland Distribution of Grants

| Program                                 | Funding Sources                | FY 23-25         |
|-----------------------------------------|--------------------------------|------------------|
| OHRA Navigation Services                | CDBG Program                   | \$15,000         |
| OHRA Commercial Kitchen                 | CDBG Program                   | \$141,235        |
| Maslow Project                          | CDBG Program                   | \$11,936         |
| Maslow Project                          | CDBG Program                   | \$18,000         |
| SOJWJ                                   | Social Service Grant Program   | \$11,667         |
| CW Dunn House Shelter                   | Social Service Grant Program   | \$8,000          |
| La Clinica                              | Social Service Grant Program   | \$13,333         |
| OHRA                                    | Social Service Grant Program   | \$34,333         |
| Peace House                             | Social Service Grant Program   | \$12,500         |
| OHRA Navigation Services                | Affordable Housing Trust Funds | \$155,000        |
| Staff Costs: Housing Program Specialist | CDBG Program/General Fund      | \$80,000*        |
| Staff Costs: All Other                  | City General fund              | \$60,000*        |
| <b>Total</b>                            |                                | <b>\$421,004</b> |

\*Estimates only.



## Governor's Emergency Order Funding

In 2023, Oregon prevented more than 9,000 households from becoming homeless, created over 1,000 new shelter beds, and helped some 2,000 people move from homelessness to housing. This was done in partnership with Governor Tina Kotek, the Oregon Legislature, numerous state agencies, and many local community partners who implemented the funding and policy developed through the Governor's homelessness state of emergency (EO 23-02) and the Affordable Housing and Emergency Homelessness Response Package (HB 2001 and HB 5019, 2023).

The following are lists of two new funding streams/purposes launched because of the Governor's Emergency Order.

Contact Jackson County CoC for details on fund distribution in the region.

## Long-Term Rent Assistance Program

The new Long-Term Rent Assistance Program prioritizes support for households first rehoused through the Governor's Emergency Order funding.

| Proposed LTRA Funding Allocations |                          |                    | LTRA Total<br>Funding 23-25<br>Biennium | Admin/Planning<br>Advance Budget<br>23-25 Biennium | Program Budget<br>23-25 biennium |
|-----------------------------------|--------------------------|--------------------|-----------------------------------------|----------------------------------------------------|----------------------------------|
| EO 23-02 MAC Region               | MAC Group<br>RRH Goal #s | % of LTRA<br>Funds |                                         |                                                    |                                  |
| Jackson County                    | 133                      | 10.86%             | \$3,879,257.14                          | \$581,888.57                                       | \$3,297,368.57                   |
| Clackamas County                  | 170                      | 13.88%             | \$4,958,448.98                          | \$743,767.35                                       | \$4,214,681.63                   |
| Central Oregon                    | 186                      | 15.18%             | \$5,425,126.53                          | \$813,768.98                                       | \$4,611,357.55                   |
| Lane County                       | 247                      | 20.16%             | \$7,204,334.69                          | \$1,080,650.20                                     | \$6,123,684.49                   |
| Multnomah County                  | 186                      | 15.18%             | \$5,425,126.53                          | \$813,768.98                                       | \$4,611,357.55                   |
| Marion-Polk County                | 182                      | 14.86%             | \$5,308,457.14                          | \$796,268.57                                       | \$4,512,188.57                   |
| Washington County                 | 121                      | 9.88%              | \$3,529,248.98                          | \$529,387.35                                       | \$2,999,861.63                   |
| <b>Statewide Estimates</b>        | <b>1225</b>              | <b>100%</b>        | <b>\$35,730,000</b>                     | <b>\$5,359,500</b>                                 | <b>\$30,370,500</b>              |



## Oregon Rehousing Initiative Funds

Another new program managed through Oregon Housing and Community Services is the Oregon Rehousing Initiative. These funds are also provided to the CoCs (and local planning groups for the balance of the state) for local distribution.

| Local Planning Groups (LPGs)                     | Admin<br>(15%)        | Program<br>(85%)       | Total                  | Formula % of LPG<br>Region Funds | Formula % of SPA<br>Funds |
|--------------------------------------------------|-----------------------|------------------------|------------------------|----------------------------------|---------------------------|
| Benton County                                    | \$145,922.92          | \$826,896.52           | \$972,819.44           | 7.59%                            | 2.77%                     |
| Curry County/Brookings CORE Response             | \$58,618.05           | \$332,168.97           | \$390,787.02           | 3.05%                            | 1.11%                     |
| CAPECO                                           | \$155,046.64          | \$878,597.63           | \$1,033,644.27         | 8.07%                            | 2.94%                     |
| CCNO                                             | \$119,299.95          | \$676,033.06           | \$795,333.01           | 6.21%                            | 2.27%                     |
| Clatsop County MAC                               | \$149,846.13          | \$849,128.08           | \$998,974.21           | 7.80%                            | 2.85%                     |
| Columbia County and CAT                          | \$85,473.27           | \$484,348.51           | \$569,821.78           | 4.45%                            | 1.62%                     |
| Coos HB 4123                                     | \$144,093.56          | \$816,530.15           | \$960,623.71           | 7.50%                            | 2.74%                     |
| Douglas UCAN                                     | \$140,279.53          | \$794,917.35           | \$935,196.88           | 7.30%                            | 2.66%                     |
| Hood River, Wasco, Sherman HB 4123               | \$127,503.63          | \$722,520.56           | \$850,024.19           | 6.63%                            | 2.42%                     |
| Housing Authority of Lincoln County              | \$75,400.55           | \$427,269.81           | \$502,670.36           | 3.92%                            | 1.43%                     |
| Housing Authority of Malheur and Harney Counties | \$125,178.29          | \$709,343.62           | \$834,521.91           | 6.51%                            | 2.38%                     |
| Josephine UCAN                                   | \$139,702.97          | \$791,650.17           | \$931,353.14           | 7.27%                            | 2.65%                     |
| KCLAS                                            | \$143,707.13          | \$814,340.40           | \$958,047.53           | 7.48%                            | 2.73%                     |
| Linn County MAC                                  | \$151,405.97          | \$857,967.14           | \$1,009,373.10         | 7.88%                            | 2.88%                     |
| Tillamook HB 4123                                | \$52,389.64           | \$296,874.60           | \$349,264.24           | 2.73%                            | 1.00%                     |
| YCAP                                             | \$107,856.78          | \$611,188.43           | \$719,045.22           | 5.61%                            | 2.05%                     |
| <b>TOTAL for LPGs</b>                            | <b>\$1,921,725.00</b> | <b>\$10,889,775.00</b> | <b>\$12,811,500.00</b> | <b>100%</b>                      | <b>36.50%</b>             |

| EO Regions                                         | Admin<br>(15%)        | Program<br>(85%)       | Total                  | Formula % of MAC<br>Region Funds | Formula % of SPA<br>Funds |
|----------------------------------------------------|-----------------------|------------------------|------------------------|----------------------------------|---------------------------|
| OR-500 - Eugene/Springfield/Lane County CoC        | \$314,136.60          | \$1,780,107.40         | \$2,094,244.00         | 16.35%                           | 5.97%                     |
| OR-501 - Portland/Gresham/Multnomah County CoC     | \$508,965.34          | \$2,884,136.94         | \$3,393,102.28         | 26.48%                           | 9.67%                     |
| OR-502 - Medford, Ashland/Jackson County CoC       | \$172,903.76          | \$979,787.96           | \$1,152,691.71         | 9.00%                            | 3.28%                     |
| OR-503 - Central Oregon CoC                        | \$308,449.42          | \$1,747,880.02         | \$2,056,329.44         | 16.05%                           | 5.86%                     |
| OR-504 - Salem/Marion, Polk Counties CoC           | \$305,110.70          | \$1,728,960.65         | \$2,034,071.36         | 15.88%                           | 5.80%                     |
| OR-506 - Hillsboro/Beaverton/Washington County CoC | \$175,333.54          | \$993,556.75           | \$1,168,890.30         | 9.12%                            | 3.33%                     |
| OR-507 - Clackamas County CoC                      | \$136,825.64          | \$775,345.27           | \$912,170.91           | 7.12%                            | 2.60%                     |
| <b>TOTAL for EO Regions</b>                        | <b>\$1,921,725.00</b> | <b>\$10,889,775.00</b> | <b>\$12,811,500.00</b> | <b>100.00%</b>                   | <b>36.50%</b>             |

| Culturally Responsive Orgs (CROs)                   | Admin<br>(15%)        | Program<br>(85%)      | Total                 | Formula % of CRO<br>Funds | Formula % of SPA<br>Funds |
|-----------------------------------------------------|-----------------------|-----------------------|-----------------------|---------------------------|---------------------------|
| Oregon Worker Relief Coalition (ORWC)               | \$639,697.50          | \$3,624,952.50        | \$4,264,650.00        | 45%                       | 12%                       |
| Urban League (UL)                                   | \$611,266.50          | \$3,463,843.50        | \$4,075,110.00        | 43%                       | 12%                       |
| Immigrant and Refugee Community Organization (IRCO) | \$170,586.00          | \$966,654.00          | \$1,137,240.00        | 12%                       | 3%                        |
| <b>TOTAL for CROs</b>                               | <b>\$1,421,550.00</b> | <b>\$8,055,450.00</b> | <b>\$9,477,000.00</b> | <b>100.00%</b>            | <b>27%</b>                |

# Services Inventory

## Services Inventory Questionnaire

### Program/Service Inventory

Name of Organization: \_\_\_\_\_ Gov. Non-profit Faith-based Volunteer

Name of Program: \_\_\_\_\_ (Use a separate form for each program.)

Service Address: \_\_\_\_\_ City: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person's Email Address: \_\_\_\_\_

TYPE OF PROGRAM: (circle only one) Street Outreach Supportive Service (e.g., meal program)

Day Shelter/Drop-In Center Extreme Weather Shelter Drop-in Nightly Shelter

Duration Shelter (max. # of days? \_\_\_\_\_)

Transitional Housing Program (What population? \_\_\_\_\_ Max. stay? \_\_\_\_\_)

Rapid Rehousing Permanent Supportive Housing

Other Type of Program (please describe): \_\_\_\_\_

How many beds? \_\_\_\_\_ How many units? \_\_\_\_\_ Average length of stay? \_\_\_\_\_ Pets allowed? \_\_\_\_\_

PROGRAM DESCRIPTION: (e.g., services included/offered, hours, days)

How many unique individuals did this program serve in a 12-month period? \_\_\_\_\_ Dates: \_\_\_\_\_

What population(s) by gender, age, family type?

General Men Women Youth >18 Young Adults 18-24 Senior/55+

Parent/child Families with minor children Other (please describe): \_\_\_\_\_

What populations by circumstance?

Veterans Fleeing Domestic Violence Chronically Homeless Other: \_\_\_\_\_

NOTES ABOUT POPULATION(S) SERVED: (e.g., must be enrolled in treatment to receive housing, only serve people on parole or probation)

Any cost to the client? Please describe: \_\_\_\_\_

What percentage of people who exit the program go directly to permanent housing? \_\_\_\_\_

What is the annual operating budget for this program? \_\_\_\_\_

What are the sources of funding?      Federal              State              Local Government  
                                                 Foundations              Individual Donors              Fees              Other (please specify): \_\_\_\_\_

FUNDING NOTES: (e.g., anticipated loss of funding/grant ending; unfunded maintenance, rehabilitation, or renovation costs)

How many paid staff are required for this program? FTE: \_\_\_\_\_ # of Individuals: \_\_\_\_\_

Does this program use volunteers? \_\_\_\_\_ If so, how many total hours for a 12-month period? \_\_\_\_\_

How many unique individuals volunteered in a 12-month period? \_\_\_\_\_ Dates: \_\_\_\_\_

STAFFING NOTES: (e.g., qualifications/certifications, unfilled positions, difficulty in securing or retaining staff)

What are the strengths and weaknesses of this program?

| STRENGTHS                                | WEAKNESSES                               |
|------------------------------------------|------------------------------------------|
| <br><br><br><br><br><br><br><br><br><br> | <br><br><br><br><br><br><br><br><br><br> |

Are there any new or possible opportunities or threats to this program?

| OPPORTUNITIES                            | THREATS                                  |
|------------------------------------------|------------------------------------------|
| <br><br><br><br><br><br><br><br><br><br> | <br><br><br><br><br><br><br><br><br><br> |

Additional comments:

Subcommittee Member(s) Who Collected this Information: \_\_\_\_\_

## Services Inventory Data – 49 Program Interviewed (yellow highlights = data not obtained)

### Support Services through Transitional Housing by Type and Location

| Program Name                             | Organization Name                                                | Support Services | Street Outreach | Resource Center | Safe Parking | Emergency Shelter | Transitional | RRH | PSH | Other | Ashland | Medford | Jackson County |
|------------------------------------------|------------------------------------------------------------------|------------------|-----------------|-----------------|--------------|-------------------|--------------|-----|-----|-------|---------|---------|----------------|
| Homeless Veterans Reintegration Program  | Easter Seals                                                     | 1                |                 |                 |              |                   |              |     |     |       |         |         | 1              |
| Hawthorne Park Potluck                   | Hawthorn Park Potluck                                            | 1                |                 |                 |              |                   |              |     |     |       | 1       |         |                |
| Health Services at OHRA                  | La Clinica del Valle                                             | 1                |                 |                 |              |                   |              |     |     |       | 1       |         |                |
| Laundry Love                             | Laundry Love                                                     | 1                |                 |                 |              |                   |              |     |     |       | 1       |         |                |
| Monday Meals                             | Monday Meals                                                     | 1                |                 |                 |              |                   |              |     |     |       | 1       |         |                |
| Laundry/Shower Trailer                   | Opportunities for Housing, Resources, and Assistance (OHRA)      | 1                |                 |                 |              |                   |              |     |     |       | 1       |         |                |
| Uncle Foods Diner                        | Peace House                                                      | 1                |                 |                 |              |                   |              |     |     |       | 1       |         |                |
| Recovery Café                            | Recovery Café                                                    | 1                |                 |                 |              |                   |              |     |     |       | 1       |         |                |
| Peace Meal                               | Southern Oregon Jobs with Justice                                | 1                |                 |                 |              |                   |              |     |     |       | 1       |         |                |
| St. Vincent de Paul - Ashland Conference | St. Vincent de Paul - Ashland Conference                         | 1                |                 |                 |              |                   |              |     |     |       | 1       |         |                |
| Street Outreach                          | ACCESS                                                           |                  | 1               |                 |              |                   |              |     |     |       |         | 1       |                |
| Mobile Crisis Unit                       | Jackson County Health & Human Services                           |                  | 1               |                 |              |                   |              |     |     |       |         |         | 1              |
| Street Nursing Team                      | OHSU School of Nursing at SOU                                    |                  | 1               |                 |              |                   |              |     |     |       | 1       |         |                |
| Veteran Street Outreach                  | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |                  | 1               |                 |              |                   |              |     |     |       |         |         | 1              |
| Ashland Library Homeless Resources       | Jackson County Library District                                  |                  |                 | 1               |              |                   |              |     |     |       | 1       |         |                |
| Resource Center                          | Opportunities for Housing, Resources, and Assistance (OHRA)      |                  |                 | 1               |              |                   |              |     |     |       | 1       |         |                |
| Urban Rest Stop                          | St. Vincent de Paul of Medford                                   |                  |                 | 1               |              |                   |              |     |     |       |         | 1       |                |
| Car Camping                              | First Presbyterian Church of Ashland                             |                  |                 |                 | 1            |                   |              |     |     |       | 1       |         |                |
| Safe Parking Program                     | Havurah Shir Hadash                                              |                  |                 |                 | 1            |                   |              |     |     |       | 1       |         |                |
| Shelter Programs (multiple sites)        | ACCESS                                                           |                  |                 |                 |              | 1                 |              |     |     |       |         |         |                |
| Extreme Weather Shelter                  | ACCESS                                                           |                  |                 |                 |              | 1                 |              |     |     |       |         | 1       |                |
| Shelter - 24/7 at 2200 Ashland St.       | Opportunities for Housing, Resources, and Assistance (OHRA)      |                  |                 |                 |              | 1                 |              |     |     |       | 1       |         |                |
| Severe Weather Shelter                   | Opportunities for Housing, Resources, and Assistance (OHRA)      |                  |                 |                 |              | 1                 |              |     |     |       | 1       |         |                |
| OHRA Shelter                             | Opportunities for Housing, Resources, and Assistance (OHRA)      |                  |                 |                 |              | 1                 |              |     |     |       | 1       |         |                |
| Crossings                                | Rogue Retreat                                                    |                  |                 |                 |              | 1                 |              |     |     |       |         | 1       |                |
| Kelly Shelter                            | Rogue Retreat                                                    |                  |                 |                 |              | 1                 |              |     |     |       |         | 1       |                |
| Medical Respite @ Kelly Shelter          | Rogue Retreat                                                    |                  |                 |                 |              | 1                 |              |     |     |       |         | 1       |                |
| Medical Respite @ Redwood                | Rogue Retreat                                                    |                  |                 |                 |              | 1                 |              |     |     |       |         | 1       |                |
| Hope Village                             | Rogue Retreat                                                    |                  |                 |                 |              | 1                 |              |     |     |       |         | 1       |                |
| The Haven Houses                         | Rogue Retreat                                                    |                  |                 |                 |              | 1                 |              |     |     |       |         | 1       |                |
| Veteran Shelter                          | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |                  |                 |                 |              | 1                 |              |     |     |       |         |         | 1              |
| Family Emergency Shelter                 | St. Vincent de Paul of Medford                                   |                  |                 |                 |              | 1                 |              |     |     |       |         | 1       |                |
| Shelter                                  | Unete                                                            |                  |                 |                 |              | 1                 |              |     |     |       |         | 1       |                |
| Parker House Shelter                     | Parker House                                                     |                  |                 |                 |              |                   |              |     |     |       | 1       |         |                |
| Crossings Village                        | Rogue Retreat                                                    |                  |                 |                 |              |                   | 1            |     |     |       |         | 1       |                |
| Redwood Inn                              | Rogue Retreat                                                    |                  |                 |                 |              |                   | 1            |     |     |       |         | 1       |                |
| Long-Term Emergency House                | Rogue Valley Unitarian Universalist Fellowship                   |                  |                 |                 |              |                   | 1            |     |     |       | 1       |         |                |
| Veteran Transitional Housing             | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |                  |                 |                 |              |                   | 1            |     |     |       |         |         | 1              |

## Permanent Housing and Other Services by Type and Location

| Program Name                                   | Organization Name                                                | Support Services | Street Outreach | Resource Center | Safe Parking | Emergency Shelter | Transitional | RRH | PSH | Other | Ashland | Medford | Jackson County |
|------------------------------------------------|------------------------------------------------------------------|------------------|-----------------|-----------------|--------------|-------------------|--------------|-----|-----|-------|---------|---------|----------------|
| Rapid Rehousing Programs (General and Veteran) | ACCESS                                                           |                  |                 |                 |              |                   |              | 1   |     |       |         | 1       |                |
| Emergency Housing Voucher Program              | Housing Authority of Jackson County                              |                  |                 |                 |              |                   |              | 1   |     |       |         |         | 1              |
| RRH - Grant per Diem Program                   | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |                  |                 |                 |              |                   |              | 1   |     |       |         |         | 1              |
| Rogue Ridge                                    | Columbia Care                                                    |                  |                 |                 |              |                   |              |     | 1   |       | 1       |         |                |
| HUD VASH                                       | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |                  |                 |                 |              |                   |              |     | 1   |       |         |         | 1              |
| Night Lawn                                     | City of Ashland                                                  |                  |                 |                 |              |                   |              |     |     | 1     | 1       |         |                |
| Good Neighbor Program                          | First United Methodist Church                                    |                  |                 |                 |              |                   |              |     |     | 1     | 1       |         |                |
| Volunteering for homeless people               | Grace Lutheran Church                                            |                  |                 |                 |              |                   |              |     |     | 1     | 1       |         |                |
| Neighbors in Need                              | South Mountain Friends Meeting                                   |                  |                 |                 |              |                   |              |     |     | 1     | 1       |         |                |
| Volunteer Service                              | The Story Ashland                                                |                  |                 |                 |              |                   |              |     |     | 1     | 1       |         |                |
| Fundraising/donations                          | Trinity Episcopal Church                                         |                  |                 |                 |              |                   |              |     |     | 1     | 1       |         |                |

## Support Services, Street Outreach, Resource Centers, and Safe Parking – Numbers Served

| Program Name                             | Organization Name                                                | # of Beds | # of Units | Max Stay Allowed | Ave. Stay | Pets Allowed | # Inds. served in 12 mos. | Duplicate Count | Duplicate Count Info. |
|------------------------------------------|------------------------------------------------------------------|-----------|------------|------------------|-----------|--------------|---------------------------|-----------------|-----------------------|
| Homeless Veterans Reintegration Program  | Easter Seals                                                     |           |            |                  |           |              | 50                        |                 |                       |
| Hawthorne Park Potluck                   | Hawthorn Park Potluck                                            |           |            |                  |           |              |                           | 2,000           |                       |
| Health Services at OHRA                  | La Clinica del Valle                                             |           |            |                  |           |              | 177                       |                 |                       |
| Laundry Love                             | Laundry Love                                                     |           |            |                  |           |              |                           | 805             |                       |
| Monday Meals                             | Monday Meals                                                     |           |            |                  |           |              |                           | 2,000           |                       |
| Laundry/Shower Trailer                   | Opportunities for Housing, Resources, and Assistance (OHRA)      |           |            |                  |           |              |                           | 1,601           |                       |
| Uncle Foods Diner                        | Peace House                                                      |           |            |                  |           |              | 600                       | 6,500           | 125 x 52              |
| Recovery Café                            | Recovery Café                                                    |           |            |                  |           |              |                           |                 |                       |
| Peace Meal                               | Southern Oregon Jobs with Justice                                |           |            |                  |           |              |                           | 6,240           |                       |
| St. Vincent de Paul - Ashland Conference | St. Vincent de Paul - Ashland Conference                         |           |            |                  |           |              | 143                       |                 |                       |
| Street Outreach                          | ACCESS                                                           |           |            |                  |           |              |                           |                 |                       |
| Mobile Crisis Unit                       | Jackson County Health & Human Services                           |           |            |                  |           |              |                           | 255             |                       |
| Street Nursing Team                      | OHSU School of Nursing at SOU                                    |           |            |                  |           |              |                           |                 |                       |
| Veteran Street Outreach                  | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |           |            |                  |           |              | 100                       |                 |                       |
| Ashland Library Homeless Resources       | Jackson County Library District                                  |           |            |                  |           |              |                           |                 |                       |
| Resource Center                          | Opportunities for Housing, Resources, and Assistance (OHRA)      |           |            |                  |           |              | 1,966                     |                 |                       |
| Urban Rest Stop                          | St. Vincent de Paul of Medford                                   |           |            |                  |           |              |                           |                 |                       |
| Car Camping                              | First Presbyterian Church of Ashland                             |           | 4          |                  |           | 1            |                           |                 |                       |
| Safe Parking Program                     | Havurah Shir Hadash                                              |           | 3          |                  |           | 1            |                           |                 |                       |

## Shelter, Transitional Housing, Rapid Rehousing, and Permanent Supportive Housing - Numbers Served and Exits to Permanent Housing

| Program Name                                   | Organization Name                                                | # of Beds | # of Units | Max Stay Allowed | Ave. Stay | Pets Allowed | # Inds. served in 12 mos. | Duplicate Count | Duplicate Count Info. | # HHs served in 12 mos. | % Exit to PH |
|------------------------------------------------|------------------------------------------------------------------|-----------|------------|------------------|-----------|--------------|---------------------------|-----------------|-----------------------|-------------------------|--------------|
| Shelter Programs (multiple sites)              | ACCESS                                                           |           |            |                  |           |              |                           |                 |                       |                         |              |
| Extreme Weather Shelter                        | ACCESS                                                           |           |            |                  |           |              |                           |                 |                       |                         |              |
| Shelter - 24/7 at 2200 Ashland St.             | Opportunities for Housing, Resources, and Assistance (OHRA)      | 32        |            |                  | 5 mos.    | 1            | 73                        |                 |                       |                         | 23%          |
| Severe Weather Shelter                         | Opportunities for Housing, Resources, and Assistance (OHRA)      | 28        |            |                  |           | 1            | 146                       |                 |                       |                         |              |
| OHRA Shelter                                   | Opportunities for Housing, Resources, and Assistance (OHRA)      | 72        | 52         |                  | 6 mos.    | 1            | 159                       |                 |                       |                         | 39%          |
| Crossings                                      | Rogue Retreat                                                    |           |            |                  |           |              |                           |                 |                       |                         |              |
| Kelly Shelter                                  | Rogue Retreat                                                    | 130       |            | 18 mos.          |           |              |                           |                 |                       |                         |              |
| Medical Respite @ Kelly Shelter                | Rogue Retreat                                                    |           | 18         |                  |           |              |                           |                 |                       |                         |              |
| Medical Respite @ Redwood                      | Rogue Retreat                                                    |           | 21         |                  |           |              |                           |                 |                       |                         |              |
| Hope Village                                   | Rogue Retreat                                                    | 11        |            | 2 years          |           |              |                           |                 |                       |                         |              |
| The Haven Houses                               | Rogue Retreat                                                    | 11        | 2          |                  |           |              |                           |                 |                       |                         |              |
| Veteran Shelter                                | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |           |            |                  |           |              |                           |                 |                       |                         |              |
| Family Emergency Shelter                       | St. Vincent de Paul of Medford                                   |           | 12         |                  |           |              |                           | 6300            |                       |                         |              |
| Shelter                                        | Unete                                                            |           |            |                  |           |              |                           | 11,700          | 225 x 52              |                         |              |
| Parker House Shelter                           | Parker House                                                     | 15        | 5          |                  | 9 mos.    |              | 15                        |                 |                       |                         | 50%          |
| Crossings Village                              | Rogue Retreat                                                    |           |            |                  |           | 1            |                           |                 |                       |                         |              |
| Redwood Inn                                    | Rogue Retreat                                                    |           | 46         |                  |           |              |                           |                 |                       |                         |              |
| Long-Term Emergency House                      | Rogue Valley Unitarian Universalist Fellowship                   | 2         | 1          | 2 years          |           | 1            | 3                         |                 |                       |                         | 100%         |
| Veteran Transitional Housing                   | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |           |            |                  |           |              |                           |                 |                       |                         |              |
| Rapid Rehousing Programs (General and Veteran) | ACCESS                                                           |           |            |                  |           |              |                           |                 |                       |                         | 93%          |
| Emergency Housing Voucher Program              | Housing Authority of Jackson County                              |           | 132        |                  |           |              |                           |                 |                       | 132                     |              |
| RRH - Grant per Diem Program                   | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |           |            |                  |           |              |                           |                 |                       |                         |              |
| Rogue Ridge                                    | Columbia Care                                                    | 30        | 26         |                  |           |              | 28                        |                 |                       |                         | 33%          |
| HUD VASH                                       | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |           | 313        |                  |           |              |                           |                 |                       |                         |              |
| Night Lawn                                     | City of Ashland                                                  |           | 18         | 12 hours         |           | 1            |                           | 6,570           | 18 x 365              |                         |              |



## Support Services, Street Outreach, Resource Centers, Safe Parking, and Other Services – Budget and Funding Sources

| Program Name                             | Organization Name                                                | Annual Budget | In-Kind Donations (1=yes) | Cost to Client | Federal \$ (1=yes) | State \$ (1=yes) | Local \$ (1=yes) | Found. \$ (1=yes) | Donors (1=yes) | Fees (1=yes) | Other \$ (what)      |
|------------------------------------------|------------------------------------------------------------------|---------------|---------------------------|----------------|--------------------|------------------|------------------|-------------------|----------------|--------------|----------------------|
| Homeless Veterans Reintegration Program  | Easter Seals                                                     |               |                           |                | 1                  |                  |                  |                   |                |              |                      |
| Hawthorne Park Potluck                   | Hawthorn Park Potluck                                            | \$ 2,000      | 1                         |                |                    |                  |                  |                   | 1              |              |                      |
| Health Services at OHRA                  | La Clinica del Valle                                             | \$ 250,000    |                           | typically not  | 1                  | 1                | 1                | 1                 | 1              | 1            | Bill Insurance       |
| Laundry Love                             | Laundry Love                                                     | \$ 900        | 1                         |                |                    |                  |                  |                   | 1              |              |                      |
| Monday Meals                             | Monday Meals                                                     | \$ 3,000      | 1                         |                |                    |                  |                  |                   | 1              |              |                      |
| Laundry/Shower Trailer                   | Opportunities for Housing, Resources, and Assistance (OHRA)      | \$ 18,500     |                           |                | 1                  | 1                |                  | 1                 | 1              |              |                      |
| Uncle Foods Diner                        | Peace House                                                      | \$ 65,000     | 1                         |                | 1                  | 1                |                  | 1                 | 1              |              |                      |
| Recovery Café                            | Recovery Café                                                    |               |                           |                | 1                  |                  |                  | 1                 |                |              | Grants               |
| Peace Meal                               | Southern Oregon Jobs with Justice                                | \$ 36,000     | 1                         |                |                    |                  | 1                |                   | 1              |              |                      |
| St. Vincent de Paul - Ashland Conference | St. Vincent de Paul - Ashland Conference                         | \$ 18,349     |                           |                |                    |                  |                  |                   | 1              |              | grants, thrift store |
| Street Outreach                          | ACCESS                                                           |               |                           |                | 1                  | 1                |                  |                   |                |              |                      |
| Mobile Crisis Unit                       | Jackson County Health & Human Services                           |               |                           |                | 1                  | 1                | 1                |                   |                |              |                      |
| Street Nursing Team                      | OHSU School of Nursing at SOU                                    |               | 1                         |                |                    |                  |                  | 1                 |                |              |                      |
| Veteran Street Outreach                  | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |               |                           |                | 1                  |                  |                  |                   |                |              |                      |
| Ashland Library Homeless Resources       | Jackson County Library District                                  |               |                           |                |                    |                  | 1                |                   |                |              |                      |
| Resource Center                          | Opportunities for Housing, Resources, and Assistance (OHRA)      | \$ 2,024,850  |                           |                | 1                  | 1                | 1                | 1                 | 1              |              |                      |
| Urban Rest Stop                          | St. Vincent de Paul of Medford                                   |               |                           |                |                    |                  |                  | 1                 | 1              |              |                      |
| Car Camping                              | First Presbyterian Church of Ashland                             | \$ 2,100      |                           |                |                    |                  |                  |                   | 1              |              |                      |
| Safe Parking Program                     | Havurah Shir Hadash                                              | \$ 2,200      |                           |                |                    |                  |                  |                   | 1              |              | Benefit Concert      |
| Good Neighbor Program                    | First United Methodist Church                                    | \$ 4,000      |                           |                |                    |                  |                  |                   | 1              |              |                      |
| Volunteering for homeless people         | Grace Lutheran Church                                            | \$ 1,500      | 1                         |                |                    |                  |                  |                   | 1              |              |                      |
| Neighbors in Need                        | South Mountain Friends Meeting                                   | \$ 500        |                           |                |                    |                  |                  |                   | 1              |              |                      |
| Volunteer Service                        | The Story Ashland                                                | \$ -          | 1                         |                |                    |                  |                  |                   | 1              |              |                      |
| Fundraising/donations                    | Trinity Episcopal Church                                         |               |                           |                |                    |                  |                  |                   | 1              |              |                      |

## Shelter, Transitional Housing, Rapid Rehousing, and Permanent Supportive Housing – Budget and Funding Sources

| Program Name                                   | Organization Name                                                | Annual Budget | In-Kind Donations (1=yes) | Cost to Client | Federal \$ (1=yes) | State \$ (1=yes) | Local \$ (1=yes) | Found. \$ (1=yes) | Donors (1=yes) | Fees (1=yes) | Other \$ (what)    |
|------------------------------------------------|------------------------------------------------------------------|---------------|---------------------------|----------------|--------------------|------------------|------------------|-------------------|----------------|--------------|--------------------|
| Shelter Programs (multiple sites)              | ACCESS                                                           |               |                           |                |                    |                  |                  |                   |                |              |                    |
| Extreme Weather Shelter                        | ACCESS                                                           |               |                           |                |                    |                  |                  |                   |                |              |                    |
| Shelter - 24/7 at 2200 Ashland St.             | Opportunities for Housing, Resources, and Assistance (OHRA)      |               |                           |                |                    | 1                |                  |                   |                |              |                    |
| Severe Weather Shelter                         | Opportunities for Housing, Resources, and Assistance (OHRA)      |               | 1                         |                |                    | 1                |                  |                   |                |              |                    |
| OHRA Shelter                                   | Opportunities for Housing, Resources, and Assistance (OHRA)      | \$ 1,123,042  |                           |                | 1                  | 1                | 1                | 1                 | 1              |              |                    |
| Crossings                                      | Rogue Retreat                                                    |               |                           |                |                    |                  |                  |                   |                |              |                    |
| Kelly Shelter                                  | Rogue Retreat                                                    |               |                           |                |                    |                  |                  |                   |                |              |                    |
| Medical Respite @ Kelly Shelter                | Rogue Retreat                                                    |               |                           |                |                    |                  |                  |                   |                |              | Healthcare partner |
| Medicat Respite @ Redwood                      | Rogue Retreat                                                    |               |                           |                |                    |                  |                  |                   |                |              | Healthcare partner |
| Hope Village                                   | Rogue Retreat                                                    |               |                           |                |                    |                  |                  |                   |                |              |                    |
| The Haven Houses                               | Rogue Retreat                                                    |               |                           |                |                    |                  |                  |                   |                |              |                    |
| Veteran Shelter                                | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |               |                           |                | 1                  |                  |                  |                   |                |              |                    |
| Family Emergency Shelter                       | St. Vincent de Paul of Medford                                   |               |                           |                |                    |                  |                  | 1                 | 1              |              |                    |
| Shelter                                        | Unete                                                            | \$ 450,000    |                           |                |                    | 1                |                  |                   |                |              |                    |
| Parker House Shelter                           | Parker House                                                     | \$ 129,624    |                           | 30% of income  |                    |                  |                  | 1                 | 1              | 1            |                    |
| Crossings Village                              | Rogue Retreat                                                    |               |                           |                |                    |                  |                  |                   |                |              |                    |
| Redwood Inn                                    | Rogue Retreat                                                    |               |                           |                |                    |                  |                  |                   |                |              |                    |
| Long-Term Emergency House                      | Rogue Valley Unitarian Universalist Fellowship                   | \$ 5,000      |                           |                |                    |                  |                  |                   | 1              |              |                    |
| Veteran Transitional Housing                   | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |               |                           |                |                    |                  |                  |                   |                |              |                    |
| Rapid Rehousing Programs (General and Veteran) | ACCESS                                                           | \$ 20,000,000 |                           |                | 1                  | 1                |                  |                   |                |              |                    |
| Emergency Housing Voucher Program              | Housing Authority of Jackson County                              |               |                           | % of income    |                    |                  |                  |                   |                | 1            |                    |
| RRH - Grant per Diem Program                   | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |               |                           |                | 1                  |                  |                  |                   |                |              |                    |
| Rogue Ridge                                    | Columbia Care                                                    | \$ 1,300,000  |                           | 27% income     |                    | 1                | 1                |                   |                | 1            |                    |
| HUD VASH                                       | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |               |                           | % of income    | 1                  |                  |                  |                   |                | 1            |                    |

## Services Inventory – Staffing and Use of Volunteers

| Program Name                                   | Organization Name                                                | Staff FTE | # of Staff | Vols?<br>(1=yes) | Vol. Hrs. | # of Vols. |
|------------------------------------------------|------------------------------------------------------------------|-----------|------------|------------------|-----------|------------|
| Homeless Veterans Reintegration Program        | Easter Seals                                                     | 1         | 1          |                  |           |            |
| Hawthorne Park Potluck                         | Hawthorne Park Potluck                                           |           |            | 1                | 100       | 130        |
| Health Services at OHRA                        | La Clinica del Valle                                             | 8         | 9          |                  |           |            |
| Laundry Love                                   | Laundry Love                                                     |           |            | 1                | 885       | 19         |
| Monday Meals                                   | Monday Meals                                                     |           |            | 1                | 2,106     | 13         |
| Laundry/Shower Trailer                         | Opportunities for Housing, Resources, and Assistance (OHRA)      | 2         | 5          | 1                | 728       | 2          |
| Uncle Foods Diner                              | Peace House                                                      | 1.75      | 3          | 1                |           | 45         |
| Recovery Café                                  | Recovery Café                                                    |           | 7          | 1                | 468       | 1          |
| Peace Meal                                     | Southern Oregon Jobs with Justice                                | 0.5       | 1          | 1                | 5,000     |            |
| St. Vincent de Paul - Ashland Conference       | St. Vincent de Paul - Ashland Conference                         |           |            | 1                | 512       | 1          |
| Street Outreach                                | ACCESS                                                           |           | 10         |                  |           |            |
| Mobile Crisis Unit                             | Jackson County Health & Human Services                           |           | 16         |                  |           |            |
| Street Nursing Team                            | OHSU School of Nursing at SOU                                    |           | 2          | 1                |           |            |
| Veteran Street Outreach                        | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |           | 3          |                  |           |            |
| Ashland Library Homeless Resources             | Jackson County Library District                                  |           | 1          |                  |           |            |
| Resource Center                                | Opportunities for Housing, Resources, and Assistance (OHRA)      | 12.5      | 14         |                  |           |            |
| Urban Rest Stop                                | St. Vincent de Paul of Medford                                   |           |            | 1                |           | 12         |
| Car Camping                                    | First Presbyterian Church of Ashland                             |           |            | 1                | 100       | 5          |
| Safe Parking Program                           | Havurah Shir Hadash                                              |           |            | 1                | 60        | 8          |
| Shelter Programs (multiple sites)              | ACCESS                                                           |           |            |                  |           |            |
| Extreme Weather Shelter                        | ACCESS                                                           |           |            |                  |           |            |
| Shelter - 24/7 at 2200 Ashland St.             | Opportunities for Housing, Resources, and Assistance (OHRA)      |           | 10         |                  |           |            |
| Severe Weather Shelter                         | Opportunities for Housing, Resources, and Assistance (OHRA)      |           | 3          | 1                |           |            |
| OHRA Shelter                                   | Opportunities for Housing, Resources, and Assistance (OHRA)      | 17.45     | 22         |                  |           |            |
| Crossings                                      | Rogue Retreat                                                    |           |            |                  |           |            |
| Kelly Shelter                                  | Rogue Retreat                                                    |           |            |                  |           |            |
| Medical Respite @ Kelly Shelter                | Rogue Retreat                                                    |           |            |                  |           |            |
| Medical Respite @ Redwood                      | Rogue Retreat                                                    |           |            |                  |           |            |
| Hope Village                                   | Rogue Retreat                                                    |           |            |                  |           |            |
| The Haven Houses                               | Rogue Retreat                                                    |           |            |                  |           |            |
| Veteran Shelter                                | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |           |            |                  |           |            |
| Family Emergency Shelter                       | St. Vincent de Paul of Medford                                   |           |            | 1                |           | 8          |
| Shelter                                        | Unete                                                            | 9         | 17         | 1                |           |            |
| Parker House Shelter                           | Parker House                                                     | 1         | 1          | 1                |           | 5          |
| Crossings Village                              | Rogue Retreat                                                    |           |            |                  |           |            |
| Redwood Inn                                    | Rogue Retreat                                                    |           |            |                  |           |            |
| Long-Term Emergency House                      | Rogue Valley Unitarian Universalist Fellowship                   |           |            | 1                | 15        | 1          |
| Veteran Transitional Housing                   | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |           | shared*    |                  |           |            |
| Rapid Rehousing Programs (General and Veteran) | ACCESS                                                           |           | 50         |                  |           |            |
| Emergency Housing Voucher Program              | Housing Authority of Jackson County                              | 1         |            |                  |           |            |
| RRH - Grant per Diem Program                   | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |           | shared*    |                  |           |            |
| Rogue Ridge                                    | Columbia Care                                                    | 7.7       | 9          |                  |           |            |
| HUD VASH                                       | S. OR Rehabilitation Center & Clinics/ Dept. of Veterans Affairs |           | 18*        |                  |           |            |
| Night Lawn                                     | City of Ashland                                                  | 1         | 4          |                  |           |            |
| Good Neighbor Program                          | First United Methodist Church                                    |           |            | 1                | 10        | 1          |
| Volunteering for homeless people               | Grace Lutheran Church                                            |           |            | 1                | 156       | 5          |
| Neighbors in Need                              | South Mountain Friends Meeting                                   |           |            | 1                | 680       | 9          |
| Volunteer Service                              | The Story Ashland                                                |           |            | 1                | 4         | 16         |
| Fundraising/donations                          | Trinity Episcopal Church                                         |           |            | 1                |           |            |

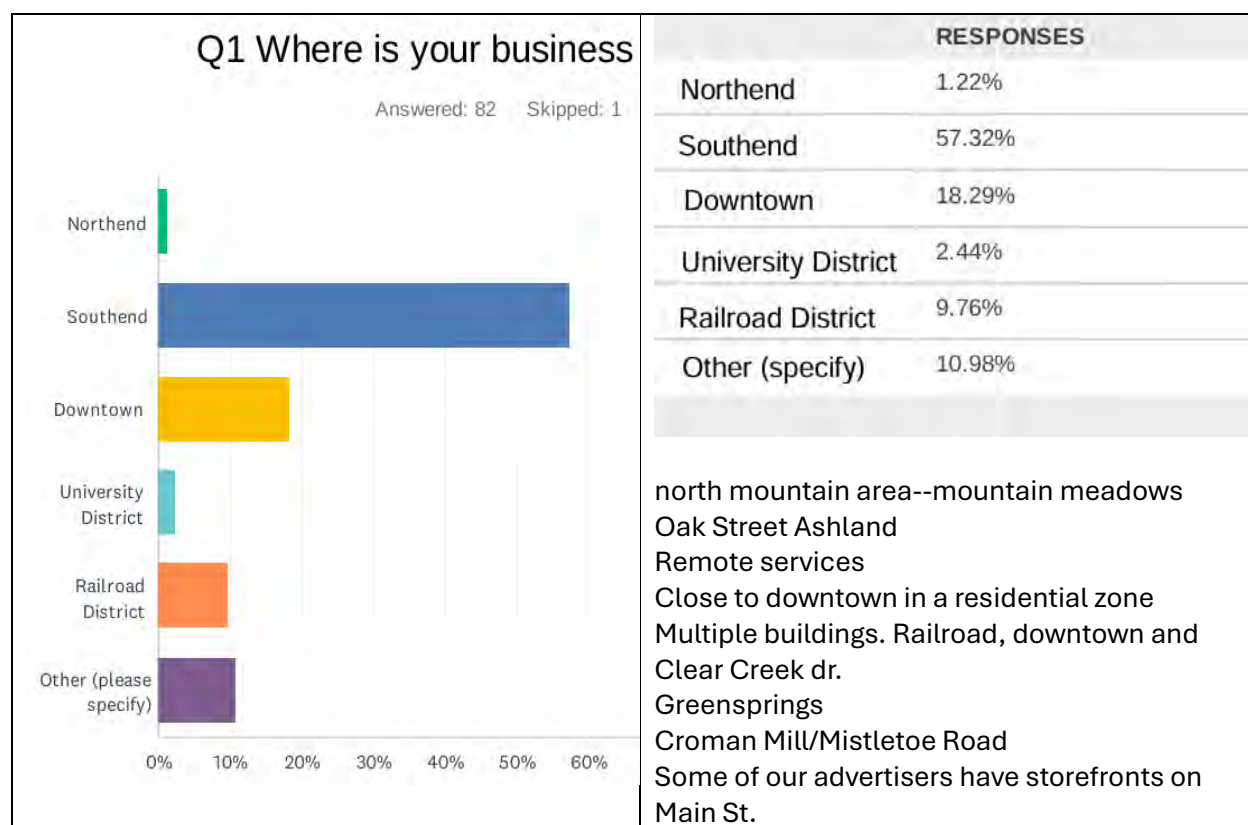
## Community Survey Results

- Business Survey
- Frontline Staff Survey
- General Community Survey

Note: The survey of people experiencing homelessness was conducted by interview; results were tallied in an Excel spreadsheet. Findings are included in the body of the report.

## Business Survey Results

N=82



## Q2 Please describe the impact your business encounters with homelessness.

### RESPONSES

We find it difficult for our people to interest clients in sales or leases largely because of the visibility of homeless, loud and drunk people. Potential clients come back to look around at the area on their own and are not comfortable investing in the area. They say it seems 'sketchy'

They make human waste messes behind our building and leave food and camping trash along the sides and by the fences. We have to hire people to cut our grass and first we have to go out there and pick everything up so they can cut.

We don't see the people much but we do have trash, old clothes and drug things to clean up weekly. They sometimes spread out their blankets in our parking lot.

I have a long-time business in the Southend. I used to be proud of this part town and the exciting things that were starting to happen here. Now the homeless are hanging around and trash and weed are everywhere. I will be moving away if things don't improve in the next year or so.



---

People stop here and want a place to get out and walk around a little. They don't want to get too far from the Freeway. They see homeless people hanging around and no place to get away from them, even on the edge of our parking lot, so they just leave.

---

We have people from other States here all of the time. They would like to get out and enjoy a break. We have no park, no picnic space, no dog park and homeless people everywhere. If they look around for a restaurant, we see them get right back on the freeway and leave.

---

Customers trying to sit outside are asked for food and money. Always trash from the homeless in the weeds and along the water. We are afraid of fire, as the homeless sleep and cook in the grass and tree areas.

---

Guests have to walk around the trash and people screaming at them for help or money to get to our office. Guests don't feel like their belongings in cars or cars are safe overnight.

---

They come here to get us to let them use our equipment for free. That keeps other people from feeling good about being here.

---

We have lost most of our customers because of the ugly corner at Tollman and Ashland Street. Homeless and sick people stay every where here. People don't come here any like they used to. We may have to close soon.

---

Homeless people acting out and throwing sticks, rocks, trash at cars passing by. sleeping in their landscaping against the building. at least once a week causing patients to enter the building through the back door because they are put off by the people at the front door. Often call Police. They stay until the person(s) leave. These same three people come back in an hour or so. Police try to come back but are busy somewhere else.

---

Groups, small to many hang out in our parking area. At least once a day, screaming and trying to get customer attention. We shoo them away and they usually move or we call the police. They go behind our storefront to our garage building at night and start fires to cook. We are closed then so we have to send someone back every night to check that fires are out. We clean up trash every morning (open at 7:00) and the material we use to put out the fires.

---

My business serves food and the homeless often come here and beg or ask to work in the kitchen for leftover food. Some customers feel sorry for them some would rather they just take some money and move along.

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My business is on a side street and a little out of the way for traffic. That makes it a good place for homeless people to sleep. My patients are not disturbed by them but are uncomfortable with the mumbling, screaming and rambling due to their illnesses. There is always trash.

---

Afraid of the mentally ill when they are acting out and screaming and threatening my patients. Afraid they will hurt themselves or someone else. I have to calm my patients even though they usually understand what has happened.

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---

Panhandling, begging , staying in everyone's way on the sidewalks and being too sick or out of it to care. Stealing and breaking outdoor equipment. The food and drinks we offer customers are eaten by the homeless.

---

My staff are a little uncomfortable with the homeless and mentally ill being everywhere in the Southend. There is more attention to the needs of the homeless than the needs of the businesses in the Southend. Cut the weeds on the corner of Tollman and Ashland St. Good grief.

---

Trash, drugs and human waste around my parking lot - nearly every day.

---

Our employees are often young students. They do not know how to effectively interact with challenging populations such as the homeless or mentally ill. Our customers do not want to walk around or thru a group of folks who are struggling to shop.....like in downtown Ashland where panhandling is discouraged.

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Begging for food and money. Checking customer's cars for open doors and setting of alarms. Clients are made uncomfortable by the begging and approaching them for food.

---

Afraid of the fires that could be started along the freeway by the fences by people camping and trying to stay warm or cook. Nearly nightly there are people behind the buildings.

---

I am constantly having to move people off of my front entrance area and from the sides of my office. Some of my patients don't feel safe and/or suggest that I move out of this end of town.

---

2200 was a horrible decision by the City. Now what!?!?! My business is constantly picking up trash and apologizing to my customers about the vagrant population. They make it hard to help the truly needy.

---

I try to show and sell property and homes but people always ask about the homeless situation. usually they find another place to look or buy.

---

People sleep in our door way and in front of our store. They sneak in and steal then run. They come back that night, sleep and do it again the next day.

---

Customers don't feel safe. Workers are afraid after dark or to be alone in the store. Trash, needles and things like that. Bad store front look for my customers.

---

Theft of van parts, stolen catalytic converters, cut security fencing, broken locks.

---

Trash, old clothes, needles, food and human waste around the business entrance in the mornings. Screaming people on drugs, sick or drunk.

---

Frequent Trespass with property damage. Trash, drug paraphernalia, garbage, etc. Often call P.D.

---

Impacts customer interaction negatively. Frightening and off-putting for my tourist trade. Distasteful for locals.

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We often have 1-2 people who camp outside our store. There's also been instances where fires have been set very close to the building, one of the instances destroying a dumpster and charring our alley facing wall. We also had a break in last year which was believed to be a homeless person's doing, but no new leads as far as I know. Aside from that, I'm really not sure. I think the bigger question is how has the homelessness in Oregon as a whole affected our commerce community. The main thing is not all homeless people cause trouble, just a 'loud' minority of them.

---

They scare my customers, talk to people and beg when people try to come and go.

---

People stop coming that have come for many years. They don't like to walk past sick, screaming people, they are afraid their cars will get scratched again like last time. They don't like that I can't keep trash cleaned up.

---

Homeless and sick come into my business and bother my guests and use my bathroom to wash and my lobby to hang out. Makes my guests and me uncomfortable and sometimes scared.

---

Staff and customers ride bikes to my location using the Bike Path. Seems dangerous now so I have fewer children and women able to get here. Bike have been stolen, had to move bike storage and parking to the front entrance. Expensive! Trash everywhere in the morning and on weekends.

---

1. Human waste left in buckets and also at times spread on the side of our buildings. 2. Trash left on and around the perimeter of the property as well as large piles along the adjacent rail tracks. 3. Constant flow of vehicles parked on our curb overnight, burning gas stoves for cooking, internal wood stoves, major fire risk on the vacant portion of our property. 4. Disturbance of our employees and fellow office and industrial business workers, people feel unsafe. 5. Constant flow of individuals at night roaming our property, rummaging around our property, digging through trash/recycling, pulling power or water from our buildings. 6. Have had Car campers parked in our lot overnight, found in the AM unconscious, had to call APD in case person is dead or OD'd...

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Nearly none.

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I have airbnb and the Homeless come and go through my trash cans looking for recycling items ect.... They leave their trash and sometimes body fluids near my property which in turn can have guests to our town and my airbnb uncomfortable

---

I've had homeless people break into my basement and try to camp there. I've had to kick countless homeless out from covered areas. Some have been nice some haven't.

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They are camped out all around my building and in the neighborhoods around my office. I am constantly picking up garbage, needles, food items etc. The lights for my office sign have been stolen three times now and I refuse to replace them at the continued expense. I will not go on my normal walks by the police station as that is their base camp. What does that tell tourist in town when they drive past the police station and the lawn is trashed and filled with "campers"

---

No direct impact. View on a daily basis.

---

People live/camp near the tracks. Come onto our property without permission when we are closed, concerning our employees and making them feel unsafe at times.

---

After the **DeGuers** successful elimination of the homeless from their downtown home area/Lithia Park, it appears all areas of Ashland are suffering from trash, tents, human waste, foul language and possible dangerous situations.

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Trash, general appearance of the neighborhood. Loitering. Mentally ill on the street.

---

Sadly, we have had multiple issues with homeless folks that need psychological help. Screaming, sitting in front of stores, trashing garbage cans, etc...

---

Very little impact as the business is located off of main street. Collect bottles from recycling bin but generally respectful. One theft from two homeless in past year but police did arrest them as it was all caught on cameras.

---

I have had homeless people come into my store and be disruptive (many forms including carrying a 6 foot tree branch and cursing me out). I have had a couple smell so pungent that other customers have left, and one time when there were not other customers it was so bad I had to open the doors and light incense the smell lingered for over 20 minutes. They have shot up underneath tarps on the side walk, sat bare-assed on the sidewalk 10 ft from my door, pulled the plants out of my potters out front. They have walked by screaming or stood outside my storefront screaming at nobody in particular, but I have noticed that there have been folks that were going to come into my store that have seen this and got back into their cars and left. I've had them sit outside my service door and get sick all over walls so I've had to hose things down.

---

Transients coming on to our property and creating a disruptive environment for our customers

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Scares away customers

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Sleeping, and using our campus grounds as a public restroom .

---

Coming into store to get warm in winter extremes and cool off in summer extremes

---

low impact. neighborhood regularly sees individual homeless people camping or walking around the railroad tracks near 8th & A (and frequently at A St. Railroad park)

---

They sleep at the entrance alcoves

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Daily issues with litter, trash, property damage.

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It's gotten better, however, in the past, I have dealt with homeless people sleeping in my stoop, leaving litter behind, urinating, and defecating and smoking. When my lease is up, I will not renew. Too many headaches.

---

Our business is indirectly impacted by the complexities of unhoused people. We work directly with the restaurants and eateries throughout Ashland.

---

The homeless sleep on our property at night, they sneak into our elevators, tuck themselves into the entry ways and do not clean up after themselves. The urinate and defecate on and around our buildings. They hassle our staff & customers walking by and do their drugs in plain sight.

---

Parking/camping in cars on our street. Leaving garbage and spreading belongings out on the side walk.

---

Occasionally we will have someone come into the shop displaying some behavior that is uncomfortable to my staff and customers.

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None

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Unsafe Pedestrian Walkway's and individuals sleeping under Metro bus stops.

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Enters buildings and uses bathrooms, tries to sleep in facilities.

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They often panhandle on the side of our business where there is customer parking. They know not to bother customers at the entrance. I think we have reached co-existence. Not ideal.

---

The bench outside my business and the one to the left of me (your back toward E. Main) offers a place to sit for many locals but also, often serves as a bed for those without shelter.

---

None

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Sleeping in parking lot and doorways. Scaring staff. Urinating and defecating in front of door entrance. Litter on property.

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None

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People camp in empty lots around us. Patrons have had encounters with people who appear to be high or aggressive. Yelling at late night.

---

Ashland is a tourist destination. It is desirable (off I-5) for transients and the homeless. They seem to congregate in the south end of town a lot more lately. Use some of our lodging or food taxes to provide more services. It's not a good "feel" for those in need; and not a good "look" for those visiting or living here.

---

I am not affected by it as much as those who have businesses around town.

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None

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People with Mental illness on the streets

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Higher amounts of theft, showering in our bathrooms, laying out on our lawn, and coming in to get free food.

---

They camp out across the street and get into fights, yelling, making a commotion, and playing music. They also walk up and down the street with all their belongings taking up the sidewalk. They also come into my business. Some are respectful and others are disruptive. All of this can impact whether people come into the store to shop, disrupt shoppers from the store experience, and on occasion cause police to the area.

---

Occasionally walk into motel to drink our coffee. Have been to hop over the fence to sleep in cabanas or use our outdoor shower.

---

Tourism affected by aggressive panhandling drug alcohol abuse affecting mental health and trash disposal.

---

Our office operates M-F, 9a to 5p. From time to time we have had the unhoused sleeping around our building, and during more inclement weather they have slept against the door so they can be under the awning. We have had to ask them to leave when we arrive in the morning. We have had to remove the hose tap at our location because of water usage to bathe or drink. We also keep our doors locked at all times because we have had too many strangers wander in looking for a restroom. As such we have installed a doorbell for clients to use, which is not ideal.

---

We have a lot of homeless that hang out most of the day and night. Some leave trash, some leave feces, others store their stuff against the back side of the building. It makes patrons feel less safe and welcome at our place.

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None

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Mainly folks trolling the neighborhood for valuable garbage and recyclables.

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Littering, dumping, camping and theft.

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### Q3 What recommendations do you have for improvements?

#### RESPONSES

Clean things up and keep them clean.

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More shoing people away and coming around to get them to move on.

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Help them get away from having to live like they do. Get them someplace to stay where they get straightened out.

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Clean the Southend up, give the businesses and the streets some thing that looks appealing and move the homeless along rather than concentrating their shelters here!

---

After the homeless and sick and drunk people are helped or gone somewhere else, make a nice little park on each side of the Freeway - North and South. Welcome the people

---

Give the homeless people who scream and threaten and beg somewhere else to be. Clean them out so they can be safe but not dangerous or disruptive.

---

Cut down the tall grass, clean up the trash and patrol the spaces where they hide. Make the Southend as nice as downtown. We can't survive here. We are too small and can't afford the rents in town.

---

Clean things up. Everything. People too.

---

More policing. Less loitering allowed.

---

Too late for us now probably. Make things look ice and clean again. Plant flowers. Cut weeds. Have the homeless people go away and get them jobs.

---

ORHA attracts people who need help but can't help them all so the people wander with nothing to do but cause harm to themselves and property and scare other people away. Don't continue to attract people with these challenges to the Southend.

---

We know they are sick or on something but it costs us time and money. Keep them away better with police or someone helpint the police.

---

Don't know.

---

Nothing to offer. Seems hopeless for them and us.

---

Give the ill and poor a place to be and help them get to those places. In Ashland or Medford or wherever there is help, until they have whet they need,

---

Make folks move along - out of town - if they won't accept help.

---

Needs to be better services for people who are ill. Accountability for those on drugs. Count them, get them together and survey what they need to succeed - then get it for them or make them move on.

---

More police and someplace away from the South end. It isn't as bad downtown. Why?

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Give the sick and homeless help somewhere that they can get clean and sober or get mental help. Give them a ride to someplace better for them and us who work hard.

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More money for proper police depart staff. A way to take offenders away.

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A place for people to go even if they don't want to go. A way to go away. Transport.

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The need for law enforcement, cops that walk where the homeless are and move them along. Help with what they need and get them transportation away.

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Clean up the trash and get the homeless into shelters where they get what they need and will have to stay until they are better.

---

More City paid daily trash clean up. Why should my business bear this expense? I pay taxes and my people work hard and don't need to clean up after those who don't work.

---

Not supposed to answer regarding ANY recommendations . Corporate Office frowns on making any improvements or discouraging them.

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Police presence increased and more personal interaction with business owners and workers.

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Get open fields and greenway and freeway right - of - way jurisdictions figured out and properly maintained and 'policed'

---

Don't know what to say. I feel like I shouldn't speak out. There may be even worse homeless activity if they find out.

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Low barrier housing, wrap around services with low expectations, especially in the beginning.

---

No ideas...I am sure this is a problem that has many sides to it....I wish there could be a warehouse or something where Homeless peeps could stay while they get a job or ??

---

EDUCATION, Mental Health and DRUG rehab. I am all for creating housing but there has to be a strict drug or alcohol program. With that teach them a skill. I have personally asked many of them why they live on the streets and this is the answer I get " Why not everything I need is free. Why have bills? I don't want to work for the man" Meanwhile I pay taxes for "housing the unhoused" doesn't seem right. Stop making it so easy for them to live rent and expenses free! There would be less of them in Ashland. Like a stray cat if you make food scarce they will not be here. If they are truly choosing to live this way it should not be my responsibility to pay higher taxes to house them. If they want to live on the streets do it where we don't have to see it. My property taxes are too high for my building to be next to a homeless camp. Open a state funded non profit or whatever you want to call it or the mentally unstable. While walking past Morning Gloy yesterday a mental unstable man was screaming and flailing around at my boyfriend and I. This could have been a very bad situation for said character if he actually did anything to us.

---

Day services. Mental health outreach. Low barrier shelters and day services. Places to park safely with rest rooms with these monitored for safety. Heavier patrols during fire season as we often see campers in the field next door (Oak Knoll fire start location).

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Find help/housing/therapy for these people.

---

I wish there was an answer--the Supreme Court may decide for you in Grants Pass v. Johnson!

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Find a location for homeless services away from residential housing and businesses. Make it less appealing for our streets to be the gathering place.

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The biggest issue is offering people who have given up on life a chance regain themselves. They don't believe it can happen and just will keep continuing how they are even when help is offered. Not all the time, but for a lot of them, they feel like they can't live a normal life. Mental health foundations and housing have to be one of the biggest factors that aren't addressed. We aren't offering enough care to these people who need it. Sure you can \*give\* them food. Sure you can \*give\* them shelter. But there's more to it than that. There's hospitality, care, belief, encouragement, mental health care. If they aren't supplemented with that stuff they desperately need, then change can't come. Rehabilitation is not just a word.

---

More Police and help for sick people so they go somewhere good for them. Clean up their trash and messes.

---

Make places for them and take them there or lose my business. I have been here many years but I can't keep losing my guests. Police come and are nice to sick people but can't take them away.

---

More Police. No overnight parking to sleep at the curbs on my street. I need Police to come in and say Hello and be seen. All the time.

---

Police bike patrol constantly on the bike path as their 'job' - 'get out of the car' like downtown sometimes only make it ALL of the time. Pick up the trash - not me and the other people who work here!

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More enforcement. More patrol for Police. Trash pick up by the City - not my employees.

---

More police presence. More often patrols on foot and in cars. A way to take homeless, drunk or mentally ill away to safe places - right away.

---

Change the current public understanding up and down the I5 that Ashland is the place to go if you want free stuff, give more power to APD to enforce existing rules without leniency. APD is good to work with, yet are hamstrung in their ability to enforce and demand better behavior, decency and decorum from the homeless. There appears to be very little respect from the homeless for other citizen's ways of life, other citizen's personal property, other citizen's personal safety, other citizens use of Parks, sidewalks, etc. ...Our small community cannot sustain taking in every homeless person around the valley or coming up the I5.

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Medical services. Affordable living...

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In Ashland it's hard because the freeway is right there with a constant supply of drifters.

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24/7 Licensed Social Safety Disrupters/Monitors.

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Stiffer rules and enforcement.

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What could you possibly do other than kick it down the road to another town? Make our town more strict. It's a national epidemic and they go where it's easiest to exist. The real solution is in education, healthcare, fair wages, and strong communities all helping to raise children and create strong, happy adults.

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Keep working on creating spaces, indoors and outdoors, where homeless can feel safe without infringing on the rights of others. As well as working on the most difficult part, the mental health needs of the majority of these people.

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Enforce the no smoking ban in all areas of downtown where it is in effect. If enforced on Main Street only it pushes to other areas of downtown.

---

Not sure - they're humans I understand they have certain freedoms, it's just hard knowing I'm losing business when they're creating disturbances

---

More city ordinances regarding camping (car and tent) and pan handling.

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Fine them for encroaching in sidewalks

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Most people are in need of mental assistance. They need housing in a mental facility with mental health assistance.

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Warming and cooling center(s) on E Main St by Police station

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Clean up A St. Railroad park (less shrubs, bushes for them to sleep / camp under)

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Keep the shelter on the south end of town. Less impact on the tourist & businesses that keep the economy going.

---

I have had homeless people come here because it is less restrictive than Medford and that OHRA actively encourages it. While homelessness will unfortunately never be completely solved, cities need to regulate what is proper population for available resources.

---

I like years ago how there was kind of an exclusion zone downtown. Some people felt that it was heavy-handed, but I feel like there needs to be some sort of agreed-upon code of conduct. If you choose to be in the city and are enjoying the services that all of our taxes are providing for you, then we expect a certain code of conduct from you while being in the city (Downtown or otherwise). This includes keeping your dog on a leash, not blocking sidewalks, not threatening, or making people feel uncomfortable.

---

Being unhoused is generally just one piece of a large pie of challenges and issues facing people that don't have a home address. Disallowing them access solves nothing except a momentary sigh of relief for people who prefer to not see one of the realities of this international problem. Affordable housing would offer significant help but it's not the whole pie. Mental health support is a piece. Opportunities for meaningful employment is another piece. Shelter in severe weather/smoke situations is a piece. Compassion for this part of our community is another slice. Without a holistic approach to this, little will change. Sadly, there is nothing unique about Ashland's challenge. Our inability as a society to embrace this is a LARGE part of the problem. Criminalizing poverty, drug and alcohol addiction, lack of health care except the emergency room, mental health challenges and very high rents are contributing factors.

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This is such a complicated issue. It feels hopeless. Any recommendation I would have would be a bandaid. What I do know is that it is a societal issue that needs to be addressed by our whole community and culture.

---

A real building/facility that offers shelter to those without. City and park benches aren't an answer or solution. In the city I lived prior, they made use of an abandoned apartment building. Refurbished it and made it available for many without homes. Granted there was a limit to the length of the stays, but it was more than just for the night. Unless that's all an individual felt they wanted or needed.

---

Keep them in one area

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Cracking down on drug usage, we find that a lot of our theft comes from homeless people who look under the influence. Providing information where they can take showers instead of using our bathrooms.

---

The encampment area away from businesses was a huge improvement. We really miss the police presence downtown like we used to have, seeing them walking the streets.

---

I don't

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Stop the panhandling by making it illegal. Bring back our Police to do street patrols every day/evening in the downtown and Lithia Park area. Stop enabling the homeless by doing everything for them. They need to start by learning how to clean up after themselves. If they cleaned up we could live with those who do not want to live under a roof. The obvious trash cans, needle/drug disposable bins and dog poop bins with bags. There is no easy answer sadly.

---

More homeless services, oversight by an agency for the "Night Lawn". Across the board, homeless individuals state that the night lawn is a very dangerous place.

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Invest in mental health and addiction resources. Create affordable/low-income housing.

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More places for them to be that is safe and has shelter from the weather.

---

Keep up the good work!!! Police have done a very good job of having any multi day stayers move on. They have encouraged us to call right away. We all do not want our dead end street to become a known camping area.

---

Not sure. It's a tough issue. Kind of beyond Ashland's responsibility as a town. Tax the rich. Stop sending \$\$\$\$\$ to Israel and put it towards our country's people. Mental health services.

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More frequent sightings of law enforcement in the area, just more reminders that law enforcement is around in general.

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I think this is one of the hardest issues we currently have to deal with and I have no idea how to solve it

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Portapotties available downtown. Build affordable housing.

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Don't push them around. They have enough problems. The only route to changing anything is through helping them, whatever shape that takes.

---

Understand and take heart the impact this is having on small businesses. Forcing mant to consider leaving Ashley.

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More common police patrols, or other people of authority. Better policing of empty lots to make sure they are safe and not camping or fire hazards.

---

More housing! More shelters (not just seasonal)! More opportunity to shower, wash clothes, store belongings! More places for community meals! (Bring back the Community Center & Pioneer Hall.)

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It is complicated.

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Help for people with mental health issues

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#### Q4 What other comments would you like to offer?

##### RESPONSES

Seems hopeless that anyone will get on this and fix things very soon.

---

I guess other businesses feel like us. Not much of a chance to build a business like there is in town - though businesses are closing there too.

---

Our end of Ashland is pretty junky looking. Not appealing

---

It's frustrating to see the unhoused all around town. It doesn't create a welcoming environment for residents or tourists. The unhoused situation has created a political divide not only across the country, but here locally and it's very frustrating.

---

I like the designated sleeping areas with law enforcement nearby.

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We moved to the Ashland area because we perceived it to be a kind and thoughtful place. Whatever actions are taken, I encourage you to make them kind and thoughtful.

---

If there were more options for housing/meals for those in need, there would be fewer people camping in the parks, on the greenway, or at the Police Station.

---

Thank you for addressing this issue

---

---

You want to bring in family housing. I would not buy a house or rent in this part of town. Even the bike path isn't safe or pretty.

---

Something has to get better. We are drowning under expenses to operate and no way to build up business with drive-thru people.

---

We try to be kind and move people who are sick or drunk or high out of our store and business but they cause problems more often than not and have no place to go. By then our customers have walked out.

---

Why can't people who need help from the old motel go somewhere else when the motel is full. They just hang around this part of town waiting for a vacancy.

---

Fewer and fewer of my guests are returning here now. They say they don't like how this part of town looks or feels anymore.

---

None

---

Too bad this has happened.

---

The attraction and concentration of people who are poor, sick, addicted and homeless is ruining our attempts to make the Southend as business healthy as it can be.

---

Need a Southend business group to hire security and split the cost with the City?

---

More people come here because Ashland has help right off the Freeway - then they stay or move on.

---

City trash pickup more often with not increase in cost to businesses.

---

Need to make the Southend of Ashland pretty like downtown. Trees, cut the weeds, plant flowers and such.

---

Clean up the area. OHRA attracts people who don't qualify for services there. Dead animals left here from time to time. Need the police to come and then come back if needed and take the people away - not just talk to them.

---

Police presence is badly needed and more attention to the Southend where people first come into Oregon. It Looks awful!

---

More trash pick up and more police to patrol when businesses are closed.

---

More foot police presence. Very glad that there will be a kiosk police presence. Have cops in the stores and walking the sidewalks.

---

The Southend of town is not an "Entryway" to Ashland. It's a place to get through as fast as possible. Too bad.

---

People should NOT be allowed to panhandle like downtown Ashland. Southend is ignored.

---



---

Please get folks to agree to get help or leave Ashland. Don't think that's legal but they are destroying my livelihood and our beautiful town.

---

The voters keep spending money to 'help' and it's getting worse - not better. Fis it City Council!!!!

---

I doubt this survey will make a difference but I appreciate that the City acknowledges there is unmet need and unhappy Ashlander's will be leaving if nothing gets better.

---

We need to be a safe, clean place to have or business, our kids and our schools. Not gargage from the homeless and their dogs.

---

This survey is a nice try but when will we see change? It is taking so long that we can't hold on.

---

This is wrecking Ashland. Not safe for kids, ugly encounters with sick people, losing customers and costing small business money so they go out of business.

---

They need help and then work if they can. They can't help it sometimes but their presence is dangerous and ruining Ashland's South end.

---

The city of Ashland is doing its best, but it can do a lot better. The problem isn't "get rid of the homeless/unhoused", the problem is how do we \*actually\* help these people? Genuinely, it's a lot, and kind of a loaded question. We have to acknowledge we can't help everyone, but we should strive to try anyways. This city is important to the homeless in the same way it's important to the people taking this survey; it's their home.

---

Business person refused to answer any further questions. Said they were afraid they would loose customers if they speak out against the Homeless.

---

City needs to pick up trash. Cut weeds on empty lots so they can't hide in the grass and leave trash. Get Police to walk around behind buildings and see the messes and make the people who make messes move.

---

This problem is bad for the Homeless people of course. This problem is ruining Ashland and my business. I am loosing money because people don't come back

---

Homeless people need help but they are ruining Ashland. Help them and Ashland soon!

---

Do Something! This is my livelyhood and the Southentrance to our town!

---

Trash, old clothes, garbage removal - every where - more often. Ashland entrance looks ugly and forsaken.

---

---

Stop talking and take action on the ground. Action is not solely in the form of just hiring more city staff and providing facilities, beds, tons of free services, etc at the cost of millions of dollars and taking properties off the tax rolls especially without accountability for the people receiving these services. This model just isn't working to reduce the numbers, it just allows more and more to move here and be served. These failed solutions invite others to come to Ashland to partake in the benefits, but few are truly interested in improving their situation. They've said as much to the City Council that they "want to disrupt our way of life". I am not lacking compassion for the situation across America and in this valley, but it has gone too far, in that there is not equality for the hard working citizens who just want to enjoy the quality of life they are paying for and are working for. We need a regional solution, the Valley needs to solve this as a whole, combining resources into one full service facility with resources, shelter beds, mental health, addiction recovery, and transitional housing is the best option. If someone isn't housed and are unable to care for themselves we need to move them into a place they can get help. Having each city stand up the likes of OHRA or its own shelter is wasting resources, we all have a common goal of ending homelessness/transiency we should work as one to solve the problem, not expect each city to stand up its own solution its just too expensive and not sustainable.

---

none

---

Put this on them!! If they don't want to start educating themselves and getting rehab, then they need to leave Ashland! Period!!! Ashland should want to help NOT hinder the situation. The community needs to help the struggling small business and tax paying citizens first!!!

---

It always pays to begin with kindness. Trauma Informed Care training offered to staff, volunteers and police.

---

Isolating the homeless to one area of town is not fair for all! It always appears you are catering to the wealthy homeowners in Ashland and only the plaza businesses when the city does move the homeless-- little focus on businesses outside the plaza or the other residents.

---

Ashland's current policies are attracting transients to our town. Allowing them to sit at corners for hours is like a big welcome sign.

---

This is not an easy subject. Thank you for your efforts to help them and us.

---

As a business owner, I would love to be educated on what are my options/what should be protocol when dealing with someone that is homeless that is being disruptive to my business, or the community.

---

A lot of the homeless in our area want to be homeless. They do not want to follow any rules, just the freedom to live life the way they want...but they still want to beg for money for their alcohol , drugs and cigarettes .

---

Work on the shelter purchase and its operation being functional again. Maybe fix that by paying attention to the details this time.

---

It's ok for the city to define solid metrics (number of beds, etc) and stick to them and say we are unable to accommodate any additional individuals over our resourced max.

---



---

There are so many different reasons why people are or become homeless it's impossible to "solve" it. The people that truly cannot afford housing could be helped by Affordable Housing. The people who have substance abuse/addiction issues could be helped by better/more robust mental health services and care/treatment options. The people who just want to live off grid and not contribute to society could go live in the wilderness like the ancient people did. What do the unhoused say? There should be a survey to them of what would motivate and enable them to secure a place to live that's off the streets? It's my understanding that some choose that lifestyle and nothing would convince them to live within 4 walls.

---

A city self-directed 411 for ambulatory persons experiencing Homelessness, i.e. Pacific Coast Trail Hikers.

---

I know it is easy to stereotype the homeless. But they are very diverse. It will be interesting to see how the Supreme Court rules on the Grants Pass case.

---

While I understand the average community member may have feelings such as, "not in my neighborhood" and may be concerned about their own safety, as a community I feel we all have some skin in this game of homelessness for adults and children. If we don't wish to step over them or criminalize them then we best come up with a more than one solution to address the many sides of this reality.

---

I think that the homeless population affects me as a consumer in Ashland as well. Makes me not want to frequent places downtown, in Lithia Park, or even the Food Coop. I have even called for wellness checks on a homeless person who is often on the street where I park my car.

---

"Pay as you go" toilet on or off the Plaza somewhere for our visitors. Going round the back of the Creek is always quite terrifying when the homeless are there for some folk.

---

Losing 30 shelter beds in the city of Ashland creates a huge negative impact on this community. Fortunately, with the hard work of the OHRA team, not one single individual was turned out to the street on April 1st.

---

It seems like we're making steps in the right direction. However, the unhoused population seems to have a very large vocal representation, whereas those of us who live in town are not speaking up about our concerns. Thank you, the survey is a step in the right direction.

---

Ashland could learn a lot from looking at successes in similar sized rural communities in the U.S. and around the world. We don't need to re-invent the wheel. We can glean what's worked elsewhere and modify it for our community. Our resistance has changed little. OHRA can't pick up ALL the pieces. Thanks for asking these important questions.

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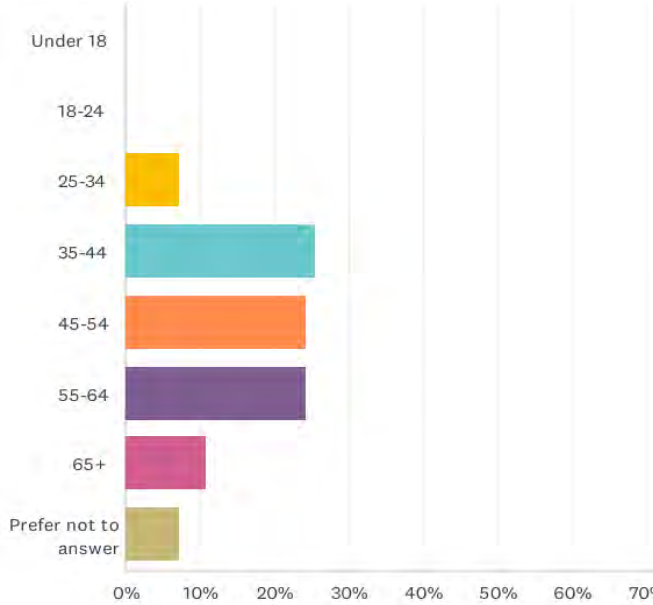
Perhaps provide support for the homeless but do not be soft on the laws they should be upholding.

---

There have been homeless here since I moved here in 1989. There were only about 6 and they were part of our community. They had nick names and were all suffering from mental illness. I am okay with these folks being here and on the streets if that's what they choose. I want the criminals and hard drug users behind bars!!!

---

Q5 To help us understand who we have reached through this survey, please answer the following questions.

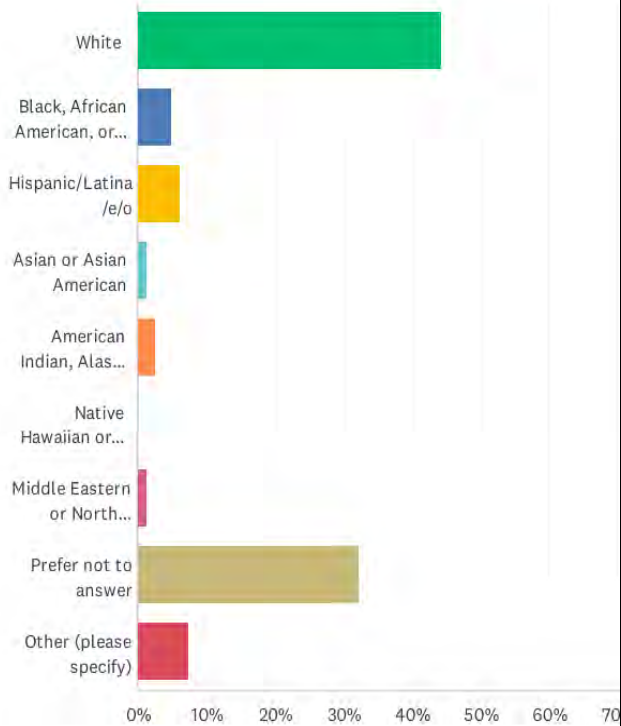


What age group best describes you?

| RESPONSES |        |
|-----------|--------|
| Under 18  | 0.00%  |
| 18-24     | 0.00%  |
| 25-34     | 7.32%  |
| 35-44     | 25.61% |
| 45-54     | 24.39% |
| 55-64     | 24.39% |
| 65+       | 10.98% |
| No answer | 7.32%  |

Q6 What best describes your race

Answered: 81 Skipped: 2



ANSWER CHOICES

|                                               |
|-----------------------------------------------|
| White                                         |
| Black, African American, or African           |
| Hispanic/Latina/e/o                           |
| Asian or Asian American                       |
| American Indian, Alaska Native, or Indigenous |
| Native Hawaiian or Pacific Islander           |
| Middle Eastern or North African               |
| Prefer not to answer                          |
| Other (please specify)      Two or more       |
| TOTAL                                         |

## Frontline Staff Survey Results

N=8

### Q1 What type of work do you do and where do you do it?

|                                                                                | THROUGHOUT JACKSON COUNTY | IN ASHLAND  | IN MEDFORD  | OTHER AREAS | N/A         | TOTAL |
|--------------------------------------------------------------------------------|---------------------------|-------------|-------------|-------------|-------------|-------|
| Street Outreach                                                                | 14.29%<br>1               | 0.00%<br>0  | 14.29%<br>1 | 0.00%<br>0  | 71.43%<br>5 | 7     |
| Support Services (resource navigation, education/employment, healthcare, etc.) | 50.00%<br>4               | 25.00%<br>2 | 12.50%<br>1 | 0.00%<br>0  | 12.50%<br>1 | 8     |
| Peer Support (walking alongside / whatever it takes)                           | 28.57%<br>2               | 28.57%<br>2 | 14.29%<br>1 | 0.00%<br>0  | 28.57%<br>2 | 7     |
| Supplemental Services (providing meals, clothing, bus passes, etc.)            | 37.50%<br>3               | 50.00%<br>4 | 12.50%<br>1 | 0.00%<br>0  | 0.00%<br>0  | 8     |
| Program intake and/or CE assessments                                           | 28.57%<br>2               | 14.29%<br>1 | 0.00%<br>0  | 0.00%<br>0  | 57.14%<br>4 | 7     |
| Emergency Shelter                                                              | 14.29%<br>1               | 14.29%<br>1 | 0.00%<br>0  | 0.00%<br>0  | 71.43%<br>5 | 7     |
| Transitional Housing                                                           | 28.57%<br>2               | 14.29%<br>1 | 0.00%<br>0  | 0.00%<br>0  | 57.14%<br>4 | 7     |
| Rapid Rehousing                                                                | 14.29%<br>1               | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0  | 85.71%<br>6 | 7     |
| Permanent Supportive Housing                                                   | 28.57%<br>2               | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0  | 71.43%<br>5 | 7     |
| Affordable Housing                                                             | 25.00%<br>2               | 12.50%<br>1 | 0.00%<br>0  | 0.00%<br>0  | 62.50%<br>5 | 8     |

#### OTHER (PLEASE SPECIFY)

We help people stay safely housed.

Jail visit and service support/navigation

Behavioral health supports(therapy addiction counseling, connection to needed services)

### Q2 What would make your work more successful?

| ANSWER CHOICES                                             | RESPONSES   |
|------------------------------------------------------------|-------------|
| More resources, such as:                                   | 5<br>62.50% |
| System integration or coordination with agencies, such as: | 6<br>75.00% |
| Information about things, such as:                         | 5<br>62.50% |
| Skills to do a better job at things, such as:              | 1<br>12.50% |
| Ways to manage demands/heavy workload, such as:            | 1<br>12.50% |
| Other:                                                     | 3<br>37.50% |
| Other:                                                     | 1<br>12.50% |



**MORE RESOURCES, SUCH AS:**

More grant funds

child care resources, car repair, and car financial help

housing, getting money allocated flowing to clients, therapists

mental health supports including emergency shelter for folks with MH concerns, Co-occurring treatment centers, secure, safe, mental health housing

Low barrier shelters, access to treatment beds, co-occurring residential for higher acuity presentations, same day MAT and pcip

**SYSTEM INTEGRATION OR COORDINATION WITH AGENCIES, SUCH AS:**

ACCESS, HUD, and other forms of state and federal funds

permanent housing, child care,

this is happening barrier is getting staff invested to stay or understanding how to work with vulnerable populations

MH providers, MH treatment facilities (local and remote), MH housing (local and remote)

more collaboration with partners

Full transparencies and access to services across the city

**INFORMATION ABOUT THINGS, SUCH AS:**

available funds for housing and utilities assistance

permanent housing, child care,

how to engage clients, trainings DBT/CBT

Pathways for systems change around MH needs

Who has funding and how to access it

**SKILLS TO DO A BETTER JOB AT THINGS, SUCH AS:**

meeting clients where they are, staff actively seeking new ways to motivate clients

**WAYS TO MANAGE DEMANDS/HEAVY WORKLOAD, SUCH AS:**

staff work/life balance, recruitment, secure money for cost of living wages



**OTHER:**

A year-round shelter with resource navigation in addition to OHRA.

A safe place for housing the homeless during the day, providing an urban rest stop where the homeless can take showers, launder clothing, eat, rest, meet with representatives from social service organizations like ours.

Improved awareness and subsequent collaboration between service providers

**OTHER:**

Removing barriers that prevent organizations from engaging (funding that only allows specific things prevents integration and collaboration)

**Q3 If you had more resources, coordination, information, skills, etc., what would the tangible outcome be?****FOR CLIENTS:**

More housing and utility assistance; more funds for rental deposits

easier transition back into self supportive, healthy lives.

more engagement, lack of consistent staff clients get discouraged

A continuum of MH housing would offer dignity and provide support for folks when they are not able to make healthy, safe decisions on their own

less hoop jumping

Better access to the available resources in Jackson county

More stability

**FOR YOUR AGENCY:**

more success

better work flow of coordination of care

Reduced recidivism which would ultimately lighten the burden clients carry and make stable, safe, healthy living easier (fewer fines, and other financial burdens)

no change

Cleaner reputation, relationships with our patrons

Help support more people in moving toward their goals

**FOR THE SERVICE SYSTEM:**

A better-functioning system for helping the homeless

resources to be used to help those who want to better their lives

able to see the bigger picture for success

Right opportunity, right place, right time will make services appropriate and effective

better communication

Stronger support for our most vulnerable citizens

Less impact on emergency services like ED and Law enforcement

**FOR YOU, PERSONALLY:**

I want to see the women and children thrive in life.

true focus on program development vs training new staff routinely

I'd work myself out of a job ;)

Less burnout

**FOR THE COMMUNITY:**

More affordable housing and a place other than the public library for the homeless to go during the day where they can shower, eat, and wash their laundry.

unity

witness bigger impact agencies are having on clients lives

Our community - individuals, families, businesses - would enjoy the benefits of a robust economy, safe, family-friendly recreation spaces, and we could recruit the workforce we need

people in need would be better served.

**OTHER OUTCOMES:**

A better lodging system than the night camping scenario.

Less grabbing of existing funding and more sharing/collaborating to serve our community effectively and efficiently

#### Q4 What are the top 1-2 things that get in your way?

##### RESPONSES

Lack of affordable housing of all types. Fragmented approach to helping the unhoused.

A lack of safe, affordable housing, a safe place for the homeless to gather during the day where they can shower, launder their clothing, eat, rest, and meet with social service organization representatives. and approximately \$100 worth of fees attached to city utility bills before a single tap is turned on or a light switch is flipped!

staff retention, recruiting quality applicants

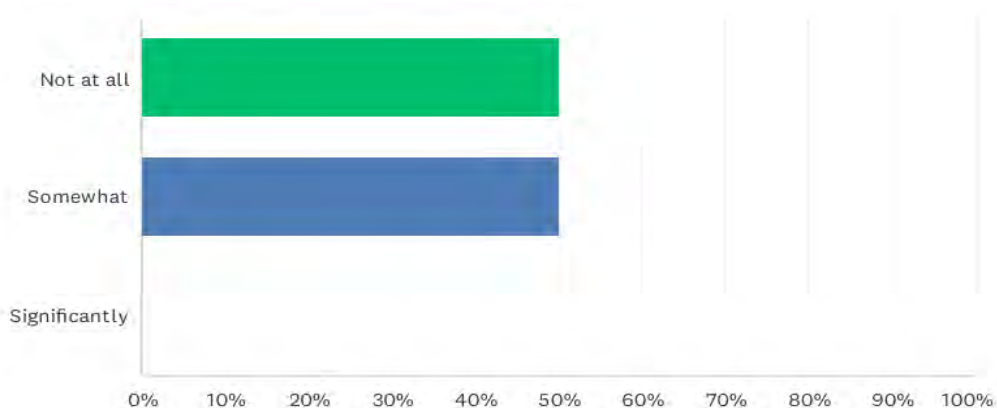
1. Long waitlist for treatment; 2. Lack of MH emergency shelter

staff turnover at agency partners

Siloing of resources

Sheltering and immediate access to treatment

#### Q5 To what degree has the City of Ashland (city government) gotten in your way?



##### PLEASE EXPLAIN.

The building @ 2200 Ashland Street would be better used if it were a year-round shelter in addition to being a severe weather shelter. It started in that direction but stopped when time crunch didn't allow for a proper cost appraisal review of needed improvements.

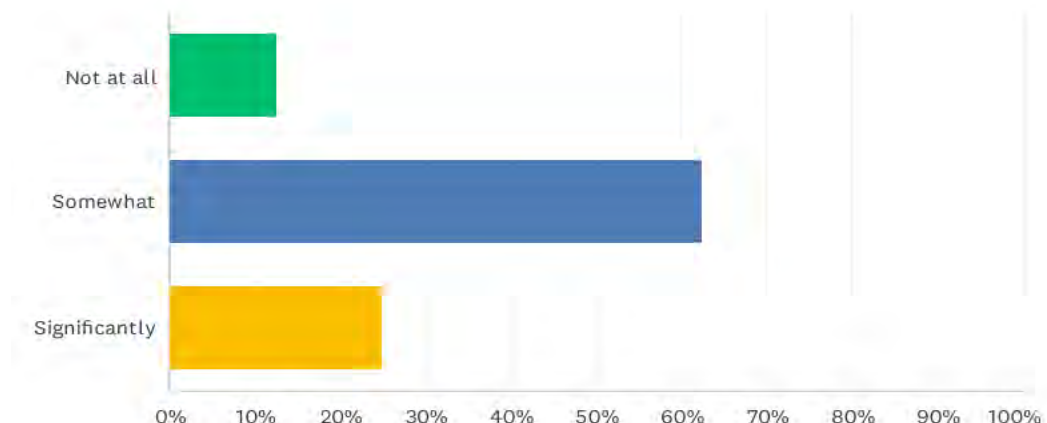
Utility bills for renters that include \$100 in fees before renters have turned on the tap or any electricity is a real obstacle. Landlords have little incentive to weatherize their properties, and renters wind up paying these fees without any opportunity to economize! The fees are on the bill before they have turned on any utility in their space!

Always very supportive

The lack of consistent treatment of our unhoused makes navigation very difficult



## Q6 To what degree has the City of Ashland (city government) been helpful?



### PLEASE EXPLAIN.

The city is trying to address the homeless population on several fronts, but is hampered by funding and available staff.

The Social Services grants from the City of Ashland were sorely missed during the pandemic. While we would welcome a return to more robust funding of the Social Services grant program, we are grateful to receive the funds we do.

law enforcement has worked hard to keep clients safe and discuss ways to improve coordination

The Dusk to Dawn shelter meets needs of folks that sometimes are ineligible for other shelter options

this is the first year, we've applied for a community grant and it may be awarded. it's not completed yet.

No low barrier emergency sheltering

## Q7 Who or what has been most helpful in your work?

### RESPONSES

Having a partner like OHRA to navigate with the homeless population.

We welcome the opportunity to share with the Housing Committee the ways in which we use the funds awarded.

The person who allows us to use our facility

How agencies in Ashland have worked together through mistakes and retakes on referrals and all continuing to improve. It hasn't been just one person, a collective community

The best, most helpful thing in this work is relationships with service providers :) These relationships truly make magic happen for people we are serving.

My longterm relationship with community partners

## Q8 What action could the City of Ashland (city government) take to be more helpful to your work?

### RESPONSES

Work to provide a year-round, safe place for shelter and navigation for the homeless.

Provide space for an urban rest stop during the day where homeless people can gather, meet with social service agency members, wash clothes, shower, and eat. The City needs to extend the ALIEAP utility assistance program to operate year-round for low-income persons and families of any age or condition (not just seniors or the disabled). Household income limits need to be lowered to allow more working families to qualify for assistance. Also low-income families need to be exempt from the approximately \$100 in fees that appear on each bill before a tap is turned on or a light switch is flipped.

not charge for utilities :>)

Continue with what you are doing. I am comfortable addressing needs as they arise

Zoning changes to facilitate innovation around service provision

refine the applications to ask information only that you will use to determine funding.

Provide consistent places and rules for unhoused individuals to perform daily tasks of living. Eating, sleeping, using restrooms.

Sheltering options with targeted case management and access to a continuum of housing services and treatment

## Q9 What else would you like to offer?

### RESPONSES

I think it best not to locate too many resources for the homeless population at the library as we will wind up having problems similar to what the Medford library experienced. We don't want to drive patrons away from the library who come for it's intended purpose.

The City could do more to let local non-profit agencies know of state and federal funds that are available to help low-income residents.

Help with afterschool / weekend child care/ money for car maintenance.

Thank you for the survey

Thank you

Lack of consistent rules and their execution cause disruption in the lives of our unhoused population. The continual lack of consistent treatment causes added unnecessary trauma for every unhoused person in Ashland



## General Population Survey Results

N=282

### Q1 Have you personally experienced homelessness?

| ANSWER CHOICES                                            |     | RESPONSES |
|-----------------------------------------------------------|-----|-----------|
| Yes, I am currently homeless.                             | 2   | 0.72%     |
| Yes, I have experienced homelessness in the past 5 years. | 14  | 5.05%     |
| Yes, I experienced homelessness more than 5 years ago     | 33  | 11.91%    |
| No, I have not experienced homelessness                   | 228 | 82.31%    |
| TOTAL                                                     | 277 |           |

### Q2 Do you personally know anyone who is living in any of the following circumstances? (Select all that apply.)

| ANSWER CHOICES                                 |     | RESPONSES |
|------------------------------------------------|-----|-----------|
| Temporarily living with friends/family         | 100 | 36.50%    |
| Living in a vehicle                            | 71  | 25.91%    |
| Living in a tent                               | 48  | 17.52%    |
| Living in an emergency or transitional shelter | 44  | 16.06%    |
| None of the above                              | 140 | 51.09%    |
| Total Respondents: 274                         |     |           |

### Q3 In the past two years, have you experienced any of the following difficulties related to finding or purchasing housing for yourself or your family? (Select all that apply.)

| ANSWER CHOICES                                        |     | RESPONSES |
|-------------------------------------------------------|-----|-----------|
| None of the above                                     | 172 | 62.09%    |
| Shortage of affordable rental housing                 | 80  | 28.88%    |
| Limited number of affordable homes for sale           | 64  | 23.10%    |
| Don't have enough money for fees/deposit/down payment | 54  | 19.49%    |
| Can't qualify for a mortgage/home financing           | 37  | 13.36%    |
| Other (please specify)                                | 21  | 7.58%     |
| Total Respondents: 277                                |     |           |

**OTHER (PLEASE SPECIFY)**

Unclear guidance from City of Ashland re: zoning & permits for creating affordable housing

I inherited my mom's home, having been her caregiver for many years. Otherwise I wouldn't be able to afford one

Can't afford the high cost of land

Loss of income which risked housing

tried to sell to move to less expensive, smaller house. No buyer emerged

I have been denied housing multiple times for not making 3 times the rent.

Inflated real estate prices post-Alameda fire

I feel incredibly fortunate that my family has long-term, stable housing so I haven't experienced the above difficulties, but I have many friends, colleagues, and acquaintances that have struggled with all of the listed difficulties.

Mortgage interest rates

Inhabitable rental space conditions that owner won't resolve

Unable to get a job that offers a stable income

earlier in my life but not in the past 2 years.

Rent too high

Limitation of urban boundary prevents affordable housing subdivision choices

Utilities. Cost of living here compared to wages is so unbalanced we want to leave.

I already own a home but Ashland is not an affordable place to live. The vast majority of individuals working downtown can't afford rent in Ashland let alone be able to buy.

We are constantly afraid of no cause eviction

don't meet application requirements for income and rental history

Can't afford to purchase a home in Ashland or Talent.

discrimination

limited places allowing pets and smoking

## Q4 In your view, how important is it to address the following aspects of homelessness in Ashland?

|                                                           | NOT<br>IMPORTANT | SLIGHTLY<br>IMPORTANT | IMPORTANT    | VERY<br>IMPORTANT | TOTAL |
|-----------------------------------------------------------|------------------|-----------------------|--------------|-------------------|-------|
| Costs to taxpayers                                        | 7.27%<br>20      | 21.82%<br>60          | 26.55%<br>73 | 44.36%<br>122     | 275   |
| Impact on local businesses                                | 6.50%<br>18      | 14.44%<br>40          | 26.71%<br>74 | 52.35%<br>145     | 277   |
| Impact on tourism                                         | 10.43%<br>29     | 17.99%<br>50          | 22.30%<br>62 | 49.28%<br>137     | 278   |
| Access to public restrooms                                | 3.62%<br>10      | 10.51%<br>29          | 27.17%<br>75 | 58.70%<br>162     | 276   |
| Health and well-being of people experiencing homelessness | 5.45%<br>15      | 13.45%<br>37          | 21.45%<br>59 | 59.64%<br>164     | 275   |
| Public safety                                             | 0.73%<br>2       | 5.47%<br>15           | 25.91%<br>71 | 67.88%<br>186     | 274   |

### COMMENTS:

The public safety concern I have seen most is fire in Lithia Park

treat them with respect. Each one of them have a right to exist and thrive. Do unto others!

When I have to say I'd rather have "accessible toilets" rather than the safety of my unhoused neighbors, it says a LOT about the societal infrastructure of this town.

"public safety" includes people living unsheltered

Homeless are the "public", too. They need "safety" as well

It's bad enough that I, and others I know, fear walking in certain public areas because odds are they will be approached and/or accosted in some way by aggressive homeless people. Also, the blight on our city is palpable. It's right out there; the disparity, filth, unsafe conditions.

Several times I have taken my young child into a restroom only to find someone smoking, or sitting on their sleeping bag using it as a bedroom.

There has to be a limit. Were a town of 23k people how many shelter beds, affordable housing options, etc does the city need to provide. I would say great than 100 and less than 23k.

Public safety for everyone, including our unhoused neighbors.

We can do better. Also why aren't individuals that are homeless asked these questions where they have the ability to speak and advocate for themselves?

Some homeless people don't want permanent housing. They like to travel, but often run out of funds.

The city needed to do it's homework before buying a building that is fatally inadequate. It' crazy that pioneer hall has been shut down.



---

The categories above are hard to answer--because of their inherent bias against houseless people and because of one simple fact: If time, effort and money were spent on assuring the health and well being of people experiencing homelessness, impacts on things like tourism and local businesses wouldn't be an issue. The category "Public Safety"....we are ALL 'the Public'. It seems to me that the people suffering the most from lack of safety are the houseless people in Ashland.

---

Despite biases some may have against the homeless they are still human beings and they should be treated as such and their safety and well-being are just as important.

---

Public safety is important and the unhoused community is part of the public.

---

I live off of Ashland Street. There are homeless all around. The City has chosen to make this part of town the place to stuff all of the homeless. Crime is up. Businesses are impacted. Three of my neighbors have moved citing the homeless issue as the driving factor. Ashland needs to find solutions that are equitable and spread across the whole town, not just in south Ashland. It has to stop.

---

I worry that people without adequate shelter and heating and sanitary facilities will not only have prrsonal issues but might ignite a wildfire or somehow pass on contagious diseases to the public

---

It's a complex problem that will require a complex and multi-faceted solution.

---

Homelessness is a crisis across the US. Housing is the #1 cure coupled with services to treat mental health and substance abuse, and lack of enforcement when necessary to keep our community clean and safe . The hidden costs of not addressing it need also to be calculated.

---

As a woman, I am uncomfortable with homeless men hanging around my streets and neighborhood

---

We need to provide services and housing without the perception of possible conflict or threats to residents and tourists

---

I'm not sure what the bathroom question is about.

---

People need help, not pushed out of sight.

---

The homeless ARE the public and should be safe.

---

I object to the treatment of the homeless as an entity that needs to be removed from our community.Isee them being regarded as less than.

---

Need more local support for chronic mental illness located here and not in Medford.

---

shland is driving me out of here. We ae moving and it is because of this and the city's approach. Welcoming all of them to Ashland. Sick of it!!

---

I would like to see importance of rehabilitation programs to help homeless people get the help they need.

---

Need facilities fir homeless families the mental ill and drug addicts.

---



People who are unhoused are way more often victims rather than perpetrators of crimes

---

I am all for the health of people experiencing homelessness, but it cannot be at the expense of everyone else and the businesses in town, or even the general vibe in town, which is a big part of what makes some places "A great place to live" or "a really fun town to visit."

---

Ashland is too attractive to the "travellers".

---

We need lockdown treatment centers. Addiction can't be cured with words.

---

We need to do a better job in providing safe locations and services for the unhoused.

---

This is hugely important!

---

I think there are some other aspects that aren't listed here, including impact on residents of Ashland who are housed. It's really important to center the needs of people who experience homelessness and I understand that they are a marginalized group who need support, but failing to recognize the impacts on other residents has the potential to undermine goodwill that folks have toward these efforts. It's great to be concerned about the impact on tourism for example, but people who aren't tourists but live here also want to be able to feel comfortable using the parks and walking downtown and visiting businesses. Ideally, addressing root causes for homelessness and providing homeless services will improve the quality of life for everyone, housed and unhoused.

---

Your definition of homeless failed to include those with substance abuse issues. Please do not conflate the two issues. You need to treat those with substance abuse BEFORE you place them into any shelter or housing or you will not solve the problem. Street people with addiction are not the true homeless who are not drug addicted. Prioritize: Single women with kids, families, single women/men all of whom are not drug/drink addicted need help now. Addiction needs detox/rehab/recovery + guided recovery housing.

---

We need housing first and then a collision of social and medical needs.

---

Move them along unless they want help. Most of them are drug addicts that don't want help or rehabilitation.

---

I don't frequently get out anymore, due to the fact that I don't feel safe around aggressive homeless individuals, which are increasing.

---

Health & well-being needs to be a vested interest of the homeless people as much as us taking this survey

---

There is a difference between bums who feel entitled to camp and delinquent anywhere and people who are homeless and need assistance to get a roof over their heads. It has become unsafe to walk the parks like I use to. It is awful to have vagrants' crap in our neighbors' yard. Been here since 1968 and for the first time feel we need fencing and security cameras. Drug addicts need lockdown services and the mentally ill.

---



---

I work for an employer located adjacent to the recently closed shelter. It was an absolute nightmare in dealing with the continual influx of both the legitimately homeless and the many who have opted for that lifestyle. Theft, disturbances in one form or another, were ever-present. Since the closure of the shelter,, the amount and frequency of the above, while still an issue, has diminished.

---

Providing food, clothing and shelter needs to be provided in exchange for working/contributing to society. If they are incapable or not willing to engage in a functioning society, they need to leave the area or have a higher level of care.

---

More time, eneregy and resources need to be directed to enforcing the laws, supporting Ashland businesses and keeping them safe, and having a chief of police that will enforce the law and not turn a blind eye to any breaking of the law, however minor it may seem. Also, stop pouring money, resources and time into catering to the homeless. The more services that the city provides the more homeless the city will attract. If you offer it they will come.

---

3 facet approach: 1}homeless due to circumstances, 2} homeless due to mental illness 3} homeless due to personal choice

---

Daughter was just harassed by a homeless tweaker. We don't feel safe here. Sick of seeing tents and car camping everywhere

---

dont put them all in the same nbhd

---

Public Safety for houseless persons as well as other residents and visitors to Ashland

---

As a mother and business owner in Ashland, my top priorities are my family's safety and protecting my business from vandalism and drug use/trash. I would like more public safety.

---

big facility required with rooms, common rooms, laundry and other services. HELP THOSE AT THE NIGHT LAWN NOW!!!! Get them help....stop ticketing them all the time. Find places vehicles can park. stop punitiveness..but get them into care they need...mandatory not voluntary if mentally ill etc

---

We need to build more transitional and affordable apartments

---

I think the biggest thing to focus on is the wellbeing of our fellow people and community. This includes unhoused people to a huge degree.

---

Stop sweeping people who live outside

---

i dont understand why public safety is on here. are you implying that houseless people are a public safety issue? cause that would be f██████ up.

---

The city is not a charity and 'The Homeless' are not all Ashland residents. Ashland should help its own, but it has insufficient resources to help all comers.

---

Those aren't aspects of homelessness, they're aspects of the dehumanizing aspects of your ersponse to homelessness.

---



---

It's not safe for children nor adults on our bike path

---

Need night lawn supervision and homeless coordinator

---

Poorly worded question! Access to restrooms... for who? I would like to see less homeless people able to camp out and ruin the public restrooms for the rest of us, many of whom have kids and would rather not be confronted with blood and needles in the bathrooms, dilapidated as they may be.

---

Homelessness leads to sex trafficking of children. Any attempts to make homelessness criminalization increase makes you a pedophile's best friend. The city council know seem like yhey want homeless people dead, or sold tp sex slavery somewhere else so we don't have to think about them. [REDACTED] this city council and [REDACTED] mayor.

---

These are confusing

---

The city needs to expand long-term housing alternatives for different household sizes on publicly owned land, operated by a non-profit, so that profits do not drive management decisions.

---

The city job is to make sure our city works. Social service agencies are appropriate vehicles to deliver service. Everything the city touches it screws. UpAFN ski area shelter maybe they should just do what we elected them to so. Keep our city working and citizen safe that's why we paynhuge taxes for. In November we will vote a new slate of hopefuls in.

---

Coost to taxpayers should be limied to wealthy and corporate laandlords not low income ones.

---

make drugs illegal again

---

The homeless problem is dragging our entire city into a downward spiral. We know several friends who are moving out of Ashland because of all the focus and money put into the homeless issue specifically for those who have been in and out of the justice system and don't choose to be helped. Some homeless residents here don't want to abide by the rules of shelters or transitional housing. Those are the people we have on the streets here in Ashland, the ones who chose not to access services for whatever reason.

---

More indepth coordination between the folk experiencing this lifestyle, purposefully or not, and local resources/ businesses is vital

---

Homelessness is now a huge problem in Ashland that is causing me to reconsider living here. Moving is not a solution to the problem I realize but it's getting to the point where I am not always comfortable living here/being in this town.

---

Criminalizing homelessness does not solve it, or make anyone safer, it just provides fuel for your jails.

---

while the health & wellbeing of all beings is very important, in my view, we need to not attract people who do not already live in the valley to live here. Perhaps all homeless register in order to receive benefits, such as food, shelter, etc, but no one new can come into the area unless we have enough resources, housing etc, for them. Take care of who truly is from this valley and is homeless, YES

---

## Q5 In Ashland, how frequently do you do the following?

|                                                                                       | DAILY         | WEEKLY        | 2-3 TIMES<br>PER<br>MONTH | MONTHLY      | MULTIPLE<br>TIMES<br>PER YEAR | NOT<br>AT<br>ALL | TOTAL |
|---------------------------------------------------------------------------------------|---------------|---------------|---------------------------|--------------|-------------------------------|------------------|-------|
| Notice persons who appear to be homeless                                              | 84.89%<br>236 | 11.51%<br>32  | 1.44%<br>4                | 0.36%<br>1   | 1.44%<br>4                    | 0.36%<br>1       | 278   |
| Acknowledge the presence of unhoused persons (make eye contact, nod, say hello, etc.) | 36.10%<br>100 | 37.91%<br>105 | 9.39%<br>26               | 0.72%<br>2   | 5.42%<br>15                   | 10.47%<br>29     | 277   |
| Talk to persons experiencing homelessness                                             | 12.73%<br>35  | 18.55%<br>51  | 12.00%<br>33              | 9.82%<br>27  | 17.45%<br>48                  | 29.45%<br>81     | 275   |
| Give or buy food for a homeless person                                                | 3.97%<br>11   | 8.30%<br>23   | 7.94%<br>22               | 10.47%<br>29 | 34.66%<br>96                  | 34.66%<br>96     | 277   |
| Give money directly to someone who appears to be homeless                             | 2.53%<br>7    | 6.50%<br>18   | 5.05%<br>14               | 7.94%<br>22  | 23.47%<br>65                  | 54.51%<br>151    | 277   |
| Donate items to groups that support homeless persons                                  | 4.68%<br>13   | 4.32%<br>12   | 9.35%<br>26               | 20.86%<br>58 | 40.29%<br>112                 | 20.50%<br>57     | 278   |
| Volunteer your time to organizations that provide services to homeless persons        | 3.99%<br>11   | 5.43%<br>15   | 5.07%<br>14               | 3.99%<br>11  | 15.58%<br>43                  | 65.94%<br>182    | 276   |

## Q6 Where do you see or encounter people experiencing homelessness in Ashland?

### RESPONSES

around the co-op; the plaza (I live near there), in Lithia Park, especially in the evening during summer, in parks sporadically. In front of the Police Dept, etc. on E. Main. Much less of a problem than large west coast cities experience.

Downtown

outside the co-op, also Main St where the tents are, or just walking with their few belongings

In every area of town.

Literally everywhere. Main areas are close to the junction of ashland street and sisqiu (near the 711), and downtown.

At the severe weather shelter, waiting to access the Night Lawn, walking along sidewalks, outside of grocery stores, at the south I-5 exit into Ashland

On my street, downtown, at Shop & Kart, BiMart, Alberton's

Near Albertsons and on the way to town, city hall, on I-5 going to Medford

In front of my home, also on my property illegally and pretty much everywhere in Ashland

Around the plaza on Main St., in front of the Chamber of Commerce, and on the slopes of Lithia Park

City wide

Food Co-op, downtown, parks

Work, streets, on walks off street



---

On the Plaza, in front of the police station, begging on corners and intersections, courthouse on Main St, along Ashland Street, in Lithia Park, and parked on public streets and parking lots.

---

All over

---

Ashland City Hall, a complete eyesore I drive by multiple times a day. Also downtown near the Plaza and in front of basically every grocery store besides Market of Choice.

---

On drugs sleeping on sidewalks and at library.

---

On the bus, by the Co-op, near Bi-mart, by the police station, at the library, by Safeway

---

Everywhere

---

Railroad Park, in front of City Hall, alley behind our house

---

Food coop, police station, plaza

---

Plaza/Park area and obviously the police station.

---

All over town.

---

Everywhere- walking, sitting on curb, parks, shelter, grocery store, in their cars on the street where I live

---

Near south freeway inter and downtown

---

On the streets, in the parks, in front of the city hall building.

---

Main Street, Lithia Park, downtown, N. Mountain Park and all over the Bear Creek pathway, bike trail.

---

On street corners and outside of grocery stores.

---

at church, on sidewalks, in front of stores

---

Everywhere

---

BiMart/ShopnCart, library, downtown, Lithia Park, Food Co-op, Umpqua bank lot, Police station, Goodwill area, Rite Aid area, Hwy exits

---

I see them on the street and I see them at the Peace Meals. I cooked for those meals for a year and I still donate supplies regularly.

---

Around schools, parks, police station, greenway

---

I prepare meals and help serve meals 3 days per week in Lithia Park with Uncle Foods Diner and with Peace Meals. I also volunteer at the Ashland Community Food Bank 1day a week. week with Uncle Foods Diner and with Peace Meals in Lithiaith

---

All over.

---

I see them on a daily basis walking up and down Siskiyou Boulevard in from of our house, partying in Garden Way Park, sleeping on our property, going through our garbage cans and hanging out around Henry's Laundromat.

---

|                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------|
| the entire south end of Ashland around Siskiyou and the parks                                                                                |
| Bi mart area, Grove parking lot area, others                                                                                                 |
| Off the Bear Creek Greenway, the grocery stores, parks and many living in cars.                                                              |
| BiMart parking lot, in front of police station                                                                                               |
| Everywhere in south ashland, particularly near parks or the cop shop                                                                         |
| Throughout the town as I go about my regular activities.                                                                                     |
| Co-op and Shop-n-Kart                                                                                                                        |
| In front of the police station.                                                                                                              |
| Ashland Municipal Court area, all areas downtown, Ashland Co-op, Shop n' Kart, The Grove area, Lithia Park.                                  |
| South end of town                                                                                                                            |
| Near my home on North Mountain and downtown.                                                                                                 |
| albertsons, shop n kart, library, plaza                                                                                                      |
| Downtown, in neighborhoods, south end of town.                                                                                               |
| Traffic intersections, on sidewalks near businesses, along the greenway, parking lots especially near grocery stores                         |
| Nearly everywhere. South exit area. City hall. Plaza. Lithia Park.                                                                           |
| Everywhere on flat ground from Lithia Park all the way to both exit 14 & 19                                                                  |
| Shopping plazas (BiMart, Albertsons), Exit 14 interchange & gas stations; Main St by police station                                          |
| At Laundry Love where I volunteer once a month.                                                                                              |
| East Main Street, Safeway, I-5 exits, shelters, YMCA, downtwon                                                                               |
| Downtown by the Mix. At the entrance to Albertsons, Rite Aid, and the Dollar store. At I5 south entrance.                                    |
| Greenway and trails, Downtown                                                                                                                |
| Hwy 99, E Main St, near Lithuanian Park, Ashland St, near Shop'n Kart                                                                        |
| All about town. Often at grocery shops. I volunteer monthly for laundry love                                                                 |
| Around parks and in front of public offices                                                                                                  |
| Some of the many intersections in town, especially at I5 exit 14 and Highway 99 at Valley View as well as outside the various grocery stores |



|                                                                                                 |
|-------------------------------------------------------------------------------------------------|
| Ashland Community Food Bank                                                                     |
| Greenway, Downtown and City Hall on East Main                                                   |
| Night lawn, outside grocery stores, walking around town                                         |
| Plaza, parks, near library, east main, downtown                                                 |
| All over town                                                                                   |
| At every shopping area and outside my job.                                                      |
| Police department                                                                               |
| By my house regularly.                                                                          |
| Everywhere                                                                                      |
| Just about everywhere                                                                           |
| South Ashland                                                                                   |
| Under the Ashland St. overpass at Clay Street.                                                  |
| Downtown near Lithia Park and off Hwy 5 on south end of town                                    |
| On sidewalks, parks, shelters, greenways                                                        |
| In all areas of the city                                                                        |
| All over the city but concentrated in the southern end                                          |
| Southern Ashland                                                                                |
| Ashland Street and council chambers                                                             |
| Everywhere I look. Our street, nearby park, on the way to school.                               |
| At the Laundry/Shower Trailer, which is now at OHRA again                                       |
| All over town!                                                                                  |
| Under Clay St Bridge along the greenway toward and at Hunter Park.                              |
| Everywhere                                                                                      |
| I work on Oak & B streets, and there are many homeless people there. They are constantly there. |
| Downtown, near Market of Choice and Shop N Kart                                                 |
| South part of Ashland                                                                           |
| Exit 14                                                                                         |
| I'm front of the police station, downtown, along the bike path.                                 |

|                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ashland St between exit 19 and Walker                                                                                                                                                                                                   |
| Downtown, police station, Albertsons                                                                                                                                                                                                    |
| Around the police station, sometimes in parks                                                                                                                                                                                           |
| Shopping center, passing the Police station                                                                                                                                                                                             |
| On the streets, sleeping in cars/buses at Lithia Park                                                                                                                                                                                   |
| Everywhere. Most of them aren't homeless by lack of choice. We have created a haven for people to live ferally. Actual homeless people are the ones seeking the help that is already available.                                         |
| Mostly south Ashland                                                                                                                                                                                                                    |
| In front of the police department mostly.                                                                                                                                                                                               |
| parking lots, public spaces, lawns, the GRove                                                                                                                                                                                           |
| The parks where my children play and outside of every grocery store                                                                                                                                                                     |
| entrances to the BiMart/ShopNKart parking lot, Albertson's, walking along Siskiyou Blvd, around the DHS office and laundromat, near Taco Bell and Wendy's                                                                               |
| The Plaza, all grocery stores, around SOU most everywhere.                                                                                                                                                                              |
| Wandering the streets                                                                                                                                                                                                                   |
| on Main Street; on Lithia Way; in front of, at or behind the library; at the plaza; in front of the co-op; in the Safeway parking lot                                                                                                   |
| Mostly south Ashland especially in the bike path under the over pass near Clay Street, cemetery and in and around Hunter park.                                                                                                          |
| EVERYWHERE. One of Ashland's finest threatened to fight me. I am an old woman and I was at the laundromat doing my laundry in the day time. That is when it all changed for me. And it has steadily deteriorated alot since then sadly. |
| Every where                                                                                                                                                                                                                             |
| In thw plaza, getting on and off the freeway.                                                                                                                                                                                           |
| In front of city/municipal building, public parks                                                                                                                                                                                       |
| Outside the civic center, at street corners. At the food bank.                                                                                                                                                                          |
| South Ashland and in the parks                                                                                                                                                                                                          |
| The south end of town near freeway, albertsons, shop n kart ,good will, and also the police station near east main and ashland st.                                                                                                      |



---

I live on the south side of town and have seen a big increase in the number of unhoused people on this end of town as they've been somewhat pushed out of the downtown area. When I am driving, I see folks every day near the south I-5 on/off ramp, and I see folks daily when I drive by the dusk to dawn night lawn. I don't go to Albertson's/Rite-Aid every day, but every time I go to that complex I encounter people experiencing homelessness and I see people often at the intersection of Ashland St and Tolman and along Tolman. I don't find the south end of Ashland to be very walkable at this point so usually I see folks rather than encounter them on the street so there's not much opportunity for direct interaction (eye contact, saying hello, etc.). When I do see people when I'm not driving I try to acknowledge them. I also know a couple of guys who congregate near my place of employment and sometimes sleep near the building. We always chat and have a good rapport and I've given them food/snacks when appropriate. Sometimes they are under the influence and I give them space at those times.

---

Downtown, south of town, police station

---

City hall, the Grove I am not out much because I am handicapped

---

On the sidewalk outside Stop & Shop. They hangout on the sidewalk to smoke, drink, and demand money from tourists and anyone else trying to walk on the sidewalk.

---

Everywhere. Especially downtown, south Ashland & by the police station.

---

Ashland hospital, Main Street, downtown, near Umpqua Bank by food coop, library, East Main St., in cemetery, in parks, by railroad tracks, near university, near Market of Choice, near Shop n Kart, near Albertsons, near RiteAid

---

Everywhere!

---

Police station, plaza, along main by cemetery, etc..

---

Ashland Police center. Plaza. Railroad Park. 7-11 near SOU. Library (!)

---

parks, benches, sidewalks, plaza, civic center, grocery stores, parking lots, pretty much everywhere

---

Police station In the mountain trails and along the freeway Ashland exit.

---

South Ashland only, they were all put here because of OHRA and the new shelter

---

Parking lots

---

Bear Creek Greenway, downtown Ashland, Tolman Creek Rd area

---

South Ashland, police station, case coffee, co-op, Safeway, cemetery

---

South Ashland

---

Bi-Mart, Shop N Kart, Ashland Food Co-op, parks, in front of the police station, downtown...along Bear Creek. And every other week on our street going through recycling bins.

---

The shopping centers, car wash, almost anywhere now. Don't give food after having hot soup and food thrown at me. Won't give dog food after being told their dog only eats premium foods. Yeah. Sad for the truly homeless who would live help. Ashland has been so huggy that they have the bums coming by droves.

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|                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Main street, south Ashland, Ashland street, co-op, downtown, etc                                                                                                                                                                                                                                                                             |
| South Ashland                                                                                                                                                                                                                                                                                                                                |
| Under the bridge at Clay St, I have seen people smoking crack right in front of my children i we rode by on our bikes in daylight. Near the freeway, near the emergency shelter, Ashland police station.                                                                                                                                     |
| everywhere                                                                                                                                                                                                                                                                                                                                   |
| In south ashland in ashland street                                                                                                                                                                                                                                                                                                           |
| I work for the Ashland school district and we have more families experiencing homelessness than is visible on the streets. I appreciate the effort of the Ashland Library, however, as a women with an infant child, the have been several instances I didn't feel safe when houseless people at the library were in a mental health crisis. |
| all over town, but in particular, on the "south end of town, since our local government has seen fit to locate most of these people on that end of town.                                                                                                                                                                                     |
| library and parks                                                                                                                                                                                                                                                                                                                            |
| All over the city                                                                                                                                                                                                                                                                                                                            |
| Along I-5, walking the streets, tents around town                                                                                                                                                                                                                                                                                            |
| Ashland Food Co-op                                                                                                                                                                                                                                                                                                                           |
| Mainly on the South side walking my dog                                                                                                                                                                                                                                                                                                      |
| Library, Parks, Grocery Stores                                                                                                                                                                                                                                                                                                               |
| Parks, downtown, E. Main St.                                                                                                                                                                                                                                                                                                                 |
| Parking lots on the south side of town (shop n kart, Albertsons.) near the police station. By the freeway off ramps, down on the north side by the wellsprings and sometimes downtown                                                                                                                                                        |
| Parks, downtown, in my job                                                                                                                                                                                                                                                                                                                   |
| Railroad park, near Ashland police hq                                                                                                                                                                                                                                                                                                        |
| Downtown plaza, street corners, parks                                                                                                                                                                                                                                                                                                        |
| downtown, grocery stores, parks, in front of Police Dept                                                                                                                                                                                                                                                                                     |
| On the street; on bike paths; in the parks.                                                                                                                                                                                                                                                                                                  |
| Freeway on /off ramp                                                                                                                                                                                                                                                                                                                         |
| E. Main St. sidewalk, downtown, freeway exits/entrances, Co-op, parks                                                                                                                                                                                                                                                                        |
| All of the parks, downtown Ashland, all grocery stores, freeway on/off ramps, N Main St, Ashland Street, Railroad tracks, Tolman Creek area, Ashland library, Ashland police station yard and in front of The Grove on E Main St, the field behind Albertsons, all culverts, creeks crossing under roads.                                    |



|                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Along roadways                                                                                                                                                                                                                                                |
| Downtown and at my work                                                                                                                                                                                                                                       |
| Freeway entrances and exits, parks, in and around local business, the undrepass/bikepath in South Ashland. In and around ORHA and 2200 Ashland Street.                                                                                                        |
| South Ashland                                                                                                                                                                                                                                                 |
| pretty much everywhere. Fewer in the downtown/tourist oriented plaza.                                                                                                                                                                                         |
| Ashland Street, Tolman crk                                                                                                                                                                                                                                    |
| Triangle Park, Downtown                                                                                                                                                                                                                                       |
| every grocery store in Ashland                                                                                                                                                                                                                                |
| Night Lawn and street, freeway offramps,                                                                                                                                                                                                                      |
| South Ashland, downtown, police dept area, bike path.... Freeway, highways                                                                                                                                                                                    |
| Near Shopping Kart, by City Hall, parked in neighborhoods, near railroad tracks. Mostly South Ashland.                                                                                                                                                        |
| in front of my house /on main street/sis-q, etc                                                                                                                                                                                                               |
| Near or around Exit 14                                                                                                                                                                                                                                        |
| South Ashland, around OHRA, Shop n Kart, Bi Mart, the Overpass and the railroad tracks                                                                                                                                                                        |
| Lately there is a concentration of folks moving from the Nightlawn to in front of the Police station, near the Co+op, at Shop N. Kart and at the two I-5 Exits. There doesn't seem to be many who are on the Plaza as it was before the ordinance was passed. |
| Outside the police station, walking on the street                                                                                                                                                                                                             |
| Downtown and at grocery stores                                                                                                                                                                                                                                |
| parking lots of most grocery stores, plus downtown area of Ashland                                                                                                                                                                                            |
| We mostly seen them loitering around the exits, all over South Ashland, and around the businesses near Southern Oregon University                                                                                                                             |
| Plaza, library, Garfield park, in front of the police station, the shopping center where Wendy's is, the parking lots of Bi-Mart and Albertsons, at bus stops.                                                                                                |
| 7/11, triangle park                                                                                                                                                                                                                                           |
| grocery stores or by the night lawn                                                                                                                                                                                                                           |
| Public Library, food co-op, plaza, parks                                                                                                                                                                                                                      |
| All over                                                                                                                                                                                                                                                      |
| By grocery stores                                                                                                                                                                                                                                             |



|                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Along siskiyou and 99 near sou                                                                                                                                                                                                                                                                   |
| Unhoused folks should be allowed to exist everywhere, unfortunately this is not the case. There are select spots where the most unhoused folks feel as safe as possible in Ashland. The last big camp I saw was actually right in front of the Police Station. I pray it is still there, intact. |
| All over                                                                                                                                                                                                                                                                                         |
| Largely the area around SE Ashland. Tolman Creek/Ashland Street.                                                                                                                                                                                                                                 |
| Everywhere                                                                                                                                                                                                                                                                                       |
| The homeless are everywhere just like every other city.                                                                                                                                                                                                                                          |
| Police station, parks, walking downtown                                                                                                                                                                                                                                                          |
| In Lithia Park, outside city hall and in high traffic areas downtown                                                                                                                                                                                                                             |
| APD, downtown, ShopNKart parking lot                                                                                                                                                                                                                                                             |
| At the bi Mart and Taco Bell and the on-ramp towards Yreka                                                                                                                                                                                                                                       |
| Everywhere                                                                                                                                                                                                                                                                                       |
| South Ashland                                                                                                                                                                                                                                                                                    |
| Everywhere                                                                                                                                                                                                                                                                                       |
| At the stores and by the police station                                                                                                                                                                                                                                                          |
| all over town                                                                                                                                                                                                                                                                                    |
| On the south side near Taco Bell mostly but also down town                                                                                                                                                                                                                                       |
| Everywhere, downtown, Ashland St, Exit by I5                                                                                                                                                                                                                                                     |
| In my neighborhood , multiple people passed out in the sidewalk, not safe for the exposed to the elements or my kids trying to walk to school                                                                                                                                                    |
| E. Main St.                                                                                                                                                                                                                                                                                      |
| Everywhere. Hard to find a place where they are not.                                                                                                                                                                                                                                             |
| sidewalks, parks, encampments, Greenway, streets, yards                                                                                                                                                                                                                                          |
| Outside                                                                                                                                                                                                                                                                                          |
| Pretty much anywhere in town. And I see their tents/spaces wherever they can hide them until they're kicked out of that area too.                                                                                                                                                                |
| Brought in by APD or AFR to the emergency department.                                                                                                                                                                                                                                            |
| downtown, parks, walking trails                                                                                                                                                                                                                                                                  |
| downtown, coop parking lot, grass area near the grove                                                                                                                                                                                                                                            |

|                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Downtown, plaza, Safeway, bus-stops, library, Triangle Park, City Govt offices                                                                                                                                                                                             |
| Everywhere                                                                                                                                                                                                                                                                 |
| All over everywhere. Mostly on the south side.                                                                                                                                                                                                                             |
| Walking North on the south bound I-5. Very dangerous!!                                                                                                                                                                                                                     |
| City Hall eyesore, bike paths, plaza, Bi-Mart, etc.                                                                                                                                                                                                                        |
| Bimart, Shop N Kart, Green Way path in south Ashland                                                                                                                                                                                                                       |
| The Grove night lawn, OHRA Resource Center                                                                                                                                                                                                                                 |
| Outside the police station                                                                                                                                                                                                                                                 |
| I live on the south side, so see many daily.                                                                                                                                                                                                                               |
| Everywhere! Walking by my house even on Morton Street, where they never used to venture. Parks, streets, everywhere. I bet if Tighe did a count, it would have to be hundreds.                                                                                             |
| Everywhere. [REDACTED] for trying to hurt homeless people.                                                                                                                                                                                                                 |
| South end of town, Co-op, Police Station                                                                                                                                                                                                                                   |
| Exit 14 off/on ramp-Shop n kart-rite aid                                                                                                                                                                                                                                   |
| On-ramps, courthouse, the plaza                                                                                                                                                                                                                                            |
| streets, parks, outside stores and in parking lots                                                                                                                                                                                                                         |
| Everywhere                                                                                                                                                                                                                                                                 |
| Everywhere throughout the city limits (parks, streets, store parking lots, near I-5 exits, greenway, while driving)                                                                                                                                                        |
| Mostly in front of the police station, near grocery stores (all), at the library, and at the plaza.                                                                                                                                                                        |
| Downtown streets, on the Plaza, at the library, Lithia Park, along the city-wide bike path, at Triangle Park, Railroad Park, outside of grocery stores, Bear Creek Greenway, outside of Wendy's and the Dollar Tree...might be easier to ask where I don't encounter them. |
| On the street, in Bi mart parking lot                                                                                                                                                                                                                                      |
| I am a local community minister and clergy                                                                                                                                                                                                                                 |
| Everywhere                                                                                                                                                                                                                                                                 |
| On Pioneer, downtown streets, E Main, Tolman Creek, Clover St,                                                                                                                                                                                                             |
| Every where in town                                                                                                                                                                                                                                                        |
| By plaza. Food coop rvs on streets. Lithia park. Police dept Main St                                                                                                                                                                                                       |
| Everywhere, but especially surrounding SOU and bu the 7/11                                                                                                                                                                                                                 |

---

On A Street.

---

we housed and paid phone and y membership and helped with food, a heater for his tent etc. one for 7 months in a tent and let hm live in our back yard until his drunkenness became a problem for us and our neighbors. even helped him get into OSHA low income housing. However he managed to get himself kicked out of there in three weeks. So, we're done!!

---

Near city hall / police station, local grocery stores

---

everywhere

---

Lithia park, by the police station

---

Downtown, Shop & kart,

---

Most of the main streets

---

In front of the police station/on the plaza

---

police station, library, food co-op, downtown, parks

---

Bi-Mart/Shopppn'kart lot, near Albertson's and Rite Aid and down town

---

All over Ashland. Especially in South Ashland.

---

At the Vallley View Road access to I5. Along Siskyou St.

---

Griffith park, bear creek trail

---

Downtown

---

Downtown, walking from downtown on Main Street toward the police station, in front of Shop and Kart, on Ashland Street in the Albertson's shopping center or on the sidewalks

---

Mostly by the police station

---

From south to north end, in all 10 of the fire zones across these 7 odd miles of city limit

---

Where I shop. On the street where I live. In public places (like the library) where I am now sometimes uncomfortable going. In front of our very own police station - what an unsightly mess! In our parks. Sometimes even in my yard (confused or high up n something)

---

Downtown, on E Main St near the Grove, grocery store parking lots, walking on Siskiyou Blvd and Main Street

---

downtown and on siskiyou blvd

---

Everywhere

---



## Q7 How much do you agree with the following statements?

|                                                                      | STRONGLY<br>DISAGREE | DISAGREE     | NEITHER AGREE<br>OR DISAGREE | AGREE        | STRONGLY<br>AGREE | TOTAL |
|----------------------------------------------------------------------|----------------------|--------------|------------------------------|--------------|-------------------|-------|
| Services to homeless people in Ashland are adequate to meet the need | 32.36%<br>89         | 28.73%<br>79 | 18.91%<br>52                 | 8.73%<br>24  | 11.27%<br>31      | 275   |
| Services to homeless people in Ashland should be reduced             | 47.25%<br>129        | 14.65%<br>40 | 17.22%<br>47                 | 8.79%<br>24  | 12.09%<br>33      | 273   |
| Services to homeless people in Ashland should be expanded            | 16.25%<br>45         | 11.19%<br>31 | 14.44%<br>40                 | 21.66%<br>60 | 36.46%<br>101     | 277   |

### COMMENTS:

The fact that we have to BEG for anything, and this poll allows people to full stop say they think that what meager scraps have been handed out aren't enough.

There is a spectrum of needs, but all services should meet people where they are at and be focused on the next step to stable permanent housing.

Don't know for sure

Better solutions are needed and camping / loitering/ soliciting and intimidating residents is too common and needs to be addressed

I honestly haven't studied enough to know if the services in our city are adequate enough. I do see a lot of them but also a lot of homelessness. Is it because we do offer services that homeless feel comfortable being here and out in the open and publicly approaching and sometimes accosting folks just out doing their own business OR it's like this because we are not addressing it adequately.

This is a systemic societal problem based on the network of support fraying often due to addiction and mental health issues. Wherever there is money, homeless will come to panhandle and seek out resources. Businesses need to collectively unite around anti panhandling laws and require busking licenses. Further, they should all have public statements encouraging tourists to donate to a vetted local charity rather than give cash to the homeless. If those experiencing homelessness aren't willing to submit to the charity requirements they will need to move on.

See previous comment about limits. We can't house everyone in the country.

We need more shelter.

Come on- human decency- we can do much better

Those who want it, should be able to live in adequate housing, be employed, and join the rest of us.

this isn't going away without increased low cost housing

---

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---

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---

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---

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---

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---

this isn't going away without increased low cost housing

---

The city has been unremittingly callous in its treatment of houseless people. It's been one poor choice after another. (Spending millions on that building without dealing with the fire insurance issue???, lying about access to Pioneer Hall. Offering NO PLACE for the Peace Meals. Offering next to no place for people to camp, sleep unaccosted, sit down for a break, eat a meal (a meal, I might add, that costs the city nothing). Houseless people are constantly harassed and blamed for circumstances and events that are either beyond their control, or actually fomented by the city's cruel treatment of them.

---

It takes a village and no one person is any better than the other. Housing, food, clothing are all human rights and we, as a community, should do what we can to help those in need.

---

Ashland has become a magnet for non residents

---

It sounds callous but it seems like the more that is provided, the more homeless there are. Many homeless have mental health issues which somehow become the problem of the police. Some have been the victim of circumstances. Others just don't want to work or be part of society. Those are the ones that are frustrating and dragging everyone else down with them.

---

We need more regulated camp sites like the one by the police station. And the motels purchased for temporary living. But not in areas meant for public use.

---

If people get too many services for free it will increase the need as new folks are attracted to the services here.

---

HOUSING is the answer to homelessness.

---

Mental health services are important. What about enlisting homeless persons to perform some service (ie trash pickup, bathroom cleaning, help at the food bank etc) in exchange for some benefit they receive. This would help some benefit their self esteem, +/- or sense of purpose

---

If you build it they will come (to Ashland).

---



---

Forcing people sleep outside during the cold rainy or icy season is inhumane. I have donated many meals over the years to the various spots where shelters have opened and later closed. My church donates a lot already. We can do better, and that means all of us, including homeless people who are healthy enough to pitch in at Food Bank and similar places. This approach worked well in a small community I moved from.

---

It's a basic need to homed

---

I recognize there are \$\$\$ limitations to how much can be done

---

This is a national problem, not just a local or Oregon problem.

---

You've created a significant hazard at the night lawn by taking no responsibility. [REDACTED] has succumbed to his injuries from the January altercation there.

---

The more services the more homeless will come. It seems to be a minimal impact on our town at this point. More services only bring more homeless

---

A day shelter. Place to stay inside in the day

---

I think that they should be given the respect and dignity that any human being deserves. the reasons for homelessness can happen to any one of us.

---

There is food opportunity but there should be some more housing available

---

Not being homeless myself I don't feel qualified to answer this. What I feel strongly about is the sidewalks/parks/bathrooms can't become taken over by the homeless.

---

Must increase beds and services available to take unhoused off the streets

---

The more services we provide, the more people will come

---

The city is merely placing a bandaid. Spending money on extremely temporary solutions and welcoming transients to rifle through our cars, loitering our business and trash our parks.

---

I can't understand how we can have homeless seniors and children. In England they have something called "sheltered housing" where such people are placed. No clue how it's funded though.

---

Seems like we keep doing more and more, is it working? We don't want to create an ecosystem of NGOs that really on function to support themselves

---

I don't know if services are adequate to r the homeless just don't utilize the offered services because there are way too many homeless people on the streets.

---

I see two distinct groups (of course there are outliers): unhoused families, who should immediately be housed for safety, and individuals with acute mental health needs. Of course all deserve homes, but families, for safety and well-being, need housing & support in job placement and quality child care. Those with acute mental health needs should be provided counseling support first and foremost, along with transitional housing, such as Osha, with support through tracking & check-ins.

---



---

Homelessness is a national issue and trying to solve it at the local level will not work

---

these statements are too vague for me to rate them. When you say adequate, do you mean that I think the current services are being adequately administered? Or that the fact that they are offered is adequate? For example, I think it is important for people to have a location to sleep and also don't think people who are protest camping should be pitching tents in the parks and on the plaza. I think having the night lawn is an adequate service to ensure there is a place for people to sleep AS A CONCEPT. But I don't think the night lawn is adequately managed or supported. That's just one example of why I don't feel I can agree/disagree with these statements. There is a ton of nuance that is not captured in them.

---

Put yourself in their shoes

---

Housing first

---

What is meant by services?: Healthcare? Food? Lodging?

---

The pallet homes in storage on B/mountain MUST be used for the homeless! They have just sat there for four winters while people froze.

---

These are not the right ranked questions. This is a national and state issue. Ashland can never solve this problem, and there are not enough local resources. To think otherwise is a mistake on the part of the Mayor and council. We know you want to do right think however in this instance it is nearly impossible.

---

the more services Ashland provides the more homeless persons come to Ashland

---

Stop attracting more people here offering them more stuff. This is a small town!

---

I just don't know

---

Services to the homeless should NOT be offered as a cookie cutter approach because every homeless person is unique and has a different experience

---

Individuals need to be invested in improving their lives as much as those providing them services.

---

Give a hand up, not a hand out. zero tolerance for home free on public land. If mentally ill or drug addicted, require social services and raise taxes to provide funds for these social services

---

read my earlier comment, that says it all. These questionnaires don't really fit how I see things. I'm completely compassionate but don't want to attract hoards of people from out of state etc.

---

You cannot tell the truly homeless (and ill) people from those that prefer that lifestyle, yet will take everything that society/government offers them. Homeless people are stationed all over the Bi-Mart/Shop N Kart parking lot. At one time, all of those businesses were hiring (Taco Bell, BiMart, Shop N Kart, Miller Paint, and the Oil Stop. When I inquired of several of the homeless why they wouldn't take the opportunity to seek help and present themselves for employment, I was told that they weren't interested, or I was told to "Go [REDACTED] off." Whatever empathy I may have had for many of these people, is quickly dispersing into the ether. lot

---

---

It's a tough call.. As long as we continue to provide food, shelter, and clothing homelessness in Ashland will never go away. In fact this will be the place to come. Sad to say, even if they all got jobs it would be almost impossible to live here due to the cost of living.

---

rotating shower trailers around town, more access to bathrooms and hand washing

---

Every community in the US and the US government needs to start providing services of all kinds and we need to house people.

---

It's a hard question. More services seem to draw more homeless

---

"expnded"??? Services could be be better organized, better thought out

---

Services should not be expanded for those who choose to be unhoused.

---

The more that is free !! The more will come . Get to Root of issue. Do some math , on population vs homeless?

---

Free housing and food gives the homeless no incentive to improve their lives. They simply become complacent and do not strive to improve their lives.

---

Not sure about expanded but better thought out and managed

---

A few hundred dollars for rat traps around the "Night Lawn" would be a huge improvement at minimal cost.

---

see comment re: 3 facet approach

---

Providing more services will attract more homeless

---

Needs to be distributed so it's not all in south Ashland. I regret buying a home here so much. We want to move. It's a bigger problem than just homeless people I realize

---

Not sure what the solution is. I know OHRA does a good job. Maybe another similar situation on the North end of town.

---

i live between 2 shelters and the value of my home has decreased

---

The expansion, however should be funded by a regional/national/ state collaboration

---

It's a very complicated population to help, with many different backstories and ability levels. Underlying drug use and mental health issues make some of wary of interacting.

---

"Build it and they will come" as the saying goes

---

getting them services will help us all....start with the Night Lawn and anyone who seems mentally or physically disabled. Find places for folks to park their vehicles and store their gear.

---

Lets define "services." I think access to daily community meals should be prioritized over access to high-cost shelter options. A functional camping area should also be prioritized over cost prohibitive shelter options.

---



---

Unhoused people are people. Regardless of their relationship with drugs, the law, and/or mental health they deserve access to services that help keep them alive and safe. There are kids, families, pregnant people, disabled people and other minorities included heavily in unhoused populations who all need access to services. Until I stop hearing about unhoused friends dying from the cold, the heat, brutality, or any other easily avoidable circumstance, the services provided are not enough.

---

There needs to be a multi-layered strategy with multiple shelter options and camping allowed, but with services and accountability and support.

---

The term "homeless" is a weighted and will skew the responses. The term "unhoused" should have been use for the purposes of this survey.

---

Housing first approach, people will not make it out of the street of they're ticketed, forced to remove most of their belongings and beloved pets to stay in a shelter, and not have to worry about paying rent while dealing with mental health or drug dependence.

---

The more services we provide, the more homeless people will gravitate to Ashland

---

The city is so far off track in this regard

---

More services means more homeless without drug treatment

---

There are not enough services to help people, all the shelters require sobriety and that is extremely hard and unrealistic for people living on the streets especially when there is no place for them to go and detox. No one is going to be able to get sober on the streets. There needs to be detox centers and separation between the women/family shelters and places for people who are not sober to be.

---

We need a Cahoots type program to deal with the welfare checks and wellbeing so it doesn't tie up our law enforcement and 991 services for medical emergencies

---

I think a dedicated camping site, with porta potties and security, is needed.

---

A badly worded question. If you are speaking of city provided services, my answers would change. However, we also have a fairly robust private safety net that also enables continuing homelessness.

---

Shut down the night lawn and let people sleep at night without being hunted in the night for sleeping. They don't need fines NOR do they need a concentration camp.

---

As long as housing is costly and inadequately available we should have more services.

---

temporary shelter is a bandaid, need a real solution not only in Ashland, everywhere, federal government should do more

---

It was cruel what happened to the shelter

---

Services only draw more bums here.

---

Need supervision of night lawn and homeless coordinator

---

Enablement is NOT the solution.

---



---

OHRA proves that their utility function is actually negative every day they kick someone out. Before we had rampant homelessness, we had the gumption to put the mentally ill in institutions. OHRA is a sad excuse for an institution. These people need hardcore care, not opt-in/opt out care. Concentrating these (mostly) drug users only exacerbates the problem, the data is clear.

---

This should not be an issue, you should care about people with no homes. [REDACTED] Ashland and its racist hate for poor people, no wonder young people hate it here and you can't find workers.

---

If we keep putting more money into this they will just keep coming from other places. We are a small town and can't handle anymore influx of people. Serve the people who actually live here or are resident.

---

Need to help people who are willing to change and also help those who are mentally ill and aren't able to take care of themselves

---

I don't feel that I know enough about what services are offered to make an informed decision on whether there is enough of not. Working for the library system, I know that we offer a lot, but I'm not sure what else is provided, and if it's easily accessible for people to actually use.

---

I don't know how many homeless people are in Ashland. Homeless advocates say all the homeless are long-time residents, but when I speak to them they are almost always from other places. We seem to be becoming a destination for homeless people in the Rogue Valley and outside of it.

---

Very clear questions thank you

---

Regional efforts to address the problem cannot be successful without the assistance of state and federal partners.

---

We are a community of 20,000 we can't support the world. We are over taxed and most of us tired of watching our tax money wasted like shelter and cleaning up after druggies.

---

Addiction and mental illness however is much of the problem that needs to be treated.

---

homeless people are generally not from here. It isn't Ashland's job to house out of town bums

---

Ashland is a very giving city but the more we give, the more people come here and expect more... I'm not talking about the women with children/people who are having trouble finding housing, I'm talking about the chronically homeless. We cannot help them if they don't want to step in that direction too. No one rides for free--none of us.

---

Making people move from one side of the police station to the other is mean spirited and cruel. These are people too. Ashland council members who approved it should be ashamed of themselves, and replaced by people with compassion.

---

The outreach and advocacy needs to be readjusted, not made larger or smaller

---

I sound like the privileged white person who doesn't want homeless "in my backyard". In some ways I am because I truly don't know what the answer/solution is. I just know it's become a huge eyesore, a public safety issue, a detriment to our tourism and a complicated issue that the city has spent a ridiculous amount of money on recently, to no avail.

---



## Q8 Where do you think funding for homeless services should come from?

|                                               | 1             | 2             | 3             | 4            | 5             | 6             | TOTAL | SCORE |
|-----------------------------------------------|---------------|---------------|---------------|--------------|---------------|---------------|-------|-------|
| Federal government programs/grants            | 48.86%<br>129 | 17.80%<br>47  | 15.91%<br>42  | 14.02%<br>37 | 0.00%<br>0    | 3.41%<br>9    | 264   | 4.91  |
| State government programs/grants              | 21.59%<br>57  | 47.35%<br>125 | 14.02%<br>37  | 13.26%<br>35 | 3.03%<br>8    | 0.76%<br>2    | 264   | 4.69  |
| County budget (taxes/general fund)            | 2.27%<br>6    | 9.47%<br>25   | 42.80%<br>113 | 16.29%<br>43 | 25.76%<br>68  | 3.41%<br>9    | 264   | 3.36  |
| City budget (taxes/general fund)              | 7.58%<br>20   | 4.17%<br>11   | 9.85%<br>26   | 31.44%<br>83 | 10.61%<br>28  | 36.36%<br>96  | 264   | 2.58  |
| Charitable foundations/grants/giving programs | 12.12%<br>32  | 9.85%<br>26   | 12.50%<br>33  | 15.53%<br>41 | 45.45%<br>120 | 4.55%<br>12   | 264   | 3.14  |
| Community giving/philanthropists/donations    | 7.58%<br>20   | 11.36%<br>30  | 4.92%<br>13   | 9.47%<br>25  | 15.15%<br>40  | 51.52%<br>136 | 264   | 2.32  |

## Q9 How many organizations do you know about that are working to provide homeless services or working to end homelessness in Ashland?

| ANSWER CHOICES | RESPONSES     |
|----------------|---------------|
| 1-3            | 161<br>59.41% |
| 4-6            | 85<br>31.37%  |
| 7-9            | 16<br>5.90%   |
| 10 or more     | 9<br>3.32%    |
| TOTAL          | 271           |

### COMMENTS:

funding from whatever sources have programs that can provide funds and are sources of sustainable funding

Night Lawn, OHRA, and the COA shelter which NO LONGER IS OPEN!!!!!!

Volunteer and private donations and charitable organizations are all I'm aware of at this time.

Didn't you guys just buy a giant building near the Waldorf school to how is all the homeless people with our tax dollars?

directly and indirect services- I work for a mental health org

I've attended seminars on this subject to see if I could get help for my daughter who was homeless for ten years.

OHRA is doing an amazing job

SOJWJ, OHRA, Sunrise Village Sanctuary, Ashland Food Bank

Not enough

|                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OhRa. [REDACTED]. Various food distribution points, including the library and some churches.                                                                                                                                                                                                                                                                    |
| not enough                                                                                                                                                                                                                                                                                                                                                      |
| We live in a generous and caring community                                                                                                                                                                                                                                                                                                                      |
| We need mental health facilities, detox centers and otherwise a work for housing program (on farms, in construction)                                                                                                                                                                                                                                            |
| Mental health services are very much needed as well as drug and alcohol treatment.                                                                                                                                                                                                                                                                              |
| None                                                                                                                                                                                                                                                                                                                                                            |
| Way too many. All they do is entitle these people. They do not help or eliminate the problem. Huge money maker.                                                                                                                                                                                                                                                 |
| Better coordination would help.                                                                                                                                                                                                                                                                                                                                 |
| I can think of at least 3; I suspect there are more that I am just not aware of.                                                                                                                                                                                                                                                                                |
| Asante hospital charitable care, Asante Foundation, Ashland Community Health Foundation, City of Ashland, State of Oregon, U.S. Government, HUD, Oregon Health Plan, AllCare Health CCO, Ashland Food Bank, OHRA, SOJWJ, UnitedWay, Maslow, Ashland Schools Foundation, Access, Rogue Food Unites, Community Works, BASE, Ashland Growers Market, Goodwill, SOU |
| there doesn't seem to be a central oversight organizations of all the providers                                                                                                                                                                                                                                                                                 |
| Nonprofit organizations would do more for the community, if they considered working with the homeless population to change their behavior; provide help needed. Been there, done that!                                                                                                                                                                          |
| Like said above, I appreciate the services the library is providing, however wonder about the safety of having these around children.                                                                                                                                                                                                                           |
| This is a national issue and the Federal Govt needs to at least participate in the solution. Non profit organizations need to be supported as they are grassroots and understand the issues. E eryone needs to chip in to solve this problem.                                                                                                                   |
| please stop attracting homeless people to our little city of 21,000                                                                                                                                                                                                                                                                                             |
| Probably more. OHRA being the most out front. Number of religious organizations overwhelmed through CoVid have not recovered                                                                                                                                                                                                                                    |
| need more coordination and more funding for all                                                                                                                                                                                                                                                                                                                 |
| Ashland should support local non-profits versus trying to to take over the services themselves.                                                                                                                                                                                                                                                                 |
| None, they're coming from medford                                                                                                                                                                                                                                                                                                                               |
| Question 8 is terrible. Don't you test these things?                                                                                                                                                                                                                                                                                                            |
| Housing is a human right, support habitat for humanity.                                                                                                                                                                                                                                                                                                         |
| OHRA,ACCESS,AllCare,LaClinica,many grants,FoodProjectPeaceMeal                                                                                                                                                                                                                                                                                                  |



Barely any services. I met my girlfriend to years ago when she was living at the only shelter in town. The manager [REDACTED] her because they knew they could put her on the streets if she spoke up. On the streets she faced rape and assault. Ashland people who don't care are monsters killing this country.

All I know about is Jackson County Libraries, Maslow (are the in Ashland?), and OHRA.

NOt counting the City

The funding should be put forward in part by the unhoused community itself

### Q10 What role(s) do you think Ashland city government should play in addressing homelessness? (Select all that apply.)

| ANSWER CHOICES                                                                     |     | RESPONSES |
|------------------------------------------------------------------------------------|-----|-----------|
| None of the above                                                                  | 21  | 7.55%     |
| Deliver services with City staff and funding                                       | 90  | 32.37%    |
| Fund services provided by non-profit organizations                                 | 128 | 46.04%    |
| Secure grant funding                                                               | 198 | 71.22%    |
| Convene or lead plans to address or end homelessness in Ashland                    | 174 | 62.59%    |
| Collect data/monitor efforts to address or end homelessness in Ashland             | 182 | 65.47%    |
| Participate in plans to address or end homelessness in the region (Jackson County) | 196 | 70.50%    |
| Other (please specify)                                                             | 53  | 19.06%    |
| Total Respondents: 278                                                             |     |           |

#### OTHER (PLEASE SPECIFY)

Literally all of this, and it should have been happening DECADES ago.

Provide and require housing for homeless people

It should be a collaborative process between city, state, federal government entities and charitable and volunteer groups, as well as homeless representatives themselves.

It should be an issue that is discussed but not one that puts the needs of often seasonal residents and travelers over those of low income working class families.

Why can they camp anywhere in town with no repercussions but me and my family who pay taxes cannot camp anywhere we want?

I think salaries for serving would need to be considered if council is to do more.

Educate our city council on how to act with more decency

---

I think developing a "speaker's bureau" consisting of houseless people and advocates would be a good start. Then organize ways for them to be invited to speak and meet and greet community members. The city needs to take this on not as a "Problem that needs to be policed" , but an indicator of an ailing community (and nation, really). It seems to me that providing ways for creating a series of events intending to introduce houseless people to housed people would be great.

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Assist the local charitable organizations in their efforts to provide services to the homeless and not obstruct our efforts by placing roadblocks by denying our group access to community facilities.

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Pay attention! Frankly, I am embarrassed by our zeal to add bike trails and the grand plans for the water treatment pla. I'm seriously considering moving to Talent or Phoenix because, as a retiree on a fixed income, I will be unable to afford the already-high fees. I used to recommend moving to Ashland. I no longer do.

---

Hurry up and do something.

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Allow grant money to be utilized for it, Those who are "homeless" or nomadic has always been a part of ashland. There is a wide range and there should be housing available even if it's not free and has some payment involved or work trade - just trying to eliminate those who live off the land is like eliminating an element of Ashland culture. It's been around for a while and it won't affect tourism - those who live off the land are respectful and actually afraid of getting booted- they are not tweaking on drugs or being aggressive so let them be.

---

Follow what Grant's Pass did

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I am concerned that funding more services in Ashland but not the broader area will lead to more homeless people coming to Ashland for those services. I think all homeless services and providing housing needs to be done on a large scale so one area is not "better than" another in terms of services and housingl

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Lockdown facilities with addiction treatment,not jail.

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Get rid of it. Stop inviting them here which is what Ashland does. Sick of it.

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On the street counseling & LSWs whose role it is is to collect data to inform planning with local & government agencies, provide basic needs (such as blankets, shoes, socks, immediate food vouchers & water, etc), connect unhoused with appropriate services

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Work to provide better housing options for all.

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Ashland should coordinate with the county, county should coordinate with state and the state with federal government. Again, local resources cannot solve the problem and will only divide the community if scare resources are spent and no resolution results. Just watch.

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Truthfully, the community needs the awareness that not all homeless individuals are bad, or at fault. Ashland is racist towards the homeless population and the low income, which add to their woes.

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address homelessness of those who truly come from this city and county; don't bring in others.

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Deal with drug problem. No weed shops , no mushroom shops . Etc

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Consider implementing the MHSA program that has helped homeless in California.

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Pay attention to cost. What was the average cost per homeless person that the city spent last year? How does this compare to the cost, e.g, of a motel room?

---

Lower taxes for home owners and businesses affected (south Ashland) our property value goes down yet our taxes go up. I pay crazy taxes for the schools yet my child is afraid to walk to school

---

they are not adequately trained to address the problem. 2200 was a \$2 M failure. please stop

---

The City has been leading efforts already. Other regional and state agencies need to step up to the crisis. The City has a lot of other priorities to take care of

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Stop making it illegal for homeless people to exist. Offer them the help they need to survive.

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Public rest rooms are paid for by the city, correct?

---

The Ashland city government should prioritize the well-being of its citizens/community members. Yes, the city should address the issues of the unhoused. The city should not do this by continuously pushing unhoused people out and making the city of Ashland unsafe for them. The way to end homelessness is to provide stable, affordable housing for everyone.

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Open the 2200 Ashland emergency shelter / stop overpaying for commercial property.

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City staff SHOULD NOT include police

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Discourage homeless people from descending on Ashland!

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Create/build housing for low/no income individuals/families

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Get the hell out of the way of the people actually doing the work. Find space for meals! Stop being jerks.

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If

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I'm not sure what the city should do, but the problem is only getting worse :(

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Stop the fining and arresting people for living here without housing. People are living in every city without housing and you're not going to make a homeless mecca by letting them sleep at night and ticketing away their money. Those ticket funds don't get spent at local businesses, and the obvious anathema to counterculture keeps a lot of other money from being spent here too.

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Get supervision for night lawn, hire homeless coordinator

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Vote out [REDACTED]

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Resist/do not support efforts to criminalize homelessness

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|                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Change laws to require families take responsibility for homeless members, disallow panhandling                                                                                                                                                                                  |
| Provide space for volunteers to feed thr needy (such as Pioneer Hall.)                                                                                                                                                                                                          |
| listen to the experiences of people navigating shortages of housing                                                                                                                                                                                                             |
| See comment to #4 above                                                                                                                                                                                                                                                         |
| Coordinate the construction of permanent housing (I.e. land trust) and acquire assets to effectively address the underlying problems that contribute to the problem.                                                                                                            |
| Stay out of way please don't help we can't afford it. Tax payers are maxed out                                                                                                                                                                                                  |
| make city camping illegal                                                                                                                                                                                                                                                       |
| Enforce city regulations on homeless access to city parks and public spaces                                                                                                                                                                                                     |
| Have a shelter!!!!                                                                                                                                                                                                                                                              |
| Encourage working with other cities, for example, if Medford has available beds, bus fair to send people there. I don't think there is inherently a right for those who come to Ashland to require Ashland provide them all services (ie housing). Depleting all our resources. |
| Challenge yourselves to live this life, one day, one week, however long it takes to get the fullest experience                                                                                                                                                                  |
| provide people housing                                                                                                                                                                                                                                                          |

## Q11 What other actions should the Ashland city government take to address or end homelessness?

### RESPONSES

|                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| need to be coordinated effort within the community & the County                                                                                                                                                                                                                                                                                                                                                                                  |
| Not sure yet. Just moved here one year ago but feel something needs to be done to at least get them temporary housing and work so they can improve their lives                                                                                                                                                                                                                                                                                   |
| 2020 & 2021 Federal Child Tax Credits/COVID relief: Big checks were mailed to parent automatically that had filed taxes recently. \$300/mo for children 4 yo. \$350 for children under 4yo. Homeless parents were the least likley to have filed. Potentially, thousands are still available if they receive help from a tax professional to file back taxes. 2020 refundable tax credits may bot be available anymore, 2021 probably will be??? |
| Ashland should have a drop-in center open all day and a large congregate shelter open every night with a separate wing for families with children.                                                                                                                                                                                                                                                                                               |
| Create community outreach and support; in a town where the majority are rich, entitled "hippies" who only think Peace and Love is deserved if you have 401K and property taxes. A lot of the issue is that the attitude towards houselessness in the community is toxic at BEST. We cannot see good change until our houseless companions aren't regarded as trash.                                                                              |



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Ongoing analysis of the effectiveness of the homeless services SYSTEM, as a system. Engage with state agencies and legislators to make progress. Only secure grant funding when not in competition with service providers. Work cooperatively with service providers throughout the region.

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Create affordable housing

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Protect residents, visitors and property from safety and sanitation concerns associated with homelessness

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We are sympathetic to the plight of homeless people, as we have a close family member who is homeless. However, as small business owners, and as residents of downtown Ashland, we understand first-hand the very negative impact homeless people have on businesses, tourism, parks, public health and safety — all things vital to Ashland. Panhandling should NOT be allowed anywhere in downtown Ashland, nor should loitering. Homeless housing should be created and required for those wishing to remain in Ashland.

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Mental health counseling, retraining and job application procedures. Garbage collection sites are necessary.

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Create concrete plans for creating affordable housing-rent or own-without taking land also needed for public access, like parks.

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Perhaps a focused centralized location where it is clear homeless individuals and families can go for basic supports, job training and opportunities, transitional housing, medical care, food assistance, showers, veterinary care, etc. ONE place, like they have/had in Salem, and like St Vincent's offers in Medford only organized and supported by all interested parties and with transparency and public involvement.

---

Work with businesses to end loitering and panhandling. Make the library a place where I can take my four young children without walking by sleeping homeless people who absolutely wreak.

---

The majority of the homeless people in Ashland or not from Ashland they have decided to come here because of all of the services and benefits we provide them. It's not like a bunch of people we grew up with became homeless and now we need to lovingly support them these are strangers from other cities here to sap off our resources.

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Pallet shelters and campground

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It's not the city's problem to provide services to homeless people. They should be housed outside city limits and supported by state funding

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We should do everything possible within the confines of our city size and budget. We should set a goal to house X number of people, where X is a percentage of the city population deemed appropriate by a committee. I personally think that's somewhere between 1% and 5% of 23k people. Once we achieve that goal we re-evaluate .

---

Make it easier to get help of this sort. Many people are afraid of the beaurocratic mess they will get into, and hesitate to try to get help. My daughter preferred living in her car and getting chashed by the police to going through the paper work. She called this "freedom."

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Provide social services and make them go to drug rehab or get the psychological services they need.

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Use current city owned land and buildings for shelter buildings, tiny houses, - such as the one in Medford. Do the necessary upgrades to re-open Pioneer hall.

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Create affordable housing

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Use building that was purchased to provide shelter and other services to help the unhoused get back on feet

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Houseless people need to be embraced as part of our community. The city could sponsor art days, swim-picnics, self defense classes, dances, a theatre company, writers groups... all kinds of events that are aimed toward housed and unhoused people hanging out together and getting to know each other as humans. Many community members and organizations could be enlisted and supported to do this, and some training for that would be useful. The Hardesty property could be easily developed into a wonderful center for houseless people to live. I don't understand what the reason is for it not being used in this way. The zoning issue could easily be addressed. There are knowledgeable people able and willing to run it and the city could procure grants or other funding for salaries. Tent platforms along with those pop up houses that were purchased a couple of years ago and have been sitting in storage (while people are unsheltered) could be set up there. It has an infrastructure (water, electric, etc.). It's perfect, but someone(s?) are just stonewalling any discussion or efforts to make it happen. Villages have proven to be very successful in other cities. In Portland houseless people produce and sell a newspaper called "Street Roots" that serves to connect housed and unhoused via interviews as well as small moments of connection with people who purchase the paper from houseless friends. It provides creative outlets and teaches usable skills, and introduces houseless people as PEOPLE! As members of the community. Ashland focuses too much on policing houselessness as if it is a crime. It is NOT a crime! It's a public health emergency. The city has relied for too long on a few people who provide all kinds of services for houseless folks and receive little to nothing in payment. These people are burning out. It's grossly unfair, and perhaps more importantly, it's unsustainable to rely on them, yet give them nothing to work with.

---

Assist housing, human services, & homeless /nonprofits with an appropriate plan for Ashland & the size of our town. The focus should be on local citizens first (lived here for 2 or more years). Ashland government & staff are not equipped to solve this problem & should get help from nonprofits. Ashland government & staff Should stop pretending they know what they are doing in this space. Ashland government & staff should be managing the city & its infrastructure while assisting others with solutions.

---

Recognize the efforts and all that the charitable organizations do for our unhoused citizens and the many in our community suffering from food insecurity. We feed hundreds of people every week . .

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Do like the 90s and drop them at city or county line.

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The solution will be a process. Not sure the city can end it. As the issue gets bigger and resources are allocated to address homelessness, the city has to anticipate and plan for additional support for the permanent community. Specifically, excessive garbage, loitering in public and addressing behavioral problems (drugs, public excretion, sexual acts, and hostile pet behavior)

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That is a good question, especially with what's going on in the World as the old economic structures crumble. It might take a few years for the Transparency Ledger technology and the Token Economy to get established as the corruption gets dealt with more and more! This issue is inevitable until we abolish the old Worlds "Debt Slavery Systems." Decentralized Finance, Transparency Ledger technology, Smart contracts, Hedera Hashgraph Networks, Bridged Blockchains for specific purposes, like Cardano for Farming, etc. is where we are heading as the co creators of a civil and humanitarian society build more Open Source and transparency into everything we do! Blessings and consider looking into alternatives for the very nearest future will be difficult for us all. (Temporary housing and more Public Gardens for sure!) - [REDACTED]

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Provide paid temp jobs that put cash in needy peoples' pocket while providing them with purpose and providing residents with small services ( e. g. Picking up trash from the creek — but not from residents' trash cans, or trimming weeds and over- growth from public areas)

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More places for bathing and restrooms.

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If services are rendered the person that accepts the services should be required to give back to the community in some way. Maybe one this is clean up trash. Sweep sidewalks is another.

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Create and aggressively enforce laws/ordinances banning illegal camping, scattering rubbish, pan handling, littering, public intoxication, illegal drug use, and theft.

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Partner with agencies, county, state, and make a sincere effort to provide shelter/camping areas with sanitation in the meantime. Enforcement of current laws to address mental health, blocking sidewalks, drug use in public, littering, and aggression needs to also happen. We must have both.

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Make better fiscal and planning decisions around property acquired or already owned and then underused. Rely on the experts in the city whose mission is to address homelessness issues by funding their missions to meet city needs.

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Not sure

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The City government should research and consult the public for purchases and not turn away or have to return any state funding.

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Create more affordable housing. Otherwise the issues leading to homelessness is multifaceted and beyond the realm of control of the City. I don't think the city should do anything more that will attract and accomodate more homeless in this city.

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There are Ashlanders who are priced out of the city. For these people, take steps to make Ashland more affordable to live; including cutting utility costs. There are also the transient homeless. Ashland cannot solve this problem alone; we need to work with Medford and other I-5 cities to assist these people who are passing through.

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Take ownership of the mess known as the winter shelter. It's easy to blame the former city manager, but supposedly you are in charge.

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Convene neighborhood discussions about community issues of concern to residents.

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Provide more resources to OHRA for support and transition, provide far more resources for temporary shelter. We must also strongly support the severe weather shelter operation

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Don't allow city to support them

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Provide shelter. The whole debacle at 2200 Ashland Street was avoidable. Provide space for meals to be served. You discriminated against the homeless when you prohibited them from using Pioneer Hall but allowed the Boy Scouts to utilize it. Have some compassion!

---

somehow addressing the mental health side and seeing about getting people in proper care. Also help with shelter and showering/ self care

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Not their responsibility

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Forced treatment for addicts and people experiencing mental health issues they won't treat

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See if the state will allow for forced care with regards to mental health.

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There will never be an end to homelessness. Offering services in a productive, fair and complete way is all that you can do to manage it. The programs like ORHA need to be funded and overseen. That's it.

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Remind people that the constitution of the United States guarantees the life liberty and pursuit of happiness, not there property values. property owners moral values are a war crime. Cruel and unusual punishment.

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Homelessness is an enormous and complex problem nationwide. There are no easy solutions, but I believe every city/community should strive to find solutions for their area. When many people put their minds to solve a problem, together, ideas can lead to solutions.

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Safety and protection. Health care.

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The city police and the mayor and city council need to give up their adversarial role in dealing with the homeless issue and work with those of us who are volunteering our time and money to help alleviate the issues of the homeless.

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Provide designated camping areas much like the one in Medford. (? [REDACTED] name)

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Provide temporary housing funded by grants - work programs available for them to earn

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1. Build more low income housing within city limits 2. Hire health and mental health workers and social services providers to work alongside our police in assisting unhoused people. 3. Stop punishing unhoused people with fines.

---

I think it's going to be a never ending battle. If most of the homelessness was by misfortune, or circumstance, I would support more efforts to help. But - in my nearly 40 years of public safety career experience, I found that most of these folks are homeless by choice and refuse to take advantage of programs, shelters, counseling, etc., because that choice involves responsibility and accountability!

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End all Airbnb rentals, offer financial incentives to offset high rents, change zoning laws to allow more affordable housing to be built, to convert existing structures to rentals, and create an urban campground for people living in vans, busses, campers, and vehicles. Put a cap on rent increases, and incentives or some program to create affordable housing for locals.

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Provide detention centers with mandatory substance abuse and mental health treatment for repeated criminal behavior.

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Outreach to homeless people to help them find resources for mental health treatment and addiction treatment

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Continue to convene and look to address root causes of homelessness. Why is there an increase? Work with the State to address affordability of housing.

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There can be a designated place for them to camp outside of town with port a potties and portable showers and a bus service to take them to any form of work. I see a lot of these folks who have tattoos (which are really expensive) and are not willing to work. My biggest fear is more fires that are caused by the homeless will only get worse. Additionally, there are cheaper towns nearby where these folks can seek work/rent. They can be in White City vs Ashland for example. They travel here to hit up the tourists, which are a big part of the lifeblood of the Ashland economy. We can't scare those tourists who spend money at our businesses away.

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Let the police and not social workers

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Mental health treatment and drug and alcohol treatment are needed. Transportation to these services and residential facilities are needed.

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Stop groups like the [REDACTED] that is the Stabbin Wagon that are only perpetuating the problem. We live in Ashland to have a safe community for our children. Not to live like the Bay Area.

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Why aren't we using the pallet houses we bought several years ago? Is it too expensive to pay someone to monitor a homeless camp of pallet houses somewhere? I'd like to see a "safe parking" area like Havurah has, but larger - and monitored for bad behavior. I'm definitely in favor of more manufactured home parks as long as they are actually cheaper than stick-built housing, to provide more affordable housing. Also, if the housing built by Columbia Care behind Rogue Credit Union is working out well, I'd like to see more of that, with the wraparound services so many of the homeless seem to need.

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The homeless that are not addicts or mentally ill are not really a problem. there are services for them to get a leg up. Sometimes it means moving to a more affordable place.

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Eliminate air bnb, assure affordable housing, prevent corporations from buying family homes, quit enabling homeless individuals with handouts. Additional taxes on vacation homes to encourage selling of vacation homes. Encourage state and fed governments to continue easing zoning regulations.

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I strongly believe that all efforts and monies focused on addressing and ending homelessness be balanced between services for the homeless and public safety and city sanitation! Our entire city needs to remain garbage free and police need to be able to keep our sidewalks, parks, bike paths etc, free from camping, litter, loitering, drug use, etc. South Ashland has become overwrought with garbage, vagrancy, panhandling and indecent behavior such that walking on the bike path doesn't feel safe.

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END it.

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Create tiers of support. Families first and foremost need to be housed with transitional support & job placement training! Perhaps jobs can be created to help the greater unhoused needs by people within the program. Giving options for meaningful purpose and employment while alleviating some of the unhoused could benefit all & increase buy-in. I am a teacher of 20 years- elementary & special needs, with a background in trauma informed practices and social emotional development. While I am busy throughout the year, I would welcome venues in the summer to volunteer my time & expertise, but don't know where to best offer this.

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Stop being an obstacle.

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Work with state to petition the federal government to work on this issue

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I am really conflicted on this. I obviously want actions to be taken to address or end homelessness. I question what the city's role ought to be. It is a massive problem that can't be solved at a city level. I believe the best possible course of action is to try to prevent people from becoming homeless and that is where I think the city could have the greatest impact. Address housing shortages and exorbitant rental fees, reduce the barriers to building more housing, tax second homes and air b&b's and investment properties. I think the cost of utilities in Ashland are an awful, regressive burden on lower income households and that is an area where the city has the ability to make a difference as well. I am not sure it is the city's role to provide direct services to end homelessness; it's a huge, never-ending challenge that is a tremendous drain on staff time when the city already seems to have insufficient staffing to efficiently manage basic services. It's also a super specialized area of work and I don't think the city has the expertise to be in the role of leading this work, and I don't think the city has a very good track record in this area. I think the city could throw every bit of its resources toward ending homelessness and homelessness would still exist. Addressing root causes seems like a more achievable and appropriate role for the city.

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Don't spend millions without better analysis and including the people of Ashland. Open the community center and Pioneer hall for meals for unhoused

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Most of the homeless I have interacted with are able bodied & capable of working & participating in society. They are choosing to live their life homeless, they think we are fools/suckered for holding jobs and paying rent/mortgage & taxes. If it is their choice to live homeless I don't think they should receive help. We should reserve resources for those unable to care for themselves & those that had unfortunate circumstances & just need a helping hand to get back on their feet. I was homeless at one point. I worked 2 jobs and found a room to rent. Eventually I was able to get my own place. If people are too comfortable getting all of their needs met by others they will never make an effort to take care of themselves.

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I think the city needs to address establishing transitional shelters, accessible restrooms/hygiene stations and venues to serve daily meals. Also, stop building everything at the south end of the city. If you want to continue to have Ashland be desirable to tourists, this approach seems bizarre. The main entry into Ashland should be inviting to tourists. It currently appears as if nobody even cares. This is not saying that homeless people create this. They do contribute because there is nowhere for them to be.

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Incentivize, encourage, motivate, support homeless individuals to work and become active contributors to society. Perhaps work in community gardens, pick up trash in parks... Time Place Manner

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Create more truly affordable housing for seniors with modest income struggling to remain housed.

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Open the community center in the park to community meals, food, please don't let anyone and their children in such an affluent town go hungry. Create low income housing for people having a hard time. Social safety net assistance for lower income and homeless. Drug and alcohol centers and mental health care that are affordable for care for people with drug and mental health problems.

---

City MUST distinguish addiction from true homelessness. To believe ALL those on street are homeless is a fatal flaw in addressing this issue. In urban areas fully two-thirds suffer from addiction. On Ashland street perhaps half are into a drug or drink lifestyle. Please, use your eyes, walk and observe for at least several hours each day. I have lived in an area with extensive street people and what I see in Ashland strongly resembles the same scene. You can choose not to believe my words...unfortunately we will see who is right in the end, and in this instance i hate to be right. Fentanyl is a game changer and it is only a matter of time before those on the street OD and die right here in Ashland.

---

Stop providing services and start enforcing citations for negative behaviors e.g. drinking alcohol in public, smoking pot in public spaces, leaving trash, defacing public property, lighting fires...why is it OK for homeless persons to engage in negative behaviors and not have consequences?

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Daily food delivery. Weekly health interactions at specific places.

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Move people along that will not accept active help, rehab including drug rehab.

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The local business and neighborhoods must be protected

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Connect with and actively listen to the personal testimonials from local citizens who have experienced and overcome homelessness - including those who were helped by the local nonprofit organizations; follow up.

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Consolidate the possessions of homeless individuals to a specific area. Collections of items that are not manageable by those that are homeless should be removed from public areas

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They need somewhere to go, multiple options depending on the reason they are homeless (drugs, mental illness or just flat out of luck). It's expensive to live here - I'm not sure how anyone with low income can make a go of it. Maybe the entire county could work together to come up with multiple places? Funding is a big concern but federal/state grants plus we have some really wealthy people in our communities that give big to the arts and other foundations. Could Ashland form some kind of foundation for homeless? I have no idea but once it was normal to see people busking around in the plaza but after the recession in 2008, I've noticed so many more people ... it's overwhelming. Plus the intoxication with drugs and alcohol is scary at times. My children and I have been intimidated by people saying horrifying stuff (while drunk or high) in parks. I'm not a "pearl clutcher" but I don't like walking downtown at night anymore, especially alone. I know this isn't the spot to mention these things but it's changed how I view my hometown. We had friends visit over Spring Break, and they were shocked to see people shooting up drugs - I barely blinked. There has to be a structured, lasting system that treats the whole problem. We need more help that a city government should have to provide.

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Make it less comfortable to squat on private and public property. Trespassing. Keep drug offenders and criminals jailed.

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city council members could personally financially fund them if they are bringing them in from out of the city/county

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Rehabilitation services, help with drug abuse and people doing drugs near parks, schools, and other places where children are. Help facilitate job placement to over jobs that benefit the community. Affordable housing and showers to keep clean.

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Provide shelter that is safe and healthy (no rats, crime) and that are available 24 hours a day (no making people move every day).

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Work with state government and neighboring cities to determine how to address the homeless issues.

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I do worry that more services here will just draw more house less people from the region.

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As a newcomer, I appreciate the respect the city is giving the homeless. I feel safer living with the homeless in Ashland than other cities.

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I think ashland is doing more than many cities in our county, I don't know what the real solution is.

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Promote a variety of affordable housing options including ADUs and sublets

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Reduce police citations, manage expectations of city's well-connected,

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I am not confident that the Ashland city govt (in it's current configuration) has what it takes to address the issue in any meaningful or positive way.

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Stop criminalization of unhoused. Plan for land and funding for more shelter and tiny village projects

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Which council member should be homeless for a week do the reconnaissance - and then plan accordingly.

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leave lawn camping behind police station open 24/7 or find another place for such that is less in the public eye(sore) cite those camping in city parks cite those soliciting on city property (downtown/Co-op)

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Stop offering services to those who contribute nothing to Ashland but instead burden law enforcement, park personnel, business owners and tax paying residents.

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Continue to participate and monitor state programs

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Not sure this city government has shown the capacity to tackle such a complex issue

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Stop passing laws and ordinances that make homelessness a protected class. Stop funding organizations that simply exist to direct homeless people to all the free resources and services that already exist. Increase the size of the local police force. Arrest people for theft, vagrancy, public drug use, defacing public property, disturbing the peace. Listen to your local business owners and citizens who own or rent homes and pay taxes and direct your time, energy and resources to keeping their places of business and neighborhoods safe. Restore Ashland to the vibrant and safe community that it was 20 years ago. Make it a place where people want to come and visit or live here because it is a safe and vibrant community. End the stigma that Ashland has a homeless problem. It is not the job of the city of Ashland to feed, cloth, provide housing, showers, washers and dryers, transportation for anyone that can not provide those services for themselves. That is the job of the local churches, individuals or non-governmental charitable organizations. I recall about 20 years ago the "homeless individuals" that sat begging at the usual locations held signs that read "will work for food". I have not seen a sign like that in the last 10 years. My observation is that a large portion of the homeless population today are people with skills and the ability to take of themselves if they were not enabled to continue with their current unproductive lifestyle. Most are able to organize their stuff into a stolen shopping cart, know where to go and be for all the free stuff, know the specific rules and ordinances that keep them from being arrested and know even if they are arrested they will be back out on the street in very little time. I know that a certain percentage of the homeless population have serious substance abuse problems and some are mentally ill. I do believe there is a large percentage of the homeless population that have simply "checked out of being responsible, contributing members of the society because it is easier to game the system. Recently I had a conversation with a homeless individual and he shared that homelessness has been "institutionalized" just like the prison system. You break the rules and are not a contributing member of society and you end up being taken care of: food shelter transportation, medical care whether you are an incarcerated criminal or a homeless person. Why work or contribute to society if that same society will take care of you if you don't.

---

 it's a hard question! But we do all we can to keep them from camping on our commercial property, it's a big job. The police are doing a good job I believe.

---

The only permanent solution to homelessness problems is affordable housing. Shelters, aid, etc are merely band-aids.

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develop a plan based on other country-wide models from various cities: keep the public informed: made difficult choices that take tax-paying citizens into account first.

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None. And we definitely should NOT add a full-time position to monitor homeless efforts to our City staff

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Lower propert taxes and utility rates so we can afford to live here

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Work with those whose efforts are working, whether it be government, private sector, or non profits.

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They need to hire trained folks to deal with this problem. Ashland city government has enough on their plate

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This is a tremendously complex issue. The City is moving in the right direction in taking the lead, but cannot be expected to be able to fund it all. Working with the Housing Production Strategy and funding those efforts should be front qnd center. Providing All Social Services necessary to keep folks in their homes and find homes for everyone who needs one cannot be met by the City.

---

It would be helpful to know the numbers of unhoused people who need psychiatric services, who need substance abuse services, or who have fallen on hard times and need a hand up. Its important to hear from homeless people what THEY want and need rather than deciding for them.

---

None. We need to stop becoming a "hotspot" for transient, drug users, and mentally unstable people who are harming our community. This also brings predatory drug dealing to our area.

---

I wish the city could be more strict on letting the homeless just loiter around. I have stopped going to Garfield park with my young children because of what the homeless have done. I feel like we are catering too much to the homeless. They get all these benefits. What about the family's who work 2 full time jobs and struggle everyday to get by...we play by the rules and don't get help. So it's frustrating to me to see the "homeless" who refuse help to just get to do what they want.

---

Re-open the emergency shelter

---

supervised camp grounds prepare for summer NOW with inside places, food, storage of gear, showers, laundry etc.

---

A regulated campground could be much more cost effective than indoor shelter options.

---

Grant funding for small sleeping pods with doors and a bed placed in medium size groups.

---

We can't do it alone this is a nation wide issue we need federal and state funding and support

---

Literally just provide affordable housing. Work with the community you are going to be affecting, listen to them. Listen to us. Make sure there are heating and cooling shelters, that are open and accessible. Keep public bathrooms open so people can actually use them. Make affordable housing options. Look into opening safe use sites for PWUD. Work to make mental health resources of all kinds more accessible. You cannot fully address houselessness if you refuse to look at the systematic reasons for it existing as it does.

---

Research successful programs in the world and country and try to emulate one. Our city's efforts are disconnected and ineffective.

---



---

It is a fool's errand to think that Ashland will end homelessness this is a national issue. Services should be provided to the unhoused such as shelter, food, restrooms/showers, medical and job assistance. Not every unhoused person will want to enter back into "society" but efforts should be made to help those who want to.

---

Provide bathroom and laundry services

---

Take a housing first approach, don't make housing dependent on being able to hold down a job. You quite literally cannot recover from drug dependence or severe mental health while trying to hold down a job or pay rent, which tends to be some of the main characteristics of those living on the street. Stop trying to appeal to tourists, make Ashland affordable for the residents and people living there so you're not creating more homeless people, 1k a month and anything close to it is an insane number, it's unaffordable to locals who have been living here for their entire lives. Any job here should be able to cover the cost of living, the solution isn't raising the minimum wage, small business will suffer and corporations will just raise prices to make the change null, it's putting caps on the amount landlords, utility companies, food chains, and more are allowed to upcharge residents.

---

Make it unpleasant for homeless people to beg on the streets, litter the town, camp in our parks and potentially burn the place down. Alameda fire was an obvious warning...

---

Provide services like work force training , helping individuals find jobs and housing, rehab facilities, free mental health services

---

Less police involvement. More autonomy and self governance for unhoused individuals

---

Your doing enough at this point. The services you offer are overwhelmingly generous. If you continue to offer so much then you will get homeless people who take advantage. Do more to offer residential drug rehab transportation services to Medford programs.

---

1. Attitude change! 2. Work to establish credibility! (I lost ALL faith in city govt when the mayor—who I don't even know—resigned. Since then I and most people I know think of local govt as a collection of [REDACTED] That perception affects ALL local government activities and decisions.)

---

studying ways that other cities have adressed supporting unhoused community members that are centered on their voices and experiences. explore lots of different ways to approach the ways we offer support, understanding that there is no one way to approach this.

---

People living on the streets are primarily a drug addiction problem.

---

Decriminalizing substances without adequate resources to help people was one of the biggest disservice's ever done to our community, keep your promises when proposing bills. We were lead to believe that if we voted to decriminalize it would help the community because infrastructure to help people with addiction would be put in place but instead, nothing happened, and there was no follow through. We need from centers I, free rehab, more shelters

---

Sidewalks and street corners should be clear of dwellings and beggars. Criminalize it.

---



---

Consider funding a cahoots style program if response. Having homeless folks who are also struggling with drug and alcohol use is very unsafe :( I worry about my kids safety ( needles, paraphernalia, disease) as well as the safety of people who are unconscious in public/ in vehicles and exposed to the elements. These issues are not unique to our city of course. Also very concerned about drug trafficking and substance abuse ( as attached to transient population).

---

Make it easier for developers (and be more supportive of) to build low-cost housing. Also, develop a tiny-house village.

---

See #10

---

Designate permanent campground with restrooms. Subsidize basic low cost housing.

---

Community kitchen, decriminalize having blankets, etc. while sleeping at night, find competent replacements for yourselves, and/or learn what your job is and how to do it.

---

Include experts on the subject and people experienced in the matter in the discussions. And stop actions that expect homelessness to just disappear from view.

---

more rent control rules. Build truly affordable homes for rent & /or purchase. Lots of them! Increase the number of units in every PUD that must be affordable. Strengthen what those rules are. They are a joke right now.

---

encourage higher level government to get to the root cause of homelessness and fix the problem, no more bandaids like temporary shelter.

---

None

---

Re-open Pioneer Hall for feeding people. Push back on the [REDACTED] instead of letting them buy you off. Better communication with the whole community. Stop lying. Stop covering things up. Listen to the advocates who are already working with this community. Stop, absolutely stop, allowing our police force to abuse these individuals. We see the crappy job they are doing... and you are just letting them get away with it. Most importantly, EDUCATE our population about HOW people become unhoused, and then when they do lose housing how completely impossible it is to get back on track.

---

Enforce ordinances against vagrancy, loitering, littering, harassment, public intoxication, public defecation, public disturbance, etc.

---

Immediately hire people to supervise night lawn and hire a City Homeless Coordinator

---

Increase police investigations of drug dealing among the homeless. Incarcerate or send to rehab.

---

NOT [REDACTED] ARREST PEOPLE FOR BEING HOMELESS YOU MONSTERS.

---

It Is very important that we establish someway to help for people that are about to lose their home or Apartment due to an emergency in the household. I feel very strongly that there should be a fund established so they are able to continue to live in their housing. And prevent them from coming Homeless Once they have become homeless and also think they should have place to store belongings close to the area designated for their tents

---

---

Keep the safe camping area but everyone else should be moved along. It's out of control and we need to stop babying some of them. Case by case basis, and the ones that don't qualify or take help should be moved along.

---

Have a strategic plan to get the homeless to where they can get actual help. Drug rehab, mental institutions, family responsibilities, work with shelters

---

I don't know.

---

Need to provide mental health facilities as well as help with drug/alcohol addictions.

---

I appreciate that a decision was made to move the encampments from the parks. I did not feel comfortable bringing my kids to the parks when that was happening, and although I don't feel totally great saying this, the optics weren't good for the tourism. We need tourism to survive as a thriving economy, and it is an important part of our town. I think having a dedicated campground for people to stay would be nice, so that they don't have to be in front of the police station. I also a lot of concerns about children living on the street. I see some families that have multiple children living in tents, and I really am worried for them.

---

Strictly enforce drug laws. Providing more public bathrooms (not just for homeless.) Work with nonprofits to find a place for the pallet houses.

---

Find some way to involve the faith community more

---

The emergency shelter should be open year round

---

Not city government role so stay out of non profits way city job is to run city not become a social,service agency we have plenty of those. City has no idea how to run shelters or deliver services. That should be pretty obvious by now

---

You won't end it. Some folks refuse the help offered. Help those that can be helped. Prioritize persons easier to help.

---

Increase the number of affordable housing units. Provide more transitional housing and and services.

---

make city camping illegal!!! Make drugs illegal!! Problem solved

---

Follow the US Supreme Court decisions on homeless access to public property (Grants Pass case)

---

Build a shelter that homeless can actually use. Stop criminalizing homelessness

---

More affordable housing, rental caps, collect data on landlords who are discriminating

---

Secure permanent funding Homeless Manager and staff at city level

---

Take the steps to meet, converse, and agree upon a long term unhoused resident/ group for advices from all aspects.

---



Stop spending so much time and money trying to fix the problem! The police station was a decent idea for folks to stay in front of but it is now a total mess. These are people who are chronically homeless and have been ticketed/arrested numerous times for illegal camping and other things. Very much opposed to the purchase of the transitional housing shelter that is now no longer. There is no way our city is going to end chronic homelessness (as in those with criminal records/alcohol/mental health issues usually all wrapped in one). I don't believe that as a city, it is our responsibility to try to meet the needs of those who don't want help and don't want to participate in their own climb up. Please, city government, don't make this the top of your agenda all the time. We have enough other things to focus on.

give homeless people housing. the proven way to reduce homelessness. Reduce the price of housing currently so it is less than 30% the median salary so people can afford to live.

none

**Q12 To help us know who we reached with this survey, please answer the following questions. What age group best describes you?**

| ANSWER CHOICES       |     | RESPONSES |
|----------------------|-----|-----------|
| Under 18             | 2   | 0.72%     |
| 18-24                | 7   | 2.52%     |
| 25-34                | 15  | 5.40%     |
| 35-44                | 41  | 14.75%    |
| 45-54                | 50  | 17.99%    |
| 55-64                | 41  | 14.75%    |
| 65+                  | 103 | 37.05%    |
| Prefer not to answer | 19  | 6.83%     |
| TOTAL                | 278 |           |

### Q13 What bests describes your race or ethnicity?

| ANSWER CHOICES                                |     | RESPONSES |
|-----------------------------------------------|-----|-----------|
| White                                         | 199 | 71.58%    |
| Black, African American, or African           | 6   | 2.16%     |
| Hispanic/Latina/e/o                           | 11  | 3.96%     |
| Asian or Asian American                       | 4   | 1.44%     |
| American Indian, Alaska Native, or Indigenous | 10  | 3.60%     |
| Native Hawaiian or other Pacific Islander     | 1   | 0.36%     |
| Middle Eastern or North African               | 3   | 1.08%     |
| Prefer not to answer                          | 52  | 18.71%    |
| Other (please specify)                        | 12  | 4.32%     |
| Total Respondents: 278                        |     |           |

#### OTHER (PLEASE SPECIFY)

|                                                                                          |
|------------------------------------------------------------------------------------------|
| Mix                                                                                      |
| Irish, German, French, American Indian                                                   |
| Mixed European.                                                                          |
| Not listed                                                                               |
| Mixed race                                                                               |
| Swedish/German.                                                                          |
| Where is the "Multi-racial/multi-ethnic" option?                                         |
| Human                                                                                    |
| Not relevant                                                                             |
| Forest creature of variable skin tone                                                    |
| Irrelevant: stop dividing us by "race"                                                   |
| Jewish, one you are trying to kill with a second Holocaust when you hate homeless people |



### Q14 What is your relationship to Ashland?

| ANSWER CHOICES                        |     | RESPONSES |
|---------------------------------------|-----|-----------|
| I live or work in Ashland             | 268 | 96.06%    |
| I visit Ashland multiple times a week | 4   | 1.43%     |
| I visit Ashland weekly                | 1   | 0.36%     |
| I visit Ashland 2-3 times per month   | 2   | 0.72%     |
| I visit Ashland monthly               | 0   | 0.00%     |
| I visit Ashland a few times a year    | 0   | 0.00%     |
| None of the above                     | 4   | 1.43%     |
| TOTAL                                 | 279 |           |

### Q15 Do you have children in your household?

| ANSWER CHOICES                      |     | RESPONSES |
|-------------------------------------|-----|-----------|
| Yes, under age 5 (infant/preschool) | 12  | 4.36%     |
| Yes, ages 5-18 (K-12 school age)    | 62  | 22.55%    |
| No                                  | 201 | 73.09%    |
| TOTAL                               | 275 |           |

# Process Notes

## Process to Recruit and Appoint Subcommittee Members

From mid-December through January 15, 2024, the City advertised the establishment of the ad hoc Homeless Services Masterplan Subcommittee on the City’s website, and the Ashland News online newspaper ran a story on the establishment of the Subcommittee and the request for applicants. Some Housing and Human Services Advisory Council (HHSAC) members advertised on social media and did direct outreach to individuals who had presented at an HHSAC public forum, and/or who had expressed an interest in this topic at one of the many public engagement events the City held on the topic of the 2200 Ashland Street project. The City received 15 applications from interested candidates.

At their regular meeting in January 2024, the HHSAC reviewed the applications and made the following appointments to the ad hoc Homeless Services Masterplan [Assessment Report] Subcommittee:

| Subcommittee Members                                   |                     |
|--------------------------------------------------------|---------------------|
| • Jan Calvin*                                          | • Alexandra Reid    |
| • Echo Fields*                                         | • Rich Rhode        |
| • Ro Henigson-Kann*                                    | • Dennis Slattery   |
| • Debra Neisewander                                    | • Avram Sacks       |
| • Deb Price                                            | • Helena Turner     |
| *Subcommittee Leadership Team                          | • Lawrence VanEgdom |
| Liaisons and City Staff                                |                     |
| Dylan Bloom, City Council Liaison                      |                     |
| Bob Kaplan, City Council Liaison                       |                     |
| Sgt. Robert Leonard, Ashland Police Department Liaison |                     |
| Linda Reid, City Staff, Housing Program Specialist     |                     |
| Veronica Allen, City Staff, Associate Planner          |                     |

## Subcommittee Operations

The Subcommittee met twice a month for a total of 12 meetings from January 30 through July 2, 2024. Each meeting was at least two hours in length and open to the public. Decisions were made by consensus of the Subcommittee members.

The Subcommittee elected a chair and two vice-chairs to manage the workflow and meeting agendas.

Two City Council members served as liaisons between the Council and the Subcommittee. A police sergeant served as liaison from the Police Department. Two Community Development Department staff members provided meeting logistics, record keeping, and information in support of the Subcommittee charge.

# Learnings

## Subcommittee Charge

There were lengthy discussions during the first two meetings about how to interpret the City Council charge, how to weigh different words, information that was lacking, and how much could be done within the limited resources and timeframe. After the group agreed on its approach, there remained some concern that the end product wouldn't meet some City Council members' expectations. Council liaisons reported that they did not have adequate time (or perhaps the venue) to share information from the Subcommittee with the Council.

## Services Inventory

**The list of homeless services** the Subcommittee was able to generate is not comprehensive of all services within the county. However, the Subcommittee felt relatively confident about the list of services in Ashland.

**The process to gather information from service providers** was inconsistent. Eight Subcommittee members volunteered to do this task. Not all service providers responded to (sometimes multiple) inquiries. Service providers were not prepared (and sometime unwilling) to provide all the requested information. And the timeline did not allow for follow-up. In addition, written instructions were not as helpful as anticipated, and Subcommittee members did not opt to participate in either of the two Zoom sessions scheduled to prepare for the process.

## Data

**Desired data points** were suggested by just a few of the Subcommittee members, and follow-up on data collection was tracked by the leadership team.

**Gathering data** required the assistance of City staff who either gathered or identified the sources for much of the data. Members of the leadership team reached out to various sources and gathered data available online.

The limited capacity of the Jackson County CoC to engage in data sharing impacted the ability to gather more local, population- and service-specific data.

## Community Input

**Stakeholder groups were identified** by the full Subcommittee, then members formed small groups to develop the questionnaires for each population.

**An extensive effort** was made by a few Subcommittee members to engage with businesses in South Ashland and with people experiencing homelessness in Ashland, without which, the results would not have been as robust.



# Council Business Meeting

Date: August 20, 2024

|             |                                                               |
|-------------|---------------------------------------------------------------|
| Agenda Item | Climate and Environment Policy Advisory Committee Appointment |
| From        | Alissa Kolodzinski, City Recorder                             |
| Contact     | alissa.kolodzinski@ashland.or.us                              |

## **SUMMARY**

Approval of Mayor Graham's recommendation for the appointment of Jennie Christopherson to Position #8 with a term ending April 30, 2027, to the Climate & Environmental Policy Advisory Committee.

## **POLICIES, PLANS & GOALS SUPPORTED**

## **BACKGROUND AND ADDITIONAL INFORMATION**

## **FISCAL IMPACTS**

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

I move to approve the appointment of Jennifer Christopher to Position #8 to the Climate & Environmental Policy Advisory Committee.

## **REFERENCES & ATTACHMENTS**

1. CEPAC Application\_Christopherson\_Redacted





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noreply@civicplus.com

To: City Recorder; City Recorder; Dorinda Cottle; Dorinda Cottle











Wed 6/19/2024 8:02 PM

[EXTERNAL SENDER]

Appointment for City Committee or Commission

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name                                         | Jennie Christopherson                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Committee or Commission You Wish to Serve On | Climate and Environment Policy Advisory Committee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Address                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Phone                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Email                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Occupation                                   | Landscaper                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Educational Background                       | BS Environmental Science, Brigham Young University                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Related Experience                           | I interned with the Utah Transit Authority in the Environmental Health and Safety department. I have worked with the City of Ashland and the Jackson Soil and Water Conservation District to obtain grants and make use of available funding to make environmentally sound improvements to my property. I am currently serving on the RVTD STIF (Statewide Transportation Improvement Fund) Advisory Committee.                                                                                                                                                                                                                                                                                                                                                                                                      |
| Interests                                    | I am passionate about environmental stewardship. I strive to live according to this value in my daily life through biking as a main mode of transportation and trying to slow down in how I live and consume goods. I always try to source the things I need from online forums such as Buy Nothing, Freecycle, Craigslist and thrift stores. I garden, preserve my own food, bake bread and cook meals from scratch in lieu of buying already prepared and packaged food items. Since buying a house in Ashland, I have developed an interest in building and home renovations - particularly green building. I have retrofitted my house with things like greywater irrigation systems, solar panels, and an induction stove, as well as removed lawn and worked to make my landscape more "water wise." I work to |



# Council Business Meeting

**Date:** August 20, 2024

|                    |                                                            |
|--------------------|------------------------------------------------------------|
| <b>Agenda Item</b> | Housing and Human Services Advisory Committee Appointments |
| <b>From</b>        | Alissa Kolodzinski, City Recorder                          |
| <b>Contact</b>     | alissa.kolodzinski@ashland.or.us                           |

## **SUMMARY**

Approval of Mayor Graham's recommendation for the appointment of Ashley Laube to Position #4 with a term ending April 30, 2026, and Vincent Tufts for Position #7 with a term ending April 30, 2027, to the Housing and Human Services Advisory Committee.

## **POLICIES, PLANS & GOALS SUPPORTED**

## **BACKGROUND AND ADDITIONAL INFORMATION**

## **FISCAL IMPACTS**

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

I move to approve the appointment of April Laube to Position #4 and Vincent Tufts to Position #7 to the Housing and Human Services Advisory Committee.

## **REFERENCES & ATTACHMENTS**

1. HHSC Application - Laube\_Redacted
2. HHSC Application - Tufts\_Redacted



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RE: Online Form Submittal: Appointment for City Committee or Commission

Phone 541-552-2012|TTY 800.735.2900|Fax 541.488.5311

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**Subject:** Online Form Submittal: Appointment for City Committee or Commission

[EXTERNAL SENDER]

Appointment for City Committee or Commission

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name                                         | Ashley Laube                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Committee or Commission You Wish to Serve On | Housing/homelessness/                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Address                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Phone                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Occupation                                   | Birth/postpartum doula/nanny                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Educational Background                       | Eastern Michigan university, bachelors of science. Trained birth and postpartum doula. CERT volunteer.                                                                                                                                                                                                                                                                                                                                              |
| Related Experience                           | Ashland is my new community (and we don't plan on leaving), I want to help my community however I can. I am a CERT volunteer. I have great communication skills. I work well with people, a natural born leader. With a teaching background, I am incredibly organized and love managing projects. I am also a CERT volunteer. It would be incredibly advantageous for me to further my knowledge in this area and attend meetings and conferences. |
| Interests                                    | Ashland is my new (and forever) community and I want to help however I can.                                                                                                                                                                                                                                                                                                                                                                         |

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Online Form Submittal: Appointment for City Committee or Commission

[EXTERNAL SENDER]

Appointment for City Committee or Commission

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name                                         | Vincent F Tufts                                                                                                                                                                                                                                                                                                                                                                                |
| Committee or Commission You Wish to Serve On | Housing and Human services advisory committee                                                                                                                                                                                                                                                                                                                                                  |
| Address                                      |                                                                                                                                                                                                                                                                                                                                                                                                |
| Phone                                        |                                                                                                                                                                                                                                                                                                                                                                                                |
| Email                                        |                                                                                                                                                                                                                                                                                                                                                                                                |
| Occupation                                   | Produce clerk at Market Of Choice                                                                                                                                                                                                                                                                                                                                                              |
| Educational Background                       | I attended Crater High School and graduated with my diploma in 2021. I then attended Central Oregon Community College for a little over a year. I would love to go back to school as soon as possible so I can expand my knowledge and skill. I attended a political science class, human services class as well as a sociology class which I feel could all be very helpful in this position. |
| Related Experience                           | I have a lot of experience working with non-profit organizations. I also have a lot of volunteering experience and working at different community events since I was 7 years old.                                                                                                                                                                                                              |
| Interests                                    | I'm applying for this position because I have a lot of interest in government and politics. I care deeply about the safety, security and happiness of every member of the community. Getting people off the streets is not only vital to the future of the city but its also the right thing to do as human beings.                                                                            |
| Availability                                 | I'm available Tuesday through Friday for any meetings day or evening. I'm also available in the mornings on Monday.                                                                                                                                                                                                                                                                            |
| Additional Information                       | I've lived in the valley almost all my life. I've lived in Medford, Talent and of course Ashland. I first moved to Ashland when I was 8 years old where we lived in an apartment for several years. I've been a part of the community practically my whole life. I moved back to Ashland when I was 17 and I've been here since.                                                               |
| Signature                                    | Vincent Franklin Tufts                                                                                                                                                                                                                                                                                                                                                                         |





# Council Business Meeting

Date: August 20, 2024

|             |                                                                                                             |
|-------------|-------------------------------------------------------------------------------------------------------------|
| Agenda Item | Ashland's Ad Hoc Committee on Affordable Childcare and Early Learning: Early Childhood Grant Recommendation |
| From        |                                                                                                             |
| Contact     |                                                                                                             |

## **SUMMARY**

The attached progress report outlines the steps taken, and learning gained, by the Ad Hoc Committee on Affordable Childcare and Early Learning over the initial six months of committee activity. Specifically, the committee has defined the early learning and childcare environment as it currently exists in Ashland, developed a census of programs, reviewed the first quarter progress of the pilot grant program, held listening sessions with regional partners, and compiled recommendations for both the near-term and long-term effort. Along the way the team worked with a variety of partners including:

- Southern Oregon Education Service District (SOESD),
- EQQUS Work Force Solutions, Business Oregon,
- Southern Oregon Small Business Development Center (SBDC),
- Oregon Department of Human Services,
- Oregon's Department of Early Learning and Care (DELIC),
- Business Oregon, and
- multiple local program providers and educators
- 

Together with our partners, the committee gained insight into the early learning landscape, both locally and statewide, including the research required to develop a full census of providers/ programs local to Ashland.

With the environmental research complete, the Ad Hoc Committee defined how municipalities can directly impact early learning, outlined potential near-term goals, and defined next steps. Please see the attached progress report for a full discussion of these items.

Since the progress report was completed, the Finance Department and Ad Hoc Committee have reviewed the first iteration of quarterly reporting related to the Early Childhood Affordability Grant Pilot Program. This program was approved at the August 1, 2023 City Council Business Meeting. Two local providers received grant funds to offer subsidized childcare slots. These grants helped support the creation of 40 early learning slots with our partners at the YMCA (a \$75,000 grant) and \$20,000 to the Children's World Montessori Preschool. The grants enabled the providers to provide sliding scale, small grants to working families with the goal of making early learning accessible in Ashland. Specific feedback from one family stated, "this makes it more affordable to live in this town." Partners also provided feedback on how to improve the program going forward, should council wish to continue the grant program in the next year of the biennium.

## **POLICIES, PLANS & GOALS SUPPORTED**

Community:

- Community affordability, including available housing and childcare
- Belonging through mutual respect and openness, inclusion and equity
- Quality of life that underpins the City's economic vibrancy

Organization:

- Respect for the citizens we serve, for each other, and for the work we do
- Excellence in governance and city services





# Council Business Meeting

- Sustainability through creativity, affordability and rightsized service delivery

## **BACKGROUND AND ADDITIONAL INFORMATION**

On May 16, 2023, the Council voted to establish an Early Learning Ad Hoc Committee to create a tangible network of early learning care options within the Ashland community. [https://www.ashland.or.us/SIB/files/2023%2D05%2D16\\_Early\\_Learning\\_Ad\\_Hoc\\_Committee\\_Charge\\_Organizing.pdf](https://www.ashland.or.us/SIB/files/2023%2D05%2D16_Early_Learning_Ad_Hoc_Committee_Charge_Organizing.pdf)

The 2023-2025 BN Budget includes funding appropriations of \$120,000 each fiscal year, for an affordable childcare initiative (BN Budget total of \$240,000). Council approved the 2023-2025 BN Budget at the June 6, 2023 Business Meeting. <https://www.ashland.or.us/Agendas.asp?AMID=8284&Display=Minutes>

At the Business Meeting on June 20, 2023, Council confirmed the Mayor's appointment of six members to the Ad Hoc Committee which also includes Councilors Hyatt and Bloom, an Ashland School District member and a potential City Manager's Office assigned participant. ([https://www.ashland.or.us/SIB/files/2023%2D06%2D20\\_CC\\_Early\\_Learning\\_ad\\_hoc\\_appointments\\_FINAL.pdf](https://www.ashland.or.us/SIB/files/2023%2D06%2D20_CC_Early_Learning_ad_hoc_appointments_FINAL.pdf))

At the August 1, 2023 Business Meeting of the Ashland City Council, Council approved the Early Childhood Affordability Grant Pilot Program ([https://www.ashland.or.us/SIB/files/2023%2D08%2D01\\_CC\\_Early\\_Childhood\\_Grant\\_Program.pdf](https://www.ashland.or.us/SIB/files/2023%2D08%2D01_CC_Early_Childhood_Grant_Program.pdf))

May 7, 2024 Ashland's Ad Hoc Committee on Affordable Childcare and Early Learning: <http://records.ashland.or.us/WebLink/DocView.aspx?id=136483&dbid=0&repo=CITY-RECORDS>

Council Corner April 24, 2024: <https://ashland.news/council-corner-the-economics-of-musical-chairs/>

## **FISCAL IMPACTS**

Of the funding identified in the 2023-2025 BN Budget, the city has expended \$95,000 as of the end of this 23/24 fiscal year. This leaves \$145,000 of available funding for investment in accessible, affordable early learning and childcare opportunities in Ashland.

These funds were recommended for approval as part of the 2023-2025 BN Budget by the Citizens Budget Committee, approved by the City Council and appropriated accordingly in Resolution 2023-10.

This agenda item recommends awarding a total of \$140,000 of the remain \$145,000 to two grant applicants as follows:

1. Children's World Montessori \$50,000: Sliding Scale Scholarships
2. Ashland Family YMCA \$90,000: Sliding Scale Scholarships, Staffing, and Behavioral Support

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

The Ad Hoc Committee on Affordable Childcare and Early Learning recommends awarding a total of \$140,000 in Early Childhood Grant funding to Children's World Montessori in the amount of \$50,000 and the Ashland Family YMCA in the amount of \$90,000.

## **REFERENCES & ATTACHMENTS**

1. Children's World City of Ashland 2024 grant application
2. Children's World City of Ashland grant 2024\_Details
3. Children's World Ashland 2024 city grant signature page
4. Children's World DELC certification 2324
5. Early Childhood Affordability Application YMCA
6. YMCA- application responses.expanded
7. YMCA-Membership-and-Program-Support-Fillable





## Council Business Meeting

8. 2024-25 YMCA Preschool Financial Assistance
9. 2024-25 YMCA Preschool flyer





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1. **Description of Organization** (limit responses to no more than half page)

- a. Outline of organizational priorities/mission and values, equity commitment, childcare philosophy, history, board membership, etc.

Philosophy

We help children learn to treat themselves, others and their environment with respect and to appreciate each other ' s differences and similarities. Specifically we: ( " Aid in the process of developing a positive self-image. ( " Build on child ' s natural curiosity, wonder and exploration. ( " Concerned with the process, not just the product. ( "

- b. List of staff including any formal and continuing education and licensing.

Ana Guzman: B.S. in Education& Waldorf certification

Becky Schneider: B.S. Education

Craig Johnson: Associates in Early Childhood

Devin Williamson: B.S. Elementary Ed

Jenni Pezzano: Community college/CCR&R division and over 100 early childhood education through connoting education programs

- c. Description of type of childcare services offered including:

- Total number of available seats
- Seats currently filled
- Seats currently open
- Number of classrooms
- License capacity per room
- Staffing ratio
- Are you licensed to serve infants or toddlers?
- Program year - Calendar Year or Academic Year
- Website, if any

Total number of available seats: 40 per day

Seats currently filled: 40

Seats currently open: 0

Number of classrooms 3 (2 preschool & 1 toddler)

License capacity per room: 10 Toddlers & 15 Preschool

Staffing ratio: toddlers: 3.3:1 toddlers and preschool: 7.5:1 (State ratios are 5:1 toddler and 10:1 preschool)

Are you licensed to serve infants or toddlers? We currently serve toddlers 24 months and older and if we had the space we are licensed to serve children 18 months and older.

2. **Select Grant Application Type**

- ☒ Sliding Scale Scholarships (Complete section 3.A.)
- ☐ Infrastructure Investment (Complete section 3.B.)
- ☐ Staffing Support, Inclusive Special Needs Programming and/or Behavioral Support (Complete section 3.C.)

3. **Please complete the below questions that pertain to the grant type you are applying for:**

**A. Sliding Scale Scholarships**

- i Proposed draft sliding scale used to identify/verify the level of need and priority in awarding affordability scholarships.

Households meeting the criteria will be given a discount divided evenly among 2 major categories up to the total of grant award. The two categories are as follows. Families making under 50% of the income for their household size will receive a higher monthly amount than families making 50% or more of the income allowance for their household size. The difference in award amount will be determined once all applications have been received. For example, last year families making 50% or less of the household income allowance received an additional \$108.40/month.

- ii Outline of required information from the household used to evaluate their potential scholarship.

We will ask for parents ' 2023 tax Form 1040 and/or a current paystub and W-2 form for 2023.

**B. Infrastructure Investment**

For projects between \$0 and \$24,999 include two quotes. For projects between \$25,000 and more provide three quotes. If three quotes are not received, make a note of which agencies did not respond to the request for quote.

- i Project description, including the need you are addressing and how this investment will solve the need.

Include a copy of the following as applicable to your application.

- ii Proof of site control – for example deed, property tax statement, lease agreement or long-term rental agreement
- iii If renting or leasing, approval of the property owner

**C. Staffing Support, Special Needs Inclusive Programming and/or Behavior Support**

- i Please describe the type of staffing resources supported by this grant request.

- ii How many full-time equivalents (FTE's) will the grant request support, and for what duration (ex. 6-months, 1 year)?

- iii What qualifications are required to meet the staffing resource objectives?

- iv How does the addition of the staff member enable greater program capacity, expand program offerings, or add program support?

4. **List any other funding sources that have been considered or received. (Such as Preschool Promise, Head Start, SNAP, foundations/donors, local employers, etc.)**

Children ' s World accepts payments for care through the DHS and received \$20,000 of the City of Ashland Early Childhood Affordability Grant last year.

5. **Attach the following:**

- i. Documentation of state certification/licensure of applicant/childcare facilities
- ii. Proof of Insurance
- iii. Documentation of organization's financial viability (990 tax form, recent income tax filings, liability insurance coverage, etc.)
- iv. Provider rate/pricing structure
- v. Documentation of non-profit status, if applicable

**Submit application and required documentation to**  
**[citymanageroffice@ashlandoregon.gov](mailto:citymanageroffice@ashlandoregon.gov)**

Note: If awarded funds you will need to sign a contract with the City of Ashland and provide a W-9.

Please direct any questions to [citymanageroffice@ashlandoregon.gov](mailto:citymanageroffice@ashlandoregon.gov)



## City of Ashland Early Childhood affordability grant 2024

### Description of Organization

Outline of organizational priorities/mission and values, equity commitment, childcare philosophy, history, board membership, etc.

#### Philosophy

We help children learn to treat themselves, others and their environment with respect and to appreciate each other's differences and similarities. Specifically we:

- Aid in the process of developing a positive self-image.
- Build on child's natural curiosity, wonder and exploration.
- Concerned with the process, not just the product.
- Nurture child's intellectual, social, emotional and creative capabilities to their fullest.
- Develop a sense of responsibility and sensitivity.
- Help the child to appreciate their own abilities.

**Goals we set for the Children**

- Self regulation
- Cooperation
- Self evaluation
- Ability to lead and follow
- Development of social perspectives
- Self direction/self expression
- Confidence in resolving conflicts
- Enthusiasm for learning

List of staff including any formal and continuing education and licensing.

**Ana Guzman:** B.S. in Education& Waldorf certification

**Becky Schneider:** B.S. Education

**Craig Johnson:** Associates in Early Childhood

**Devin Williamson:** B.S. Elementary Ed

**Jenni Pezzano:** Community college/CCR&R division and over 100 hours of early childhood education classes through continuing education programs

**Lavonne Keith:** Toddler teacher

**Lisa Keoster:** B.S. Early childhood

**Mariana Guzman-Witt:** Ongoing Early Childhood classes

**Mia Morrish:** B.S. Environmental studies and ongoing early childhood classes

**Michelle Keller:** B.S. Psychology & Montessori certification for ages 3 – 6

**Sophia Lukin** on going early childhood classes

Description of type of childcare services offered including:

- **Total number of available seats:** 40 per day
- **Seats currently filled:** 40
- **Seats currently open:** 0
- **Number of classrooms** 3 (2 preschool & 1 toddler)
- **License capacity per room:** 10 Toddlers & 15 Preschool
- **Staffing ratio: toddlers:** 3.3:1 toddlers and preschool: 7.5:1 (State ratios are 5:1 toddler and 10:1 preschool)
- **Are you licensed to serve infants or toddlers?** We currently serve toddlers 24 months and older and if we had the space we are licensed to serve children 18 months and older.
- **Program year - Calendar Year or Academic Year:** academic year and a summer program for the month of July.
- **Website:** [www.childrensworldmontessori.com](http://www.childrensworldmontessori.com)

### **Household Scholarship**

Proposed draft sliding scale used to identify/verify the level of need and priority in awarding affordability scholarships.

Households meeting the criteria will be given a discount divided evenly among 2 major categories up to the total of grant award. The two categories are as follows. Families making under 50% of the income for their household size will receive a higher monthly amount than families making 50% or more of the income allowance for their household size. The difference in award amount will be determined once all applications have been received. For example, last year families making 50% or less of the household income allowance received an additional \$108.40/month.

Outline of required information from the household used to evaluate their potential scholarship. We will ask for parents' 2023 tax Form 1040 and or a current paystub and W-2 form for 2023.

The goal of this program is to help address the financial gap between the market price of care and the ability to afford care. List any other funding sources that have been considered or received. (Such as Preschool Promise, Head Start, SNAP, foundations/donors, local employers, etc.): Children's World accepts payments for care through the DHS and received \$20,000 of the City of Ashland Early Childhood Affordability Grant last year.

Attach the following:

- documentation of non-profit status, if applicable: NA
- documentation of state certification/licensure of applicant/childcare facilities Attached
- documentation organization's financial viability :2023 taxes attached  
990 tax form, NA  
recent income tax filings, Attached  
liability insurance coverage Attached  
Provider rate/pricing structure: Attached

**We would like to apply for the sliding scale scholarships**

# Toddler Program 2024 -2025

For children 24 months through 36 months.

**Deposit:** A \$250.00 fee is required to reserve your child's space. This deposit is non-refundable after July 31, 2024. The deposit is applied towards the balance of your June 2025 tuition.

**Toddler Half Day Program:** 8:30 a.m. – 12:00 p.m.

☐ **M through F** \$905.00/month

☐ **M – W – F** \$545.00/month

☐ **T – TH** \$390.00/month

**Toddler afternoon extended care:** 12:00 p.m. – 3:30 p.m.

☐ **M through F** \$470.00/month

☐ **M – W – F** \$280.00/month

☐ **T – TH** \$190.00/month

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## Preschool Program 2024 -2025

**Deposit:** A \$200.00 fee is required to reserve your child's space. This deposit is non-refundable after July 31, 2024. The deposit is applied towards the balance of your June 2025 tuition.

**Preschool:** 9:00 a.m. – 12:00 p.m., for children 3 through 5 years of age and potty trained

☐ **M through F** \$720.00/month

☐ **M – W – F** \$430.00/month

☐ **T – TH** \$330.00/month

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## Children's World Montessori

An Enriched Montessori Preschool  
For children 3 (fully potty trained) through 5 years of age  
Ashland OR 97520 (541)482-1314

### 2024 – 2025 Extended Care Application

I am signing my child \_\_\_\_\_ up for:

☐ Extended care hours for the month of \_\_\_\_\_

☐ Extended care hours for the following months \_\_\_\_\_

#### 5days a week:

##### Monday- Friday

☐ 8:00 -9:00 a.m.

☐ 12:00-1:00pm

☐ 12:00-3:00p.m.

☐ 12:00-4:00p.m.

☐ 12:00-4:30p.m.

#### September – May

**\$120.00**

**\$120.00**

**\$360.00**

**\$480.00**

**\$540.00**

#### June

**\$60**

**\$60**

**\$180**

**\$240**

**\$270**

#### 3days/week: circle any 3

##### M T W Th F

☐ 8:00 -9:00 a.m.

☐ 12:00-1:00pm

☐ 12:00-3:00p.m.

☐ 12:00-4:00p.m.

☐ 12:00-4:30p.m.

**\$70.00**

**\$70.00**

**\$215.00**

**\$290.00**

**\$325.00**

**\$35**

**\$35**

**\$110**

**\$145**

**\$165**

#### 2 days/week: circle any 2

##### M T W Th F

☐ 8:00 -9:00 a.m.

☐ 12:00-1:00pm

☐ 12:00-3:00p.m.

☐ 12:00-4:00p.m.

☐ 12:00-4:30p.m.

**\$50**

**\$50**

**\$145**

**\$195**

**\$215**

**\$25**

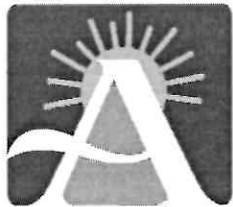
**\$25**

**\$75**

**\$100**

**\$110**





Better Together

# City of Ashland Early Childhood Affordability Grant Application

**ORGANIZATION LEGAL NAME:** Children's World Bilingual Montessori **DATE:** 7/17/2024

**OTHER NAMES ORGANIZATION KNOWN BY (DBA)**  
Children's World Montessori

**ADDRESS**

1615 Clark Ave (physical address we do not receive mail here)

Ashland

OR

97520

Street

City

State

Zip

**FEDERAL EMPLOYER ID NUMBER (FEIN):** 93-1293613

**AMOUNT REQUESTED \$** \$50,000

**GRANT CONTACT:**

**Name** Michelle Keller

**Title:** Director

**Telephone** (541)482-1314

**E-mail** Michellek@riousa.com

**Certification**

The information contained in this application is true and correct to the best of my knowledge.

Signature

Michelle Keller

Print Name



## Certificate of Approval

Be it known that:

**Michelle Keller**

is hereby granted a Certificate of Approval to operate:

**Children's World Montessori**

**1615 Clark Ave**

**Ashland, OR 97520-3406**

The Child Care Licensing Division has conducted a review and found this facility and its operation to be in compliance with the laws of the State of Oregon and applicable administrative rules.

**Hours of Operation:** 7:30 AM - 5:00 PM

**Age Range:** 18 Months through 10 Years

**Ratio Group:** 3A

**Provider Number:** CC052111

**Maximum Number:** 50

### Days of Operation:

**Monday:** X

**Tuesday:** X

**Wednesday:** X

**Thursday:** X

**Friday:** X

**Saturday:**

**Sunday:**

**This certificate is effective:**

September 04, 2023 through September 04, 2024

Exceptions:

Conditions:

Special Conditions:

Questions or complaints regarding this facility should be directed to:

Child Care Licensing Division  
Renee Breznay  
221 W Stewart Ave, Suite 210  
Medford, OR 97501  
(541) 499 - 2038



## City of Ashland Early Childhood Affordability Grant Application

**ORGANIZATION LEGAL NAME:** Young Men's Christian Association of Ashland **DATE:** July 25, 2024

**OTHER NAMES ORGANIZATION KNOWN BY (DBA)**  
Ashland Family YMCA

**ADDRESS**

|                     |                |           |              |
|---------------------|----------------|-----------|--------------|
| <u>540 YMCA Way</u> | <u>Ashland</u> | <u>OR</u> | <u>97520</u> |
| Street              | City           | State     | Zip          |

**FEDERAL EMPLOYER ID NUMBER (FEIN):** 93-0386976

**AMOUNT REQUESTED \$** 90,000

**GRANT CONTACT:**

**Name** Heidi Hill

**Title:** Executive Director, Ashland Family YMCA

**Telephone** (541) 482-9622, 306 **E-mail** ceo@ashlandymca.org

**Certification**

The information contained in this application is true and correct to the best of my knowledge.

Heidi Hill

Digitally signed by Heidi Hill  
Date: 2024.07.25 10:04:15 -07'00'

Signature

Heidi Hill

Print Name

1. **Description of Organization** (limit responses to no more than half page)

- a. Outline of organizational priorities/mission and values, equity commitment, childcare philosophy, history, board membership, etc.

History in Youth Development: The Ashland Family YMCA has been serving our local community since 1899 and is committed to nurturing the potential of children and teens, promoting healthy living and fostering a sense of social responsibility. The Y is dedicated to building healthy, confident, connected and secure children, adults, families and communities. We are a trusted Ashland childcare provider with after school care at three schools, preschool at two schools, and summer day camps at our main facility.

- b. List of staff including any formal and continuing education and licensing.

Heidi Hill, CEO Ashland Family YMCA. Heidi has worked administratively in Rogue Valley 's health sector for over a decade. She holds a Masters in Healthcare Administration, and a BS in Public Policy and Public Administration, from Walden University. Heidi ' s work has focused on the intersection of healthcare and investments in the Social Determinants of Health. She recognizes that education and early learning are key cornerstones to long term health and educational outcomes

- c. Description of type of childcare services offered including:

- Total number of available seats
- Seats currently filled
- Seats currently open
- Number of classrooms
- License capacity per room
- Staffing ratio
- Are you licensed to serve infants or toddlers?
- Program year - Calendar Year or Academic Year
- Website, if any

Total number of available seats - 37  
Seats currently filled - 27 (17 Walker full, 10 Helman)  
Seats currently open - 10 at Helman  
Number of classrooms - 2  
License capacity per room - 20 at each site  
Staffing ratio - Usually 1:6; licensure requires 1:10  
Are you licensed to serve infants or toddlers? - No  
Program year - Academic Year  
Website, if any - ashlandymca.org

2. **Select Grant Application Type**

- ☒ Sliding Scale Scholarships (Complete section 3.A.)
- ☐ Infrastructure Investment (Complete section 3.B.)
- ☒ Staffing Support, Inclusive Special Needs Programming and/or Behavioral Support (Complete section 3.C.)



3. **Please complete the below questions that pertain to the grant type you are applying for:**

**A. Sliding Scale Scholarships**

- i Proposed draft sliding scale used to identify/verify the level of need and priority in awarding affordability scholarships.

We are applying for \$45,000 in scholarship support.

Please view the submitted document “ 2024-25 YMCA Preschool Financial Assistance ” . This flyer provides information for applying for state assistance through DHS along with qualifying income per household. It also has a chart showing YMCA preschool assistance if a family does not qualify for state assistance. The chart shows the percentage discount by income and household size. If applying for YMCA financial assistance, the family will submit a “ Membership and Program Support ” application along with documentation. Their documentation will verify if they live/work in Ashland and their income. We will use this data to identify all eligible families for the City of Ashland Early Childhood Affordability grant Program (ECAP). Those eligible will then be divided into levels of need and be awarded a percentage discount per month based on the grant funds received.

- ii Outline of required information from the household used to evaluate their potential scholarship.

Please view the submitted document, “ YMCA-Membership-and-Program-Support-fillable. ” Anyone applying for YMCA support with membership or programs fills out our one-page application and submits documentation of income. We ask for names and ages of household members. We ask for proof of income by tax form or by pay-stubs as well as other income including: child support, Social Security, unemployment, etc. There is also a spot for applicants to provide additional information about their need or situation. For the purposes of this grant, we will verify either Ashland residency or employment.

**B. Infrastructure Investment**

For projects between \$0 and \$24,999 include two quotes. For projects between \$25,000 and more provide three quotes. If three quotes are not received, make a note of which agencies did not respond to the request for quote.

- i Project description, including the need you are addressing and how this investment will solve the need.

Include a copy of the following as applicable to your application.

- ii Proof of site control – for example deed, property tax statement, lease agreement or long-term rental agreement
- iii If renting or leasing, approval of the property owner

**C. Staffing Support, Special Needs Inclusive Programming and/or Behavior Support**

- i Please describe the type of staffing resources supported by this grant request.

There are two types of staff support that we are requesting \$45,000 to fund.

First, general staff support is needed. We learned in the last school year that offering a quality program is very expensive. Licensure requires a 1:10 staff to preschooler ratio.

- ii How many full-time equivalents (FTE's) will the grant request support, and for what duration (ex. 6-months, 1 year)?

The \$45,000 for staff support would provide one FTE Teacher position for 9 months and one .5 FTE Specialist for 4 months.

- iii What qualifications are required to meet the staffing resource objectives?

The Teacher position must meet state licensure requirements. These requirements include: 750 hours experience in a licensed program or an educational background in Early Childhood Education, enrollment in the Office of Child Care 's Central Background Registry, and a variety of basic certifications (CPR/First Aid, Food Handler 's card, Child

- iv How does the addition of the staff member enable greater program capacity, expand program offerings, or add program support?

Staff support funded through the grant allows us to engage a Specialist to support children with challenging behaviors, which in turn benefits the Y staff and other preschoolers by creating a positive learning environment. Staff support for the Teacher position allows us to maintain a lower staff to child ratio which improves the classroom environment and staff retention by decreasing burnout.

4. **List any other funding sources that have been considered or received. (Such as Preschool Promise, Head Start, SNAP, foundations/donors, local employers, etc.)**

The YMCA applied for and is Waitlisted for Preschool Promise slots. We have also been approved for Childcare Expansion funds through SOELS (they have very limited funds). Last school year we had eight families receiving ERDC benefits for preschool tuition. We plan to apply for private foundation support for our Preschools. In addition, the YMCA runs a volunteer lead annual Scholarships For Kids campaign to raise funds for our internal YMCA scholarships for membership and programs which includes Preschool.

5. **Attach the following:**

- i. Documentation of state certification/licensure of applicant/childcare facilities
- ii. Proof of Insurance
- iii. Documentation of organization's financial viability (990 tax form, recent income tax filings, liability insurance coverage, etc.)
- iv. Provider rate/pricing structure
- v. Documentation of non-profit status, if applicable

**Submit application and required documentation to**  
**[citymanageroffice@ashlandoregon.gov](mailto:citymanageroffice@ashlandoregon.gov)**

Note: If awarded funds you will need to sign a contract with the City of Ashland and provide a W-9.

Please direct any questions to [citymanageroffice@ashlandoregon.gov](mailto:citymanageroffice@ashlandoregon.gov)

**1.Description of Organization (limit responses to no more than half page)a.Outline of organizational priorities/mission and values, equity commitment,childcare philosophy, history, board membership, etc.**

**History in Youth Development:** The Ashland Family YMCA has been serving our local community since 1899 and is committed to nurturing the potential of children and teens, promoting healthy living and fostering a sense of social responsibility. The Y is dedicated to building healthy, confident, connected and secure children, adults, families and communities. We are a trusted Ashland childcare provider with after school care at three schools, preschool at two schools, and summer day camps at our main facility.

**Organizational Priorities:** • Serve people of all ages, races, religions and incomes by creating a community focused on wellbeing and bringing people together. • Deliver excellent Health and Wellness activities, facilities, and programs for audiences and people of all ages. • Offer quality youth development programs and opportunities to ensure every child has a chance to reach their full potential.

**Our Mission and Values:** The Ashland Family YMCA exists to fulfill human potential and enrich the quality of life for those we serve through youth development, healthy living, and social responsibility. Our values are: caring, honesty, respect and responsibility.

**Equity Commitment:** The Ashland Family YMCA is committed to creating a diverse, inclusive, and safe space for all. We are dedicated to building bridges, increasing our knowledge, understanding, and bringing people together to advance equity and create positive change at our YMCA. All are welcome here.

**Board Membership:** The Ashland Family YMCA has a history of governance by a voluntary board of directors, whose membership includes donors, members, small business owners, and representatives of the community's faith, civic, business and legal sectors.

**Childcare Philosophy:** We are dedicated to providing high quality early childhood education and childcare for our community. The Y offers a place where children are safe, loved, and encouraged to develop socially, emotionally, physically, and academically. Preschool with the Ashland Family YMCA is a developmental, play-based learning program emphasizing child interest and exploration. We teach a research-based curriculum called "Teaching Strategies Gold."

**b.List of staff including any formal and continuing education and licensing**

**Heidi Hill, CEO Ashland Family YMCA.** Heidi has worked administratively in Rogue Valley's health sector for over a decade. She holds a Masters in Healthcare Administration, and a BS in Public Policy and Public Administration, from Walden University. Heidi's work has focused on the intersection of healthcare and investments in the Social Determinants of Health. She recognizes that education and early learning are key cornerstones to long term health and educational outcomes.

**Suzie Sanders, YMCA Preschool Director.** Suzie has been teaching preschool in the Rogue Valley for 21 years. She has an Associate of Arts in Early Childhood Education, from Rogue Community College. She is also pursuing a Bachelor of Arts in Early Childhood Education, with a minor in Infant/Toddler mental health. Suzie is a step 9 on the Oregon Registry, as well as being bilingual, speaking Spanish and English.



Jane Prine, Lead YMCA Preschool Teacher at Helman. Jane has a Bachelor's degree in Early Childhood Education from Southern Oregon University. She is a step 9.5 in the Oregon Registry, and has been working with preschool age children for 7 years.

Sandra Diodati, Lead YMCA Preschool Teacher at Walker. Sandra has a Bachelor in Health Sciences, with a minor in Sociology/Social Work. She also has an Associate of Arts degree in Early Childhood Education from Canada College in Redwood City, California. She has 15 years of experience working with children ages 0-5.

The Y supports staff by paying for their licensure required continuing education.

c. Description of type of childcare services offered including: ☐ Total number of available seats

☐ Seats currently filled

☐ Seats currently open

☐ Number of classrooms

☐ License capacity per room

☐ Staffing ratio

☐ Are you licensed to serve infants or toddlers?

☐ Program year - Calendar Year or Academic Year

☐ Website, if any

Total number of available seats - 37

☐ Seats currently filled - 27 (17 Walker full, 10 Helman)

☐ Seats currently open - 10 at Helman

☐ Number of classrooms - 2

☐ License capacity per room - 20 at each site

☐ Staffing ratio - Usually 1:6; licensure requires 1:10

☐ Are you licensed to serve infants or toddlers? - No

☐ Program year - Academic Year

☐ Website, if any - ashlandymca.org

In response to regional childcare shortages, the Ashland Family YMCA's licensed preschool program and its qualified staff serve children ages 3-5 at Helman and Walker Elementary Schools with full and half day options available Monday-Friday 7:30a-6p, and 7:30a-12p, respectively. Financial program support is available to qualifying families because of the Ashland Y's commitment to the belief that The Y is For All. A community partnership with the Ashland School District has made our program possible. Families have the convenience of local site locations, and preschool students stand to benefit from educational transitions into elementary school settings that will be familiar to them through the Y's Preschool Program. The goal for the Ashland Family Y is to support working families by providing preschoolers with a strong foundation for their elementary years.

**A. Sliding Scale Scholarships** i Proposed draft sliding scale used to identify/verify the level of need and priority in awarding affordability scholarships.

We are applying for \$45,000 in scholarship support.

Please view the submitted document “2024-25 YMCA Preschool Financial Assistance”. This flyer provides information for applying for state assistance through DHS along with qualifying income per household. It also has a chart showing YMCA preschool assistance if a family does not qualify for state assistance. The chart shows the percentage discount by income and household size. If applying for YMCA financial assistance, the family will submit a “Membership and Program Support” application along with documentation. Their documentation will verify if they live/work in Ashland and their income. We will use this data to identify all eligible families for the City of Ashland Early Childhood Affordability grant Program (ECAP). Those eligible will then be divided into levels of need and be awarded a percentage discount per month based on the grant funds received.

**Outline of required information from the household used to evaluate their potential scholarship.**

Please view the submitted document, “YMCA-Membership-and-Program-Support-fillable.” Anyone applying for YMCA support with membership or programs fills out our one-page application and submits documentation of income. We ask for names and ages of household members. We ask for proof of income by tax form or by pay-stubs as well as other income including: child support, Social Security, unemployment, etc. There is also a spot for applicants to provide additional information about their need or situation. For the purposes of this grant, we will verify either Ashland residency or employment.

**C. Staffing Support, Special Needs Inclusive Programming and/or Behavior Support**

**i Please describe the type of staffing resources supported by this grant request.**

There are two types of staff support that we are requesting \$45,000 to fund.

First, general staff support is needed. We learned in the last school year that offering a quality program is very expensive. Licensure requires a 1:10 staff to preschooler ratio. However, the YMCA operates with closer to a 1:6 ratio. This is required to prevent staff burnout while dealing with challenging behaviors and maintaining a quality educational environment at the same time. To attract and retain high quality staff the Y offers livable wages and all preschool positions are offered full-time with benefits. We are proud that our investment in staff resulted in zero closure days last year due to staff shortages; other regional programs suffered this adverse situation. Part of these funds would be for on-going staff skills development, the balance would be so we may continue with the lower ratio.

Second, Behavioral Support Specialist. This position would be an on-call, contracted, highly-skilled specialist to provide support and trauma-informed care to children with diagnosed and undiagnosed mental health conditions. We have a goal to meet all children’s needs without having to expel those with very challenging behaviors. Access to a Specialist will help us to meet this goal.

**ii How many full-time equivalents (FTE’s) will the grant request support, and for what duration (ex. 6-months, 1 year)?**

The \$45,000 for staff support would provide one FTE Teacher position for 9 months and one .5 FTE Specialist for 4 months.

**iii What qualifications are required to meet the staffing resource objectives?**

The Teacher position must meet state licensure requirements. These requirements include: 750 hours experience in a licensed program or an educational background in Early Childhood Education, enrollment in the Office of Child Care's Central Background Registry, and a variety of basic certifications (CPR/First Aid, Food Handler's card, Child Abuse Prevention, etc.)

The Behavior Support Specialist position requires education and experience beyond basic Child Development and Early Childhood Education. We would be looking for an individual with one or more of the following: a Qualified Mental Health Associate (QMHA) degree, a Behavioral Health BA, a Masters of Social Work, or Children or Family counseling experience working with populations with significant psycho-social needs and behavioral health conditions.

**iv How does the addition of the staff member enable greater program capacity, expand program offerings, or add program support?**

Staff support funded through the grant allows us to engage a Specialist to support children with challenging behaviors, which in turn benefits the Y staff and other preschoolers by creating a positive learning environment. Staff support for the Teacher position allows us to maintain a lower staff to child ratio which improves the classroom environment and staff retention by decreasing burnout.

**4. List any other funding sources that have been considered or received. (Such as Preschool Promise, Head Start, SNAP, foundations/donors, local employers, etc.)**

The YMCA applied for and is Waitlisted for Preschool Promise slots. We have also been approved for Childcare Expansion funds through SOELS (they have very limited funds). Last school year we had eight families receiving ERDC benefits for preschool tuition. We plan to apply for private foundation support for our Preschools. In addition, the YMCA runs a volunteer lead annual Scholarships For Kids campaign to raise funds for our internal YMCA scholarships for membership and programs which includes Preschool.



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

# WELCOME TO ALL

## Membership & Program Support Application

### THE ESSENCE OF THE Y

With a commitment to nurturing the potential of kids, promoting healthy living, and fostering a sense of social responsibility, the **Ashland Family YMCA** ensures that every individual has access to the essentials needed to learn, grow, and thrive.

### EVERYONE IS WELCOME

The YMCA welcomes all who wish to participate and believes that no one should be denied access to the Y based on their ability to pay. Through our Annual Campaign, the **Ashland Family YMCA** provides assistance to youth, adults, and families based on individual needs and circumstances.

### COMMITTED TO OUR COMMUNITY

Every Y member receives the same membership benefits, regardless of whether or not they receive membership or program support. Y members and program participants can feel confident knowing that they are a part of an organization that cares greatly for the well-being of all people, and is committed to youth development, healthy living and social responsibility.



### PLEASE NOTE

- Support from the Annual Campaign reduces membership and program fees; it does not eliminate them.
- Membership and program fees are subject to change upon annual review.
- Applications may take up to 2 weeks to process.

The Y reserves the right to request additional information when necessary. Please contact us if you have any questions.

[www.ashlandymca.org](http://www.ashlandymca.org)    [support@ashlandymca.org](mailto:support@ashlandymca.org)



# Membership & Program Support Application

## 1 APPLICANT INFORMATION

If an applicant is under 18, please put parent or legal guardian's information below.

|                        |                         |                                                 |
|------------------------|-------------------------|-------------------------------------------------|
| First                  | MI                      | Last                                            |
| Mailing Address        |                         |                                                 |
| City                   | State                   | Zip Code                                        |
| Primary Phone (    )   | Cell/Other Phone (    ) |                                                 |
| Email                  |                         |                                                 |
| DOB                    | Gender                  | Unspecified <input checked="" type="checkbox"/> |
| Emergency Contact      |                         |                                                 |
| Emergency Phone (    ) |                         |                                                 |

## 2 ALL PERSONS LIVING IN THIS HOUSEHOLD

Place a check mark for each family member applying for assistance.

|                                                     |        |
|-----------------------------------------------------|--------|
| <input type="checkbox"/> Parent/Guardian/Adult      | DOB    |
| First & Last Name                                   |        |
| <input type="checkbox"/> Parent/Guardian/Adult      | DOB    |
| First & Last Name                                   |        |
| <input type="checkbox"/> Child #1 First & Last Name | DOB    |
| <input type="checkbox"/> Child #2 First & Last Name | DOB    |
| <input type="checkbox"/> Child #3 First & Last Name | DOB    |
| <input type="checkbox"/> Child #4 First & Last Name | DOB    |
| <input type="checkbox"/> Child #5 First & Last Name | DOB    |
| <input type="checkbox"/> Other dependent(s)         | Age(s) |
| First & Last Names                                  |        |

## 3 I AM APPLYING FOR

Check the category for which you are applying

### MEMBERSHIP

- ☐ Youth (0-12 years)
- ☐ Teen (13-17 years)
- ☐ Adult (18-64 years)
- ☐ Senior (ages 65+)
- ☐ Family

### PROGRAM

- ☐ School Age Enrichment
- ☐ Day Camp
- ☐ Overnight Camp
- ☐ School Age Childcare
- ☐ Preschool
- ☐ Youth Classes / Sports
- ☐ Other \_\_\_\_\_

## 4 TO QUALIFY, PROVIDE THE FOLLOWING DOCUMENTS:

- Do you have insurance with:
  - ☐ AllCare
  - ☐ Jackson Care Connect
- Submitting a recent detailed bank statement is required.

Please submit documents showing most recent 30 days of income:

- |                                       |                   |
|---------------------------------------|-------------------|
| <input type="radio"/> ChildSupport    | \$ _____ x 12 = 0 |
| <input type="radio"/> Employment      | \$ _____ x 12 = 0 |
| <input type="radio"/> Food Stamps     | \$ _____ x 12 = 0 |
| <input type="radio"/> Student Loan    | \$ _____ x 12 = 0 |
| <input type="radio"/> Social Security | \$ _____ x 12 = 0 |
| <input type="radio"/> Spousal Support | \$ _____ x 12 = 0 |
| <input type="radio"/> Unemployment    | \$ _____ x 12 = 0 |
| <input type="radio"/> Other           | \$ _____ x 12 = 0 |

Total Income \$ \_\_\_\_\_ x 12 = 0

## 5 PLEASE SHARE WITH US YOUR NEED FOR FINANCIAL ASSISTANCE in the space below

**I CERTIFY** that the above information is true and complete to the best of my knowledge, and that I do not have additional income not represented above. I agree, if necessary, to send additional information and documentation to support the above statements. I understand that subsidy assistance is based on need and availability of funds. In the event that I or my children must cancel our participation, I will contact the YMCA immediately so sponsorship can be provided to others. I understand that if I falsify any of the above information, I will not be eligible for assistance now and/or in the future. I UNDERSTAND that membership and program support typically expires after 12 months and regular rates will be charged if I do not reapply. Members remain active until written cancellation is received.

## 6

Signature of person completing this form

Date

**Please return your application along with all applicable financial documents to the YMCA for verification. Failure to submit documents may delay your application being processed.**



**ENSURE  
A  
BRIGHTER  
FUTURE**



# **WELCOME TO ALL ASHLAND FAMILY YMCA PRESCHOOL FINANCIAL ASSISTANCE AVAILABLE**

## **STATE ASSISTANCE FOR PRESCHOOL**

### **STATE FINANCIAL ASSISTANCE DHS / ERDC / TANF**

Our Y welcomes all child care families to apply for financial assistance. However, the State of Oregon, DHS, also offers tuition assistance to families who qualify for ERDC or TANF and our Y accepts these payments.

DHS Qualification: Please review the DHS state assistance chart. If you meet DHS income limits [please go to their website to apply](#).

If you qualify with the state, please email [preschool@ashlandymca.org](mailto:preschool@ashlandymca.org).

| <b>DHS STATE ASSISTANCE</b>   |                                   |
|-------------------------------|-----------------------------------|
| <b>Number in Family Group</b> | <b>Gross Monthly Income Limit</b> |
| 2                             | \$3,407                           |
| 3                             | \$4,304                           |
| 4                             | \$5,200                           |
| 5                             | \$6,097                           |
| 6                             | \$6,994                           |
| 7                             | \$7,890                           |
| 8                             | \$8,787                           |

### **LIVE OR WORK IN ASHLAND?**

Funds are available to assist with preschool tuition for families making at or below 200% of Southern Oregon Median Income.

Family size of:

- 2 — up to \$129,500
- 3 — up to \$145,630
- 4 — up to \$161,750
- 5 — up to \$174,750

This program is partially funded through the use of the City of Ashland Early Childhood Affordability Grant Program.

### **If you do not qualify for DHS / ERDC,**

the Y offers scholarships for preschool. Submit a Membership and Program Support application with the required documents to the Y. Applications available at our [website ashlandymca.org](http://www.ashlandymca.org).

### **YMCA PRESCHOOL TUITION ASSISTANCE**

| <b>HOUSEHOLD GROSS INCOME</b> |                | <b>How many in household</b> |          |          |                  |
|-------------------------------|----------------|------------------------------|----------|----------|------------------|
| <b>Annual</b>                 | <b>Monthly</b> | <b>2</b>                     | <b>3</b> | <b>4</b> | <b>5 or more</b> |
| \$36,636 or less              | \$3,053        | 50%                          | 55%      | 60%      | 60%              |
| \$46,080                      | \$3,840        | 45%                          | 50%      | 55%      | 60%              |
| \$55,512                      | \$4,626        | 40%                          | 45%      | 50%      | 55%              |
| \$64,956                      | \$5,413        | 30%                          | 40%      | 45%      | 50%              |
| \$73,440                      | \$6,120        | 20%                          | 30%      | 35%      | 45%              |
| \$83,832                      | \$6,986        | 10%                          | 20%      | 25%      | 35%              |
| \$93,276                      | \$7,773        | 0%                           | 10%      | 10%      | 15%              |



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

# ASHLAND FAMILY YMCA PRESCHOOL

ages 3, 4 & 5

## SUMMER 2024

Walker Elementary, June 3 – August 23, 2024

Talent – *location will be announced at the end of May*, July 1 – August 23, 2024



## 2024-2025 SCHOOL YEAR

September 3, 2024 – May 22, 2025

Talent – *location will be announced at the end of May*

Walker Elementary in Ashland

Helman Elementary in Ashland

Half-Day from 7:30a-12p, Half-Day Tuition is \$1,125 *per child, per month*

Full-Day from 7:30a-6p, Full-Day Tuition is \$1,500 *per child, per month*



- Offer a curriculum that allows for dramatic and imaginative play, art, movement, science, math, and more!
- A program that promotes active learning that incorporates acceptance and diversity.

The Y believes all families deserve access to quality, affordable child care. Please fill out a Membership & Program Support application if you are in need of tuition assistance. We also accept ERDC at all our Preschool locations!

Contact our Preschool Director, Suzie, by email at [preschool@ashlandymca.org](mailto:preschool@ashlandymca.org) for more information.



# Council Business Meeting

**Date:** August 20, 2024

|                    |                                                         |
|--------------------|---------------------------------------------------------|
| <b>Agenda Item</b> | Letter of Support: ODOT Wildlife Crossing Pilot Program |
| <b>From</b>        |                                                         |
| <b>Contact</b>     |                                                         |

## SUMMARY

## POLICIES, PLANS & GOALS SUPPORTED

## BACKGROUND AND ADDITIONAL INFORMATION

## FISCAL IMPACTS

## SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS

## REFERENCES & ATTACHMENTS

1. COA LOS WCCP 2024 Final







**CITY COUNCIL**

Tonya Graham, Mayor

August 20, 2024

Gloria Shepherd, Executive Director  
Federal Highway Administration  
U.S. Department of Transportation  
1200 New Jersey Avenue, SE  
Washington, DC 20590

Dear Ms. Shepherd:

Please accept this letter on behalf of the City of Ashland, Oregon, stating our support for the Oregon Department of Transportation's (ODOT) Wildlife Crossing Pilot Program (WCPP) grant application for the project entitled "Oregon's I-5 Wildlife Overcrossing Project: Reconnecting the Cascade-Siskiyou National Monument."

ODOT has partnered with the Southern Oregon Wildlife Crossing Coalition, a local group of 17 organizations and state and federal agencies to plan for this Interstate 5 overpass to improve both wildlife and driver safety. The Coalition raised funds in 2021 and finalized a Conceptual Design Study that identified the Mariposa Preserve, inside the Cascade-Siskiyou National Monument, as the best site for an overpass. With funnel fencing, this site will help wildlife cross the 4-lane freeway and decrease wildlife-vehicle collisions on this steep, windy stretch of highway. This overpass will be the first wildlife overpass on Interstate 5 in Oregon.

This project supports our local rural economy that traditionally has higher unemployment than both the state of Oregon and nation. We have just over 16,000 residents and have been hard hit in the past several years with wildfire and pervasive smoke for weeks during summer months. Ashland is home to the Oregon Shakespeare Festival which had to shut for two seasons because of COVID and smoke impacts, leading to two abysmal tourist seasons. The impact to our tourist economy has been severe both financially and emotionally. Our community is renown for our outdoor lifestyle, proximity to the Pacific Crest Trail, love of fish and wildlife, and increasing concern for climate change impacts on habitat and animal movement. The Oregon I-5 Wildlife Overcrossing Project supports both the culture and economy of our Ashland community.

Thank you for your fair consideration of this ODOT Wildlife Crossing Pilot Program grant. The City of Ashland fully supports the grant request and looks forward to working with ODOT and the Southern Oregon Wildlife Crossing Coalition to assure the planning and design are right-sized and meet the needs of our southern Oregon community and wildlife neighbors.

Sincerely,

Tonya Graham, Mayor  
City of Ashland

**CITY COUNCIL**

20 East Main Street  
Ashland, Oregon 97520  
[ashland.or.us](http://ashland.or.us)  
[TonyaForAshland.com](mailto:TonyaForAshland.com)

Tel: 541.488.6002  
Fax: 541.488.5311  
TTY: 800.735.2900

[tonya@council.ashland.or.us](mailto:tonya@council.ashland.or.us)  
[council@ashland.or.us](mailto:council@ashland.or.us) (email all of Council)





# Council Business Meeting

Date: August 20, 2024

|             |                                                                                                                                                |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item | First Reading of Ordinance 3242 - Amending the Customer Accounting Policies of the Utility Systems of the Ashland Municipal Code Chapter 14.02 |
| From        | Mariane Berry, Finance Director, Bryn Morrison, Deputy Finance DirectorAdministration- Finance                                                 |
| Contact     | mariane.berry@ashland.or.us,<br>bryn.morrison@ashland.or.us                                                                                    |

## **SUMMARY**

This ordinance will update the Ashland Municipal Code Chapter 14.02 – Utility Systems Customer Account Policies with procedures that clarifies delinquency processing and the appeal process and updates outdated language.

This discussion calls upon the City Council in its role as Utility Board to assimilate information and weigh in on the issues as trustee of the public utility. While Council must always act for the common good of the City, when it comes to municipal utilities, it is especially important to act as a steward of the Utility, representing all rate payers and ensuring that the Utility's interests are protected.

## **POLICIES, PLANS & GOALS SUPPORTED**

Administrative/Governance Goal:

"To ensure ongoing fiscal ability to provide desired and required services at an acceptable level."

## **BACKGROUND AND ADDITIONAL INFORMATION**

In a study session on June 17, 2024, an update was provided on Utility Billing and the processing of delinquent accounts, among other topics. Staff recommended that revisions be made to AMC 14.02 to better clarify and outline the policies and procedures for delinquency processing. Staff presents the First Reading of Ashland Municipal Code 14.02 – Utility Systems Customer Accounting Policies.

Utilities must ensure both operational and long-term needs are met through well documented policies and procedures. The purpose for collection policies is business continuity. The importance for a utility to have effective delinquent processing is to ensure fairness for all customers and to counterbalance appropriate energy and water usage with affordability. Effective delinquent processing entails servicing non-payment accounts consistently and equitably to all its customers.

Per the Governor's orders during the Covid-19 pandemic, delinquency processing and shut-offs were temporarily suspended. It wasn't until February 2024 that it resumed, much later than intended due to the department's critical staffing issues at the time. Now fully staffed, and having reinstated delinquent processing, the amount attributable to past due accounts has dropped by 14% and continues to decrease as standard policies and procedures are followed. However, due to the pandemic and other issues inherent in current-day processing, there is a necessity to clarify the policies in the Code to better support all involved.

Ashland customers who find themselves in a past due situation are offered tiered payment plans depending on how much they are behind. They may also qualify for City-sponsored assistance such as ALIEP (Ashland Low Income Energy Program), the Senior/Disabled Discount Program, or the Emergency Heat Program. Further, there is additional assistance through local organizations such as:

Access Inc.  
Adult and Family Services  
Ashland Senior Program  
Options for Housing, Resources & Assistance

Salvation Army  
St. Vincent de Paul  
Jackson County Fuel Committee





# Council Business Meeting

Customers can access this info on the City website and the door hanger notification. Also, on the back of every invoice references the Ashland Municipal Code 14.02 that outlines the Utility Billing Customer Policies.

The intention of the revised AMC is to bring clarity to the policies, improve the process by adding additional measures that will help both customers and Staff involved with the delinquent process, and of course, ensure the interests of the utilities are preserved. Primarily, updates include:

1. Various language clarifications
2. Updating language around Assistance Programs (14.020.015)\*
3. Clarifying Delinquency Process (14.02.040) & Appeal of Termination of Action Process (14.02.090)
4. Adding an internal, advisory Appeals Committee (which will include 1 UB staff, Deputy Finance Director, rotating Water or Electric staff, and a non-voting Council liaison).
5. Final appeal is City Manager, consistent with existing procedures in AMC

\* This section was updated from the initial version of the ordinance sent to council for review after receiving feedback on it.

## **FISCAL IMPACTS**

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

I move to approve the First Reading of Ordinance 3242 – AMC 14.02 Utility Systems Customer Accounting Policies

## **REFERENCES & ATTACHMENTS**

1. Ordinance 3242 - Amending AMC 14.02 UB Customer Acctg Policies



## ORDINANCE NO. 3242

### AN ORDINANCE AMENDING THE CUSTOMER ACCOUNTING POLICIES OF THE UTILITY SYSTEMS OF THE ASHLAND MUNICIPAL CODE CHAPTER 14.02

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

#### SECTION 1.

### Chapter 14.02

### UTILITY SYSTEMS - CUSTOMER ACCOUNTING POLICIES

Sections:

- 14.02.010 Service - Application
- 14.02.015 ~~Senior Citizen Discount~~ Assistance Programs
- 14.02.020 Establishment of Credit
- 14.02.030 Bills - Due Date
- 14.02.040 Notice of Delinquent
- 14.02.050 Notice of Delinquency - Service of Notice
- 14.02.060 Notice of Delinquency - Personal Contact
- 14.02.070 Designation of Third Party to Receive Notice
- 14.02.080 Information on Financial Assistance
- 14.02.090 Appeal of Termination Action
- 14.02.100 Restrictions on Residential Terminations
- 14.02.110 Requirements for Restoration of Service
- 14.02.120 Penalty on Delinquent Accounts

#### 14.02.010 Service - Application

##### A. *Initial Application.*

1. Any person, firm or corporation desiring electric, water, and/or sewer service from the City must ~~make~~ **submit an** application ~~in writing on blanks~~ **through an online form**



provided ~~therefore~~ by the City, ~~or by letter, and agree whereby the applicant agrees~~ to abide by the rates, rules and regulations of the City.

2. The applicant must complete and submit the ~~form provided by the City, or send in by letter, and furnish the following service application in full and provide any additional information as needed for the application to be validly considered, if applicable:~~

~~a. Date of application.~~

~~b. Name of applicant.~~

~~c. Name of third party, if desired, who is designated by applicant to receive notice of termination.~~

~~d. Address of premises to be served.~~

~~e. Applicant's mailing address where bills are to be sent.~~

~~f. Date applicant desires initiation of service.~~

~~g. Purposes for which service is to be used.~~

~~h. Previous service address of the applicant within the City, if any.~~

~~i. A deposit or a letter of credit to establish credit of applicant as specified in Section [14.02.020](#).~~

~~j. Applications processing fee in the amount of ten dollars (\$10.00).~~

~~k. Such other information as the City may reasonably require.~~

B. *Subsequent Applications.* A current customer of the City of Ashland may connect utility service at a new location by telephone, **in person, or at the discretion of the Utility Billing office, by email or written notice**, if their account is current and their credit history shows no more than one (1) delinquency.

C. The application is merely a request for service and does not in itself bind the City to serve except under reasonable conditions, nor does it bind the customer to take service; but if the service is connected, the customer will be required to pay monthly minimum charges according to the applicable rate.

D. No application for electric, water and/or sewer service shall be accepted, or no new service shall be furnished to any person, firm or corporation who has any bill, fee or charge which has been due to the City for a period of thirty (30) days or more, until such bill, fee or charge has been paid in full. (Ord. 2649, amended, 1991)

#### **14.02.015     ~~Senior Citizen Discount Assistance Programs~~**

**A. The City offers assistance plans to customers who may have difficulty paying their utility bill. Eligibility requirements exist and customers must apply with the Utility Billing office online or in person as outlined on the City's website.**

**B. Funding for assistance programs is reviewed and approved through the budget process. Eligibility requirements are determined by funding levels and current utility rate studies. The Utility Billing office, with guidance from City Council, shall implement and manage assistance programs accordingly and in conformity with other City procedures.**

**C. Priority of the City's Assistance Programs shall be given to senior citizens and low-income households, and the process of qualification shall be equitable.**

~~**A. To qualify for the senior citizen discount, a person must be 65 years of age or disabled and 60 years of age and the total household income shall not exceed the Federal Community Services Administration poverty guidelines.**~~

~~**B. The senior citizen discount shall only apply to the applicant's residence.**~~

~~**C. A senior citizen desiring to receive a utility discount must submit an initial application to the City on forms provided by the City. In order to maintain continuous qualification for such discount, the senior citizen shall, not later than June 30 of each ensuing year, file an annual application for renewal on forms provided by the City. The City Manager or the City Manager's designee shall determine whether the applicant meets the qualifications and requirements of the City.**~~

~~**D. In special hardship cases, a committee of two (2) City Council members and the Senior Program Director may recommend that the City Manager grant exemptions to the foregoing income limitations where the circumstances justify such exemptions.**~~ (Ord. 3192

§ 107, amended, 11/17/2020; Ord. 2673, amended, 1992)

## 14.02.020 Establishment of Credit

A. A customer shall establish credit with the City by depositing an amount equal to one and one-half (1 1/2) times the average monthly bill for the service address, rounded to the nearest five dollars. **A customer is required to pay the deposit within 10 days of service starting. If the customer does not tender the deposit, the account will be billed accordingly, and the service will be subject to disconnect if the deposit is not paid.** For new services, the Utility Services Division shall estimate the average monthly bill. A third party, other than the customer, may be permitted to post the required deposit, in which case the customer shall be deemed to have established credit as hereinafter provided. After a satisfactory payment record of ten (10) consecutive months with no more than one (1) delinquency, the deposit shall be refunded ~~to the person who posted the deposit to the account holder.~~

B. **A In lieu of a deposit described in Section A, a** customer may establish credit by providing a Letter of Credit from another utility **company**, which provided ~~the customer's heat source service~~ for a minimum of ten (10) consecutive months within the last year. The Letter of Credit from the utility company must furnish the following information:

1. Address (or addresses) served by the utility for this customer.
2. Length, type (residential/commercial), and time period at above location(s).
3. Number of past due mailer notices in the last year.

C. A customer to whom a deposit has been refunded, or to whom a Letter of Credit was accepted in lieu of a deposit, and who becomes delinquent may be required to reestablish credit by making a new deposit as specified in Section [14.02.020.A](#). Residential and commercial credit shall be established separately and credit for one type of service will not be used as credit reference for the other type of service. Once a customer has established credit, a deposit will not be required for additional locations as long as good credit is maintained. The City shall not terminate residential accounts solely for failure to re-establish credit under subsection [14.02.020.C](#). (Ord. 2649, amended, 1991; Ord. 2390, amended, 1986; Ord. 2242 § 1, amended, 1983)

### **14.02.030 Bills - Due Date**

All bills are due and payable upon receipt. If bills are not paid by the next billing date, a notice complying with section [14.02.040](#) shall be given that service will be disconnected if the bills are not paid by the date specified. (Ord. 2781 § 1, amended, 1996; Ord. 2390, amended, 1986; Ord. 2242 § 1, amended, 1983)

### **14.02.040 Notice of ~~Delinquent~~ Delinquency**

The City will give written notice to the customer before termination of service. The notice will contain:

- A. A clear explanation of the reasons of termination.
- B. The date of the proposed termination which shall be not less than seven or more than ten days from the date of ~~mailing~~ the notice **as outlined in 14.02.050.**
- C. A statement advising the customer ~~that he or she may of the~~ appeal **the proposed termination to the City Council by submitting a written request for a hearing to the City Recorder, Ashland City Hall, setting forth reasons for the appeal process, as outlined in AMC 14.02.090.**
- D. A statement that no termination will take place ~~during the period of November to March inclusive~~, if the customer has obtained, prior to the proposed date of termination, a written statement from a licensed physician or a public or private agency providing physical or mental health care, that the termination would significantly endanger the physical health of a residential customer or any members of the customer's household. The customer shall also be advised that such certification must be renewed in writing every thirty days thereafter, unless the certification states that the condition is chronic, in which case the certification must be renewed annually. Any customer filing such a certification shall also be advised that they must enter into an arrangement with the City to pay any past due bills that accrue while the certificate is in effect.

**Failure to adhere to the payment arrangement may result in disconnection of service regardless of whether or not a valid physician certificate is in place.**



E. A statement that the City will not be liable for any loss incurred because of a disconnect for nonpayment of a utility bill. (Ord. 2781 § 2, amended, 1996)

#### **14.02.050 Notice of Delinquency - Service of Notice**

The Notice of Proposed Termination shall be mailed by first class mail to the last known address of the customer and to any third party designated by the customer pursuant to Section [14.02.070](#) to receive notices. Service shall be deemed complete as of the date of the mailing.

#### **14.02.060 Notice of Delinquency - Personal Contact**

A. At least 72 hours prior to the proposed termination of residential service, the City shall attempt in good faith to contact the person in possession of the residence and their designated representative in person, inform them that termination is imminent, explain the alternatives and assistance available, and determine the reason or reasons the customer has not responded to the Notice of Proposed Termination.

B. Immediately prior to termination of residential service, the City shall attempt in good faith to make a personal contact with the above persons and advise them of the proposed action.

C. If the customer appears unable to comprehend the consequences of the notices or service termination, for any reason, the City shall delay the termination of service until it has appropriately notified the Department of Human ~~Resources~~ Services. In such case the customer shall have an additional five (5) business days beyond the termination date stated in the notice to reach agreement with the City, or to appeal the matter according to the City Council AMC 14.020.090, before he or she may be terminated.

D. Procedures used and efforts made by a utility to make the personal contacts under this section shall be documented. If personal contacts cannot be made, notices shall be left in a conspicuous place at the residence, stating that service will be terminated in the case of the second personal contact.

## **14.02.070 Designation of Third Party to Receive Notice**

The City will offer its customers the option to designate a third party to receive the notice of termination set forth in Section [14.02.040](#). Notification of this option shall be made upon initiation of service.

## **14.02.080 Information on Financial Assistance**

Prior to terminating service, the City will inform residential customers who cannot pay their bills of the names and telephone numbers of appropriate units within the State Department of Human ~~Resources~~ **Services** or other social service agencies which may help the customer determine what federal, state or private aid may be available to that customer.

## **14.02.090 Appeal of Termination Action**

~~A. Any customer may appeal the City's decision to terminate service or its refusal to restore service, by submitting a written appeal stating the reasons for the appeal to the City Recorder, Ashland City Hall, during business hours.~~

~~A. Upon receipt of the appeal, the City Recorder shall notify the Utility office, and if the service has not been terminated, the City shall not terminate service until after the matter has been acted upon by the City Council. A customer may appeal a proposed termination to the Utility Appeals Committee . An appeal shall entail the following steps:~~

- ~~i. Appeal Form: The customer must submit a "Request to Appeal Termination" form to the City Recorder. The "Request to Appeal Termination" form shall be located either online on the City's website, or by request to the City Recorder.~~
- ~~ii. Review: Upon receipt of the "Request to Appeal Termination," the Utility Appeals Committee will review the "Request to Appeal Termination" and provide a recommendation to the Finance Director, who shall make the final decision regarding termination. The Finance Director shall notify the customer of the decision per the notice standards outlined AMC 14.02.050.~~

- a. The Utility Appeals Committee shall be appointed by the Finance Director and shall include 1 staff person from the Utility Billing Division, 1 staff person from the Water or Electric Division, and 1 Division Manager or Department Head. One non-voting Council Liaison may also sit on the committee.
  - iii. Appeal of Finance Director Decision: Under the Administrative Appeals Process outlined in AMC 2.30.020, a customer has 10 days to file a written notice of appeal of the Finance Director's Decision with the City Recorder. After the administrative appeal process, the Hearings Officer shall make written findings on termination, to include any findings regarding fines, fees, and any possible termination timeline.
  - iv. No Appeal: If the customer does not file an administrative appeal, the customer has fourteen days, from the date of the Finance Director's notice, to comply with the Finance Director's decision or be subject to termination at the conclusion of the fourteen days.
  - v. Utility Stay Pending Appeal:
    - a. If a "Request to Appeal Termination" is received before service has been terminated, termination will be stayed pending either a final determination by the Finance Director or the Hearings Officer.
    - b. Any customer whose service has been disconnected shall not have their service reinstated until the full amount of the delinquent utilities has been paid or an online "Request to Appeal Termination" has been submitted and processed in accordance with AMC 14.02.040, if such appeal request had not already been submitted and processed for the said service account. The customer shall pay a service fee to be fixed by Council resolution for reconnection.
- B. ~~The City recorder shall present the appeal to the City Council at its next regular meeting, giving notice to the customer of the date, time and location of the proposed~~

## **14.02.100     Restrictions on Residential Terminations**

- A. Physical Disabilities - the City will not terminate service of a residential customer or refuse to restore service on request, if the City has been advised in writing by a licensed physician, or public or private agency providing physical or mental health care, that termination of service would significantly endanger the physical health of the customer or any member of the customer's household and a certification under Section [14.02.040.D](#) is in effect. However, the City reserves the right to install a service limiter type meter while such certification is in effect.
- B. Weekends and Holidays - Residential service shall not be terminated on, or the day prior to, a weekend or Holiday.
- C. Accounts not related to residential service - the City will not terminate residential service of a customer for failure to pay for a nonresidential service at another address, nor shall service be terminated for a nonresidential service for failure to pay for a residential service at another address.

## **14.02.110     Requirements for Restoration of Service**

Except as provided in Section [14.02.090](#) during the pendency of an appeal, if a residential customer's service has been properly terminated under the above policies, the City shall not be required to restore or provide service at the same or any other location at which the customer resides without payment in full of any overdue amounts, together with any deposits and reconnection charges authorized in this Section. If service has been disconnected for nonpayment, a reconnection charge as specified by Resolution will be paid with the delinquent account if the reconnection is requested to be made during regular working hours of the Electric Department; or an afterhours charge as specified by Resolution during other hours or on weekends or Holidays, before service is restored. Any customer not having a current deposit whose service has been disconnected for nonpayment will be regarded as a new customer, and a new deposit shall be required before service is restored. (Ord. 2649, amended, 1991; Ord. 2345 § 1, amended, 1985)



## 14.02.120 Penalty on Delinquent Accounts

A penalty of one and one-half percent (1 1/2%) per month may be charged on the delinquent portion of all utility accounts in excess of five hundred dollars (\$500.00) or more, beginning on the thirtieth day following the original due date established in Section [14.02.030](#). (Ord. 2242 § 1, amended, 1983)

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

The foregoing ordinance was first ready by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Douglas M. McGeary, Acting City Attorney



# Council Business Meeting

Date: August 20, 2024

|             |                                                                                              |
|-------------|----------------------------------------------------------------------------------------------|
| Agenda Item | First Reading ORD 3243 Amending AMC Chapter 9.08.170.D.6 and 9.080170.D.11 Unnecessary Noise |
| From        | Sabrina Cotta                                                                                |
| Contact     | sabrina.cotta@ashland.or.us                                                                  |

## **SUMMARY**

Before the Council is a First Reading and review of an ordinance adjusting the hours for construction, repair of buildings, excavation of streets and highways during the summer months (June through September). The current construction activity window is from 7:00 a.m. to 7:00 p.m. during the weekdays and from 8:00 a.m. to 6:00 p.m. on the weekends. The ordinance adjusts the construction activity window by providing two additional hours during the a.m. period. The ordinance also adjusts the use of blowers or similar devices for municipal employees during the 9:00 p.m. to 6:00 a.m. period.

## **POLICIES, PLANS & GOALS SUPPORTED**

City Council Goals, Visions and Values:

- Public Safety
- Quality infrastructure and facilities through timely maintenance and community investment

Essential Services

- Infrastructure

## **BACKGROUND AND ADDITIONAL INFORMATION**

Several communities are changing start times for construction work and the use of blowers and similar devices by allowing earlier starting times when there is forecast to be a heat advisory warning in order to protect the health of workers. The earlier start time would apply both public and private entity operations. The ability to start earlier would benefit the employees who are subject to intense heat during normal operational hours between 7:00 a.m. and 7:00 p.m. on weekday workdays.

In 2022 Oregon adopted updates to Oregon Administrative Rules (OAR) to better protect employees from heat related illnesses. The Oregon Occupational Health and Safety Administration (OR-OSHA) administers these new rules, reference attachment #2 and #3 for background information on rules and frequently asked questions (FAQ).

## **FISCAL IMPACTS**

### **Municipal Operations**

From a municipal operation standpoint for work within the public right of way (street, storm, water, wastewater) the current 7:00 a.m. start time equates to "starting" actual work an hour later based on mobilization from the City's yard at 90 North Mountain to the construction location and then "setup" to begin work. Allowing a 5:00 a.m. start time will allow workers to mobilize to the construction site and begin work activities between 6:00 and 7:00 a.m. generally. This is especially beneficial to the Street Division when performing pavement maintenance related activities during the summer months when high/extreme temperatures impact workers' health.

## **FINANCIAL CONSIDERATIONS**

The impact of not making these changes could create delays in completing construction and maintenance related projects that tend to be impacted by hotter weather events like pavement maintenance, striping/markings, etc. Residents, businesses and other affected groups would be affected by noise from construction activities at an earlier hour.



# Council Business Meeting

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

Staff recommends that the City Council approve First Reading of the attached draft ordinance and move it to Second Reading.

Recommended Motion:

"I move approval of first reading of Ordinance #3243, **"An Ordinance Amending AMC Chapter 9.08.170.D.6 and 9.08.170.D.11 Unnecessary Noise to Accommodate Working Conditions in Extreme Heat Between June and September,"** and move it to Second Reading on September 17, 2024.

## **REFERENCES & ATTACHMENTS**

1. ORD 3243 Amending AMC 9.08.170 Unnecessary Noise
2. OR-OHSA OAR Background Information\_fs91
3. OR-OHSA Heat Related Illness FAQ\_5866



## ORDINANCE NO. 3243

### AN ORDINANCE AMENDING AMC CHAPTER 9.08.170.D.6 and 9.08.170.D.11 UNNECESSARY NOISE, TO ACCOMMODATE WORKING CONDITIONS IN EXTREME HEAT FROM JUNE THROUGH SEPTEMBER.

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

#### THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

**SECTION 1.** Ashland Municipal Code Chapter 9.08.170 Unnecessary Noise is hereby amended as follows:

**D. *Noises Prohibited.*** The following acts are declared to be per se violations of this chapter.

This enumeration does not constitute an exclusive list:

1. *Unreasonable Noises.* The unreasonable making of, or knowingly and unreasonably permitting to be made, any unreasonably loud, boisterous or unusual noise, disturbance, commotion or vibration in any boarding facility, dwelling, place of business or other structure, or upon any public street, park, or other place or building. The ordinary and usual sounds, noises, commotion or vibration incidental to the operation of these places when conducted in accordance with the usual standards of practice and in a manner which will not unreasonably disturb the peace and comfort of adjacent residences or which will not detrimentally affect the operators of adjacent places of business are exempted from this provision.
2. *Animals and Birds.* Unreasonably loud and raucous noise emitted by an animal or bird for which a person is responsible. A person is responsible for an animal if the person owns, controls or otherwise cares for the animal or bird.
3. *Vehicle Horns, Signaling Devices, and Similar Devices.* The sounding of any horn, signaling device, or other similar device, on any automobile, motorcycle, or other vehicle on any right-of-way or in any public space of the City, for more than ten consecutive seconds. The sounding of any horn, signaling device, or other similar device, as a danger warning is exempt from this prohibition.
4. *Nonemergency Signaling Devices.* Sounding or permitting sounding of any amplified signal from any bell, chime, siren, whistle or similar device, intended primarily for nonemergency purposes, from any place for more than ten consecutive seconds in any hourly period. The



reasonable sounding of such devices by houses of religious worship, ice cream trucks, seasonal contribution solicitors or by the City for traffic control purposes is exempt from the operation of this provision.

5. *Emergency Signaling Devices.* The intentional sounding or permitting the sounding outdoors of any emergency signaling device including fire, burglar, civil defense alarm, siren, whistle, or similar emergency signaling device, except in an emergency or except as provided in subsections [D.5.a](#) and [b](#), below.

a. Testing of an emergency signaling device shall occur between 7:00 a.m. and 7:00 p.m. Any testing shall use only the minimum cycle test time. In no case shall such test time exceed five minutes. Testing of the emergency signaling system shall not occur more than once in each calendar month.

b. If a false or accidental activation of an alarm occurs more than twice in a calendar month, the owner or person responsible for the alarm shall be in violation of this chapter.

6. *Construction or Repair of Buildings, Excavation of Streets and Highways.* The construction, demolition, alteration or repair of any building or the excavation of streets and highways other than between the hours of 7:00 a.m. ~~and to~~ 7:00 p.m. on weekdays, and 8:00 a.m. ~~and to~~ 6:00 p.m. on weekends and holidays, except in the case of an emergency in the interest of the public welfare and safety. In cases of emergency, construction or repair noises are exempt from this provision.

**Beginning in the month of June and lasting through September, the hours in this section are accordingly adjusted to 5:00 a.m. to 7:00 p.m. on weekdays, and 6:00 a.m. to 6:00 p.m. on weekends and holidays, with the above exceptions to still apply, in order to improve working conditions in extreme heat.**

In nonemergency situations, the City Manager may issue a permit, upon application, if the City Manager determines that the public health and safety, as affected by loud and raucous noise caused by construction or repair of buildings or excavation of streets and highways between the hours of 7:00 p.m. and 7:00 a.m., will not be impaired, and if the City Manager further determines that loss or inconvenience would otherwise result. The permit shall grant permission in nonemergency cases for a period of not more than five days. The permit may be renewed once

for a period of five (5) days or less. The actual owner of property may do work on property which is owner occupied between the hours of 6:00 p.m. and 10:00 p.m. without obtaining a permit under this paragraph.

7. *Radios, Televisions, Boomboxes, Stereos, Musical Instruments and Similar Devices.* The use or operation of a radio, television, boombox, stereo, musical instrument, or similar device that produces or reproduces sound in a manner that is plainly audible to any person other than the player(s) or operator(s) of the device, and those who are voluntarily listening to the sound, and which unreasonably disturbs the peace, quiet, and comfort of neighbors and passers-by, or is plainly audible at a distance of 50 feet from any person in a commercial or industrial area, or public space. The use or operation of a radio, television, boombox, stereo, musical instrument, or similar device that produces or reproduces sound in a manner that is plainly audible to any person other than the player(s) or operator(s) of the device, and those who are voluntarily listening to the sound, and unreasonably disturbs the peace, quiet, and comfort of neighbors in residential or noise sensitive areas, including multifamily or single-family dwellings.

8. *Loudspeakers, Amplifiers, Public Address Systems, and Similar Devices.* The unreasonably loud and raucous use or operation of a loudspeaker, amplifier, public address system, or other device for producing or reproducing sound is prohibited without a permit from the City Manager. The City Manager may grant a permit to responsible persons or organizations for the broadcast or amplification of sound as a part of a national, state, or City event, public festival, or special events of a noncommercial nature. If the City Manager does not grant the permit, the matter may be appealed to an outside hearings officer pursuant to AMC Chapter [2.30](#). This permit shall not be required for any public performance, gathering, or parade for which a permit authorizing the event has been obtained from the City.

9. *Yelling, Shouting, and Similar Activities.* Yelling, shouting, hooting, whistling, or singing in residential or noise sensitive areas or in public places, between the hours of 10:00 p.m. and 7:00 a.m., or at any time or place so as to unreasonably disturb the quiet, comfort, or repose of reasonable persons of ordinary sensitivities. This section is to be applied only to those situations where the disturbance is not a result of the content of the communication but due to the volume, duration, location, timing or other factors not based on content.

10. *Noise Sensitive Areas – Schools, Courts, Churches, Hospitals, and Similar Institutions.* The creation of any unreasonably loud and raucous noise adjacent to any noise sensitive area while it

is in use, which unreasonably interferes with the workings of the institution or which disturbs the persons in these institutions; provided, that conspicuous signs delineating the boundaries of the noise sensitive area are displayed in the streets surrounding the noise sensitive area.

11. *Blowers and Similar Devices.* In residential or noise sensitive areas, between the hours of 9:00 p.m. and 8:00 a.m., the operation of any noise-creating blower, power fan, power tools or any internal combustion engine, the operation of which causes noise due to the explosion of operating gases or fluids; provided, that the noise is unreasonably loud and raucous and can be heard across the property line of the property from which it emanates.

**Blowers or similar devices may be used between the hours of 6:00 a.m. to 9:00 p.m. by City employees or City-contracted service providers.**

12. *Commercial Establishments Adjacent to Residential Property.*

a. Unreasonably loud and raucous noise from the premises of any commercial establishment, including any outdoor area which is part of or under the control of the establishment, between the hours of 11:00 p.m. and 7:00 a.m., which is plainly audible from the property line of any residential property.

b. The use of a mechanical device operated by compressed air, steam, or otherwise, unless the noise thereby created is effectively muffled.

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first ready by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Carmel Stout Zahran, Assistant City Attorney



## Key requirements: Oregon OSHA's permanent rules for heat illness prevention

On May 9, 2022, Oregon adopted two permanent rules – 437-002-0156 and 437-004-1131 – following direction from Oregon Gov. Kate Brown to protect workers from heat-related illnesses.

The rules' key requirements are identical and apply to any workplace where extreme heat caused by weather can expose workers to heat-related illnesses – medical conditions resulting from the body's inability to cope with a particular heat load; 437-004-1131 applies to agricultural workplaces and 437-002-0156 applies to all other workplaces. The rules do not apply to buildings and structures that have mechanical ventilation that keep the indoor heat index less than 80 degrees Fahrenheit.

The key requirements are based on a set of numbers called the heat index – sometimes called the apparent temperature – published by the National Oceanic and Atmospheric Administration's National Weather Service. There is a direct relationship between air temperature and relative humidity; the heat index indicates what the temperature feels like to the human body when relative humidity and the air temperature are combined.

Oregon OSHA's rules for preventing heat illnesses apply to workplaces whenever an employee is working and the heat index equals or exceeds 80 degrees Fahrenheit. More requirements apply (see High heat



practices, below) when the heat index exceeds 90 degrees Fahrenheit.

### Exemptions – There are both full and partial exemptions in the rules

**Full exemptions:** Incidental heat exposures, exposures to heat generated from the work process, emergency operations, and buildings and structures that have a mechanical ventilation system that keeps the heat index below 80 degrees Fahrenheit.

**Partial exemptions:** Employers whose employees perform either “rest” or “light” workloads, associated support activities for wildland firefighters, and employees who work from home.

## KEY REQUIREMENTS

### Access to shade

Establish one or more shade areas when the heat index equals or exceeds 80 degrees Fahrenheit. Shade may be provided by natural or artificial means that do not expose employees to unsafe or unhealthy conditions and that do not discourage access or use.

Those performing “rest” or light” work, as defined by the rules, are exempt from the provisions for shade when the heat index is less than 90 degrees Fahrenheit. Shade must:

- Be open to the air or have mechanical ventilation for cooling.
- Be located as close as practical to the areas where employees are working.
- Accommodate at least the number of employees on recovery, rest, or meal periods so they have room to sit.

When an employee’s access to shade is not possible in a particular situation – during high winds or when an

employee is walking through range land, for example – the employer must identify and implement cooling measures that provide equivalent protection to shade.

### Drinking water

Other rules require water to be provided at all times, but the specific requirements for these rules are described below.

- Enough drinking water must be available so that each employee can consume 32 ounces per hour.
- Drinking water must be cool (66 to 77 degrees Fahrenheit) or cold (35 to 65 degrees Fahrenheit).
- Drinking water packaged as a consumer product and electrolyte-replenishing drinks that do not contain caffeine – sports drinks, for example – are acceptable substitutes, but should not completely replace the required water.

Employers are not required to supply the entire quantity of drinking water for employees at the beginning of a shift; employers may begin the shift with smaller quantities of water if they have a procedure that ensures any water consumed during the shift will be replaced.

Those performing “rest” or light” work, as defined by the rules, are exempt from the specific quantities of water when the heat index is less than 90 degrees Fahrenheit - but still required in other Oregon OSHA provisions.

### Supervisor and employee annual training

Employers must ensure that all employees – including new, supervisory, and nonsupervisory employees – are trained **annually** in the following topics, in a language they can readily understand, before they begin work at sites where the heat index will be 80 degrees Fahrenheit or higher:

- The environmental and personal risk factors for heat illness, including the extra burden of heat caused by exertion, clothing, and personal protective equipment.
- The procedures for complying with the requirements of this standard, including the employer's responsibility to provide water, daily heat index information, shade, cool-down rests, how to report symptoms of heat-related illness, and access to first aid, as well as the employees' right to exercise their rights under this standard without fear of retaliation.
- How to adapt to working in a hot environment.



- The importance of employees immediately reporting symptoms or signs of heat illness – in co-workers or themselves.
- The effects of nonjob factors – such as medications, alcohol, and obesity – on tolerance to heat stress.
- The main types of heat-related illnesses – heat cramps, heat exhaustion, heat syncope, and heat stroke – and their signs and symptoms.
- The importance of frequent consumption of small quantities of water, up to 32 ounces per hour.

Those performing “rest” or light” work, as defined by the rules, are exempt from the training requirements when the heat index is less than 90 degrees Fahrenheit.

## High heat practices

When the heat index exceeds 90 degrees Fahrenheit, employers must implement the following additional high heat practices:

- Ensure that effective communication by voice, observation, or electronic means is maintained so that employees working at the site can contact a supervisor when necessary. Cellphones and text messaging may be used for this purpose only if reception in the area is reliable.
- Ensure that employees are monitored for signs of heat illness, and whether medical attention is necessary, using one or more of the following:
  - Regular communication with employees working alone – by radio, cellphone, or other alternative means.
  - A mandatory buddy system.
  - Other equally effective means of observation or communication
- Designate and equip one or more employees at each site who can call for emergency medical



services and allow other employees to call for emergency services when designated employees are not immediately available.

- Ensure that each employee takes heat illness prevention rest breaks, based upon one of the three options in the rules, regardless of the length of the shift.
  - The rest break can take place with any other meal or rest period required by policy, rule, or law if the timing of the break coincides with the required meal or rest period.
  - The preventive cool-down rest break is a work assignment.

### Emergency medical plan

When the ambient temperature at a site exceeds the heat index of 80 degrees Fahrenheit, employers must implement an emergency medical plan that complies with 437-002-0161, Medical and first aid (agricultural

employers must implement, per [437-004-1305\(4\)](#)), and includes procedures for:

- Responding to employees' signs and symptoms of possible heat illness, including the use of first aid and how emergency medical services will be provided. If a supervisor observes or an employee reports signs or symptoms of heat illness, the supervisor must take immediate action appropriate to the severity of the illness.
  - If a supervisor observes signs or an employee reports symptoms of heat illness, the employee must be relieved from duty and provided with a means to reduce body temperature.
  - If the signs or symptoms indicate severe heat illness – such as decreased consciousness, staggering, vomiting, disorientation, irrational behavior, or convulsions – immediately implement the emergency response procedures.



- An employee exhibiting signs or symptoms of heat illness must be monitored and must not be left alone or sent home without being offered on-site first aid or provided with emergency medical services.
- Contacting emergency medical services and, if instructed to do so by medical professionals, transporting employees to a place where they can be reached by an emergency medical provider.
- Ensuring that clear and precise directions to the site are provided to emergency responders so they can quickly find the affected employee.

### Acclimatization

Employers must develop effective acclimatization practices that allow employees to gradually adapt to working at sites where the ambient temperature heat exceeds the heat index of 80 degrees Fahrenheit. Employers may either develop their own acclimatization plan or follow guidance from the National Institute for Occupational Safety and Health (NIOSH).

More heat-related illness resources can be found at [osha.oregon.gov/pages/topics/heat-stress.aspx](https://osha.oregon.gov/pages/topics/heat-stress.aspx)



[Visit Oregon OSHA](https://osha.oregon.gov)

### WORKERS

Your employer cannot retaliate against you for reporting any workplace health or safety concern or violation, for more information on your rights visit Oregon OSHA.







# Frequently Asked Questions (FAQs): Heat Illness Prevention

(OARs 437-002-0156 and 437-004-1131)

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**Note:** Because worker exposure to high temperature conditions that can increase the risk of heat illness is not limited to a specific industry, work activities covered under Division 3 (Construction) or Division 7 (Forest Activities) are required to comply with OAR 437-002-0155, per additional applicability requirements under OAR 437-003-0005 and OAR 437-007-0004, respectively. Agricultural employers are required to comply with 437-004-1131.

## Section (1) Scope and application

### To whom does this rule apply?

This standard applies whenever an employee performs work activities, whether in indoor or outdoor environments, where the heat index (apparent temperature) equals or exceeds 80 degrees Fahrenheit.

### When did this rule take effect?

The rule went into effect on June 15, 2022.

### How long will it remain in effect?

The rule will remain in effect unless amended or repealed by Oregon OSHA.

### When employees are inside, when does the rule apply?

When the outside ambient air temperature increases the indoor heat index to equal or exceed 80 degrees Fahrenheit, this rule applies. An exception to this rule is when an employee’s exposure to heat is generated only from the work process – such as what occurs in foundries – and is not subject to this standard. In such cases, employers must follow the requirements of OAR 437-002-0144(2).

However, when two of the same hazards exist – heat generated from a process and ambient heat – employers must follow the requirements that provide the higher level of employee protection.

## Section (2) Exemptions

### Are there exemptions to these rules?

The following workplaces and operations are fully exempt from these rules:

- Incidental heat exposures where an employee is not required to perform work activities for more than 15 minutes in any 60-minute period.
- Exposures to heat generated from the work process – such as occurs in bakeries – are not subject to this standard. In such cases, employers must follow the requirements of Division 2, Subdivision J, OAR 437-002-0144(2).

**Note:** In the summary of the Comments and Agency Decision document published in May 2022, Oregon OSHA added a note to clarify when the rule related to hot processes applies. It is Oregon OSHA's intention that heat generated only by the processes will be covered by OAR 437-002-0144(2). However, when additional heat is introduced into the workplace outside of the hot process, then this rule would apply as well. When these two rules are compared to one another, the heat illness prevention rules are the most protective when it comes to protecting employees from experiencing a heat-related illness.

- When employees are engaged in emergency operations directly involved in the protection of life or property, or the restoration of essential services – such as evacuation, rescue, medical, structural firefighting, law enforcement, utility servicing – the rules do not apply.
- Buildings and structures that have a mechanical ventilation system that keeps the heat index below 80 degrees Fahrenheit are not subject to these rules. This exemption only applies when the mechanical ventilation system is functioning normally.

The following workplaces and operations are partially exempt from these rules:

- Employers whose employees perform either “rest” or “light” workloads (refer to Table 1 under section 1 in Appendix A, Information for Heat Illness Prevention) are exempt from the requirements of sections (3) through (10) of the rules only when the heat index is less than 90 degrees Fahrenheit.
- Associated support activities for wildland firefighters such as fire camp services and fire management are exempt only from the requirements of section (7) of the rules.
- Employees who work from home are subject only to the training requirements in sections (9) and (10) of the rules.

*My building has a mechanical ventilation system that keeps the heat index below 80 degrees Fahrenheit; however, it is currently broken. Am I required to follow the heat illness prevention rules?*

Yes. The exemption only applies if the mechanical ventilation system is functioning normally.

*Do I need to train my employees who work from home?*

Employees who work from home are subject only to the training requirements in sections (9) and (10) of the rules.

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What are some engineering or administrative controls that can be used to lower the risk of an employee experiencing a heat-related illness?

**Engineering controls** that require a physical change to the worksite are mostly limited to five areas:

1. Increased ventilation
2. Air cooling
3. Use of fans
4. Shielding of the heat source
5. Use of insulation

There are also **administering controls** that are mainly limited to five areas:

1. Limiting or modifying the duration of exposure time (e.g., work/rest)
2. Reducing the metabolic component of the total heat load
3. Enhancing the heat tolerance of the workers by, for example, heat acclimatization and physical conditioning
4. Training the workers in safety and health procedures for work in hot environments
5. Medical screening of workers to be aware of which individuals have low heat tolerance and/or low physical fitness

Today, the heat index is predicted to be more than 80 degrees Fahrenheit, but it won't reach that heat index until the late afternoon; does the rule apply all day?

No; the rule only applies at the time when the heat index exceeds 80 degrees Fahrenheit.

Do indoor swimming pools fall under the scope of this rule?

Indoor swimming pools present unique workplaces, as due to the large volume of heated water, the humidity in these environments is relatively high and, in most instances, higher than the relative humidity outdoors. Employees at indoor swimming pools have access to drinking water and shade. Based on the workload examples in the Informational Appendix, lifeguards indoors would be mostly performing "light" workloads.

What about lifeguards at an outdoor pool that sit under the shade for the majority of their shift; are they required to take a heat illness prevention rest break in the shade?

No, lifeguards that spend the majority of their shift sitting in the shade, performing either "rest" or "light" work, are not required to take their heat illness prevention rest breaks in the shade.

Does this rule apply to kitchens and cooking areas?

Employee exposures to heat generated from only a work process are covered under Division 2, Subdivision J, OAR 437-002-0144(2) – such as occurs in foundries or bakeries – are not subject to this standard unless employees are also exposed to a heat index that equals or exceeds 80 degrees Fahrenheit.

The heat illness prevention rule requirements still apply in a kitchen setting. The rules would not apply in situations where the heat conditions exist when the employer determines there's no influence on the indoor heat index from the outdoor ambient temperature. Where ambient temperatures are exacerbated by work processes, such as you would find in a kitchen, the heat rule still expects you to address those exposures.

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For group homes: An individual with developmental disabilities lives independently and a staff member provides in-home care for her for two hours a day. When the staffer arrives, there is no air conditioning or fan, and it's 85 degrees inside. What are the employer's responsibilities?

The answer to this depends on several factors. To begin with, Oregon OSHA does not always have jurisdiction over adult foster homes, as outlined in this memo: <https://osha.oregon.gov/OSHArules/interps/jurisdictionadultfosterhomes.pdf>. When Oregon OSHA does not have jurisdiction over a business, none of our rules apply, including the rules for excessive heat.

If the employer is covered by Oregon OSHA's jurisdiction, we would not require the employer to install equipment in a client's home. However, it is the responsibility of every employer to ensure their employees are adequately protected from any recognized hazard. If there are clients who prefer a warm environment and the weather forecast anticipates high heat, you may want to have your employees make those visits earlier in the day to avoid the heat.

You may also look to personal cooling options for your employees when you cannot rearrange schedules. If no other options are available, you still need to take the heat into account when the heat index reaches levels of concern and ensure employees are adequately protected.

**My employees work in a building that has air conditioning, but what happens if the air conditioning breaks?**

If the air conditioning breaks and the indoor heat index equals or exceeds 80 degrees Fahrenheit, then the heat illness prevention rules apply. If Oregon OSHA receives a complaint about this situation, it will be evaluated on a case-by-case basis. OSHA Compliance Officers should discuss this with their managers.

**What are the rules for when the heat index is 80 degrees Fahrenheit or more?**

Employers must provide the following:

- Access to sufficient shade
- Access to 32 ounces of water per hour for each employee at all times
- Effective communication in the event of an emergency
- Training about workplace risk factors and controls, employee rights, and personal risk factors to all employees *before* they are exposed to a heat index of 80 degrees Fahrenheit

**What is the heat index and how do you calculate the heat index inside?**

The heat index, also known as the apparent temperature, is what the temperature feels like to the human body when relative humidity is combined with the air temperature. The heat index is calculated using equations published by the National Oceanic and Atmospheric Administration's (NOAA) National Weather Service. It can be readily determined using the OSHA-NIOSH Heat Safety Tool App (<https://www.cdc.gov/niosh/topics/heatstress/heatapp.html>) or the online calculator available from the National Weather Service (<https://www.wpc.ncep.noaa.gov/html/heatindex.shtml>).

One may measure the indoor temperature and relative humidity, then input into the NIOSH Heat Safety Tool App, or one may measure the indoor temperature and relative humidity, then use the NOAA Heat Index Calculator to determine the heat index temperature. Lastly, monitors that measure the heat index both indoors and outdoors are available and relatively inexpensive.

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## What is a heat illness?

Heat illnesses are medical conditions resulting from the body's inability to cope with a particular heat load, and include heat cramps, heat exhaustion, heat syncope, and heat stroke.

## What are some warning signs and symptoms of heat-related illnesses?

### Heat Stroke

High body temperature (103 degrees Fahrenheit or higher); hot, red, dry, or damp skin; fast, strong pulse; headache; dizziness; nausea; confusion; and losing consciousness (passing out)

### Heat Exhaustion

Heavy sweating; cold, pale, and clammy skin; fast, weak pulse; nausea or vomiting; muscle cramps; tiredness or weakness; dizziness; headache; and fainting (passing out)

### Heat Cramps

Heavy sweating during intense exercise; and muscle pain or spasms

### Sunburn

Painful, red, and warm skin; and blisters on the skin

### Heat Rash

Red clusters of small blisters that look like pimples on the skin (usually on the neck, chest, groin, or in elbow creases)

More information: <https://www.cdc.gov/disasters/extremeheat/warning.html>

Source: Centers for Disease Control

I employ workers who spend most of their day inside air-conditioned vehicles and are not exposed to excessive heat for more than 15 minutes in a 60-minute period. Does this rule apply?

No, under these circumstances, employees would be fully exempt.

## Section (3) Access to shade

### How does OSHA define shade?

Shade is blockage of direct sunlight. One indicator that blockage is sufficient is when objects do not cast a shadow in the area of blocked sunlight. Shade is not adequate when heat in the area of shade defeats the purpose of shade, which is to allow the body to cool. For example, a car sitting in the sun does not provide acceptable shade to a person inside it, unless the car is running with working air conditioning.

### What does "immediately and readily available" mean?

Immediately means "instantly" and readily available means "close at hand."

### May I provide my employees with wide-brimmed hats for shade?

While it is a good idea to provide hats for employees, hats do not provide enough shade.

### What are some alternatives to providing shade to my employees?

Alternative cooling methods may be used when providing shade is infeasible, such as on the side of a steep slope, or if providing shade creates a greater hazard, such as during extremely windy conditions. Alternative cooling methods include (but are not limited to) evaporative cooling vests, cooling towels, and wraps.

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## Section (4) Drinking water

How much water does my employer need to give me per hour?

When the heat index in the work area equals or exceeds 80 degrees Fahrenheit, employers must supply each employee 32 ounces per hour.

Is it acceptable to provide noncaffeinated sports drinks instead of water?

Drinking water packaged as a consumer product and electrolyte-replenishing beverages that do not contain caffeine (for example, sports drinks) are acceptable substitutes, but should not completely replace the required quantities of water.

Do I have to provide my employees the entire quantity of drinking water at the beginning of their shift?

No, as long as there are procedures to supply the employees with drinking water throughout the shift.

May I reimburse my employees if drinking water is purchased?

Yes; drinking water must be provided at no cost to employees.

## Section (5) High heat practices

What are the rules for when the heat index is 90 degrees Fahrenheit or more?

When the heat index exceeds 90 degrees, all of the rules for 80 degrees apply, plus:

- Effective communication with a supervisor is required through voice, observation, or electronic means; observation and monitoring of employees for signs and symptoms of heat-related illness
- Ensure that employees are observed for alertness and signs and symptoms of heat illness, and monitored to determine whether medical attention is necessary
- A cool down or rest period of at least 10 minutes is required for every two hours of work
- Develop and implement emergency medical and acclimatization plans

## Work/rest schedules

What are the options when developing a work/rest schedule?

(A) Implement a written, employer-specific heat illness prevention work/rest schedule using the minimum rest break durations and intervals in Table 1 ([on the next page](#)), that is employer-adjusted to effectively protect employees from heat illness.

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**Table 1. Minimum employer-specific rest break durations and intervals:**

| Heat index temperature (°F) | Rest break durations       |
|-----------------------------|----------------------------|
| 90 or greater               | 10 minutes every two hours |
| 100 or greater              | 15 minutes every hour      |

These four elements are required to be in an employer's heat illness prevention work/rest schedule:

1. The effect of personal protective equipment (PPE) on the body's ability to retain heat
2. The effect of the type of work clothing on the body's ability to retain heat
3. Relative humidity, whether work activities are indoors or outdoors
4. The intensity of the work being performed

**OR**

Implement an effective heat illness prevention work/rest schedule based upon recommendations from [NIOSH](#).

**OR**

Implement a written simplified heat illness prevention work/rest work rest schedule using Table 2 below.

**Table 2. Minimum simplified rest break durations and intervals:**

| Heat index temperature (°F) | Rest break durations       |
|-----------------------------|----------------------------|
| 90 or greater               | 10 minutes every two hours |
| 95 or greater               | 20 minutes every hour      |
| 100 or greater              | 30 minutes every hour      |
| 105 or greater              | 40 minutes every hour      |

**Note:** The Table 2 work/rest schedule is only required during the specified heat index temperatures.

**Note:** Preventative rest breaks under subsection (5) (e) are only required during the specified heat index temperatures, and may be provided concurrently with any other meal or rest period required by policy, rule or law, if the timing of the preventative rest break coincides with the otherwise required meal or rest period. However, the preventative rest break must be calculated using only the time spent in the shade and when employees are not performing work other than light work such as that performed in an office setting. Except when preventative rest breaks coincide with the existing unpaid meal break, the preventative rest break is a work assignment and must be compensated accordingly. Preventative rest breaks are only required during the time of the shift that the ambient heat index equals or exceeds 90 degrees Fahrenheit.

Oregon OSHA also describes employers' three options for heat illness prevention rest schedules in this [fact sheet](#).

[Are heat illness prevention rest breaks required for vehicle salespeople?](#)

It depends on how long they are working in the sun. If they work in the sun when the heat index is equal to or greater than 90 degrees Fahrenheit for more than 15 minutes in a 60-minute period, the answer is yes.

[Can vehicle salespeople work during their heat illness prevention rest break?](#)

Yes, if the work is performed in a temperature-controlled environment and they are performing either "rest" or "light" work and this must be done at the employees' discretion. An employer may not require that employees work when they are on their heat illness prevention rest break.

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Are heat illness prevention rest breaks required for those who perform work in an attic?

It depends on how long the work is performed in the attic. Presuming that the attic work takes longer than 15 minutes in a 60-minute period, then heat illness prevention rest breaks would be required. This type of work would not normally be classified as “rest” or “light.”

Are heat illness prevention rest breaks required for employees who work outside at summer camps for children when the heat index is equal to or exceeds 90 degrees Fahrenheit?

Oregon OSHA recognizes that these situations are dynamic and that it might not be possible for employees supervising children to take their heat illness prevention rest breaks when the heat index is equal to or greater than 90 degrees Fahrenheit at regular intervals. Employers should attempt to apply engineering and administrative controls to reduce these employees’ exposure. Employers should plan for these situations and make provisions for water and shade, when possible. When providing shade is impossible, employers should use alternative cooling methods for these employees.

If an employee is working and the heat index is 90 degrees Fahrenheit or higher, and the employer has to give breaks in the shade, can the employer rotate that employee to work inside for a while (to provide shade and a break from sun and heat), and then rotate the employee back out away from the shade?

No, and this note from the rule below explains why.

**Note:** The purpose of the heat illness prevention rest breaks is to allow the body to cool down and recover from working when the heat index equals or is greater than 90 degrees Fahrenheit. However, there is nothing that prevents an employer from rotating employees inside where the heat index is less than 80 degrees Fahrenheit.

Can we ask our employees to stretch their muscles or participate in other activities during the rest periods?

No. The purpose of the rest period is to allow employees to rest, cool down, and recover from working in the heat.

Can an employee take a break outside of the designated rest break schedule if they are experiencing symptoms? If that is true, which provision of the rules points to that allowance?

Employees experiencing symptoms of heat-related illness should use the training they received to determine the most appropriate steps, including seeking rest in shade. The employer’s emergency medical plan and heat illness prevention plan may provide details on the process to take when employees are experiencing symptoms.

The following rules (OAR 437-002-0156 or OAR 437-004-1131) would relate to the above answer:

(6) Emergency medical plan. The employer’s Emergency Medical Plan must address employee exposure to excessive heat, in accordance with OAR 437-002-0161(4). When employers are performing Construction activities, they must also comply with 29 CFR 1926.50. For those employers that fall under Division 7 Forest activities, they must comply with OAR 437-007-0220. These plans must address the types medical situations that employees could encounter, including conditions relating to excessive heat exposure.

### Heat Illness Prevention Plan:

(8)(a) How employees will be trained on the hazards of heat exposure and the necessary steps to prevent heat-related illnesses;

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(8)(b) How to recognize the symptoms of dehydration, and how to respond to suspected heat-related illnesses in others;

(8)(e) How employees will be provided sufficient space to rest in a shaded area or cool climate-controlled area, and where heat-affected employees may cool off and recover when signs and symptoms of heat-related illnesses are recognized;

### **Supervisor and employee training:**

(9)(b) The employer's procedures for complying with the requirements of this standard, including, but not limited to, the employer's responsibility to provide water, heat index information (including the risks to experiencing a heat-related illness), shade, preventative rest breaks, and access to first aid, as well as how employees can exercise their rights under this standard without fear of retaliation;

(9)(f) The importance for employees to immediately report to the employer, directly or through the employee's supervisor, signs and symptoms of heat illness in themselves or in others.

### **Does Oregon OSHA have the authority to classify a rest break as a "work assignment"?**

Yes, Oregon OSHA has the regulatory authority to classify rest breaks as "work assignments."

Our employees work by 'piece rate' and they do not want to take additional rest breaks when the heat index is equal to or greater than 90 degrees Fahrenheit; what are our options?

Employers are required to provide heat illness prevention rest breaks for employees who work by "piece rate."

Can we use one heat illness prevention rest break for a group of our employees and another one for another group of our employees?

Yes, employers may use one option for a group of employees and another option for another group of employees, as long as employees don't switch between groups.

For the Simplified Work/Rest Schedule, does 10 minutes every two hours mean 110 minutes of work and 10 minutes rest, or 120 minutes work and then 10 minutes rest? Likewise, is it 40 minutes work/20 minutes rest, or 60 minutes work, then 20 minutes rest?

10 minutes every two hours means 110 minutes of work and 10 minutes rest; and 20 minutes every hour means 40 minutes work and 20 minutes rest.

Is there a specific top temperature (from natural or work-related heat) that workers should not be in?

It would vary from individual to individual, based on a number of factors (i.e., fitness of the individual, hydration status, medications, etc.).

A heat index of 108 degrees Fahrenheit is specified as a maximum in some peer-reviewed publications, but this is more of a guidance rather than an absolute.

As a general rule, Oregon OSHA does not prohibit work.

Can I use the NIOSH heat stress app if my employer has chosen the NIOSH work/rest schedule?

No, because there are adjustments that are required that are underneath the NIOSH work/rest schedule. As an example, it is 80 degrees with a relative humidity of 50 percent, and employees are working

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in full sun. Due to working in full sunlight, the notes say add 13 degrees = 93 degrees. The adjustment for relative humidity at 50 percent is  $6 + 93 = 99$  heat index. IF you were to use the app and enter the temperature and relative humidity, you would only get a heat index of 81, the same as the heat index chart. The NIOSH app does not take into account the effect of sunlight. Heat index values were created for shady, light-wind conditions.

[Can an employer just send an employee home without pay to comply with this heat law instead of allowing the person to take the designated breaks?](#)

This is a question for the Oregon Bureau of Labor & Industries.

[How would flaggers workload be classified?](#)

Flaggers are performing work at least at the "moderate" level.

[Am I required to provide heat illness prevention rest breaks if the heat index is equal to or above 90 degrees Fahrenheit for less than two hours?](#)

No.

[If the heat index does not exceed 95 degrees until 4 p.m. and employees are scheduled to get off work at 5 p.m. am I required to furnish heat illness prevention rest breaks?](#)

The answer depends on which work/rest schedule the employer has chosen.

IF the employer has chosen option A (employer-designed work/rest schedule), the answer is "no."

IF the employer has chosen option B (NIOSH), then the answer is "yes"; employers should provide a 15-minute heat illness rest break after every 45 minutes of work when the heat index is 95 degrees Fahrenheit.

IF the employer has chosen option C (simplified work/rest schedule), then the answer is "yes"; employers should provide a 20-minute heat illness rest break after every 40 minutes of work when the heat index is 95 degrees Fahrenheit.

## Section (6) Emergency Medical Plan

[Are all employers required to develop an Emergency Medical Plan?](#)

Previously, not all employers were required to have an Emergency Medical Plan. However, for the purpose of this rule, all employers in General Industry, Construction, and Forestry are now required to have an Emergency Medical Plan that addresses heat illness prevention.

[What are the required elements for an Oregon OSHA Emergency Medical Plan?](#)

The required elements for an Oregon OSHA Emergency Medical Plan may be found below and in the rules [here](#).

- (a) An emergency medical plan to ensure the rapid provision of medical services to employees with major illnesses and injuries shall be developed. In such cases, the employer shall determine that the service will be available in an emergency.
- (b) If a physician or an ambulance with emergency medical technicians is readily accessible to the place of employment, then the minimum emergency medical plan must contain the emergency telephone number of the ambulance service. The emergency telephone number shall be posted conspicuously at the place of employment.
- (c) Employers in areas with a designated 911 telephone number may use the 911 service in lieu of posting the specific ambulance telephone number.
- (d) If the place of employment is not in proximity to emergency medical services, then the employer shall

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have, in addition to the information required in 437-002-0161(4)(a), a definite plan of action to be followed in the event of serious injury to an employee. The plan of action shall consist of the arrangements for:

- (A) Communication – two-way radio telephone, or provision for emergency communication to contact the emergency medical services.
- (B) Transportation – availability of transportation to a point where an ambulance can be met or to the nearest suitable medical facility. Vehicles provided for this purpose shall be available at all times, shall have right-of-way over all vehicles or equipment under the control of the employer, and shall be equipped so that due consideration can be given to the proper care and comfort of the injured employee.
- (C) Qualified medical personnel at destination.
- (D) All employees shall be knowledgeable concerning the qualified first aid person(s), the first aid requirements, and emergency medical plan.

[Do you have a sample emergency medical plan?](#)

Sample plans are available online but they need to be tailored to the business operations and locations where employees are working. It's important to note: The emergency medical plan was required for some employers prior to the heat illness rules.

#### Resources:

- [Federal OSHA - How to plan for workplace emergencies and evacuations](#)
- [Oregon OSHA - Expecting the Unexpected](#)

## Section (7) Acclimatization Plan

What are some good resources to learn more about acclimatization?

- [CDC NIOSH Heat Stress Acclimatization Plan](#)
- [CDC Acclimatizing Workers](#)

- [Oregon OSHA's Local Emphasis Program – Preventing Heat-Related Illness](#)

[What are the definitions of “acclimated” and “unacclimated”?](#)

Acclimated means that employees are used to working in high-temperature environments, and unacclimated means that employees are not used to working in high-temperature environments.

[I own a bank and my tellers work inside. I also sponsor golf tournaments, and my tellers volunteer at the tournaments. What are the expectations regarding acclimatization?](#)

Oregon OSHA recognizes that under this situation, acclimatization would be impossible to achieve. However, the employer should take steps to prevent these employees from suffering a heat-related illness by providing shade, water, increased heat illness prevention rest breaks, and alternative cooling methods such as cooling vests, cooling towels, misters, etc.

[As an employer, how do I integrate these items into my acclimatization plan?](#)

A sample acclimatization and rest break plan for heat illness prevention can be found [here](#).

## Section (8) Heat Illness Prevention Plan

[Are there resources to assist in developing a Heat Illness Prevention Plan?](#)

Yes, here are samples:

- [OSHA Heat-Illness Prevention Plan](#)
- [Oregon OSHA sample Heat Illness Prevention Plan](#), also available in [Spanish](#).

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## Section (9) Supervisor and employee training

What topics must all employees, whether supervisors or non-supervisory, be trained on annually to prevent heat-related illness?

Prior to being exposed to high heat, all employees must be trained in:

- The environmental and personal risk factors (for example, chronic obstructive pulmonary disease, asthma, kidney disease, obesity, etc.) for heat illness that may limit an individual's tolerance to excessive heat, as well as the added burden of heat load on the body caused by exertion, clothing (refer to Section 5 in Appendix A, Information for Heat Illness Prevention), and personal protective equipment.
- The employer's procedures for complying with the requirements of this standard, including, but not limited to, the employer's responsibility to provide water, heat index information (including the risks to experiencing a heat-related illness), shade, preventative rest breaks, and access to first aid, as well as how employees can exercise their rights under this standard without fear of retaliation.
- The importance of frequent consumption of small quantities of water, up to 32 ounces per hour, when the work environment is hot and employees are likely to be sweating more than usual in the performance of their duties.
- The concept, importance, and methods of the acclimatization plan pursuant to the employer's procedures under section (8).
- The different types of heat illness, the common signs and symptoms of heat illness, and the appropriate first aid and emergency response to the different types of heat illness, including how heat illness may progress quickly from mild signs and symptoms to a serious and life-threatening condition.

- The importance for employees to immediately report to the employer, directly or through the employee's supervisor, signs and symptoms of heat illness in themselves or in others.
- The effects of nonoccupational factors (e.g., drugs, alcohol, and obesity) on tolerance to occupational heat stress.

Do we have to train our employees when they work in an office environment?

The heat rule applies to people who will be working in the heat, whether indoors or outdoors. It does not apply to workers who work indoors with mechanical ventilation that keeps the indoor heat index below 80 degrees Fahrenheit.

## Section (10) Training documentation

What are employers required to do under this section?

Employers must verify compliance with section (9) by preparing and maintaining written or electronic training records that can be provided to Oregon OSHA upon request. Such records must contain the name or identification of each employee trained, the date(s) of the training, and the name of the person who conducted the training. The most recent annual training record for each affected employee must be maintained.

Oregon OSHA expects employers to make necessary changes to work practices in response to such environmental changes so that the required routine ventilation maintenance activities are completed in a timely and appropriate manner. For example, an employer could ensure that such maintenance activities are scheduled for times that the heat is expected to be less intense, such as early morning.

An employer always has the option to prove that such activities are (at times) truly infeasible (e.g., ice storm in winter). In such cases, that determination is left up to the employer to be able to demonstrate infeasibility, and that determination would be reviewed on a case-by-case basis should there be a compliance inspection.

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## Miscellaneous

Is there a chart that summarizes the rule requirements?

Yes

| Heat index                            | Rule requirements                                                                                                                                                                                                                                                              |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Equals or exceeds <b>80</b> degrees F | Enough shade must be provided to accommodate those on their heat illness prevention rest and meal breaks                                                                                                                                                                       |
| Equals or exceeds <b>80</b> degrees F | Cool or cold drinking water must be provided; up to 32 ounces per employee per hour                                                                                                                                                                                            |
| Equals or exceeds <b>80</b> degrees F | Acclimatization begins                                                                                                                                                                                                                                                         |
| Equals or exceeds <b>80</b> degrees F | Emergency plans developed/updated to address employee exposure to excessive heat                                                                                                                                                                                               |
| Equals or exceeds <b>80</b> degrees F | Develop and implement an acclimatization plan and procedures in writing. Employers have two options.                                                                                                                                                                           |
| Equals or exceeds <b>80</b> degrees F | Develop, implement, and maintain an effective heat illness prevention plan in writing.                                                                                                                                                                                         |
| Equals or exceeds <b>80</b> degrees F | Provide heat illness prevention training to all employees, including new employees, supervisory and non-supervisory employees, prior to June 15, 2022.                                                                                                                         |
| Equals or exceeds <b>80</b> degrees F | Training must be documented.                                                                                                                                                                                                                                                   |
|                                       |                                                                                                                                                                                                                                                                                |
| Equals or exceeds <b>90</b> degrees F | Implement high heat practices (i.e., a communication system to identify employees that may be experiencing a heat-related illness; a system that allows designated and other employees to call emergency medical services; and a system for monitoring the indoor heat index). |
| Equals or exceeds <b>90</b> degrees F | Develop and implement a written heat illness prevention rest break schedule; employers must choose from one of three options.                                                                                                                                                  |

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# Council Business Meeting

Date: August 20, 2024

|             |                                         |
|-------------|-----------------------------------------|
| Agenda Item | City Attorney Job Description & Process |
| From        | Molly Taylor, Director                  |
| Contact     | molly.taylor@ashland.or.us              |

## **SUMMARY**

Human Resources is working on collecting information from several recruiting firms to assist in the recruitment for the City Attorney.

## **POLICIES, PLANS & GOALS SUPPORTED**

Values: Excellence in governance and City services.

## **BACKGROUND AND ADDITIONAL INFORMATION**

The City Attorney position has been vacant since July 2022. With the help of the help of the Assistant City Attorney, we have contracted out this position until a successful recruitment process is completed. Prior recruitments for this position have been unsuccessful.

In the past, most of our executive recruiting firms have had a similar process:

- The recruiter spends time with the Council, Community Stakeholders and staff to develop a profile of the ideal candidate and develop an understanding of the community and position to find the best match.
- The recruiter conducts a national search.
- The City hosts semi-finalists for a selection process to include interviews, a tour of the City and in some cases, a candidate reception.

Human Resources utilized the Directory of Executive Search Firms provided by ICMA (International City/County Management Association) and from there searched for firms primarily located on the West Coast. The criteria being used to narrow the search for a recruiter was:

- Do they have experience providing service in Oregon?
- What are their qualifications?
- What services would be included? Do they have different packages?
- What are their rates? Can they provide a rate sheet?
- When would they be able to begin?
- What is their typical recruitment timeline?

In anticipation of the recruitment, the job description for the City Attorney needs to be reviewed and, if necessary, updated.

## **FISCAL IMPACTS**

Professional fees for recruitment firms range from \$30,000 to \$50,000. Funds for an executive recruitment have been budgeted.

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

Review the City Attorney job description and have Human Resources update as needed.

## **REFERENCES & ATTACHMENTS**

1. Job Description City Attorney final draft.06.23.22
2. ARTICLE\_VIII-A\_(1)\_CityChart\_CM







# Council Business Meeting



## JOB DESCRIPTION

OVERTIME:    ☒ Exempt    ☐ Non-Exempt

|                                                                              |                                                                                        |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>JOB TITLE:</b><br><b>JOB GROUP:</b><br><b>DEPARTMENT:</b><br><b>DATE:</b> | <b>City Attorney</b><br>Executive Management<br><i>Administration</i><br>June 23, 2022 |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|

### **PURPOSE:**

Performs a broad range of legal services for the City of Ashland and serves as the chief advisor on all City legal matters; interprets statutes, codes, and rules; represents the City in legal proceedings; prepares ordinances, resolutions, and other legal documents for the City; provides legal support to the Mayor, City Council, Ashland Park Commission, City Manager, and department heads; represents the City before various agencies; supervises assigned personnel; and performs other work as assigned.

### **DISTINGUISHING CHARACTERISTICS:**

The City Attorney is a single position classification. The incumbent performs complex professional attorney duties and is responsible for overall management of the City's Legal Department, including the supervision of the Assistant City Attorney and clerical staff.

### **SUPERVISION RECEIVED:**

Receives policy direction from the City Council.

### **SUPERVISORY RESPONSIBILITIES:**

The employee in this classification has direct supervisory responsibility over subordinate attorney staff as well as technical and clerical employees.

### **ESSENTIAL JOB FUNCTIONS:**

*The duties listed below are only intended as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the classification if the work is similar, related and/or a logical assignment to the classification.*

Draft, review, interpret and enforce contracts for the City on a wide variety of subjects, including real estate, development, purchasing, intergovernmental, loan, personnel, and other agreements; conduct legal research in order to analyze and advise the City on various legal questions and recommend courses of action; prepare correspondence, memoranda, and reports concerning legal questions, analyses, interpretations, and opinions.

Research, draft, review, and interpret City ordinances; prepare necessary reports for City staff, Mayor and City Council information and action; enforce the Ashland Municipal Code.

Supervise employees in the Legal Department, including providing instruction, assigning and reviewing work, scheduling projects, evaluating performance, taking and/or effectively recommending necessary personnel actions, and resolving employee complaints.

Advise on disciplinary actions and review grievances filed by employees and bargaining units; conduct necessary research to analyze and interpret various labor-related questions and advise the City regarding best courses of action; respond to inquiries and resolve complaints regarding City activities in person, over the telephone, and through written

correspondence; attend various community group, professional and civic organization meetings to communicate City policies.

Serve as the City's attorney in a variety of actions in judicial or administrative forums, including federal and state court proceedings; retain, manage, and assist outside legal counsel as needed.

Attend and provide support at City Council meetings, executive sessions, and study sessions; Planning Commission meetings; and other advisory meetings as required; provide legal training for City staff, boards, and commissions as needed.

Meet regularly with the City Management Team and work with the City Manager to accomplish City Council policy direction.

Coordinate assigned activities with those of other departments, outside agencies, and organizations.

Hire consultants as necessary for legal purposes.

Serve as a member of the City's management team; act ethically and responsibly; support and demonstrate engagement in diversity, inclusion, and equity and maintain effective working relationships with others; demonstrate professionalism and respect in all workplace interactions.

Maintain regular job attendance.

Follow all safety rules and procedures established for work areas.

Dedicated to workforce diversity, equity, and inclusion and possess the desire to advance the City's achievements in this area

City of Ashland residency preferred.

### **AUXILIARY JOB FUNCTIONS:**

Maintain proficiency by attending training conferences and meetings, reading materials, and meeting with others in areas of responsibility.

Perform other work as assigned.

### **MINIMUM QUALIFICATIONS:**

#### **EDUCATION, TRAINING AND EXPERIENCE**

Education: Graduation from an accredited school of law.

Experience: A minimum of five (5) years of professional experience as a practicing attorney in a public sector environment.

Substitution: Any satisfactory equivalent combination of education, training and experience that demonstrates the knowledge, skills, and abilities to perform the duties of the job proficiently may substitute for the above requirements.

Desirable Qualifications: Experience in a municipal government that is similar in size or larger than the City of Ashland is desirable.

### **SPECIAL REQUIREMENTS:**

License: Possession of, or the ability to obtain and retain, an Oregon driver license by the time of appointment.



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Other: Current membership in good standing in the Oregon State Bar.

**KNOWLEDGE, SKILLS, AND ABILITIES:**

Knowledge of:

Modern and highly complex principles and practices of municipal law.

Principles and practices of modern public administration, including planning, organizing, directing, and staffing.

Principles of organization, duties, powers, limitations, and authority of city government and the City Attorney's Office.

Legal principles and practices including in the areas of civil, criminal, constitutional, and administrative law and procedures.

Ordinances, statutes, and court decisions relating to municipal corporations.

Principles and practices of business computer user applications.

Ability to:

Interpret and apply legal principles and knowledge of complex legal problems; effectively apply legal knowledge and principles in court.

Conduct research on complex legal problems and prepare sound legal opinions.

Interpret and make decisions in accordance with laws, regulations, and policies.

Select, supervise, train, and evaluate professional, technical, and clerical staff.

Develop and administer a department budget.

Exercise sound independent judgment within general policy guidelines.

Communicate effectively with the public and staff, both orally and in writing, often in stressful situations.

Establish and maintain effective working relationships with those contacted in the course of work.

**PHYSICAL DEMANDS:**

*The physical and mental demands described here are representative of those that must be met by employees to successfully perform the essential functions of this classification. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.*

(1) Mobility: frequent sitting for long periods of time; occasional walking and standing. (2) Lifting: frequently up to 10 pounds; occasionally up to 25 pounds. (3) Vision: constant use of overall vision; frequent reading and close-up work; occasional color and depth vision. (4) Dexterity: frequent use of keyboard; frequent repetitive motion; frequent writing; frequent grasping, holding, and reaching. (5) Hearing/Talking: frequent hearing and talking, in person and on the phone. (6) Emotional/Psychological: frequent decision-making and concentration; frequent public and/or coworker contact; occasional working alone.

**WORKING CONDITIONS:**



*The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this classification. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.*

Work is performed in a typical office environment and is subject to moderate noise.

**DEPARTMENT HEAD SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**CITY MANAGER APPROVAL:** \_\_\_\_\_

**DATE:** \_\_\_\_\_





## **ARTICLE VIII-A - City Manager**

**Section 1.** The office of City Manager is established as the chief executive and administrative head of city government. The City Manager is responsible to the Mayor and Council for the proper administration of all city business. The City Manager will assist the Mayor and Council in the development of city policies and will carry out policies established by ordinances and resolutions.

**Section 2.** A majority of the Mayor and Councilors must appoint and may remove the City Manager. The appointment must be made without regard to political considerations and solely based on education and experience with local government management.

**Section 3.** The City Manager may be appointed for a definite or an indefinite term and may be removed at any time by a majority of the Council. The Council must fill the office by appointment as soon as practicable after the vacancy occurs.

**Section 4.** The City Manager must:

1. Attend all Council meetings unless excused by the Mayor or Council;
2. Make reports and recommendations to the Mayor and Council about the needs of the city;
3. Administer and enforce all city ordinances, resolutions, franchises, leases, contracts, permits, and other city decisions;
4. Appoint, supervise and remove all non-elected department heads and other city employees, except as follows:
  - a. The Ashland Parks and Recreation Commission shall have responsibility for appointing, supervising, and removing its employees, subject to state law, Ashland Municipal Code, written mutual agreements between the City Council and Ashland Parks and Recreation Commission, and formal, written City administrative policies.
  - b. Employees who report directly to the Mayor and City Council shall be appointed, supervised, and removed by the Mayor and City Council and shall be termed appointive officers.
5. Organize city departments and administrative structure, except that the City Manager shall have no responsibility for the supervision of the City Attorney's Office or the Ashland Parks and Recreation Commission;
6. Prepare and administer the annual city budget;
7. Administer city utilities and property;
8. Encourage and support regional and intergovernmental cooperation;
9. Promote cooperation among the City Council, staff and citizens in developing city policies and building a sense of community;
10. Perform other duties as directed by the City Council; and
11. Delegate duties to any city employee, in a manner consistent with the provisions of the City Charter, the Ashland Municipal Code, state and federal employment law, and collective bargaining agreements.

**Section 5.** The City Manager has no authority over the Mayor or City Council or any other elected official, or the City Attorney.

**Section 6.** The City Manager and other employees designated by the City Council may sit at Council meetings but have no vote. The City Manager may take part in all City Council discussions.

**Section 7.** When the City Manager is temporarily disabled from acting as manager or when the office becomes vacant, the City Council must appoint a manager *pro tem*. The manager *pro tem* has the authority and duties of City Manager, except that a manager *pro tem* may appoint or remove department heads only with City Council approval.

**Section 8.** Neither the Mayor nor a member of the City Council shall directly or indirectly, by suggestion or otherwise, attempt to influence or coerce the City Manager in the making of any appointment or removal of any officer or employee or in the purchase of services and supplies; nor attempt to extract any promise relative to any appointment from any candidate for City Manager. Nothing in this section shall be construed, however, as prohibiting the City Council from fully and freely discussing with or suggesting to the City Manager anything pertaining to city affairs or the best interests of the city.

**Section 9.** No person related to the City Manager by consanguinity or affinity within the third degree shall hold any appointive office or employment with the city, except with the express approval of the City Council.

**Section 10.** This Article VIII-A shall be effective on January 1, 2021, if approved by the electors of Ashland in a primary or general election prior to that date. The individual employed as Ashland City Administrator on the effective date of this ARTICLE VIII-A shall be the City Manager as described above and shall remain so employed until such time as he/she resigns or is terminated by the City Council. The position of City Administrator is abolished. (Charter amendment 05-19-2020)



# Council Business Meeting

Date: August 20, 2024

|             |                          |
|-------------|--------------------------|
| Agenda Item | City Manager Appointment |
| From        |                          |
| Contact     |                          |

## **SUMMARY**

The Mayor is seeking confirmation from Council for the permanent appointment of Sabrina Cotta as the City Manager.

## **POLICIES, PLANS & GOALS SUPPORTED**

Values: Excellence in governance and City services

## **BACKGROUND AND ADDITIONAL INFORMATION**

The City Manager position became vacant in October 2023. Sabrina Cotta, the Deputy City Manager, became Acting City Manager until February 2024, when she became Interim City Manager.

The Ashland Charter, Article XIII Section 1, gives the Mayor, with the confirmation by the Council, authority to appoint a City Manager.

## **FISCAL IMPACTS**

This is a budgeted position with no significant impacts.

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

I move to appoint Sabrina Cotta as the permanent City Manager and authorize the Mayor and Council Chair, working with the City Attorney, to negotiate a contingent employment agreement with Sabrina for future Council consideration.

## **REFERENCES & ATTACHMENTS**

1. City Manager Job Description FINAL 08.06.24
2. Sabrina Cotta\_Resume\_InterimCityManager\_Redacted
3. Actions and Accomplishments as Interim City Manager
4. Ashland Charter Section 1



## JOB DESCRIPTION

**OVERTIME:**   x   Exempt      Non-Exempt

|                                                                              |                                                                                                             |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>JOB TITLE:</b><br><b>JOB GROUP:</b><br><b>DEPARTMENT:</b><br><b>DATE:</b> | <b>City Manager</b><br>Executive Management<br><i>Administration</i><br>*1/1/2021 Changed by Ballot Measure |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|

The City of Ashland is a full-service City that runs its own Police Department, Fire & Rescue including ambulance service, Public Works Department including water, wastewater, street operations, and Engineering, Community Development Department including Planning and Building, Electric Utility, Municipal Court, and Fiber optic network. The City has a range of centralized services, including Information Technology, Finance, and Human Resources. A separate elected Commission, Ashland Parks and Recreation Commission (APRC), oversees employees in the Parks and Recreation Department; however, APRC shares part of general fund revenues with the City. The City has five (5) collective bargaining units: Ashland Firefighters' Association, Ashland Police Association, IBEW Electrical union, IBEW Clerical/Technical union, and the Laborers' International Union of North America.

### **PURPOSE:**

Under the City Council's direction, the City Manager performs highly responsible management, administrative and professional duties as the Chief Executive Officer of the City of Ashland. Using a high degree of independence, initiative, and vocational ability in the daily administration and management of municipal operations, the City Manager implements policies and programs with a community-wide impact working within federal, state, and local regulations, laws, and guidelines. The City Manager provides visionary, innovative leadership, supervision, and general direction to the City's Executive Management Team. The City Manager provides professional-managerial support to the Mayor and Council in developing, enacting, and administering laws, policies, and programs; manages the City's budget; enforces or oversees enforcement of all City Ordinances, Resolutions and contracts; and performs other work as assigned.

### **DISTINGUISHING CHARACTERISTICS:**

The City Manager is a single position classification. The incumbent serves as the chief administrative officer for the City and the principal staff person to the Mayor and the City Council. The City Manager serves as an experienced executive with a high aptitude to manage overall municipal operations.

### **SUPERVISION RECEIVED:**

The City Manager receives general policy direction from the City Council.

### **SUPERVISORY RESPONSIBILITIES:**

The employee in this classification will have direct supervisory responsibility over subordinate management, supervisory, professional, and technical employees, and functional supervisory responsibility over subordinate supervisory, professional, technical, clerical, and/or other employees.

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**ESSENTIAL JOB FUNCTIONS:**

*The duties listed below are intended to illustrate the diverse types of work that may be performed. The omission of specific statements of duties does not exclude them from the classification if the work is similar, related, and/or a logical assignment to the position designation.*

Establish an excellent working relationship with the Council on an individual and collective basis through clear and consistent communication. Keep the Council informed of current events, and supply prompt, well-researched recommendations, analysis, and alternatives to make informed decisions on behalf of the City. Provide direct staff support to the City Council at all regular Business Meetings, Study Sessions, Special Meetings, and Executive Sessions. Prepare the Agenda; supply information and reports covering City operations; support Council members in their deliberations on policy and/or legislative matters. Assist the Council as needed in preparing for meetings; communicate the decisions of Council to department heads, City staff, and the media; ensure implementation of Council actions.

Assist the City Council in developing and coordinating its initiatives and goals for the community into action in a transparent manner. Provide appropriate and effective services for the City based on an analysis of City needs, and various economic, legislative, and judicial influences; Develop strategies and recommend short and long range plans to support and engage City departments to implement these goals and policies.

Empower staff through clear communication, set exacting standards and expectations for staff accountability without micromanaging subordinates. Provide administrative direction to all City departments and employees, directly or through subordinate department heads and other managers; conduct performance appraisals and ensure that subordinate managers and supervisors do the same for their subordinates; ensure resolution of personnel matters. Hire, discipline, and as necessary, terminate department heads and other staff (with the exception of APRC employees, City Attorney, elected officials, and appointed officers of the City Council); maintain standards of efficiency and morale among all department employees on matters relating to personnel, employee relations, conflicts and grievances. The City Manager must be impartial and fair with the ability to generate trust in the organization and the community.

Oversee and direct the budget development process; review and approve departmental needs and estimates; prepare and transmit the Proposed Budget to the City's Citizen Budget Committee and the City Council for review and approval. Administer the Adopted Budget, monitoring expenditures to ensure compliance with the Budget and State law.

Work with various citizen and business groups to encourage and develop economic opportunities, attend meetings, and represent the City in multiple organizations and groups. Explain City issues and projects, promote citizen participation and support, respond to citizen inquiries, resolve complaints, or refer them to the right departments as needed; follow through to ensure satisfactory citizen inquiry resolution.

The City Manager must value and support partnerships and collaboration with other governmental agencies and stakeholders in the region; represent the City at meetings and events regionally, locally, and nationally, the City Manager will bring new ideas and solutions to the City Council and Community. The City Manager will be a problem-solver with the ability to multi-task and communicate simultaneously with the Council, Community, and staff in a transparent manner.

Dedicated to workforce diversity, equity, and inclusion and possess the desire to advance the City's achievements in this area.





**AUXILIARY JOB FUNCTIONS:**

Maintain ability by attending training conferences and meetings, reading materials, and meeting others in areas of responsibility.

Perform other work as assigned.

**MINIMUM QUALIFICATIONS:**

**EDUCATION, TRAINING, AND EXPERIENCE**

**Education:** Possession of a bachelor's degree with major coursework in public administration, business administration, finance, or a closely related field.

**Experience:** A minimum of ten (10) years of progressively responsible public sector administrative/management experience, including at least three (3) years of experience as a chief executive officer for a City, County or Special District or five (5) years of experience as a deputy or Assistant City Manager/Administrator.

**Substitution:** Any satisfactory equivalent combination of education, training, and experience that shows the knowledge, skills, and abilities to perform the duties of the job proficiently may substitute for the above requirements.

**Desirable Qualifications:**

A master's degree in Public Administration is highly desirable. Experience managing in a municipal government comparable in size and complexity than the City of Ashland is beneficial. Certification as an ICMA Credentialed Manager and Oregon experience is preferred.

**SPECIAL REQUIREMENTS**

**License:** Possession of, or the ability to obtain and maintain, an Oregon driver's license by the time of appointment.

**KNOWLEDGE, SKILLS, AND ABILITIES**

**Knowledge of:**

- Advanced, modern, and sophisticated principles and practices of municipal government.
- City administration and functions, including organizational and economic development functions and services.
- Principles and practices of municipal budget preparation and administration.
- Principles of effective public relations and interrelationships with community groups, public agencies, private businesses, firms, and other government levels.
- Current social, political, and economic trends, as well as operating problems of municipal government.
- Pertinent federal, state, and local laws, codes, and regulations.
- Principles and practices of employee selection, supervision, training, and professional development.
- Emergency management/disaster mitigation, preparedness, and response efforts.

**Skill and Ability to:**

- Provide effective leadership and coordinate the activities of a city organization.
- Serve effectively as the administrative agent of a city council.
- Select, supervise, and evaluate assigned staff, including senior managers.
- Interpret and apply a wide variety of complex laws, rules, and regulations.
- Analyze, interpret, summarize, and present administrative and technical information and data effectively.
- Communicate effectively, orally, and in writing and demonstrate strong presentation skills.



- Establish and support effective working relationships with those contacted during work. Demonstrate leadership to employees, contractors, public officials, other agencies, customers and the general public; Be resourceful, reach consensus with others and exhibit a collaborative style with community members, elected and appointed officials, executive management and staff. Gain cooperation through discussion and teamwork.

**PHYSICAL DEMANDS:**

*The physical and mental demands described here represent those that must be met by employees to perform the essential functions of this classification successfully. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.*

(1) Mobility: frequent sitting for extended periods; occasional bending or squatting. (2) Lifting: often up to 10 pounds; occasionally up to 25 pounds. (3) Vision: constant use of overall vision; frequent reading and close-up work; color and depth vision. (4) Dexterity: frequent use of keyboard; constant repetitive motion; regular writing; frequent grasping, holding, and reaching. (5) Hearing/Talking: routine hearing and talking, in person and on the phone. (6) Emotional/Psychological: frequent decision-making and concentration; regular public and/or coworker contact; occasional working alone.

**WORKING CONDITIONS:**

*The work environment characteristics described here represent those an employee encounters while performing the essential functions of this classification. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.*

Work is performed in a typical office environment and is subject to moderate noise.



## SUMMARY

- Customer service-oriented leader with over 15 years of experience in local jurisdictions to include county, city and special districts.
- Experience leading local government in the areas of Human Resources, Finance and Administration.
- Expertise in financial analysis, process improvement, organizational development, strategic planning, research and report writing.

## LOCAL GOVERNMENT EXPERIENCE

### **Interim City Manager** (Oct 2023- Present) / **Deputy City Manager** (March 22- Present)

City of Ashland, Oregon

As a member of the Executive Leadership team is charged with assisting with the City's transition to the Council-Manager form of government in an environment of changing economic circumstances. Have acted as Human Resource Director and Finance Director when positions were vacated. Issues managed included the formation of a new balanced biennium budget, loss of staff and low organizational morale, negotiation of four labor union agreements, unauthorized public camping, increase climate change/wildfire risk, strategic support of a fragile tourism economy and establishment of regional and local institutional partnerships. New strategic initiatives include:

- Establishment of multi-entity joint emergency operations center under the City's new Emergency Operations manager and increased joint efforts to prepare for potential emergency events.
- Initiation and expansion of a single-role EMS in the county assigned extra-jurisdictional ambulance service area under a business plan to improve response time and in-city firefighter availability.
- Reestablished City outreach and communication efforts and tools to include a budget options survey, annual townhall, annual business and economic roundtables, monthly City newsletter, regular City Manager reports, and a new City website with the deployment of citizen-initiated workflow requests, agenda management and citizen customization options.
- Continued homelessness initiatives to include shelter facility assessment for future uses and needs and a homeless master plan.
- Kick-off of first compensation and class study since 2009 to ensure the city is compensating employees fairly and can be an employer of choice in the region.

### **Interim Human Resources Director | March 2022- April 2023**

- Rebuilt the human resources department from zero staff to its current configuration of HR Director, HR Analyst and Risk Manager.
- On-boarded 65 new employees to the organization.
- Completion of a Diversity, Equity, and Inclusion assessment to assess internal hiring practices, organizational culture and the development of a strategic plan with action items to ensure organizational health through sound hiring practices, employee training and professional staff development.
- Reinstated annual training for all staff in the areas of anti-harassment, unconscious bias, and supervisor training.
- Instituted a quarterly professional development book-club open to all staff members.
- Instituted semi-annual employee appreciated events.
- Evaluation of City benefits and adjusted to ensure the city is competitive in recruiting staff.

### **Interim Finance Director | June 2022- April 2023**

- Created the 2023-2025 Biennium budget for the city effectively running budget committee meetings and gaining Council adoption.
- Built the City's first digital budget book accessible through the city website to ensure fiscal transparency and ease of use.
- Update of the City's procurement ordinances and processes to ensure efficiency and compliance with state statutes.
- Created and implemented economic development grant programs for local business façade improvements and community event support in support of the local tourism industry.

### **Director of Administrative and Internal Services**

Pueblo West Metropolitan District, Colorado | October 2019- August 2021

- Under the direction of the District Manager, directed the overall operation of five divisions, and was responsible for other organization-wide initiatives.
- Provided oversight for the district clerk, information technology, procurement, fleet and facilities.
- Responsible for leading organization-wide strategic planning, process improvements and sustainability initiatives.
- Project lead on drafting current District strategic plan and developed performance measures collaboratively with all departments and elected officials.
- Successfully transitioned employees to remote work in three days due to COVID-19. Successfully transitioned all procurement and Board of Director functions to online platforms within two weeks to accommodate COVID-19 restrictions.
- Project lead on implementing OpenGov software to streamline the development process in conjunction with County, City and Regional Building partners.
- Oversaw the District's capital improvement planning and budget process
- Worked collaboratively with a 5-person elected board on policy decisions and implementation.

### **Interim Strategic Plan & Performance Administrator/ Analyst II Office of Innovation and Sustainability**

Colorado Springs, Colorado | January 2018 to October 2019

- Facilitated the implementation of the City-wide Strategic Plan through planning and engaging with community members, City leadership and City departments
- Conducted the management and review of current department performance measures
- Facilitated ResultsCOS, a program to identify areas of success and opportunity with departments and facilitate collaboration and discussion around these areas to develop creative and innovative solutions to move the city forward
- Project manager on sustainability initiatives to include LED lighting and other energy savings system conversions in City facilities, turf to native grass conversion on City property, planning and executing Sustain-a-fest celebration events, formulation and submission of grant application to DOLA for an EV readiness plan
- Project lead on Pikes Peak 2030 regional sustainability plan update
- Planned, coordinated, and taught the Ascent Academy- the City's process improvement training course
- Assisted in the preparation and administration of all budgetary funds within the Office of Innovation and Sustainability (Facilities, Fleet, Office Services, Utilities, Fuel, Innovation) to include submitting budget recommendations, identifying and justifying unfunded needs for consideration, monitoring expenditures, and preparing and analyzing regular reports to monitor spending
- Chair of the City-wide Facilities Committee to include the coordination of meetings, the production and analysis of an on-going 5-year project timeline to address the City's most pressing facility needs, and annual budget recommendations to City leadership
- Administrator of the City-wide shared Facilities Capital Improvement, Non- Capital Improvement and Emergency needs budgets
- Project manager on SmartCOS projects to include: the build-out of a micro-grid, a smart streetlight strategy and pilot program, and smart building technology to reduce energy costs and increase security within City facilities

### **City Council Legislative Analyst**

Colorado Springs, Colorado | May 2017 to January 2018

- Provided professional research on legislative and policy matters for all nine Councilmembers, fellow Council staff, and in conjunction with executive staff
- Investigated and recommended resolutions for constituent concerns and responded to constituent inquiries for individual Council members and Council as a whole
- Reviewed proposed legislation and provided additional research and information to Councilmembers.
- Documented Council direction on assigned projects and reported as needed on progress.

- Staff liaison to the Food Policy Advisory Board and the Commission
- Examples of past projects include: Participating with and researching for the Affordable Housing Group to determine possible future policies to increase the preservation of current affordable housing and the construction of new affordable housing within city limits, researching and proposing policy and code change around barricade requirements for neighborhood block parties, the number of allowable beehives per residential lot, inspection needs for setback allowances for new construction of single family residences, standardization of City Council Board and Commission requirements, and the standardizing of internal policy reports and tracking to Councilmembers
- Acted as the Interim Communications Specialist for the City Council
  - Produced and distributed media releases, organized and presented information at several town halls
  - Maintained social media accounts and monitored Council media coverage
  - Completed Colorado Open Records Act requests and legal holds on behalf of Councilmembers

### **Budget Analyst Lake County Finance and Administrative Services**

Lake County, Illinois | August 2012 to December 2013

- Assisted in the development, review, and implementation of the County budget
- Performed day-to-day control and management involving the formulation, execution, analysis and monitoring of the budget and funding requirements directly for the following departments: County Administrator's Office, County Board, Planning, Building and Development, Solid Waste, Stormwater, Human Resources, Risk Management, Finance and Administrative Services, and Information Technology.
- Provided assistance, advice and guidance on budgeting and conducted reviews and special studies of budget related issues
- Conducted costing analysis to determine recommendations for equipment replacement versus outsourcing
- Assisted with revision of the Planning, Building and Development fee schedule
- Assisted with procurement contracts for various services
- Developed a process for electronic document retention
- Performed cost analysis on support services spending resulting in decision for print services to remain in-house
- Edited budget documents for accuracy and compliance with legal and regulatory requirements
- Special projects and research as needed

### **Intern Pima County Department of Community Development and Neighborhood Conservation**

Pima County, Arizona | May 2012 to August 2012

- Reviewed and updated policies and procedures for the Community and Rural Development Program's Home Repair and Weatherization Program to ensure compliance with legal and regulatory requirements
- Wrote contracts for the Outside Agency Program allocating funds from the Pima County General Fund to non-profit agencies in Pima County
- Provided advice, guidance and assistance through data gathering and documentation prep with the State of Arizona yearly audit

### **Management Fellow**

City of Tucson, Arizona | July 2008 to August 2009

- Completed special projects as assigned by City Manager
  - Extensive assignments in the Internal Audit and Water departments
- Wrote official correspondence for the City Manager
- Represented the City Manager's Office at various department and council meetings as needed
- Conducted budgetary review of city software to eliminate unused software contracts from the budget, saving the City of Tucson approximately \$15,000 annually
- Acted as a liaison for the city-wide collaborative audit project focused on performance auditing. Direct liaison for the fire and police departments, planning department, water department and parks and recreation department. Presented information to city staff, council and council aides about the project
- Acted as a liaison for the Joint City/County Water Study Oversight Committee attending public meetings,



delivering presentations to community members, recording official meeting minutes, preparing official reports and documents, and conducting interviews with members of the press

## **ACADEMIC/PRIVATE SECTOR EXPERIENCE**

### **Instructor/ Research Assistant School of Government and Public Policy**

University of Arizona, College of Social and Behavioral Science | August 2009 to May 2012

- Developed and taught online distance courses and in-classroom courses on Public Policy and Public Administration
  - Teacher: POL 480 Formation of Public Policy / PA 206 Introduction to Policy and Public Administration/ SGPP 304 The Politics of Policy Making
- Advised and evaluated undergraduate students on their performance and progress in class
- Supervised classes ranging from 5 to 40 students to ensure proper classroom conduct and a professional environment
- Teaching assistant for large lecture classes including international relations, American government and public policy
- Research assistant for network analysis of cooperative interactions of regional entities and incorporation of international guidelines into domestic legislation around climate change.
- Advanced knowledge of research techniques, methods and procedures
  - Quantitative: advanced knowledge of statistical procedures as well as economic evaluation of non-market goods and standards for regional economic impact studies
  - Qualitative/ Mixed: advanced knowledge of social network analysis procedures, survey design, focus group, and interview procedures

### **Consultant Grogan Cornell Consulting**

City of Tucson, Arizona | May 2011 to February 2012

- Assisted in the development of a survey instrument to better understand economic and workplace opportunities for women in the Tucson area at the request of a non-profit looking to better coordinate their services with other organizations in the area
  - Crafted questions to understand what positions women held, their salary range, training opportunities available and what organizations provide economic and training assistance to aid women looking for new or better employment
- Created official correspondence to communicate with survey respondents the mission of the survey, the format of the survey and how the data would be used from the survey ensuring confidentiality of participants
- Using SurveyMonkey, distributed surveys to all relevant private and public entities
- Conducted analysis of data using statistical and social networking techniques to understand which organizations provided the most service and if they worked with other organizations to do this and what services were lacking in the area. A report was provided to the hiring organization with information of how-to better address needs in the area for better training and how to coordinate activities to serve more people

### **Administrative Assistant College of Business and Public Policy**

University of Alaska, Anchorage | May 2007 to May 2008

- Administered department budget review to ensure that all expenses made were acceptable and that the department did not go over budget
- Advised students on their progress in the graduate program and assisted in developing a course plan to ensure all graduation standards of the program were met
- Organized recruitment events for prospective students to include a welcome banquet
- Collaborated with professors for academic course planning to ensure required courses were offered in a timely fashion for graduation and that the number of elective courses met the need of the student population
- Conducted enrollment number analysis to demonstrate growth of the program over time and the increased need for more course offerings as the number of students in the program increased
- Reviewed graduate student applications to ensure they met entrance criteria and advised the department head

- on who should be considered for admittance to the program
- Organized the logistics of speaking engagements and department functions for the Public Administration Department
- Enhanced the program's Educational Effectiveness Assessment Plan by updating with current enrollment numbers and financial summaries to demonstrate that the program was growing substantially each year, and that the department budgeted allocation should reflect the increasing need for resources

#### MILITARY EXPERIENCE

**Persian Farsi Linguist** | United States Army | October 02 – August 04

#### EDUCATION

**University of Arizona**, Tucson, Arizona | *Master of Political Science*, December 2011  
 School of Government and Public Policy | Qualifying Fields: Public Policy & International Relations  
**University of Alaska**, Anchorage, Alaska | *Master of Public Administration*, May 2008  
 College of Business and Public Policy | Qualifying Fields: Public Management & Public Policy  
**Colorado State University**, Fort Collins, Colorado | *Bachelor of Arts*, May 2006  
 Major: Political Science | Minor: Anthropology

#### BOARDS/PROFESSIONAL ORGANIZATIONS

- Oregon City/County Managers Association
- Colorado City/ County Managers Association
- International City Managers Association
- SHRM
- GFOA

## ***Actions and Accomplishments as Interim City Manager***

### **Collaboration, Communication, and Coordination:**

- Brought back weekly in-person department head meetings with an emphasis on sharing and collaboration across department on current projects and goals as well as discussion on upcoming items.
- Started weekly email updates to City Council that include distribution to all staff to ensure all levels of the organization are included in receiving information about the organization.
- Continued the distribution to all staff of the monthly City newsletter as well as the City Manager report.
- Began lunch and learns for City staff on various topics which will continue. Future topics include Election Updates, Website demonstration and helpdesk trainings.
- Supported and encouraged internal customer service departments (Finance, IT, HR) to employ city-wide training on topics that affect staff such as the new procurement process and rules, helpdesk update and benefits. This has resulted in online training as well as road shows where departments go out to visit numerous departments.
- Regular meetings with department heads as well as direct reports to ensure open communication and sharing. I try to ask at the end of each meeting if there are any questions I can answer, any feedback they would like to provide or any suggestions they have for me.
- City Manager listening session department visits at least twice a year. I have visited all divisions multiple times as well as gone on ride-alongs to see staff in the field and appreciate their tolerance of me tagging along and sharing what they do with me. This has allowed me to better understand operations as well as hear from all levels of employees what is going well and what can be worked on.
- Supported employee appreciation events twice a year.
- I rely regularly on subject matter expertise from all departments when working on issues or making decisions on items such as the dusk to dawn lawn, investments in infrastructure such as AFN projects and employee benefit options to name a few.

My goal in all these actions and initiatives is to display and support respect for each other and the work we do as well as demonstrate and voice appreciation for excellence in governance and City services. All these initiatives take a significant amount of time and effort and are worth it as it has laid the foundation for an organization culture that is less siloed and more collaborative and supports the goal of being a welcoming organization and an employer of choice. What I have seen because of these efforts is a leadership team that is open to ideas and suggestions and seems to get along well and feels supported and able to reach out to each other for assistance. I have also observed from my visits with all levels of staff that they feel comfortable enough with me to voice concerns and suggestions for how things can be done better.

The feedback from department directors is that employee concerns are back “in the normal range” as in they are not fearful of losing their jobs or uncertain about the future. The turnover rate has returned to a normal rate and the general sense of the organization is one of professionalism and a place where people are proud to work. While I do think the initiatives I have brought online play an important role in the organizational culture transitioning, I would be remiss in not mentioning that having the support of the Directors and staff in doing these things is essential and their support and willingness to get on board when I say “I have an idea” has been essential in making these things happen.

**Initiatives to promote professional development and engagement among city employees:**

- I continue to support the professional development book club I created which is an opportunity for any interested employee to join once a quarter in the discussion of the book selected. One does not have to read the book to be part of the discussion. My goal with this program is to enable City employees a chance for a professional development option that is free to the City and employee unless they choose to purchase the book. The book club also allows for engagement across departments as well as leadership in a relaxed and learning environment. I particularly enjoy it as it seems to get people from a wide range of departments, and I always learn something about how other people are thinking or from the experiences they share in relation to the discussion and hope others do too.
- Support employee appreciation events twice a year.
- Support Human Resources in bringing back regular trainings for all staff and expanding offerings for specialty training such as supervisor trainings.
- Started the Staff Liaison Development Group for all staff liaisons to conduct quarterly training and conversations with staff who operate as staff liaisons to the City’s Commissions and Committees.
- City Manager listening session department visits at least twice a year. I have visited all divisions multiple times as well as gone on ride-alongs. This has allowed me to better understand operations as well as hear from all levels of employees what is going well and what can be worked on.
- Began lunch and learns for City staff on various topics which will continue. Future topics include Election Updates, Website demonstration and helpdesk trainings. Anyone can recommend a topic or run a lunch and learn. GIS kicked off the first one.
- I continue to support professional development training through professional conferences, seats on boards and organizations, and have successfully recommended individuals to the Northwest Women’s Leadership Academy the last two years which supports the development of women in local government through eight months of learning, mentoring, and networking.

Employees are the City's greatest asset, and I will continue to support and advocate for the resources for regular trainings and professional development of all City employees as well as allocate my time to ensure frequent and regular communication with all City employees.

**Prioritization and allocation of resources:**

- Supporter of the procurement process and rules revision
- Support in communication about the Water Treatment Plant to ensure proper investments.
- Vocalize support and prioritization of efficiency and effectiveness.
  - o Transition to new website and agenda management
  - o Explore Professional service contracts versus in-house options

Effective budget management and prioritization is a team effort. The more discussion about budget prioritization and constraints that happen as a team allows for a global picture for all leadership to understand the needs of the organization as a whole and properly prioritize needs with a better understanding of the long-term impacts.

**Measures to Build & Maintain positive relationships:**

- Regular one-on-one meetings with Mayor and Council.
- Regular meetings with executive leadership of OSF, SOU, and ASD.
- Attend regional City Managers meeting luncheons once a month to share and learn about what other cities are doing in the valley.
- Attend regular RVCOG government luncheon meetings to share and learn about what other government jurisdictions are doing in the valley.
- Director on the Oregon City/County Manager Association's (OCCMA) Board of Directors
  - o Chair of the OCCMA scholarship committee
  - o Member of the OCCMA DEI committee
  - o Member of the OCCMA Veterans Committee
- Facilitated and supported the new website initiative to improve communication with the community.
- Foster open and direct relationships with the executive leadership team as well as asking for their input, suggestions, and critiques.
- Foster open and transparent relationships with Mayor & Council- addressing the body on matters and equal distribution of information to all and being open to feedback and suggestions.



- Try to set appropriate boundaries between operational decisions and policy decisions to ensure accountability, transparency and trust between elected officials, City staff and Community.
- Ashland Coalition member
- Board member on the Travel Ashland Board
- Participate in Chamber Board meetings as ex-officio
- Continued and attend Coffee & Conversations
- Support Town Hall events
- Support and facilitate regular City Council retreats
- Support the creation of the City Newsletter
- Expanded the use of social media by the City for informational purposes

**Future initiatives:**

- Visits to Rotary, Elks, major employers to discuss future City issues
- Candidate forums both for those interested in being a Council member or on APRC as well as for those officially filed to meet City staff and learn about departments.
- More formal swearing-in and onboarding of both Council and APRC members

**Future Vision:**

I believe the two biggest challenges facing our city are affordable housing and job creation. There is a very real risk associated with lack of affordability and being a tourist-based town with many jobs being service sector. Across the nation I am seeing a trend where market-based approaches to housing are no longer working as wages have not kept up with the market rate of housing. Governments at the local level are increasingly finding ways to meet the needs of the community through innovative solutions or carrots (incentives) and sticks (mandates). In terms of job creation, the City does not currently have an organization that is focused on going out and bringing business here (prospecting). While many communities have Chambers or Economic Development Corporations who do this sort of thing, Ashland does not. For the long-term health of this community and to add resiliency to the fact that we now most likely have a smoke season that will affect our performing arts sector as well as tourism sectors, brining jobs that are insulated from weather factors to the City is important.

I believe the City Council is going to be called on to make policy decisions on the following or something similar:

- 1) Purchase land throughout the City to work with developers through incentive based programs to build affordable housing
- 2) Support an economic development position within the City that focuses beyond small projects and the expenditure of TOT funds, and focuses on engaging with business and building owners and connecting potential businesses with available space and land to bring new jobs to the community.

Both things need a stable City government with a dedicated Council long-term to succeed as these are not short timeframe projects but will need many years to gain public support and understanding and complete and show results whether through the building of housing and the relocation of industry here. Both issues have the potential to bring in younger families which would support ASD and SOU and their need for student enrollment, housing and create a community with more disposal income to support the small businesses and restaurants established here and create a baseline of resiliency for continued support of the community regardless of smoke impacts. I do believe we will continue to be an amazing tourist town and amazing place to live, work and play but the city has the opportunity to play an active role in shaping the future of the community to meet the needs of its people and ensure the longevity of the community and I believe the city need to get a strategic plan in place on how it plans to move the community forward.

## Section 1. Appointive Officers.

The Mayor, with the confirmation by the Council, shall appoint a City Manager, a City Attorney, and such other officers as the Council deems necessary. The Council may combine any two or more appointive offices.

(Charter amendments: 05-23-1978; 05-19-2020)

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**The Ashland Charter is current through May 22, 2024.**

Disclaimer: The City Recorder's office has the official version of the Ashland Charter. Users should contact the City Recorder's office for amendments passed subsequent to the amendment cited above.

[City Website: www.ashlandoregon.gov](http://www.ashlandoregon.gov)

[City Telephone: 541.488.5307](tel:541.488.5307)

[Hosted by General Code.](#)



# Council Business Meeting

Date: August 20, 2024

|             |                   |
|-------------|-------------------|
| Agenda Item | Executive Session |
| From        |                   |
| Contact     |                   |

## **SUMMARY**

1. To consider the employment of a public officer, employee, staff member, or individual agent pursuant to ORS 192.660 (2)(a).

## **POLICIES, PLANS & GOALS SUPPORTED**

## **BACKGROUND AND ADDITIONAL INFORMATION**

## **FISCAL IMPACTS**

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

## **REFERENCES & ATTACHMENTS**

None





# Council Business Meeting

Date: August 20, 2024

|             |                                                                                                                           |
|-------------|---------------------------------------------------------------------------------------------------------------------------|
| Agenda Item | Beach Creek Phase III Final Plat Dedication of Affordable Lots                                                            |
| From        | Brandon Goldman, Director of Community Development, Linda Reid, Housing Program Manager, Derek Severson, Planning Manager |
| Contact     | brandon.goldman@ashland.or.us,<br>linda.reid@ashland.or.us,<br>derek.severson@ashland.or.us                               |

## SUMMARY

This item is a request for Council's acceptance of a dedication of six lots to satisfy the annexation requirements for affordable housing in the Beach Creek Subdivision. These are the remaining six of eight required affordable lots from the Beach Creek annexation. The first two lots were dedicated to Rogue Valley Habitat for Humanity with the subdivision's Phase II and are now under construction. The proposed dedication here would satisfy the remaining affordability requirement of the annexation and allow platting of the third and final phase of the subdivision to proceed.

## POLICIES, PLANS & GOALS SUPPORTED

**Comprehensive Plan, Housing Element, Policy 12:** Cooperate with for-profit and non-profit affordable housing providers in locating low and moderate income units in Ashland.

**Housing Production Strategy 'Strategy A':** Evaluate participating in or establishing a land bank.

**Ashland Municipal Code 18.5.8.G.2 : 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](#).

- 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](#).
- All needed public facilities shall be extended to the area or areas proposed for transfer.
- 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](#).
- The land to be transferred shall be deed restricted to comply with Ashland's affordable housing program requirements.
- 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](#).

## BACKGROUND AND ADDITIONAL INFORMATION

Annexations require that the applicant provide the equivalent of 25 percent of the base density of the land being annexed as affordable housing. This requirement can be met by the applicant building and managing the units themselves or with an affordable housing provider as a project partner, or the applicant can dedicate land for the required affordable units to the city or an affordable housing developer. The land to be transferred must be deed restricted to comply with the city's affordable housing program requirements.

The Beach Creek Annexation (PA-T3-2021-00003) included a requirement to provide a total of eight units of deed-restricted affordable housing to satisfy the annexation requirements. Four of the six lots proposed for dedication (Lots 43, 45, 46 & 47) are a cottage housing development clustered around "Common Area H" at the southeast corner of the subdivision. These cottages have land use approvals (Site Design Review for a Cottage Housing Development and Subdivision Final Plan) in place, cottage designs were part of the Site Design Review approval, and the lot configuration in the attached draft plat map reflects the approved cottage housing







## Council Business Meeting

development. The remaining two residential lots (44 & 48) could develop comparably to other lots within the subdivision.

In talking to the developer, it is staff's understanding that Rogue Valley Habitat for Humanity has been offered the lots at no cost, but was unable to accept them as they did not have the capacity to move ahead with development in the near term (i.e. they have two lots being developed in Beach Creek now, and four more units in Ashland on Rogue Place with land use approvals in place slated for development soon, as well as other projects underway and planned elsewhere in the valley.) The applicant has been unable to locate another qualified local affordable housing provider to develop the lots.

As proposed here, the dedication would satisfy the developer's affordability requirements for the 2021 annexation, enabling the recording of the Phase III plat and the development of the remaining market rate housing within the Beach Creek Subdivision while preserving the land necessary to accommodate the six remaining affordable housing units. The city is not a developer of affordable housing. The proposed dedication would effectively create a land bank with the capacity for six units of affordable housing. The lots would be deed restricted to develop in compliance with the city's affordable housing program, and the city would hold the lots until a willing and qualified affordable housing developer was identified.

### **FISCAL IMPACTS**

KDA homes has offered to dedicate the six affordable lots to the City at no cost, and with no encumbrances. In staff's assessment, future financial considerations include: payment of homeowners' association (HOA) dues for each lot once the HOA is formed (estimated at \$58 per lot per month by the developer); any special assessments while the city holds the property; the costs to maintain the six lots in weed-free condition; Costs associated with disposition of the properties thorough issuing a request for proposals, selecting an affordable housing provider and conveying the lots to the successful candidate.

### **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

"I move to accept the proposed dedication of six lots to fulfill the remaining affordable housing requirements associated with the Beach Creek annexation and authorize the City Manager to execute all necessary agreements to acquire the property titles."

### **REFERENCES & ATTACHMENTS**

1. Beach Creek KDA offer letter 08/09/2024
2. Beach Creek Subdivision Plat (Affordable Lots Highlighted)
3. Beach Creek Draft Deed to City (example)
4. Beach Creek Lots Draft Resale Restriction Covenant (example)
5. Beach Creek Subdivision CC&Rs

August 9, 2024

Sabrina Cotta  
City of Ashland  
City Manager's Office  
20 East Main Street  
Ashland, OR 97520

Re: Dedication of Beach Creek affordable lots 43-48

Dear Ms. Cotta:

As requested, and as follow to up to email dated July 30, 2024, I kindly ask the following request to be placed on the agenda for City Council consideration at its August 20, 2024 meeting:

A request for City Council consideration to accept dedication of Beach Creek affordable lots 43-48 Per AMC 18.5.8.050.G.2.c. The lots will be transferred free and clear of any cost or encumbrances.

Sincerely,



Laz Ayala  
KDA Homes



# **BEACH CREEK, PHASE III** **A REPLAT OF LOT 27, BEACH CREEK PHASE II** **A PLANNED UNIT DEVELOPMENT**

LYING SITUATE WITHIN  
 NORTHEAST QUARTER OF SECTION 9  
 & NORTHWEST QUARTER OF SECTION 10  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**KDA Homes, LLC**  
 604 Fair Oaks Drive  
 Ashland, Oregon

## **LEGEND**

- 5/8" x 30" IRON PIN IN ASPHALT SURFACE w/ 2" BRONZE CAP STAMPED "POLARIS LAND SURVEYING-PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN IN ASPHALT SURFACE w/ 2" BRONZE CAP STAMPED "POLARIS LAND SURVEYING-PLS 2883" (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" PER S/N 23991 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D McMAHAN LS 1913" PER S/N 12034 (RECOVERED)
- 1" BERTENSEN BRASS CAP IN CONCRETE STAMPED "POLARIS PLS 2883" PER S/N (RECOVERED)
- BEACH CREEK PHASE 3 BOUNDARY LINE
- NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT, BY THIS PLAT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT, BY THIS PLAT
- D.L.C. DONATION LAND CLAIM
- Public Utility Easement
- Private Storm Drain Easement
- Public Pedestrian Access Easement

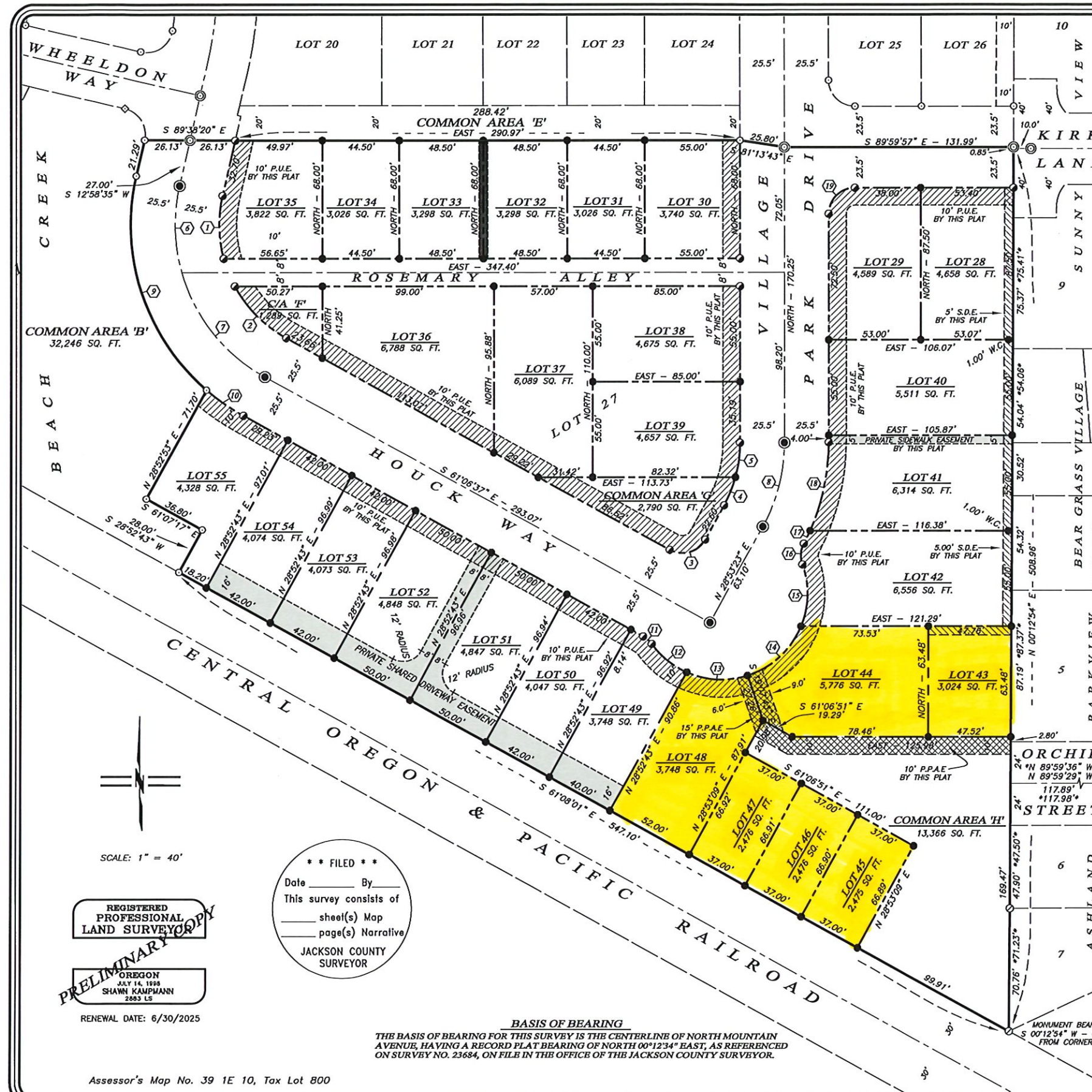
## **TABLE OF CURVES**

| FLAG | Δ         | R       | A       | T      | CHORD                   |
|------|-----------|---------|---------|--------|-------------------------|
| ①    | 28°04'20" | 74.50'  | 36.50'  | 18.62' | N 01°03'35" W - 36.14'  |
| ②    | 32°44'16" | 74.50'  | 42.57'  | 21.88' | N 44°44'29" E - 41.99'  |
| ③    | 90°00'00" | 15.00'  | 23.56'  | 15.00' | N 73°53'23" E - 21.21'  |
| ④    | 13°28'43" | 74.50'  | 17.53'  | 8.80'  | N 22°09'01" W - 17.49'  |
| ⑤    | 15°24'40" | 74.50'  | 20.04'  | 10.09' | N 07°42'20" W - 19.98'  |
| ⑥    | 28°52'14" | 100.00' | 50.39'  | 25.74' | N 01°27'32" W - 49.86'  |
| ⑦    | 45°12'57" | 100.00' | 78.92'  | 41.64' | S 38°30'08" E - 76.88'  |
| ⑧    | 28°53'23" | 100.00' | 50.42'  | 25.76' | N 14°26'42" W - 49.98'  |
| ⑨    | 62°14'24" | 125.50' | 136.33' | 75.77' | S 18°08'37" E - 129.72' |
| ⑩    | 11°50'48" | 125.50' | 25.95'  | 13.02' | S 55°11'13" E - 25.90'  |
| ⑪    | 25°22'47" | 15.00'  | 6.64'   | 3.38'  | S 48°25'14" E - 6.59'   |
| ⑫    | 30°16'03" | 49.50'  | 26.15'  | 13.39' | N 50°51'52" W - 25.85'  |
| ⑬    | 41°42'30" | 49.50'  | 36.03'  | 18.86' | S 86°51'10" E - 35.24'  |
| ⑭    | 50°02'15" | 49.50'  | 43.23'  | 23.10' | N 47°16'28" E - 41.87'  |
| ⑮    | 42°07'21" | 49.50'  | 36.39'  | 19.06' | N 1°11'42" E - 35.58'   |
| ⑯    | 47°27'40" | 15.00'  | 12.43'  | 6.59'  | N 03°51'52" E - 12.07'  |
| ⑰    | 3°44'45"  | 125.50' | 8.20'   | 4.10'  | N 25°43'24" E - 8.20'   |
| ⑱    | 23°58'00" | 125.50' | 52.50'  | 26.64' | N 11°52'09" E - 52.11'  |
| ⑲    | 90°00'03" | 15.00'  | 23.56'  | 15.00' | N 45°00'01" E - 21.21'  |

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
 (541) 482-5009

DATE: MAY 26, 2024  
 PROJECT NO. 1288-20

FILE: SURVEYS\1288-20\BEACH CREEK PUD PHASE 3 PLAT.DWG SHEET 2 OF 3



SCALE: 1" = 40'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 14, 1928  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2025

**\*\* FILED \*\***  
 Date \_\_\_\_\_ By \_\_\_\_\_  
 This survey consists of \_\_\_\_\_  
 sheet(s) Map  
 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

## **BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF NORTH MOUNTAIN AVENUE, HAVING A RECORD PLAT BEARING OF NORTH 00°12'34" EAST, AS REFERENCED ON SURVEY NO. 23684, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Assessor's Map No. 39 1E 10, Tax Lot 800

**POLARIS LAND SURVEYING**





After recording return to:  
City of Ashland  
20 E Main Street  
Ashland OR 97520

Until a change is requested all tax  
statements shall be sent to the  
following address:  
City of Ashland  
20 E Main Street  
Ashland OR 97520

File No.: 7162-4191187 (jr)  
Date: August 05, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

**DRAFT**

### **STATUTORY BARGAIN AND SALE DEED**

**KDA Homes, LLC an Oregon Limited Liability Company**, Grantor, conveys to **City of Ashland, a Municipal Corporation**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of , State of Oregon, described as follows:

**LOTS 43-48 OF BEACH CREEK, PHASE III, A REPLAT OF LOT 27, OF BEACH CREEK, PHASE II, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF.**

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO

APN:

Bargain and Sale Deed  
- continued

File No.: **7162-4191187 (jr)**  
Date: **08/05/2024**

VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**KDA Homes LLC, an Oregon Limited Liability Company**

**DRAFT**

By: \_\_\_\_\_  
**Laz Ayala, Member**

STATE OF Oregon )

)ss.  
County of Jackson )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Laz Ayala as Member of KDA Homes LLC, an Oregon Limited Liability Company, on behalf of the LLC.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:



When Recorded Return Original to:  
Alissa Kolodzinski, City Recorder  
20 East Main Street, Ashland, Oregon 97520

## CITY OF ASHLAND AFFORDABLE HOUSING RESALE RESTRICTION COVENANT

|                                                     |                                                  |
|-----------------------------------------------------|--------------------------------------------------|
| Owner: City of Ashland                              | Home Address/Lot Number: 39 1E 10<br>Tax Lot #'s |
| Covenant date:                                      | Subdivision Lot #'s 43-48                        |
|                                                     |                                                  |
| Name of development: <b>Beach Creek Subdivision</b> |                                                  |

This Resale Restriction Covenant Agreement (the "Covenant") is entered into on the date specified above by the City of Ashland ("City") and the Owner (also referred to as "You") named above regarding certain improved real property located at the property address specified above ("the Home").

### RECITALS:

A. The Home referred to in this Covenant is described more fully on the attached Exhibit A.

B. Sale or rental of the home is subject to certain restrictions contained in this Covenant for the purpose of implementing the City's Affordable Housing Program as set forth in Ashland City Council Resolution No. 2020-24 ("Program").

C. The resale or rental restrictions were imposed on this home when the development received Planning Approval. 8 of the units, which include this Home, are to remain affordable in accordance 18.5.8.050G of the Ashland Land Use Ordinance as in effect on the date of application. The Owner understands that signing this Covenant and complying with its terms are necessary to permit the City to fulfill its affordable housing goals and provide a deferral of the System Development Charges, Community Development Fees, and Engineering Services Fees. This Covenant fulfills condition G of Planning Action PA-T3-2021-00003 that requires the applicant to sign an agreement prepared by the City of Ashland stipulating that 8 of the units, as identified in the developer agreement, comply with the Program established by the City of Ashland for purchase or rental housing for a period of not less than 30 years as established by Resolution 2020-24. The agreement is to be recorded in the deed records.

### AGREEMENT:

City and Owner agree:

The recitals set forth above are hereby incorporated herein by this reference.

1. **Deferment of Systems Development Charges (SDC's)**. City will defer the payment of SDC's owed by you and due on the home. You will execute a promissory note payable to the City in a principal amount equal to the total cost of the SDC's that have been deferred. The note and the obligations under this Agreement will be secured by a trust deed on the home.

2. **Occupancy Requirement.**

1.1 **Primary Residence.** You agree and acknowledge that the City's acceptance of Your participation in the SDC deferral program requires that the sale of the home is conditioned upon occupancy of the home only by qualified low- or moderate-income households earning no more than 80% of the Area Median Income (AMI). Rental of the home is conditioned upon occupancy of the home only by a qualified low-income household earning no more than 60% AMI as established in 2020-24. You shall use, and shall cause all occupants thereof to use, the Home only as a primary residence and such incidental activities related to residential use as are then permitted by applicable zoning, building, subdivision and land use laws. This restriction and all other requirements of this Covenant will be binding upon anyone who uses the Home whether a purchaser, a renter or otherwise, because this Covenant is intended to apply to the Home regardless of changes in ownership or occupancy. You agree and acknowledge that use of the Home as a primary residence in compliance with all the requirements of this Covenant is essential to the fulfillment of the City's affordable housing purposes and shall apply during the full term of this Covenant.

1.2 **Qualified Occupants.** You agree that as of the commencement date of a new occupancy (whether by sale or rental or otherwise), You must provide the City evidence that the new occupants are Qualified Occupants as of such date. The term "Qualified Occupants" means persons whose combined household income does not exceed 80% of the Area Median Income when owner occupied, or the household income does not exceed 60%AMI when rented. The term "Area Median Income" means the median income of wage-earning employees working on jobs located in the City, as defined by the department of Housing and Urban Development for the Medford Ashland Metropolitan Service Area. The Qualified Occupant test only applies as of the commencement of occupancy in order to encourage the occupants' career advancement and other means of increasing the occupants' household income. The occupants must use the Home as their primary residence at all times throughout the term of this Covenant.

1.3 **Responsible Use.** You shall use the Home in a manner so as not to cause harm to others or create any nuisances, public or private; and shall dispose of any and all waste in a safe and sanitary manner.

1.4 **Responsible for Others.** You shall be responsible for the use of the Home by any and all occupants thereof, their families, their friends or visitors, or anyone else using the Home, and shall make them aware of the spirit, intent and appropriate terms of this Covenant.

1.5 **Condition of Home, Compliance with Covenants and Law.** You shall

maintain the Home in good, workable, safe, and habitable condition in all respects except for normal wear and tear, and in full compliance with all applicable covenants, easements, restrictions and agreements, and all laws, ordinances, rules and regulations of the City and any other governmental authority with jurisdiction over matters concerning the condition and use of the Home, including all such laws related to environmental matters. You shall not cause or permit any hazardous substances, including petroleum oil and its fractions, to be spilled, leaked, disposed of or otherwise released on or under the Home. Tenant may store such substances in or about the Home only in de minimis quantities customary for normal residential use and must exercise the highest degree of care in the use, handling and storage of same.

1.6 Property Taxes. You shall pay all taxes and assessments, no matter how designated, that relate to the Home ("Property Taxes") in order to avoid the loss of the City's affordable housing by County tax foreclosure and sale of the Home at a market price. You shall also pay directly, when due, any and all other service bills, utilities charges, or other governmental assessments charged against the Home. Concurrently with the payment thereof and upon the request of the City, you shall furnish evidence satisfactory to the City documenting the payment of all taxes, assessments, and charges paid by You as required or permitted by the provisions of this Covenant. A photocopy of a paid receipt for such charges showing payment prior to the due date thereof shall be the usual method of furnishing such evidence.

1.7 Alterations and Improvements. Any alteration or improvement of the Home is subject to the following conditions: (1) You shall provide City evidence of adequate financing of the work; (2) all construction shall be performed in a good and workmanlike manner and shall comply with all applicable laws, ordinances and regulations, including, without limitation, the requirements of local and state public health authorities; (3) all construction must be consistent with use of the Home as a primary residence; and (4) You shall furnish to City a copy of plans and specifications for the work and obtain all required building permits from the City prior to commencing construction work.

1.8 Prohibition of Liens. No lien for services, labor or materials resulting from your alterations, additions or improvements shall attach to the Home or to City's interest in the Home or to any other property owned by City. You shall not suffer or permit any vendor's, mechanic's, laborer's, or material man's statutory or similar lien to be filed against the Home and You are responsible to remove any such lien from the Home within sixty (60) days after it is filed by payment, deposit, bond, order of a court of competent jurisdiction or as otherwise permitted by law. If You shall fail to cause such lien to be removed from the Home within such time period then, in addition to any other right or remedy, the City may, but shall not be obligated to, discharge the same by paying the amount in question. You may contest the underlying lien claim as long as you have removed the lien from the Home by the statutory procedure of depositing a bond or cash with the Circuit Court to replace the Home as the security for payment of the claim. Any amounts paid by City in respect of such liens you shall reimburse to the City upon demand.

1.9 Maintenance. You shall, at Your sole expense, maintain the Home (which

specifically includes maintenance and repair of sewer, water, electrical, telephone, cable, gas, and any other services and utilities, sidewalks, curbs, driveways, landscaping, vegetation, sprinkler systems, and any and all structures and other improvements on, under or above the surface of the land) in good, safe, habitable and workable condition and in accordance with all applicable laws, rules, ordinances, orders and regulations of the City and all other governmental agencies and entities with jurisdiction and all insurance companies insuring all or any part of the Home

2. **Transfer of Home**. Except as provided in paragraph 3, You agree to "transfer" the home consistent with this Covenant.

2.1. **Definition of transfer**. To "transfer" the home means any sale, assignment or transfer, whether voluntary or involuntary, of any interest in the home, including, but not limited to, a fee simple interest, a co-tenancy interest, a survivorship interest, a life estate, a leasehold interest, any right to possession under a rental agreement, or an interest evidenced by a mortgage, trust deed or land sale contract in which possession of the home is transferred and You retain title.

2.2. **Assumption requirement**. This Covenant shall apply to and bind any purchaser or transferee in an exempt or qualified transfer (see paragraph 3). Such purchaser or transferee (other than a renting household qualified under the City's affordable rental program) shall assume Your duties and obligations under this Covenant in writing in a form approved and provided by the City, prior to the transfer of the home. If the purchaser or transferee fails to assume this Covenant and execute and deliver the City's form of assumption agreement to the City prior to the sale or transfer, then the City shall have the option of treating such sale or transfer as null and void and the City may enforce any of its remedies as set forth below in this Covenant.

Recording of the assumption agreement in the official deed records of Jackson County, Oregon, shall be a condition of the City's approval of the proposed transfer. You agree to pay a reasonable assumption fee to the City and to reimburse the City for its expenses incurred in administering its rights and obligations in connection with any transfer under this Covenant. Upon the close of any transfer, you agree to provide the City with copies of the recorded trust deed, final sales contract, settlement statement, escrow instructions, and any other documents prepared or used in connection with the transaction.

3. **Exempt and Qualified Transfers**. Notwithstanding paragraph 2 above, if a transfer is either an "Exempt Transfer" or a "Qualified Transfer" as provided in this paragraph, such transfer shall not be considered a violation of this Covenant.

3.1. **Exempt transfer**. An "exempt transfer" is:

3.1.1. A taking of title by a surviving joint tenant; a court-ordered transfer of title to a spouse (or domestic partner) as part of a dissolution proceeding; or an acquisition of title, or of any interest in the title, in conjunction with marriage,

provided that as of the date of any of these types of exempt transfer the Home is then occupied by a Qualified Occupant.

3.1.2. A Permitted Mortgage (as defined below) encumbering the Home in an amount not greater than 100% of the Affordable Purchase Price (as defined below) as of the date of the loan proceeds are advanced to You by the lender, provided that all of the proceeds over and above the amount necessary to pay off prior financing is used for the alteration or improvement of the Home such as landscaping, expansion, remodeling and the like.

3.2. Qualified Transfer. A "Qualified Transfer" is a transfer to a Qualified Occupant as their primary residence and either (a) a sale at a price that does not exceed the Affordable Price as of the date of this Covenant, plus the cost of Allowed Appreciation, as such terms are defined below, or (b) a rental or lease of the Home for an Affordable Rent (as defined below) as of the date of the date of such rental or lease. The term "Affordable Price" means the price which the City estimates will result in annual Home costs (principal, interest, property taxes, insurance, utilities and maintenance, and homeowner association dues) to be approximately thirty (30%) of the annual Median Area Income. On such basis, the City has determined that the Affordable Price for the Home is \$ \_\_\_\_\_ as of the date of this Covenant. Affordable Rent means a monthly rent throughout the rental term that is no more than the maximum rents established by City of Ashland Resolution 2020-24. On such basis, the City has determined that the Affordable Rent for the \_\_\_\_ bedroom Home targeted to households earning at or below 60% Area Median Income is \$ \_\_\_\_\_ as of the date of this Covenant. The City makes no representation or warranty that you will be able to sell the Home for an Affordable Price or rent the Home for an Affordable Rent at any given time. Your ability to sell or rent the Home at any given time depends upon market conditions over which the City has no control. Improvements including replacement of the Home's original elements or any repairs even if the replacement materials are an upgrade from the original materials previously incorporated in the Home do not function to increase the Affordable Price beyond allowable appreciation. The term "Allowed Appreciation" means the increase in the Affordable Price in accordance with 3.1 (d) of resolution 2020-24. Which states that the maximum resale price will be calculated using the current seller's initial purchase price plus an additional 0.125% of said initial purchase price for each full month the current seller has owned the home. At least 30 days prior to the transfer, you shall provide the documents and information to the City described in the following subsections for the purpose of qualifying the proposed transfer and determining the price or rent is an Affordable Price or Affordable Rent as the case may be, including:

3.2.1. The name, address and telephone number of all the proposed buyers or renters.

3.2.2. A financial statement from, and signed by, each proposed adult occupant (whether a purchaser or renter) in a form reasonably acceptable to the City and accompanied by such supporting documentation as requested by the



City. The financial information will be used by the City to ensure the proposed transfer is only to Qualified Occupants.

3.2.3. A copy of the proposed sale agreement or rental agreement and all related documents, which set forth the terms of the transfer. Upon any increase in rent, you must provide the City notice and evidence that the increased amount will continue to be an Affordable Rent consistent with the limits established in Resolution 2020-24;

3.2.4. A written certification to the City signed by each proposed adult occupant of the Home in a form acceptable to the City stating that:

(a) The transfer shall be closed in accordance with the terms of the sales agreement or rental agreement and other documents submitted and approved by the City;

(b) The proposed occupants will use the Home as their primary residence; and

(c) The proposed occupants have not paid or caused anyone to pay on their behalf to You or for Your benefit, and You have not received, nor will You receive from any such person any other consideration for the proposed transfer other than the consideration disclosed to the City;

3.2.5. In the event that a transfer is made in violation of the terms of this Covenant, or that false or misleading statements are made in any documents or certifications submitted to the City, the City shall have the right to file a legal action to force the parties to terminate or rescind the transfer, or to declare the transfer void notwithstanding the fact that the transfer may have already occurred and become final as between the parties.

4. **You Must Notify City of Transfer.** If you desire to transfer the Home, You are required to notify City in writing to that effect. If the transfer is a Qualified Transfer, the notice and information provided must comply with the provisions of Section 3 of this Covenant. For any other transfer, the notice shall state the street address of the home, your full name or names, the address and telephone number at which you are to be contacted if not at the home. The notice shall be given at least 30 days prior to the transfer and shall be delivered as provided in paragraph 9.

## 5. **Financing.**

5.1 **Permitted Mortgage(s) Only.** You may mortgage, pledge, or encumber the Home or any portion thereof or interest therein only pursuant to a Permitted Mortgage. A "Permitted Mortgage" shall be a mortgage or trust deed, and "Permitted Mortgages" shall be mortgages or trust deeds which:

a) run in favor of an "institutional lender" such as, but not limited to, a federal, state, or local housing finance agency (including the US Department of

Agriculture, Department of Housing and Urban Development, Oregon Housing and Community Services, and other like agencies), a bank (including savings and loan association or insured credit union), an insurance company, a pension and/or profit-sharing fund or trust, or any combination of the foregoing, the policies and procedures of which institutional lender are subject to direct governmental supervision or regulation; or an "owner carry" or "private lender" on terms which provide similar protections to a purchaser who is a Qualified Occupant as described, in part, below.

b) are a first or second lien on the Home (the "Security").

c) provide, among other things, that in the event of a default in any of the mortgagor's obligations there under, the holder of the Permitted Mortgage shall notify City of such fact and City shall have the right, but shall not have the obligation, within 120 days after its receipt of such notice, to cure such default in the mortgagor's name and on mortgagor's behalf, provided that current payments due the holder during such 120-day period (or such lesser time period as may have been required to cure such default) are made to the holder, and shall further provide that said holder shall not have the right, unless such default shall not have been cured within such time, to accelerate the note secured by such Permitted Mortgage or to commence to foreclose under the Permitted Mortgage on account of such default;

d) provide, among other things, that if after such cure period the holder intends to accelerate the note secured by such Permitted Mortgage or initiate foreclosure proceedings under the Permitted Mortgage, all in accordance with this Section, the holder shall first notify City of its intention to do so and City shall have the right, but shall not have the obligation, upon notifying the holder within thirty (30) days of receipt of said notice from said holder, to pay off the indebtedness secured by the Permitted Mortgage and to acquire the Security; and

e) provide that such holder shall use reasonable efforts to sell the Security pursuant to any sale after or in lieu of foreclosure to a purchaser who is a Qualified Occupant for an Affordable Price, as defined herein.

f) provide that in the event such holder is unable to sell the Security pursuant to any sale after or in lieu of foreclosure to a purchaser who is Qualified Occupant for an Affordable Price then an amount equal to the difference between the Affordable price per resolution 2020-24, and the fair market value of the total consideration, shall be payable to the City and the Covenant shall be removed from the property.

5.2 City's Consent to Permitted Mortgage. Not less than thirty (30) days prior to the date on which You desire a mortgage to be effective, You shall furnish, or cause to be furnished to City true and correct copies of each and every document and instrument to be executed in connection with the transaction represented by such mortgage. City shall be required to consent to such mortgage only if:

a) the mortgage so submitted is a Permitted Mortgage as defined in this Covenant;

b) at the time of such submission and at the time proposed by You for the execution of such documents, no default under this Covenant is then outstanding;

c) such Permitted Mortgage and related documentation do not contain any provisions other than provisions generally contained in mortgages used for similar transactions in the State of Oregon by institutional mortgagees;

d) such Permitted Mortgage and related documentation do not contain any provisions which could be construed as rendering City or any subsequent holder of the City's interest in and to this Covenant, or their respective heirs, executors, successors or assigns, personally liable for the payment of the debt evidenced by such note and Permitted Mortgage or any part thereof;

e) such Permitted Mortgage and related documentation shall contain provisions to the effect that the holder of the Permitted Mortgage (a "Permitted Mortgagee") shall not look to City or City's interest in the Home, but will look solely to You and the buildings and improvements which may from time to time be a part of the Home, for the payment of the debt secured thereby or any part thereof. (It is the intention of the parties hereto that City's consent to such Permitted Mortgage shall be without any liability on the part of City);

f) such Permitted Mortgage and related documentation provide that in the event any part of the Security is taken in condemnation or by right of eminent domain, the proceeds of the award shall be paid over to the holder of the Permitted Mortgage in accordance with this Covenant;

g) You pay the City a reasonable fee for the City's review, approval and processing of the Permitted Mortgage.

**5.3 Rights of Permitted Mortgagee.** Any Permitted Mortgagee shall without requirement of consent by the City have the right, but shall not have the obligation, to:

a) cure any default under this Covenant, and perform any obligation required hereunder, such cure or performance by a Permitted Mortgagee being effective as if the same had been undertaken and performed by You;

b) acquire and convey, assign, transfer and exercise any right, remedy or privilege granted to You by this Covenant or otherwise by law, subject to the provisions, if any, in said Permitted Mortgage, which may limit any exercise of any such right, remedy or privilege; and

c) rely upon and enforce any provisions of this Covenant to the extent that such provisions are for the benefit of a Permitted Mortgagee.

Permitted Mortgagee shall not, as a condition to the exercise of its rights hereunder, be required to assume personal liability for the payment and performance of Your obligations under this Covenant. Any such payment or performance or other act by Permitted Mortgagee hereunder shall not be construed as an agreement by Permitted

Mortgagee to assume such personal liability except to the extent Permitted Mortgagee actually takes possession of the Security [or collects fees or rents from You]. In the event Permitted Mortgagee does take possession of the Security and thereupon transfer the Security, any such transferee shall be required to enter into a written agreement assuming such personal liability and upon any such assumption the Permitted Mortgagee shall automatically be released from personal liability hereunder.

5.4 Notice. Whenever in this Section notice is to be given to Permitted Mortgagee, such notice shall be given in the manner set forth in this Covenant to the Permitted Mortgagee at the address which has been given by the Permitted Mortgagee to City by a written notice to City sent in the manner set forth in this Covenant for notices between the parties.

5.5 Costs of Permitted Mortgage. You shall pay to City at City's option, all fees, costs, and expenses, including, without limitation, reasonable attorney fees, incurred by City in connection with any Permitted Mortgage.

## 6. Default.

6.1 Events of Default. It shall be an Event of Default:

a) if You shall fail to perform or observe any other term or condition in this Covenant, and such failure is not cured by You or a Permitted Mortgagee within one hundred twenty days (120) days after notice thereof from City to You and such Permitted Mortgagee; however, in the case where You or Permitted Mortgagee has commenced to cure such default within such one-hundred-twenty-day (120-day) period and is continuing such cure with all due diligence, but cannot by the exercise of due diligence cure such default within such period, such period shall be extended for such additional period as may be reasonably required under the circumstances to complete such cure; or

b) if Your interest in the Home shall be taken on execution or by other process of law, or if You shall be judicially declared bankrupt or insolvent according to law, or if any assignment shall be made of Your property for the benefit of creditors, or if a receiver, trustee in involuntary bankruptcy or other similar officer shall be appointed to take charge of all or any substantial part of your property by a court of competent jurisdiction, or if a petition shall be filed for the liquidation or reorganization of You under any provisions of the Bankruptcy Code now or hereafter enacted, or if You shall file a petition for such liquidation or reorganization, or for arrangements under any provision of the Bankruptcy Code now or hereafter enacted and providing a plan for a debtor to settle, satisfy or extend the time for payment of debts; or

6.2 Remedies. In the event You default and upon the expiration of any applicable cure period, City may, immediately or at any time, thereafter, exercise all rights and remedies available to City at law or in equity including but not limited to the following remedies:

(a) Terminate the occupancy of the Home by You and anyone in possession of the Home through or under You by summary eviction proceedings or any

other appropriate legal proceedings. Pursuant to such proceedings, without demand or notice, City may enter into and upon the Home or any part thereof in the name of the whole and expel You and those claiming through or under You and remove its or their effects without being guilty of any manner of trespass, and without prejudice to any remedies which might otherwise be used for money owed to City or preceding breach of covenant.

(b) Specifically enforce the obligations You are required to perform by the terms of this Covenant, or such other equitable relief as may be appropriate in the circumstances such as a restraining order and injunction, receivership and the like.

(c) Obtain an award of liquidated damages in the amount of \$100 per day, which the parties hereby acknowledge is a reasonable estimate of the actual damages that would be suffered by City if You default on this Covenant and which actual damages the parties acknowledge would be difficult to precisely determine and prove.

If City evicts the occupants of the Home pursuant to an Event of Default, or otherwise incurs costs or expenses in correcting or remedying an Event of Default, You agree to pay and be liable for any damages which may be due or sustained prior to or in connection with such termination, eviction, or correction or remedying of an Event of Default, and all reasonable costs, fees and expenses (including, without limitation, reasonable attorneys' fees) incurred by City in pursuit of its remedies under this Covenant.

6.3 City's Default. City shall in no event be in default in the performance of any of City's obligations hereunder unless and until City shall have failed to perform such obligations within sixty (60) days, or such additional time as is reasonably required to correct any default, after notice by You to City properly specifying wherein City has failed to perform any such obligation.

7. Priority and Effectiveness of this Covenant. This Covenant, or a memorandum of this Covenant, shall be filed for recordation in the County Clerk deed records, Jackson County, Oregon prior to any sale, conveyance, transfer or other disposition of the home, or of any estate or interest in the home, by you. The Covenant shall have priority over any subsequent sale, conveyance, transfer, lease or other disposition or encumbrance of the home, or of any estate or interest in the home.

8. Term of Covenant. The restrictions contained in this Covenant shall continue for a period of 30 years from the date of this Covenant.

9. Survival of Covenant Upon Transfer. The City's rights under this Covenant shall survive any transfer of the home by You. In the event that the City's interest under this Covenant is assigned or otherwise transferred (whether voluntarily or involuntarily) by City to any other person or entity, this Covenant shall not cease, but shall remain binding and unaffected. However, the City may only transfer its interest under this Covenant to a non-profit corporation, charitable trust, governmental agency or other similar entity sharing the goals and objective set forth in the Recitals above regarding the development and maintenance of adequate levels of affordable housing in the City.



10. **Notices.** Except as otherwise specified in this Covenant, all notices required to be sent pursuant to this Covenant shall be made by personal delivery or by deposit in the United States mail, first class postage prepaid, and shall be deemed to have been delivered and received on the date of personal delivery or five days after deposit in the mail, if sent to the following addresses:

City:           Affordable Housing Coordinator  
                  City of Ashland  
                  20 E. Main Street  
                  Ashland, Oregon 97520

OWNER:       City of Ashland  
                  20 E. Main Street  
                  Ashland, OR 97520

The addresses above may be changed by notice given pursuant to this paragraph.

11. **Waiver.** No condition of this Covenant or of the note or trust deed shall be deemed waived unless expressly waived in writing by City.

12. **Amendment.** This Covenant may be amended upon mutual agreement in writing signed by the City of Ashland and the Owner or the Owner's successor in interest as the case may be.

13. **Binding Effect.** Throughout this Covenant, the terms "Owner" and "You" refer individually and collectively to all persons who sign this Covenant and all persons signing this Covenant shall be jointly and severally liable for its obligations.

14. **Attorneys' Fees.** With respect to any dispute relating to this Covenant, or in the event that a suit, action, arbitration, or other proceeding of any nature whatsoever, including (without limitation), any proceeding under the U.S. Bankruptcy Code and involving issues peculiar to federal bankruptcy law or any action seeking a declaration of rights or an action for rescission, is instituted to interpret or enforce this Covenant or any provision of this Covenant, the prevailing party shall be entitled to recover from the losing party its reasonable attorneys', paralegals', accountants' and other experts' and professional fees and all other fees, costs and expenses actually incurred and reasonably necessary in connection therewith including (without limitation) deposition and expert fees and costs incurred in creating exhibits and reports, as determined by the judge or arbitrator at trial or other proceeding, or on any appeal or review, in addition to all other amounts provided by law. As used in this Covenant, the "prevailing party" shall be that party in whose favor the balance of the issues was decided. In making the determination of who is the prevailing party, the parties agree that an award of money damages shall be one factor in the judge's, arbitrator's or other authority's decision but shall not be the only factor. Other factors for the judge, arbitrator or other authority to consider shall include, but not be limited to, the number, size and importance of claims asserted by the party in whose favor a monetary award was made but on which the party did not prevail, the size of any monetary award in relation to the amount requested and the resolution of nonmonetary issues. To aid in the judge's, arbitrators, or other

authority's determination of who is the prevailing party and the reasonableness of the award of attorneys' fees, the judge, arbitrator or other authority shall be entitled to compare his/her final award to the parties' settlement offers made in writing prior to the arbitration hearing. For purposes of this Covenant, the term attorney fees include all charges of the prevailing party's attorneys and their staff (including without limitation legal assistants, paralegals, word processing, and other support personnel) and any post petition fees in a bankruptcy court. For purposes of this Covenant, the term fees and expenses include but is not limited to long-distance telephone charges; expenses of facsimile transmission; expenses for postage (including costs of registered or certified mail and return receipts), express mail, or parcel delivery; mileage and all deposition charges, including but not limited to court reporters' charges, appearance fees, and all costs of transcription; and costs incurred in searching records.

OWNER:

By: \_\_\_\_\_ Date: \_\_\_\_\_

State of Oregon  
County of Jackson

This instrument was acknowledged before me on \_\_\_\_\_, 2024,  
by \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

CITY:

\_\_\_\_\_ Date: \_\_\_\_\_

State of Oregon  
County of Jackson

This instrument was acknowledged before me on \_\_\_\_\_, 2024,  
by \_\_\_\_\_ as \_\_\_\_\_ of the City of  
Ashland, Oregon.

\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

**R-DR**

Cnt=1 MORGANSS

**07/12/2022 02:15:54 PM**\$235.00 \$10.00 \$13.00 \$11.00 \$11.00 **Total: \$344.00**  
\$60.00 \$4.00

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

After Recording Return to:KDA Homes, LLC  
604 Fair Oaks Ct.  
Ashland, OR 97520Grantor:KDA Homes, LLC  
604 Fair Oaks Ct.  
Ashland, OR 97520Grantee:Beach Creek Homeowners' Association  
604 Fair Oaks Ct.  
Ashland, OR 97520**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS****BEACH CREEK SUBDIVISION****A PLANNED COMMUNITY**

KDA HOMES, LLC, an Oregon limited liability company, is the Owner in fee simple of real property commonly referred to as Beach Creek Subdivision, a Planned Community, (hereinafter referred to as "the Project") located in the City of Ashland, County of Jackson, State of Oregon, more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference, and made a part hereof.

**RECITALS, INTENT, AND PURPOSE**

A. Beach Creek Subdivision is a Class I Planned Community and is subject to the Planned Community Act (ORS 94.550-94.783).

B. The Bylaws have been adopted under ORS 94.625 and shall be recorded herewith.

C. It is the desire and intention of Declarant to subject the Project to the covenants, conditions and restrictions set forth in this Declaration.

**DECLARATION**

Now, therefore, Declarant hereby declares that the Project shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved, subject to the following covenants, conditions and restrictions, all of which are in furtherance of a plan for the subdivision, improvement and sale of the Project as an interrelated development, and which are

established for the purpose of enhancing and perfecting the value, desirability and attractiveness of the Project. All of the covenants, conditions and restrictions herein set forth shall run with the Project and shall be binding on all parties having or acquiring any right, title or interest in the Project or any part thereof and shall be for the benefit of each Owner of any portion of the Project, or any interest therein, and shall inure to the benefit of and be binding upon each successor in interest of such Owners.

### **NAME**

The name by which the Project shall be known is Beach Creek Subdivision.

### **ARTICLE 1** **DEFINITIONS**

In addition to the terms defined in ORS Chapter 94 and elsewhere defined herein, the following terms shall have the following meanings whenever used in this declaration.

1.1 **Articles; Bylaws.** The Bylaws are recorded herewith in the Official Records of Jackson County, attached as Exhibit "C," and incorporated herein by reference and made a part thereof.

1.2 **Association.** The Beach Creek Homeowners' Association.

1.3 **Attached Units.** The Dwelling Units in the Project that are connected to an adjacent Dwelling Unit located at Lot numbers 11, 12, 14, 15, 17, 18, 19, 20, 21, 22, 30, 31, 32, and 33.

1.4 **Board.** The Board of Directors of the Association.

1.5 **City Code.** The code and any other relevant ordinances, laws, or regulations of the City of Ashland, Oregon.

1.6 **Common Area/Open Space.** All of the Project less the Lots as defined in Section 1.12 below, as depicted on the Plat which includes Beach Creek, open space, street trees, planter strips, and public pedestrian access easements. A conceptual site plan showing approximate locations of such common area/open space is attached hereto as Exhibit "B", incorporated herein by reference. Full scale size print copies are available for review upon request by Association Members.

1.7 **Cottages.** Lots 41, 43, 44 and 45 shall be developed as Cottage Housing with each cottage unit not exceeding 800 square feet in total living space.

1.8 **Declarant.** KDA Homes, LLC, its successors and assigns.

1.9 **Declaration.** This Declaration as from time to time amended or supplemented.

**1.10 Dwelling Unit.** The residential structure, including any patio, porch, or other physical appurtenance to such structure, constructed on a Lot by the Declarant or by a successor Owner. Dwelling Unit is also referred to as a "Dwelling" or "Unit".

**1.11 Fiscal Year.** The fiscal year shall run from January 1 through December 31.

**1.12 Lot.** That portion of the Project conveyed or to be conveyed by the Declarant to an individual Owner in fee simple. For the purposes of this Declaration, a Lot shall exist from and after the date of recording an instrument making such Lot subject to this Declaration.

**1.13 Mortgage.** Mortgage or a deed of trust of record encumbering a Lot. The term "mortgage" shall include the beneficiary under a deed of trust and the vendor under a recorded land-sale contract or recorded memorandum of a land-sale contract.

**1.14 Owner.** The record Owner or Owners, if more than one, of a Lot, including Declarant and including a vendee under a recorded land-sale contract or recorded memorandum of land-sale contract.

**1.15 Plat.** That final plat for Beach Creek Subdivision recorded in the Official Plat Records of Jackson County, Oregon on July 12, 2021 in Volume 48, Page 05

**1.16 Private Outdoor Space.** The portion of a Lot not occupied by the Dwelling Unit, subject to maintenance by the Lot owner including front, side and rear yards.

**1.17 Project or PUD.** Beach Creek Subdivision, a Planned Community, consisting of all the real property depicted at Exhibit "B" attached hereto.

**1.18 PUE.** Public Utility Easement as shown on the final plat of this PUD.

**1.19 Solar Reserve Area (SRA).** A Solar Reserve Area is an area on a Dwelling's roof, which is optimally designed to accommodate solar panels without disruptions by vents or other penetrations. Each Dwelling within the Project has been designed with a SRA, upon which solar panels must be installed at the time of initial construction of the Dwelling.

**1.20 Successor Owner.** The owner of a Lot purchased from Declarant or purchased from another Successor Owner.

**1.21 Zero Lot Line Lots.** Those Lots 16, 23, 29 and 34 which shall have garages abutting the side-yard property lines of neighboring parcels, with easements for maintenance and repair of such garages as noted on the Plat.



## **ARTICLE 2**

### **ASSOCIATION**

**2.1. Organization.** The Association is a nonprofit corporation charged with the duties and vested with the powers prescribed by law and set forth in the Articles, the Bylaws, and this Declaration. Neither the Articles nor Bylaws shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with the Declaration. In the event of any such inconsistency, the provisions of this Declaration shall prevail. The Board, and such officers as the Board may elect or appoint, shall conduct the affairs of the Association in accordance with the Articles and Bylaws as from time to time amended.

**2.2 Membership.** Each Owner shall be a Member of the Association and shall be entitled to one membership for each Lot owned. Each Member shall have the rights, duties, and obligations set forth in this Declaration, the Articles, the Bylaws, and the Association Rules as the same may from time to time be amended. The membership of each Owner in the Association shall be appurtenant to the Lot giving rise to such membership and shall not be assigned, transferred, pledged, conveyed, or alienated in any way except upon the transfer of title to such Lot and then only to the transferee of title thereto. Any transfer of title to a Lot shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof. For purposes of membership, the recording of a land-sale contract or memorandum thereof shall constitute a transfer of the title to a Lot.

### **2.3 Voting.**

**(a) Members Entitled to Vote.** Only Members of the Association shall be entitled to vote. The voting privileges of Members shall be as provided herein. Any action by the Association which must have the approval of the Association membership before being undertaken shall expressly require the vote or written assent of a prescribed percentage of the total voting power of the Association as more particularly stated within the Declaration. The Association shall have two classes of voting:

**(1) Class A Members.** Class A Members shall have one (1) vote for each Lot. When more than one person owns a single Lot, all Owners shall be Members of the Association. However, the vote for each Lot must be cast as a unit, and fractional votes shall not be allowed. In the event that joint Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner (or Owners) casts a vote representing a certain Lot, it will thereafter be conclusively presumed for all purposes that such Owner(s) was acting with the authority and consent of any other Owners of said Lot. The right to vote may not be severed or separated from the Lot ownership to which it is appurtenant, and any sale, transfer, or conveyance of such Lot to a new Owner(s) shall operate to transfer the appurtenant vote without the requirement of any expressed reference thereto.

**(2) Class B Member.** The Class B Member shall be the Declarant, its successors and assigns. The Class B Member shall be entitled to three (3) votes for each Lot in which it holds the interest required for membership as provided in Section 2.3(a) above. Class B

membership shall be converted to Class A membership and shall forever cease to exist when one hundred percent (100%) of the Lots are conveyed to retail Owners other than Declarant.

(b) **Voting Procedures.** Any vote may be cast in person or by proxy. All proxies shall be in writing, dated, and signed by the Owner giving the proxy and filed with the Secretary before the commencement of any meeting. The proxy shall terminate eleven (11) months after its date unless the proxy specifies a shorter term. Every proxy shall automatically cease upon the sale of the Lot by the Owner and upon the death or incapacity of the Member who executed the proxy.

(c) **Declarant's Right to Vote.** Notwithstanding any other provision of this Declaration, and except as provided in Section 10.1, any provision of this Declaration that provides for approval by a prescribed percentage of Members' votes, other than the Declarant, shall be effective and construed also to require the affirmative vote of a majority of the total votes of all Members, including the Declarant.

(d) **Suspension of Voting Rights.** The voting rights of an Owner shall be suspended during such period as any assessment due hereunder from such Owner remains unpaid; provided, however, that the Board shall give any such Owner at least fifteen (15) days' notice prior to such suspension and such Owner shall be entitled to a hearing before the Board in accord with Section 3.4 of the Bylaws.

**2.4 Initial Board of Directors.** The initial Board shall be appointed by Declarant. Thereafter, the Board shall be elected as provided in the Bylaws.

**2.5 Duties of the Association.** The Association shall have the obligation and duties subject to and in accordance with this Declaration to do and perform the following acts for the benefit of its Members, and for the maintenance and improvement of the Common Area as follows:

(a) **Common Area Maintenance and Operation.** To maintain and otherwise manage the Common Area, after such property is conveyed or otherwise transferred to it, all improvements and utilities located thereon, all easements for operation and maintenance purposes over the Common Area, and all easements for the benefit of Members and the Association within the Common Area. The Common Area includes but is not limited to, landscaped open space, street trees, sidewalks, park rows adjacent to public right-of-way, Beach Creek, stormwater detention facilities, pedestrian pathways including that 10-foot wide pedestrian easement from Orchid Street to the Project, alleys, pedestrian promenade, and bio-swales. The Association's duty to maintain the Common Area includes:

- (1) Removal of any debris deposited by winter storms shall be addressed on a seasonal basis as needed;
- (2) Annual (spring) inspection and start-up of irrigation system;
- (3) Annual (fall) maintenance of the irrigation system, including inspection of heads, winterization, and coverage;

- (4) Maintenance of park strips, including pruning street trees to provide at least 8-feet of clearance above sidewalks and 14-feet of clearance above roadway surfaces;
- (5) Regular mowing/weeding of landscaped open space including open space along N. Mountain Street and Hess Promenade;
- (6) Maintenance of all pedestrian access easements identified on the Plat for bicycle and pedestrian access;
- (7) Maintenance of all landscape areas located outside fenced Private Outdoor Space, including unenclosed front, rear or side yard areas;
- (8) Annual control/reduction of blackberries from Beach Creek;
- (9) Maintenance of Ackerman Alley and Rosemary Alley;
- (10) Maintenance of pedestrian easement granted to Village Square Homeowners' Association for access to Beach Creek for blackberry removal and general creek maintenance;
- (11) Maintenance of pedestrian easement connecting Orchid Street to the Project; and
- (12) The HOA shall follow the Water Resource Protection Zone Management Plan prepared by Madara Design Incorporated, attached hereto as Exhibit "D" and incorporated herein by reference.

(b) **Utilities.** To acquire, provide and/or pay for water, sewer, garbage disposal and pickup, electrical, telephone, gas, and other necessary utility services for the Common Area.

(c) **Signage, Lighting, Mailboxes.** The Association shall, after construction thereof by Declarant as a part of the initial development of the Project, maintain, repair, replace, reconstruct and/or relocate lighting, street signs, any clustered mail and post boxes, as initially designated on the plans filed with the Association or as initially constructed by Declarant.

(d) **Other.** To perform such other acts whether or not expressly authorized by this Declaration as may be reasonably necessary to enforce any of the provisions of this Declaration, the Bylaws, and the Association Rules.

**2.6 Powers and Authority of the Association.** The Association shall have all of the powers of a nonprofit corporation organized under the general nonprofit corporation laws of the State of Oregon subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, Bylaws, or this Declaration. The Association shall have the power to do any and all lawful things which may be authorized, required, or permitted to be done by the Association under this Declaration, the Articles, and the Bylaws and to do and to perform any and all acts which may be necessary and proper for or incidental to the exercise of any of the express powers of the Association, including without limitation:

(a) **Assessments.** To levy assessments on the Owners and enforce payment of such assessments all in accordance with the provisions of Sections 3 and 4 of this Declaration.

(b) **Right of Entry and Enforcement.** To enter upon any Lot for the purpose of performing the duties of the Association set forth in Section 2.5 of this Declaration; in enforcing

by peaceful means any of the provisions of this Declaration; and maintaining or repairing any area on a Lot in a neat and attractive manner required to be maintained by an Owner if for any reason such Owner fails to maintain or repair such area. Such entrance upon a Lot shall be after seventy-two (72) hours' prior written notice to the Owner; provided, however, that such entrance shall be permitted upon consent of at least one Board Member without any prior notice in the event of an emergency. An emergency shall be deemed to exist when there is a condition causing peril or threat to persons or property. The Association shall also have the power and authority from time to time in its own name, on its own behalf, or on behalf of any Owner or Owners who consent thereto to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration and to enforce by mandatory injunction or otherwise all the provisions hereof. These rights will be exercised in such a manner as reasonable to minimize any adverse impact upon the Owner's right of enjoyment of his/her Lot.

(c) **Easements and Rights-of-Way.** To grant and convey to any third party easements and rights-of-way in, on, over, and under the Project for the purpose of constructing, erecting, operating, or maintaining thereon, therein or thereunder, overhead, or underground lines, cables, wires, conduits, or other devices for the transmission of electricity for lighting, heating, power, telephone, and other purposes; public sewers; storm water drains and pipes; water systems; sprinkling systems; water and gas lines or pipes; cable T.V. lines; security system lines; and any similar public or quasi-public improvements or facilities.

(d) **Employment of Manager.** To employ the services of a person or firm to manage the Project and the affairs of the Association (the "Manager") to the extent deemed advisable by the Board, as well as other such personnel as the Board shall deem to be necessary or proper for the operation of the Project, whether such personnel are employed directly by the Association or are furnished by the Manager.

(e) **Services.** To contract for materials and/or services for the Project or the Association. Any such service contract or management contract pursuant to Section 2.6(d) of the Declaration shall be subject to termination by either party without cause upon thirty (30) days' notice in writing to the other party.

(f) **Rules.** By majority vote of the Board and from time to time to adopt, amend, enforce, and repeal such rules and regulations as the Board shall determine to be necessary or proper to the operation of the Project (the "Association Rules"). The Association Rules shall govern the use of the Project by any Owner, by the family of such Owner, or by any invitee, licensee, or tenant of such Owner; provided, however, that the Association Rules may not discriminate among Owners and shall not be inconsistent with this Declaration, the Articles, or Bylaws. A copy of the Association Rules, as they may from time to time be adopted, amended, or repealed, shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery, the Association Rules shall have the same force and effect as if set forth in and a part of this Declaration. The Association Rules shall not materially change the rights or privileges of any person or the restrictions on any Lot as herein set forth.

### **ARTICLE 3** **FUNDS AND ASSESSMENTS**

**3.1 Operating Fund.** The Association shall establish and maintain an operating fund into which shall be deposited all moneys paid to the Association as regular, special, and emergency assessments and miscellaneous fees and from which fund the Association shall make disbursements in the performance of its rights and duties as provided for in this Declaration.

**3.2 Reserve Fund.** The Association shall also establish and maintain a reserve fund for replacement of all items of Common Area which will normally require replacement in whole or in part in more than three (3) and less than thirty (30) years including but not limited to: exterior painting, if the Common Area includes exterior painted surfaces, repaving/resurfacing of sidewalks; and for such other items as may be required by this Declaration or the Bylaws. Declarant may defer payment of accrued reserve assessments for a Lot until the Lot is conveyed to a third party. However, Declarant may not defer payment of accrued reserve assessments beyond the date of the Turnover Meeting. The books and records of the Association shall reflect the amount owing from Declarant for all reserve assessments. The Board annually shall review and, if necessary, update the reserve study and existing maintenance responsibilities for the Common Area to determine the reserve account requirements as provided in ORS 94.595 as it may be amended from time to time. The operating fund and the reserve fund shall be kept in separate accounts.

**3.3 Regular Assessments.** Within forty-five (45) days prior to the beginning of each fiscal year, the Board shall estimate the costs and expenses to be incurred by the Association during such fiscal year in performing its rights and duties under this Declaration, including a reasonable provision for unanticipated expenses and replacements and less any anticipated surplus from a prior year's fund provided that the Board may not, without the vote or written assent of the majority of the voting power of the Association residing in Members other than the Declarant, impose a regular annual assessment per Lot which is more than twenty percent (20%) greater than the Regular Assessment for the immediately preceding fiscal year. Such estimated amount shall be assessed equally to the Owners. The amount per Lot so assessed to each Owner is called the "Regular Assessment."

**3.4 Special or Emergency Assessments.** In addition to the Regular Assessments and Reserve Assessments, the Board may levy during any fiscal year a special or emergency assessment applicable to that year only for the purpose of defraying in whole or in part the cost of any construction, reconstruction (including reconstruction costs in excess of insurance proceeds), repair of any common watered areas or utilities, unexpected repair or replacement of a capital improvement, including the necessary fixtures and personal property related thereto, or any extraordinary expenses not contemplated by this Declaration of whatsoever nature provided that in any fiscal year the Board may not, without the vote or written assent of a majority of the voting power of the Association residing in Members other than the Declarant, levy special or emergency assessments to defray the costs of any action or undertaking on behalf of the Association which in the aggregate exceeds five percent (5%) of the budgeted gross expenses of the Association for that fiscal year. No special or emergency assessment shall be levied with respect to the initial construction of the Project, it being understood that all such construction shall be at the sole cost and expense of the Declarant. Except as otherwise provided herein, special and emergency assessments shall be assessed to the Owners equally and shall be paid as the Board shall determine.



The provisions herein with respect to special and emergency assessments do not apply in the case where the special assessment against a Member is a remedy utilized by the Board to reimburse the Association for costs incurred in bringing the Member and his/her Lot into compliance with the provisions of this Declaration or the Bylaws.

**3.5 Reimbursement Assessment.** The Board shall levy an assessment against any Owner who has failed to comply with or has breached this Declaration or the Association Rules or Bylaws for whom moneys or expenses were expended or incurred by the Association from the operating fund in performing its functions or enforcing the provisions of this Declaration, the Association Rules, or Bylaws. Such assessment shall be for the purpose of reimbursing the Association and shall be limited to the amounts so expended or incurred, along with any penalties or interest, and shall be due and payable to the Association when levied.

**3.6 Payment of Assessments.** Each Owner shall be obligated to pay Regular Assessments and Reserve Assessments made pursuant to this Article 3 to the Association in equal monthly installments on or before the first day of each month in advance or in such other manner as the Board shall designate. The Board shall provide each Owner with a statement of the annual assessment within ten (10) days prior to the beginning of each fiscal year but shall not be obligated to provide monthly statements to any Owner thereafter. Special assessments shall be payable in such manner as the Board shall designate.

**3.7 Commencement of Assessments.** The Regular Assessments and Reserve Assessments shall commence as to each respective Lot upon the close of the sale of the Lot to someone other than the Declarant. The first Regular Assessment shall be adjusted according to the number of months remaining in the fiscal year, and the initial payment due with respect to a partial month from an Owner, other than the Declarant, shall be prorated as of the close of escrow for the purchase of such Owner's Lot. Notwithstanding any other provisions herein, in the event that assessments benefit fewer than all of the Lots such costs may be assessed exclusively against those benefitted Lots.

#### **ARTICLE 4** **ENFORCEMENT OF ASSESSMENTS**

**4.1 Covenant to Pay Assessments.** Declarant covenants for each Lot owned and each Owner, other than Declarant, by acceptance of a deed to a Lot, shall be deemed to covenant to pay assessments levied in accordance with Article 3.

**4.2 Enforcement.** Each assessment levied hereunder shall be a separate, distinct, and personal debt and obligation of the person who is the Owner of such Lot at the time such assessment became due and payable. In the event of a default in payment of any such assessment, the Association may enforce each such obligation by any and all remedies provided by law. In the event the Association brings an action to enforce each such assessment obligation, any judgment rendered in any such action shall include a sum for reasonable attorney fees in such amount as the court may adjudge against the defaulting Owner, including reasonable attorney fees on appeal.

At any time when an assessment of any type provided for by this Declaration or an installment thereof is delinquent, the Association, by and through its Board or designated agent, may file a notice of lien in the deed records of Jackson County, Oregon, against the Owner and Lot to which the assessment pertains as provided by ORS 94.709.

Notwithstanding any other provision of this document, any general, special or other assessment levied under the authority of this document against a property in Beach Creek Subdivision shall at all times be second, inferior and subordinate to the lien of a mortgage or deed of trust and related loan documents, in favor of a bank or lending institution, and this provision may not be altered or amended without the express approval of a lender holding any such mortgage, deed of trust or other loan documents.

## **ARTICLE 5**

### **LANDSCAPE AND ARCHITECTURAL CONTROL**

**5.1 Board Review of Landscape and Architectural Plans.** It shall be the duty of the Board to consider and act upon any and all proposals or plans submitted to it pursuant to the terms hereof to ensure that overall building designs, roof pitch, painting or exterior coverings, window placements and sizes, or improvements constructed, which shall also include landscaping and plantings, in the Project by anyone other than Declarant, conform to plans approved by the Board. No person shall make any alterations to the exterior of a Dwelling Unit until the complete plans and specifications showing the location, nature, shape, height, and form of change (including without limitation any other information specified by the Board) have been submitted to and approved in writing as to overall appearance and harmony of design and location in relation to the surrounding structures and topography by the Board. Notwithstanding the foregoing, Lot 3 shall be exempt from the provisions contained in Sections 5.1 through 5.6.

(a) **Solar Panels.** Each Dwelling, with the exception of the Dwelling on Lot 3, must be constructed with solar panels within the Solar Reserve Area of the Dwelling Unit. Prior to replacement of solar panels on a Dwelling Unit, an Owner shall submit its plans to the Board for approval of the location, type, and appearance of the panels. The Board will review for the overall appearance and harmony of design and location in relation to other solar panels within the PUD. Maintenance, repair, and replacement of the solar panels shall remain the sole responsibility of the respective Owner.

**5.2 Architectural Rules.** The Board may, from time to time, in its sole and absolute discretion, adopt, amend, and repeal rules and regulations to be known as "Architectural Rules." Said rules shall interpret and implement this Declaration by setting forth the standards and procedures for any Board review and the design guidelines for architectural design, placement of buildings, landscaping, exterior finishes, and materials, and similar features which are recommended for use within the Project. These rules shall not conflict with the special limitations set forth in this Declaration.

**5.3 Application for Approval of Improvements.** Any Owner, except the Declarant and its designated agents, proposing to perform any work of any kind which requires the prior approval of the Board pursuant to any provision in this Declaration, shall apply to the Board for

approval by notifying the Board of the nature of the proposed work in writing and furnishing such information as the Board may require.

**5.4 Approval/Disapproval.** All approvals given under this Article 5 shall be in writing. If a requested approval has not been granted within forty-five (45) days from the date of submission of all information requested by the Board, the proposal shall be deemed approved. The Board's decision shall be final.

**5.5 Completion of Work.** An Owner shall complete the construction, reconstruction, refinishing, or alteration of any such improvement within twelve (12) months after commencing construction thereof, except for so long as such completion is rendered impossible or will result in great hardship to the Owner due to strikes, fires, national emergencies, natural calamities, or other supervening forces beyond the control of the Owner or his/her agents. If the Owner fails to comply with this Section 5.5, the Board shall proceed in accordance with the provisions of Section 5.6 as though the failure to complete improvement were noncompliance with approved plans. Landscaping on each Lot shall comply with the Project approved landscape plan.

**5.6 Inspection of Work.** Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon the completion of any construction or reconstruction or the alteration or refinishing of the exterior of any improvements or upon the completion of any other work for which approved plans are required under this Article 5, the Owner shall give written notice thereof to the Board.

(b) Within forty-five (45) days thereafter, the Board or its duly authorized representatives may inspect such improvement to determine whether it was constructed, reconstructed, altered, or refinished to substantial compliance with the approved plans. If the Board finds that such construction, reconstruction, alteration, or refinishing was not done in substantial compliance with the approved plans, it shall notify the Owner in writing of such noncompliance specifying particulars of noncompliance and shall require the Owner to remedy such noncompliance.

(c) If upon the expiration of thirty (30) days from the date of such notification, the Owner shall have failed to remedy such noncompliance, the Board shall set a date on which a hearing before the Board shall be held regarding the alleged noncompliance. The hearing date shall be not more than thirty (30) days nor less than fifteen (15) days after notice thereof by the Board to the Owner, and in the discretion of the Board, to any other interested party. The hearing procedure shall conform to subsection (d) below and any Rules adopted by the Board pursuant to the Bylaws.

(d) At the hearing, the Owner, and in the Board's discretion, any other interested person, may present information relevant to the question of the alleged noncompliance. After considering all such information, the Board shall determine whether there is a noncompliance, and if so, the nature thereof and the estimated costs of remedying the noncompliance. If noncompliance exists, the Board shall require the Owner to remedy or remove the same within a

period of not more than forty-five (45) days from the date of the Board ruling. If the Owner does not comply with the Board ruling within such a period or within any extension of such period the Board, in its discretion, may either remove the noncompliant improvement or remedy the noncompliance and the Owner shall reimburse the Association for all expenses incurred in connection therewith upon demand. If such expenses are not promptly repaid by the Owner to the Association, the Board shall levy a reimbursement assessment against such Owner pursuant to Section 3.5 hereof.

(e) If for any reason the Board fails to notify the Owner of any noncompliance within forty-five (45) days after receipt of said notice of completion from the Owner, the improvement shall be deemed to be in accordance with the said approved plans.

**5.7 Liability.** Neither the Board nor any member thereof or their delegates shall be liable to the Association or to any Owner for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of plans, drawings, and specifications whether or not defective; (b) the construction or performance of any work whether or not pursuant to approved plans, drawings, and specifications; (c) the development of any property within the PUD; or (d) the execution and filing of an estoppel certificate whether or not the facts therein are correct, provided, however, that such member has acted in good faith on the basis of such information as may be possessed by said Board member. Without in any way limiting the generality of the foregoing, the Board or any member thereof may, but is not required to, consult with or hear the views of, the Association or any Owner with respect to any plans, drawings, specifications, or any other proposal submitted to the Board. Approval by the Board does not mean the Board is warranting or incurring any liability for the structural adequacy of the plans, drawings, and specifications submitted to and approved by said Board. Plans, specifications, and drawings may require building permits and other entitlements from the appropriate governmental agencies.

## **ARTICLE 6**

### **PROPERTY RIGHTS AND EASEMENTS**

**6.1 Conveyance of Common Area.** Declarant hereby covenants for itself, successors, and assigns that prior to or at the turnover meeting provided for in the Bylaws, it will convey fee simple title to any common area to the Association free and clear of all liens and encumbrances except the covenants, conditions, and restrictions herein set forth, easements, and utility rights-of-way then of record. All said facilities shall be for the use and benefit of the Owners, tenants, guests, and licensees in the Project, as well as the Owners, tenants, guests and licenses in the Cottages.

**6.2 Easements in Common Area.** Every Owner within the PUD shall have a right and nonexclusive easement of enjoyment in and to the Common Area and any easements shown on the final plat, a nonexclusive easement for ingress and egress over and through the Common Area, and a nonexclusive easement for vehicular ingress and egress over and through those portions of the Common Area which shall be designated as a driveway or parking area as depicted on the Plat. Such easements shall be appurtenant to the right of the Association to sell, transfer, or encumber all or any portion of the Common Area to a person, firm, or entity, whether public or private, and the right of the Association to dedicate or transfer all or any part of the

Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Owners. Such easements shall also be appurtenant to the rights and easements of Owners of Lots in the Cottages, it being understood that all such Owners will possess the rights and easements of members of the Association specified in this Section 6.2.

No such sale, transfer, encumbrance, or dedication shall be effective except upon compliance with the City's Land Use Ordinance and current final order of approval for the Project, and the prior vote or written consent of Members representing seventy-five percent (75%) of the total voting power of Members without any weighted vote; provided, however, that a dedication required by a governmental agency as a condition to recording a final plat covering any portion of the Project shall require no such prior vote or written consent.

**6.3 Utility Easements.** Each Lot shall be conveyed to Owners, other than Declarant, subject to any and all easements of record for the use and benefit of several authorized public and/or other utilities, including but not limited to cable T.V., internet, sanitary sewer, water, gas, electrical, and drainage easements, and no Owner shall damage or interfere with the installation or maintenance of such utilities or in any manner change the direction or flow of drainage channels in any such easements or in any manner construct or retard the flow of water through drainage channels in any such easement.

**6.4 Easements Granted by Owners of Lots.** Declarant hereby declares a non-exclusive easement of ingress and egress to the Association, on behalf of Owners accepting title to Lots, their successors and assigns, to that portion of an Owner's Lot as may be reasonably required by the Association to exercise and otherwise perform its rights under Section 2.5.

**6.5 Delegation.** Any Owner may delegate his right of use and enjoyment to the Common Area to the Members of his family or tenants who reside on such Lot. Tenants shall not have the right to further delegate the Owner's right to use and enjoy the Common Area. As to tenants, such Owner shall notify the Association in writing of such delegation and the names of such delegees. The rights and privileges of any delegee shall be in accordance with and subject to this Declaration; provided, however, that the Owner making such delegation (and his Lot) shall remain liable for the assessments herein provided for and subject to all of the terms and conditions of this Declaration.

## **ARTICLE 7** **ATTACHED UNITS**

This section is applicable to Attached Units.

**7.1 Maintenance; Repair of Attached Unit.** Owners of Attached Units shall be jointly and proportionally responsible for the repair and maintenance of the exterior of the shared building as well as the Party Wall (collectively "Attached Unit Common Elements"). Maintenance and repair responsibilities shall include, but are not limited to, exterior paint, siding, roof gutter and roof repair and Party Walls.



(a) **Definition; General Rules of Law to Apply.** Each wall that is built as a part of the original construction of two Attached Units, and that is placed on the dividing line between the two Attached Units shall constitute a Party Wall. Party Walls shall include the studs, blocking, insulation, cement and airspace lying between the wallboard of one Dwelling Unit and the wallboard of the other Dwelling Unit sharing the wall. Party Walls shall not include the wallboard, paneling, sheetrock, tiles, wallpaper and paint on the interior of the Party Wall, all of which shall be considered part of the Dwelling Unit and the maintenance of which shall be the responsibility of the Owner of the Dwelling Unit. General rules of law regarding Party Walls shall apply to the Party Walls of the two attached Dwelling Units to the extent that such rules are not inconsistent with the provisions of this Declaration.

(b) **Utility Easements.** Each Owner shall have an easement through the Party Wall for the purpose of installing, repairing, replacing or maintaining utility lines, wires, pipes and conduits.

**7.2 Common Elements; Damage Caused by Owner.** Notwithstanding any other provision of this Declaration, an Owner who by his or any of his occupants, guests, tenants, licensees, agents, or Members of his family's negligent or willful act causes the Attached Unit Common Elements to be exposed to the elements, or otherwise be damaged, shall bear the whole cost of furnishing the necessary protection against such elements and all repair, subject, however, to reimbursement and/or contributions from available insurance policies.

**7.3 Condemnation.** In the event that all or any portion of a Party Wall, Attached Unit, and/or a Lot is appropriated as the result of condemnation or threat thereof, the following rule and guidelines shall apply:

(a) **Allocation of Condemnation Award.** Any condemnation award received by the Owners with respect to a Party Wall, Attached Unit(s), or a Lot shall be allocated to the Owners in proportion to the diminution in fair market value incurred by them with respect to their respective Lots and Dwelling Units as a result of said condemnation.

(b) **Repair and Restoration.** Any such condemnation award shall be used to repair and restore the Dwelling Unit(s), Party Wall, or Lot if such repair or restoration is feasible.

(c) **Retention of Rights.** No provision of this Article shall be construed as negating the right of the individual Owners to such incidental relief as the law may provide as a result of the condemnation of a Party Wall, Dwelling Unit(s), Lot, or any portion of the foregoing.

**7.4 Procedure for Maintenance of Attached Units by Owners.** When, in the reasonable opinion of an Owner, maintenance, repair or replacement of an Attached Unit Common Element is needed, such Owner shall notify the other Owner(s) of such need and the Owners together shall determine how to complete the work. If the adjacent Owner is unable to agree on timing, cost, terms, or other details regarding maintenance and repairs, the Adjacent Owner demanding maintenance or repairs shall submit a list of three arbitrators to the other Adjacent Owner(s). The three potential arbitrators shall all be Oregon licensed general contractors. The other Adjacent Owner(s) shall select one arbitrator from the list within ten days. If the other

Adjacent Owner(s) fails to notify the demanding Adjacent Owner of their/its choice of an arbitrator in writing within ten days, or multiple owners cannot agree on one arbitrator, the demanding Adjacent Owner shall select the arbitrator. Such arbitrator shall be retained to arbitrate the dispute by determining the appropriateness of any proposed maintenance and repairs, including, but not limited to, cost and whether such maintenance and repairs are appropriate. The arbitrator's decision shall be final. The Adjacent Owners shall pay half of the arbitrator's fee. If one Adjacent Owner performs maintenance or repairs that are determined to be the joint responsibility of the other Adjacent Owner(s), the Adjacent Owner performing the maintenance or repairs shall be entitled to a lien on the other Adjacent Owner(s) property in the amount of 50% of the cost of maintenance or repairs, plus all costs incurred in filing or foreclosing the lien, and a pro rata share of the arbitrator's fee. The lien shall be foreclosed in the manner provided by ORS Chapter 87. The prevailing Adjacent Owner shall be entitled to attorney fees and half of any funds expended for maintenance or repairs agreed upon or deemed appropriate by an arbitrator. Such funds shall accrue interest at the rate of 15% per annum from the date such funds were initially incurred by the Adjacent Owner.

**7.5 Procedure for Maintenance of Attached Units by Board.** Notwithstanding the provisions contained in Section 7.4 above, in the event that the Board determines that maintenance, repair, or replacement of an Attached Unit Common Element is needed, the Board shall notify all Owners of said Attached Units of such need and the Owners shall determine how to complete the work. If, however, such work is reasonably needed and all Owners refuse to proceed with such work, the Board may initiate arbitration to compel repair and maintenance of the Attached Units. The Board shall submit a list of three arbitrators to the Owners in the building. The three potential arbitrators shall all be Oregon licensed general contractors. The Owners shall collectively select one arbitrator from the list within ten days. If the Owners fail to notify the Board of their choice of an arbitrator in writing within ten days, the Board shall select the arbitrator. In the event the Owners cannot agree on the arbitrator, the Board shall select the arbitrator. Such arbitrator shall be retained to arbitrate the dispute by determining the appropriateness of any proposed maintenance and repairs, including, but not limited to, cost and whether such maintenance and repairs are appropriate. The arbitrator's decision shall be final. The Board shall pay the arbitrator's fee. If the Board performs maintenance or repairs that are determined to be the responsibility of the Adjacent Owners, the Board shall be entitled to a lien on the Owners' property in the amount of the cost of maintenance or repairs, plus costs incurred in filing or foreclosing the lien. The lien shall be foreclosed in the manner provided by ORS Chapter 87. The Board shall be entitled to attorney fees and any funds expended for maintenance or repairs agreed upon or deemed appropriate by an arbitrator. Such funds shall accrue interest at the rate of 15% per annum from the date such funds were initially incurred by Board.

**7.6 Owners' Individual Maintenance Responsibility.** Each Owner shall be responsible for and shall bear the costs of maintaining, repairing and replacing elements, which are not deemed Attached Unit Common Elements including: windows within an Owner's Dwelling Unit; rear or front yards not within the Common Area; the fence or fences enclosing the private yard of an Owner's Dwelling Unit; structural elements of the Dwelling Unit, other than Attached Unit Common Elements; and the interior elements of the Dwelling Units. Such maintenance, repair, and replacement shall be done in accordance with applicable laws, ordinances and regulations and in a workmanlike manner.

Notwithstanding the above, fences that border a common property line between two Lots are deemed an Attached Unit Common Element.

**7.7 Damage or Destruction to Dwelling Units - Insurance Proceeds Sufficient to Cover Loss.** In case of fire, casualty or any other damage or destruction to any Attached Unit(s), the proceeds of the Owner's or Owners' applicable insurance policy, if sufficient to pay for the repair or reconstruction of the Dwelling Unit(s), shall be applied to such reconstruction.

**7.8 Damage or Destruction to Dwelling Unit - Insurance Proceeds Insufficient to Cover Loss.** Subject to the other provisions of this Section 7.8, if the proceeds of the Owner's insurance policy are insufficient to pay for the repair or reconstruction of the damaged or destroyed Dwelling Unit(s), it shall, nonetheless, be promptly repaired. The proceeds of any Owner's or Owners' insurance policies shall be contributed to the repair or reconstruction costs of the Attached Unit(s) so insured, and each Owner shall be liable for his share of any such cost that is not paid for by insurance proceeds.

**7.9 Architectural Changes after Damage or Destruction.** Reconstruction of the damaged or destroyed Dwelling Unit(s), as used in this Article 7, means restoring the Attached Unit(s) to substantially the same condition and design in which it existed prior to the fire, casualty or disaster. In any event, any architectural changes shall conform to the Declaration, Design Guidelines, and any other rules or regulations promulgated by the Board or Architectural Committee.

**7.11 Enforcement of Party Wall Provisions.** An Owner or the holder of any first mortgage, trust deed or land sale contract on any Lot shall have the right to enforce all of the covenants, conditions, restrictions, reservations, easements, liens, and charges now or hereinafter imposed by any of the provisions of this Declaration as may appertain specifically to such parties or Owners against the Owner of the Attached Unit. Failure by any Owner or Mortgagee to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of his or its right to do so thereafter.

## **ARTICLE 8**

### **USE RESTRICTIONS**

The use of the Lots and the Common Area shall be restricted in accordance with the following provisions in addition to all other covenants, conditions, and restrictions herein contained.

**8.1 Residential Use.** The Lots and Dwelling Units shall be used for residential purposes only as approved by the Board pursuant to Article 5 and the initial design standards of Section 5.2, except as specifically provided for in this Declaration.

**8.2 Cottage Housing.** Lots 41, 43, 44 and 45 of the PUD are to be developed as cottage style housing units. Declarant declares on behalf of an Owner accepting title to a Lot, that it is aware of such future uses.

**8.2.1. Accessory Residential Units Prohibited.** Accessory Residential Units are prohibited in the Cottages.

**8.3 Owners Obligations of Maintenance/Insurance.** Each Owner shall maintain and keep his or her Dwelling (including exterior paint, siding and roof) and Lot in a clean, sanitary, and attractive condition. Landscaping on each Lot shall be maintained in at least as good or better quality in design and nature of planting as is required by the Board at the time of initial construction of a Dwelling Unit on the Lot. If the Owner fails to maintain their Dwelling Unit, landscaping and Lot, as required herein, the Association shall have the right to go upon the Owner's Lot and perform such maintenance pursuant to the Association's authority set forth in Section 2.6 hereof. The costs incurred by the Association shall be assessed against the Lot as a reimbursement assessment pursuant to Section 3.5. In addition, solar panels located on a Dwelling Unit shall be maintained by the Owner of the Dwelling Unit. In order to provide for repair or reconstruction following casualty damage, Owners shall carry such insurance coverage as required by the Bylaws of the Association.

**8.4 Commercial or Agricultural Use.** No industry, business, trade, occupation, or profession of any kind shall be conducted, maintained, or permitted on any part of the Project, unless specifically allowed by this Declaration or approved as a home occupation by the City of Ashland and any other applicable governmental authority. No agricultural barns or sheds shall be permitted unless otherwise permitted by the City of Ashland.

**8.5 Animals.** Household pets, in a reasonable number, may be kept if they are solely household pets for private use and not for commercial purposes. No animal shall be allowed to make an unreasonable amount of noise or otherwise to become a nuisance. No dog shall be permitted outside of the Lot of such Owner or occupant unless it is under the control of a responsible person. Upon request of any Owner, the Board shall determine, in its sole discretion, whether for the purpose of this Section, a particular animal shall be considered a house pet or a nuisance. The Owner of any pet shall be responsible for cleaning up after said pet on any property within the Project. Any outdoor structure for the care, housing, or confinement of any pet shall be approved by the Board for its design and placement on each Lot.

**8.6 Outside Storage.** Storage of any materials or equipment on porches or other outdoor areas visible from the Common Area or right-of-way is prohibited. Nothing herein is intended to prohibit placement of patio furniture or décor.

**8.7 Trash Receptacles.** All trash shall be retained in appropriate receptacles. Trash and recycling service for the Project is the responsibility of Lot Owners of the subdivision lots. Notwithstanding the foregoing, trash and recycling service for the Cottages is provided by the Association. Owners are encouraged to utilize compost bins for personal use.

**8.8 Bicycle Parking.** Bicycle parking within the Cottages is only permitted within carport storage areas, as noted in Exhibit "B". No bike parking or other miscellaneous storage is permitted in the area of the cottage's porch area.

**8.9 Growing of Marijuana Prohibited.** The Association desires to ensure the peace and enjoyment of Owners within their Lots and to reduce nuisance created from odors as a result

of growing, cultivating and/or producing marijuana, and to protect the safety, welfare and benefit of existing and future Owners of the Lots within the Project. To that end, all outdoor growth, cultivation and production of marijuana is prohibited within the Project. In the event this provision is challenged in a court of law or other proceeding, the Board may, in its sole discretion, amend this Declaration without a vote of the Members to delete this restriction, if it determines that it would be in the best interest of the Association to avoid the costs of such defense.

**8.10 Fire Protection Plan.** The Association and the Members shall comply with the Fire Prevention and Control Plan requirements of City Code. A copy of such Fire Prevention and Control Plan is on file with the Association and available upon request.

**8.11 Firearms.** No firearms or archery equipment shall be used or discharged on any Lot or Common Area. However, such items may be kept inside any residence as legally permitted.

**8.12 Lighting.** No invasive outdoor lighting within the Project shall be permitted. All outdoor lights shall be shielded from point source glare and shall not be directed towards adjacent parcels. All overhead or other area lighting shall be shielded to cast a downward glare.

**8.13 Fencing.** Fences shall be subject to approval of the Board and shall be consistent with the approved fencing plan. Fences within the Cottage property shall be constructed by Declarant at initial development pursuant to the approved fencing plan. Fences within Common Area shall remain unlocked to permit Association maintenance. New or replacement fences shall be subject to prior approval of the Board and shall be consistent with the fencing plan and the provisions of the "Fence and Walls" requirements in the Ashland Municipal Code, Section 18.4.4.060. Fences around common open space shall not exceed 4-feet, except for deer fencing. A fence permit is required from the City of Ashland prior to installation. A copy of the Fencing Plan is on file with the Association and available upon request.

**8.14 Tree Protection Plan.** Any deviation from the Tree Protection Plan is deemed a violation of the planning application approval and may be subject to penalties under City Code. Any proposed deviation to the plan must receive prior written approval from the City of Ashland's Planning Department.

**8.15 Water Resource Protection Zone Mitigation and Management Plan.** Any deviation from the Water Resource Protection Zone Mitigation and Management Plan is deemed a violation of the planning application approval and may be subject to penalties under City Code. Any proposed deviation to the plan must receive prior written approval from the City of Ashland's Planning Department.

**8.16 Common Area Maintenance.** No Lot Owner shall do any alteration, work, or maintenance within the Common Area without the approval of the Board.

**8.17 Nuisances.** No machinery or equipment of any kind shall be placed, operated, or maintained upon or adjacent to any Lot except such machinery or equipment, such as private workshop equipment, as is usual and customary in connection with the use or maintenance of a Dwelling Unit. No noxious or offensive condition, including activity causing excessive smoke,



dust, noise, or debris, shall be permitted upon any part of the Project. Motorized bikes and all-terrain vehicles may not be operated on any Lot or the Common Area. Motorized transportation may be operated on a Lot solely for the purpose of transporting it from a residence to a public roadway for off-site use but recreational use of such machinery within the Project is not allowed. This section shall not prohibit the use of motorized transport for medical reasons, such as motorized wheelchairs/scooters.

**8.18 Diseases and Insects.** No Owner shall permit any condition or thing to exist upon his Lot which shall induce, breed, or harbor infectious plant diseases or noxious insects.

**8.19 Mineral Exploration.** No property shall be used in any manner to explore for or to remove any water, oil, or other hydrocarbons, minerals of any kind, gravel, earth, or any other such substance or other mineral of any kind except for any excavation that may be done in connection with the construction of a dwelling in the Project.

**8.20 Tenant Leases.** All Owners shall supply tenants with a copy of this Declaration, as well as any adopted rules and regulations that are provided to each Lot Owner.

**8.21 Construction Debris.** The Owner of each Lot is responsible for the temporary containment and permanent removal of all construction debris on the Lot and any debris which is windblown or in any way displaced from the construction site to adjoining property. The Owner is also responsible for the cleanup of any dirt or mud tracked into public streets during the course of construction of improvements on his property. The Owner shall not allow the accumulation of large quantities of debris, on or off site, during the course of construction.

**8.22 Solar Protection.** Each Unit's Solar Reserve Area shall remain free from shading by any plantings the Project. No person owning or in control of a property within the Project shall allow vegetation to be placed or if placed to grow on property or neighboring property in such a manner as to shade the identified neighbor's Solar Reserve Area.

**8.23 Solar Panels.** Solar panels within private yard areas (ground mounted or fence mounted) are not permitted.

**8.24 Earth Advantage.** At the point of initial construction, all Units within the Project, with the exception of the historic dwelling on Lot 3, shall be constructed to Earth Advantage Platinum/Net Zero, or equivalent rating.

**8.25 Right of Inspection.** Upon seventy-two (72) hours' written notice (emergencies excepted) and during reasonable hours, any authorized Member of the Board, or any authorized representative of any Board Member, shall have the right to enter upon and inspect the Lot and the exterior of the Dwelling Unit or any of the improvements thereon for the purpose of ascertaining whether or not the provisions of these covenants, conditions and restrictions, the Bylaws and the rules and regulations adopted by the Board, have been or are being complied with, and such persons shall not be deemed guilty of trespass by reason of such entry or inspection. These rights shall be exercised in such a manner as to reasonably minimize any adverse impact upon the

Owner's right to enjoyment of his/her Lot. A report shall be made to the full Board, and the Board shall determine the appropriate action to be taken.

## **ARTICLE 9**

### **DEVELOPMENT RIGHTS**

**9.1 Limitations of Restrictions.** Declarant is undertaking the work of constructing improvements identified for the Project. The completion of that work and the sale, rental, and other disposal of Lots is essential to the establishment and welfare of said property as a residential community. In order that said work may be completed and said property be established as a fully occupied residential community as rapidly as possible, nothing in these restrictions shall be understood or construed to:

(a) Prevent Declarant, its contractors, subcontractors, or permittees from obtaining reasonable access over and across the Common Area of the Project or from doing, on any Lot or any portion of the Project, whatever is reasonably necessary or advisable in connection with the completion of said work; or

(b) Prevent Declarant or its representatives from erecting, constructing and maintaining on any part or parts of the Project, such structures as may be reasonably necessary for the conduct of its business of completing said work and establishing said property as a residential community and disposing of the same in parcels by sale, lease, or otherwise; or

(c) Prevent Declarant from conducting on any part of the Project, its business of completing said work and of establishing said property as a residential community and of disposing of said property in parcels or lots by sale, lease or otherwise, including the right to maintain model homes and sales offices; or

(d) Prevent Declarant from maintaining such signs within the Project, as may be necessary for the sale, lease or disposition of the lots therein, including the right to maintain a sales and resale office in or on some portion of the Project owned by Declarant.

**9.2 Declarant's Development Rights.** Notwithstanding any other provision herein contained, Declarant expressly retains unalterable rights to develop the Project subject to this Declaration. Nothing in the Declaration shall limit the right of Declarant to commence and complete construction of improvements to the Project, or to alter the foregoing or to construct such additional improvements as Declarant deems appropriate prior to the sale of all of the Real Property depicted in Exhibit "A".

## **ARTICLE 10**

### **AMENDMENTS**

**10.1 Period of Declarant Control.** Until Declarant shall sell all Lots in the Project, no amendment to this Declaration shall be effective to curtail or eliminate Declarant's development rights set forth herein without Declarant's consent. Prior to the turnover meeting, any such amendment shall be approved by seventy-five percent (75%) of the total voting power of the Association and by Declarant; provided that the Declarant shall have the unilateral power and authority to amend this Declaration when required by a governmental agency as a condition to obtaining a permit. Upon approval pursuant to this section, the amending instrument shall be

signed by the President and Secretary of the Association, certifying that the amendment has been approved as provided herein. The instrument shall be recorded in the official records of Jackson County, Oregon and shall be effective upon recording.

**10.2 Post-Declarant Control.** After the turnover meeting, any such amendment shall be approved by seventy-five percent (75%) of the total voting power of the Association. Upon approval pursuant to this section, the amending instrument shall be signed by the President and Secretary of the Association, certifying that the amendment has been approved as provided herein. The instrument shall be recorded in the official records of Jackson County, Oregon and shall be effective upon recording.

## **ARTICLE 11**

### **GENERAL PROVISIONS**

**11.1 Binding Effect; Term.** The covenants, conditions, and restrictions of this Declaration shall run with the land and shall inure to the benefit of and be enforceable by the Association or any Owner, their respective legal representatives, heirs, successors, and assigns.

**11.2 Nuisance.** Every act or omission whereby any provision of this Declaration is violated in whole or in part is hereby declared to be a nuisance and may be enjoined or abated, whether the relief sought is negative or affirmative action, by Declarant, the Association, or any Owner.

**11.3 Violation of Law.** Any violation of any federal, state, municipal, local law, regulation or ordinance, or regulation pertaining to the ownership, occupation, or use of the Project or any part thereof is hereby declared to be a violation of this Declaration and subject to any and all of the enforcement procedures set forth herein.

**11.4 Condemnation of Common Area.** If at any time all or any portion of any Common Area, or any interest therein, be taken for any public or quasi-public use under any statute, by right of eminent domain, or by private purchase in lieu of eminent domain, the entire award in condemnation shall be paid to the Association. Any such award to the Association shall be deposited into the operating fund of the Association. No Owner shall be entitled to any portion of such award, and no Owner shall be entitled to participate as a party, or otherwise, in any proceedings relating to such condemnation, such right of participation being herein reverted exclusively to the Association or other holder of the fee title which shall, in its name alone, represent the interests of all Lot Owners to the extent such Lot Owners have any interest.

**11.5 Obligations of Owner.** No Owner may avoid the burdens or obligations imposed on them by this Declaration through non-use of the Common Area or by abandonment of their Lot. Upon the conveyance, sale, assignment, or other transfer of a Lot to a new Owner, the transferring Owner shall not be liable for any such assessments levied with respect to such Lot after the date of such transfer, and no person, after the termination of their status as an Owner and prior to their again becoming an Owner, shall incur any of the obligations or enjoy any of the benefits of an Owner under this Declaration.

**11.6 Notice of Sale.** Within five (5) business days after the consummation of the sale of any Lot under circumstances whereby the transferee becomes an Owner thereof, the transferee shall notify the Association in writing of such sale. Such notification shall set forth (a) the name of the transferee and his/her transferor; (b) the street address of the Lot purchased by the transferee; (c) the transferee's mailing address; and (d) the date of sale. Prior to receipt of such notification, any and all communications required or permitted to be given by the Association or the Board shall be deemed to be duly made and given to the transferee if duly and timely made and given to his/her transferor.

**11.7 Notices.** Any written notice or other documents relating to or required by this Declaration may be delivered either personally, by electronic delivery (including email and facsimile) or by mail. If by mail, such notice or document shall be deemed to have been delivered and received five (5) calendar days after a copy thereof has been deposited in the United States Postal Service, postage prepaid, addressed as follows:

(a) If to the Association, to the address designated by the Association as its principal office address in the Articles.

(b) If to an Owner, to the address of any Lot owned in whole or in part by him/her or to any other address last furnished by an Owner to the Association.

(c) If to Declarant:  
KDA Homes, LLC  
604 Fair Oaks Court  
Ashland, Oregon 97520

Provided, however, that any such address may be changed at any time by the party concerned by delivering a written notice of change of address to the Association. Each Owner of a Lot shall file the correct mailing address of such Owner with the Association and shall promptly notify the Association in writing of any subsequent change of address.

**11.8 Cumulative Remedies.** Each remedy provided by this Declaration is cumulative and not exclusive.

**11.9 Partial Invalidity.** The invalidity or partial invalidity of any provision of this Declaration shall not affect the validity of, or enforceability of, any other provision.

**11.10 Number; Gender.** As used herein, the singular shall include the plural and the plural the singular unless the context requires the contrary; and the masculine, feminine, and neuter shall each include the masculine, feminine, or neuter as the context requires.

**11.11 Discrimination Prohibited (ORS 93.270).** These Covenants do not contain any restriction, rule or regulation against the use of the community or the lots by a person or group of persons because of race, color, religion, sex, sexual orientation, national origin, marital status, familial status, source of income, disability, or the number of individuals, including family members, persons of close affinity or unrelated persons who are simultaneously occupying a



dwelling unit within occupancy limits, or genetic information as set forth in applicable state and federal law and the Association and its Members are prohibited from discriminating against any individuals based on the foregoing.

**11.12 City Enforcement.** The City of Ashland reserves the right to enforce and assess the Association for maintenance of common areas.

**11.13 Mediation and Arbitration.**

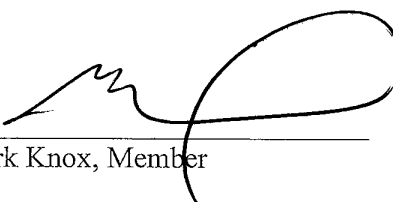
(a) **Meet and Confer.** In the event of any dispute concerning this Agreement, excepting disputes involving non-payment of assessments or other fee, the parties shall, at the request of either of them, meet and confer in an effort to resolve the dispute. If the parties cannot resolve the dispute within thirty (30) days following the initial request to meet and confer, the dispute shall be submitted to arbitration as provided in Section 11.13(b), below.

(b) **Arbitration.** Except for claims and controversies involving non-payment of assessments or fees, all controversies or claims arising out of or relating to this Agreement, which are not resolved as provided in Section 11.13(a) above, including, without limitation, the making, performance, or interpretation of this Agreement, shall be settled by binding arbitration. Unless otherwise agreed, the arbitration shall be conducted in the county of the state where the Association is located, in accordance with the rules of the Arbitration Service of Portland. Judgment on the award rendered by the arbitrator may be entered in the circuit court in the county in which the arbitration occurs, and the resolution of the disputed matter as determined by the arbitrator shall be binding on the parties. The arbitrator's fee will be split equally between the parties and promptly paid to the arbitrator as required by the arbitrator. The prevailing party is entitled to reimbursement for its share of the arbitrator's fee expended, as well as its reasonable attorney's fees and court costs, in addition to any other relief the prevailing party may be entitled to.

IN WITNESS THEREOF, Declarant has executed this Declaration on the date set forth below.

KDA Homes, LLC  
an Oregon limited liability company

By:   
Lazaro Ayala, Member

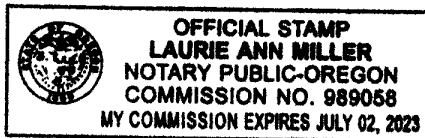
By:   
Mark Knox, Member

*Notarial Blocks follow*

STATE OF OREGON           )  
                                          ) ss.  
County of Jackson         )

June 17<sup>th</sup>, 2022

On this 17<sup>th</sup> day of June, 2022, before me, the undersigned Notary Public in and for said State, personally appeared LAZARO AYALA, Member of KDA HOMES, LLC, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that said instrument was signed and sealed on behalf of said company by authority of its members, and he acknowledged said instrument to be its voluntary act and deed.

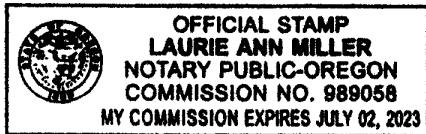


Laurie A. Miller  
Notary Public for the State of Oregon  
My Commission Expires July 02, 2023

STATE OF OREGON           )  
                                          ) ss.  
County of Jackson         )

June 17<sup>th</sup>, 2022

On this 17<sup>th</sup> day of June, 2022, before me, the undersigned Notary Public in and for said State, personally appeared MARK KNOX, Member of KDA HOMES, LLC, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that said instrument was signed and sealed on behalf of said company by authority of its members, and he acknowledged said instrument to be its voluntary act and deed.



Laurie A. Miller  
Notary Public for the State of Oregon  
My Commission Expires July 02, 2023

Exhibit "A"  
Legal Description of Project

**EXHIBIT "A"**  
**(Land Description Map Tax and Account)**

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE NORTH LINE OF THE O. & C. R. R. RIGHT OF WAY AND THE EAST SIDE LINE OF MOUNTAIN AVENUE IN THE CITY OF ASHLAND, OREGON; THENCE NORTH 430.90 FEET ALONG THE EAST SIDE LINE OF SAID MOUNTAIN AVENUE TO AN IRON PIN; THENCE EAST 700 FEET TO AN IRON PIN; THENCE SOUTH 813.60 FEET TO AN IRON PIN ON THE NORTHERLY LINE OF SAID O. & C. R. R. RIGHT OF WAY; THENCE NORTH 61° 20' WEST 798.20 FEET ALONG THE NORTH LINE OF THE O. & C. R. R. RIGHT OF WAY TO THE POINT OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.

Map No.: 391E10 800

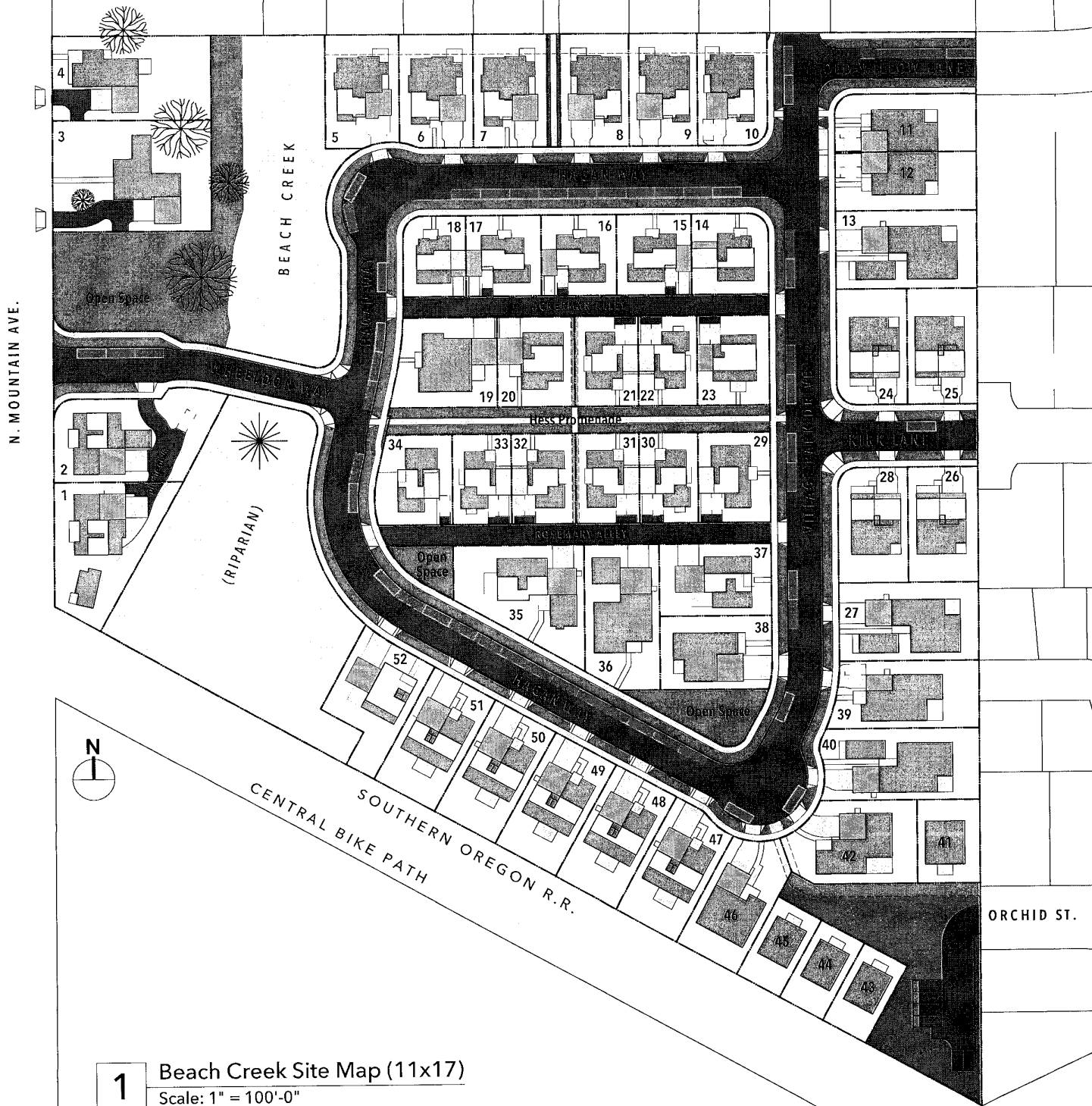
Tax Account No.: 1-099509-6 and 1-006105-1

Exhibit "B"

Conceptual Site Plan



Exhibit "B"



**1** Beach Creek Site Map (11x17)  
Scale: 1" = 100'-0"



(Note: Scale value is valid when printed at stated paper size)

Exhibit "C"

Bylaws

Exhibit "C"

**BYLAWS**

**OF**

**BEACH CREEK COTTAGES HOMEOWNERS' ASSOCIATION**

**AN OREGON NONPROFIT CORPORATION**

**1. NAME AND LOCATION.**

The name of the corporation is BEACH CREEK COTTAGES HOMEOWNERS' ASSOCIATION, (hereinafter referred to as the "Association"). The Association is organized under the Oregon Nonprofit Corporation Law. The principal office of the Association shall be located in the City of Ashland, County of Jackson, State of Oregon, but meetings of Members and Directors may be held at such other places as close as possible to the property within Jackson County, Oregon, as may be designated by the Board.

**2. DEFINITIONS.**

The terms used herein shall have the meanings set forth in Section 1, Declaration of Covenants, Conditions and Restrictions for BEACH CREEK COTTAGES, (hereinafter referred to as the "Project") to which these Bylaws are attached as Exhibit "C" and made a part thereof.

**3. MEMBERSHIP.**

**3.1 Qualification.** Every person or entity who is the Owner of a Lot which is subject by covenants of record to assessment by the Association shall be a Member of the Association and shall be entitled to one membership for each Lot owned. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. A vendee under a recorded land sale contract or recorded memorandum of land sale contract shall be considered the Owner for purposes of membership in the Association. Membership shall be appurtenant to and may not be separated from the ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership. Any transfer of title to a Lot shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

**3.2 Voting.**

(a) All membership and voting procedures are governed by the Articles, Declaration and these Bylaws of the Association.

(b) Notwithstanding anything else in this instrument that might be construed to the contrary, after Class B Membership ceases and is converted in accordance with Section 2.3 of the Declaration, all provisions requiring a vote of Class A and Class B Members, or all classes of Members, shall be construed as requiring a vote by Class A Members only.

**3.3 Transfer.** The membership held by any Member by virtue of his/her ownership of a Lot shall not be transferred, pledged, or alienated in any way, except upon the transfer of title to such Lot, and then only to the transferee of title thereto.

**3.4 Suspension of Membership.** During any period in which a Member shall be in default in the payment of any assessment levied by the Association, or violation of any duty imposed under the Declaration, the Bylaws, or any Rules adopted hereunder, the voting rights of such Member may be suspended. In addition to such other rights as are specifically granted under the Declaration, the Board shall have the power to impose reasonable fines. A fine, other than a penalty for nonpayment of assessments, shall constitute a lien upon the Lot of the violating Owner pursuant to Section 4.2 of the Declaration. In the event that any occupant, guest or invitee of an Owner violates the Declaration, Bylaws, or a Rule and a fine is imposed, the fine shall first be assessed against the occupant; provided, however, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, Bylaws, or any Rule shall not be deemed a waiver of the right of the Board to do so thereafter.

**3.5 Initial Board of Directors.** The initial Board of Directors shall be appointed by Declarant until such time as the Turnover Meeting is called pursuant to Section 4.1. Thereafter, the Board shall be elected as provided in Section 6. The initial Board of Directors shall consist of a minimum of one (1) Director.

#### **4. TRANSITION AND TURNOVER MEETINGS.**

**4.1 Turnover Meeting.** A turnover meeting (the "Turnover Meeting") shall be called by Declarant not later than ninety (90) days after conveyance to Owners other than Declarant of ninety (90%) of the total number of Lots in the Project. If Declarant fails to call the Turnover Meeting, any Owner may call the meeting. Notice of the meeting shall be given to Members not less than ten (10) nor more than fifty (50) days prior to the meeting. At the Turnover Meeting the Declarant shall relinquish control of the Association to the Owners. All information and documentation relating to the Project shall additionally be turned over to the Owners at such time, including but not limited to: the Declaration, all corporate documents, the deed to the common area, rules and regulations, the resignation of Directors and Officers appointed by Declarant, Association funds, a report on the present financial condition of the Association, tangible personal property belonging to the Association, records of all property tax payments pertaining to the common area, copies of all income tax returns and related supporting data, all bank signature cards, the reserve account and reserve study provided for in Section 3.2 of the Declaration, an operating budget, plans and specifications, insurance policies, occupancy and government permits, all warranties relating to the common area, a list of contractors, a roster of Owners, names of lessees,

if any, and any contracts relating to the Project. Declarant or its informed representative shall remain available in an advisory capacity to meet with the Board on a minimum of three (3) mutually acceptable dates during the three (3) months immediately following the Turnover Meeting.

**4.2 Declarant's Reservation of Rights.** Notwithstanding anything to the contrary, in the event Declarant has not completed development of Lots or common area at the time of the Turnover Meeting, Declarant may continue to hold the special Declarant rights reserved under the Declaration.

## **5. MEETINGS OF MEMBERS.**

**5.1 Annual Meeting.** The first meeting of the Members of the Association, whether a regular or special meeting, shall be held within 45 days after the Turnover Meeting. Subsequent regular annual meetings shall be set by the Board so as to occur at least 30 days but not more than 120 days before the close of the Association's fiscal year on a date and at a time set by the Board. The annual meeting shall be held for the purpose of electing Directors and for the transaction of any other business that may come before the meeting. If the election of the Directors is not held on the day designated herein for any annual meeting of the Members, or at any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of the Members as soon thereafter as may be convenient and upon prior notice to the Members of the Association.

**5.2 Special Meetings.** Special meetings of the Members may be called at any time by the President of the Board, by a majority of a quorum of the Board, or upon written request of Members who are entitled to vote twenty percent (20%) of the total voting power of the Association.

**5.3 Notice of Meetings.** Written notice of each meeting of the Members, whether annual or special, shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, in person, E-mail, or by mailing a copy of such notice by first-class mail at least ten (10) days, but not more than fifty (50) days, before such meeting to each Member entitled to vote thereat and to each mortgagee requesting such notice. With respect to Members, notice shall be addressed to the Member's E-mail or mailing address last appearing on the books of the Association or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and the items on the agenda, including the general nature of any proposed amendment to the Declaration or Bylaws, any budget changes or any proposal to remove a Director or Officer. Mailed notices shall be deemed received when deposited in the United States mail, with postage fully paid thereon.

**5.4 Quorum.** The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, at least thirty percent (30%) of the votes of the entire membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation or these Bylaws. If, however, such quorum shall not be present in person or by proxy at any such meeting, the Members entitled to vote thereat shall have power to adjourn the meeting without notice other



than announcement at the meeting, to a place and a time certain not less than five (5) days nor more than thirty (30) days from the time the original meeting was called, at which adjourned meeting the quorum requirement shall be at least twenty percent (20%) of the votes of the entire membership. If a time and place for the adjourned meeting is not fixed by those in attendance at the original meeting, or, if for any reason a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed for regular meetings. Any meeting at which a quorum is present may be adjourned for any reason to a time not less than forty-eight (48) hours nor more than thirty (30) days from the time of such meeting by Members representing a majority of the votes present thereat, either in person or by proxy.

**5.5 Proxies.** At all meetings of Members, each Member may vote in person or by proxy on all matters. All proxies shall be in writing, dated and filed with the Secretary before the commencement of any meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his/her Lot, or upon the death or incapacity of the Member who executed the proxy. A proxy shall terminate eleven (11) months after its execution, unless a shorter period of time is specified. Except as otherwise provided in the Articles or these Bylaws, a majority of the voting power present, in person or by proxy, shall prevail at such meeting.

**5.6 Members Entitled to Vote.** The Board of Directors may fix a time not exceeding thirty (30) days preceding the date of any meeting of Members as a record date for the determination of the Members entitled to vote at any such meeting and, in such case, only Members of record on the date so fixed shall be entitled to notice and to vote at such meeting. In the event no such record date is fixed by the Board of Directors, the record date for the determination of Members entitled to notice and to vote at any such meeting shall be as of 8:00 a.m. on the thirtieth (30th) day preceding the date of such meeting.

**5.7 Voting.** The vote for each Lot shall be cast as a unit; fractional votes shall not be allowed. If more than one person is the Owner of a Lot, and such persons are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any such person or persons jointly owning a Lot cast a vote representing that Lot, it will thereafter be conclusively presumed for all purposes that he, she or they were acting with the authority and consent of all other such persons. In the event more than one vote is cast for a particular Lot, such votes shall be void and shall not be counted.

**5.8 Order of Business.** The order of business of all meetings of the Members shall be as follows:

- (a) Roll call;
- (b) Proof of notice of meeting or waiver of notice;
- (c) Reading of minutes of preceding meeting;

- (d) Reports of Board and Officers;
- (e) Election of Directors, if any are to be elected;
- (f) Unfinished business; and
- (g) New business.

**5.9 Conduct of Meeting.** The President shall preside over all meetings of the Association and the Secretary shall keep the minutes of the meeting and record in a Minute Book, resolutions adopted at the meeting and shall keep a record of all transactions occurring thereat. Roberts Rules of Order (latest edition), as modified by the Board of Directors, shall govern the conduct of all meetings of the Association when not in conflict with the Declaration or these Bylaws.

## **6. BOARD OF DIRECTORS.**

**6.1 Number, Tenure and Qualifications.** After the Turnover Meeting, the Board of Directors shall consist of three (3) Members. At the first annual meeting of the Members of the Association, and at each annual meeting thereafter, the Board of Directors succeeding the initial Board of Directors shall be elected by the Members as hereinafter set forth. Both Class A and Class B Members are permitted to cumulate their votes either by giving one candidate for election to the Board of Directors as many votes as the number of such Directors to be elected, or by distributing such votes on the same principle among any number of such candidates. Notwithstanding anything else in these Bylaws, Articles of Incorporation, the Declaration or any other agreement to the contrary, it is the intent of these Bylaws that so long as there are two classes of Members, the cumulative voting provisions herein shall be interpreted to allow the Class A Members to elect not less than one (1) Director. Cumulative voting shall cease when the Class B membership is converted to Class A membership as provided in the Articles of Incorporation and the Declaration.

Following the Turnover Meeting, Directors shall be Members of the Association. The Declaration and these Bylaws provide for a period of control of the Association by the Declarant. Such control shall include allowing the Declarant to appoint or remove Members of the Board of Directors of the Association until the Turnover Meeting.

**6.2 Powers.** The business affairs of the Association shall be managed by its Board of Directors. The Board of Directors shall have all of the powers set forth in the Oregon Nonprofit Corporation Act, the Articles of Incorporation, these Bylaws and the Declaration, except where the same are reserved to the Members by any of the above.

**6.3 Regular Meetings.** The annual meeting of the Board of Directors shall be held without notice, other than these Bylaws, immediately after, and at the same place as, the annual meeting of the Members of the Association, except that notice of the time and place of a regular

meeting of the Board of Directors shall be posted at a place or places on the Project at least (3) days prior to the meeting or notice shall be provided by a method otherwise reasonably calculated to inform Owners of such meetings.

**6.4 Special Meetings.** Special meetings of the Board of Directors may be called at the request of any two Directors or at the request of the President. The person or persons authorized to call special meetings of the Board of Directors may fix the time for the holding of any special meeting of the Board of Directors.

**6.5 Notice.** Notice of any special meeting shall be given at least 10 days prior to such meeting to each Director at his/her home address, by electronic delivery, or by personal delivery. So that Lot Owners will know of such meeting, notice shall also be posted at a place or places on the Project at least three (3) days prior to the meeting or notice shall be provided by a method otherwise reasonably calculated to inform Lot Owners of such meeting. If mailed, such notice shall be deemed to have been delivered when deposited in the U.S. mail, so addressed, with postage prepaid. Any Director may waive notice of any meeting. The attendance of a Director at a meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted, nor the purpose of any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

**6.6 Quorum.** Attendance by a majority of Directors shall constitute a quorum for transaction of business at any meeting of the Board of Directors. If less than two Directors are present at a meeting, the Director present may adjourn the meeting from time to time without further notice except as to the date and time of the continued meeting.

**6.7 Manner of Acting.** The act of the majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors unless a greater number is specifically required by the Oregon Nonprofit Corporation Act, the Oregon Planned Community Act, the Articles of Incorporation or these Bylaws.

**6.8 Action Without a Meeting.** Any action required or permitted to be taken by the Board of Directors at a meeting may be taken without a meeting if consented in writing, setting forth the action so taken, shall be signed by all of the Directors.

**6.9 Vacancies.** Any vacancy occurring on the Board of Directors may be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum of Directors, unless the Articles of Incorporation provide otherwise, and further provided that, as long as there are two classes of Members, it is the intent of these Bylaws that any vacancy occurring on the Board of Directors be filled by a person representing the class of Members from which the Director was elected.

**6.10 Removal of Directors.** Whenever the best interests of the Association may be served thereby, a Director may be removed with or without cause at a meeting called expressly for that purpose by vote of the majority of all Members then entitled to vote at an election of Directors.

**6.11 Presumption of Assent.** A Director of the Association who is present at a meeting of the Board of Directors at which any action on any corporate matter is taken, shall be presumed to have assented to the action taken unless written dissent to such action is filed with the person acting as Secretary of the meeting before adjournment thereof, or, unless the Director forwards such dissent by mail to the Secretary of the Association immediately after adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of such action.

**6.12 Term.** The terms of all Directors shall be staggered on an annual basis to be determined at the annual meeting.

**6.13 Compensation and Expenses.** No Director shall receive compensation for his/her services as a Director of the Association. Reimbursable expenses, if any, shall be paid upon approval of the Board of Directors.

**6.14 Fidelity Bonds.** The Board of Directors shall require that any person or entity, including, but not limited to, employees of any professional manager, who handles or is responsible for Association funds, shall furnish such fidelity bond as the Board deems adequate. The premiums on such bonds shall be paid by the Association.

**6.15 Open Meetings.** All meetings of the Board of Directors shall be open to the Members.

## **7. OFFICERS AND THEIR DUTIES.**

**7.1 Enumeration of Officers.** The Officers of the Association shall be a President, a Secretary and a Treasurer, and such other Officers as the Board may from time to time deem necessary. Only the offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices. The President shall be a Member of the Board of Directors. No other Officer shall be required to be selected from the Board of Directors.

**7.2 Election of Officers.** The election of Officers shall take place at the first regular meeting of the Board following the Turnover Meeting and each annual meeting of the Members thereafter; provided, however, prior to the Turnover Meeting, the Officers may be appointed on an annual basis by the Board of Directors or by Declarant.

**7.3 Term.** The Officers of the Association shall be elected annually by the Board, and each shall hold office for two (2) years unless they shall sooner resign, or shall be removed, or otherwise become disqualified to serve.

**7.4 Resignation and Removal.** Any Officer may be removed from office with or without cause by the Board. Any Officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein; and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

**7.5 Vacancies.** A vacancy in any office may be filled in the manner prescribed for regular election. The Officer elected to such vacancy shall serve for the remainder of the term of the Officer he/she replaces.

**7.6 Duties.** The duties of the Officers are as follows:

(a) The President shall preside at all meetings of the Board; shall see that orders and resolutions of the Board are carried out; and shall, if required by the Board, sign all written instruments on behalf of the Association;

(b) The Secretary shall act in the place and stead of the President in the event of his absence, inability or refusal to act. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal, if any, of the Association and affix it to all papers requiring said seal; serve notice of the meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association, together with their addresses; and shall perform such other duties as are required by the Board;

(c) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association, and shall disburse such funds as directed by resolution of the Board; keep proper books of account; cause an annual audit of the Association books to be made at the completion of each fiscal year and make the same available to Members of the Association for inspection within thirty (30) days after the completion of said audit; and shall prepare an annual budget and a statement of income and expenditures and report to be presented to the Membership at its regular annual meeting, and deliver a copy of each to the Members, within thirty (30) days after its completion.

(d) Checks of the Association shall be signed by the officer or officers designated by the Board.

**8. LIABILITY AND INDEMNIFICATION OF OFFICERS AND DIRECTORS AND COMMON INTERESTED DIRECTORS.**

**8.1 Liability and Indemnification of Officers and Directors.** The Association shall indemnify every Officer and Director of the Association against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any Officer or Director in connection with any action, suit or other proceeding (including settlement of any suit or proceeding if approved by the then Board of Directors of the Association) to which he/she may be made a party by reason of being or having been an Officer or Director of the Association whether or not such person is an



Officer or Director at the time such expenses are incurred. The Officers and Directors of the Association shall not be liable to the Owners for any mistakes of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The Officers and Directors of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such Officers or Directors may also be Owners of Lots) and the Association shall indemnify and forever hold each such Officer and Director free and harmless against any and all liabilities to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any Officer or Director of the Association or former Officer or Director of the Association may be entitled.

**8.2 Common Interested Directors.** The Directors shall exercise their powers and duties in good faith and with a view of the interests of the Association. No contract or other transaction between the Association and one or more of its Directors, or between the Association and any corporation, firm or association (including the Declarant), in which one or more of the Directors of the Association are Directors or Officers or are pecuniarily or otherwise interested, is either void or voidable because such Director or Directors are present at the meeting of the Board of Directors or any committee thereof which authorizes or approves the contract or transaction, or because his vote is counted for such purpose, if any of the conditions specified in any of the following subparagraphs exist:

(a) The fact of the common directorate or interest is disclosed or known to the Board of Directors or a majority thereof or noted in the Minutes, and the Board authorizes, approves, or ratifies such contract or transaction in good faith by a vote sufficient for that purpose; or

(b) The fact of the common directorate or interest is disclosed or known to the Members, or a majority thereof, and they approve or ratify the contract or transaction in good faith by a vote sufficient for that purpose; or

(c) The contract or transaction is commercially reasonable to the Association at the time it is authorized, ratified, approved or executed.

Common or interested Directors may be counted in determining the presence of a quorum at any meeting of the Board of Directors or committee thereof which authorizes, approves or ratifies any contract or transaction, and may vote thereat to authorize any contract or transaction with like force and effect as if he/she were not such Director or Officer of such Association or not so interested.

## **9. INSURANCE.**

**9.1 Insurance to be Obtained by Association.** The Association shall obtain and maintain at all times insurance, as set forth herein, including insurance against fire, vandalism and malicious mischief, where applicable and appropriate, with endorsement for extended coverage,

or other perils, for the full insurable replacement value of the Association property. The insurer shall be governed by the following provisions:

(a) The insurer shall waive its rights of subrogation to any claims against the Declarant, the Board of Directors, the Association, the Managing Agent, the Owners and their respective agents, employees, tenants, guests and, in the case of Owners, the Members of their households.

(b) The master policy on the Association property shall not be cancelled, invalidated, or suspended on account of the conduct of any Member of the Board, Officer or employee of the Board of the Board of Directors or the Managing Agent or Owners, without a prior demand in writing that the Board of Directors or the Managing Agent cure the defect.

(c) The policy may not be cancelled or substantially modified without at least thirty (30) days' prior written notice to the Board of Directors.

(d) The net proceeds of such policies shall be payable to the Association.

(e) All policies of insurance shall be written with a company licensed to do business in the State of Oregon and holding a rating of "A+" or better by the Best's Insurance Reports, or equivalent.

(f) In no event shall the insurance coverage obtained and maintained by the Board of Directors hereunder be brought into contribution with insurance purchased by individual Owners or their mortgagees.

## **9.2 Coverage.**

(a) **Casualty.** All improvements, which the Board decides should be insured, in the Common Area shall be insured in an amount to be determined annually by the Board of Directors. If determined appropriate by the Board, such coverage shall afford protection against:

(i) Loss or damage by fire and other hazards covered by a standard extended coverage endorsement; and

(ii) Such other risks as from time to time shall customarily be covered with respect to similar construction as found in the Common Area, including, but not limited to, vandalism and malicious mischief.

(b) **Liability Insurance.** Public liability insurance shall be obtained in such amounts and with coverages as shall be required by the Board of Directors, and shall include, but not be limited to, hired automobile and non-owned automobile coverages if necessary, with a cross-liability endorsement to cover liabilities of the Owners as a group to an Owner. The Board of Directors shall review such limits once a year. It shall be the responsibility of each Owner to obtain, at his/her own expense, liability insurance with respect to his/her ownership and/or use of

his/her Dwelling Unit and Lot, and the Board of Directors shall not be responsible for obtaining such insurance.

(c) **Other Coverage.** In addition, the Board shall obtain the following coverages.

- (i) Worker's compensation insurance meeting all the requirements of the laws of the State of Oregon, if applicable.
- (ii) Directors and Officers liability insurance, if the Board deems necessary.
- (iii) Fidelity bond coverage in such minimum amounts required by ORS 94.675, as hereafter amended, for:
  - (A) All persons with access to Association funds, including directors, officers, employees, managing agents and employees of a management company or other entity with which the association contracts.
  - (B) Computer fraud and funds transfer fraud.
  - (C) Following the turnover meeting, the Board may annually, with the approval of owners representing a majority of the votes present at a meeting, elect for the following year to not maintain the fidelity bond coverage required hereunder or to maintain fidelity bond coverage in an amount less than that required by statute for the following year.
- (iv) Such other insurance as the Board of Directors shall determine from time to time to be desirable.

**9.3 Premiums.** Premiums for insurance policies purchased by the Association shall be assessed by the Association against the Owners as part of the Common Expenses.

**9.4 Payment of Proceeds to Association.** All insurance policies purchased by the Association shall be for the benefit of the Association and shall provide that all proceeds covering property losses shall be paid to the Association.

**9.5 Distribution of Proceeds.** Proceeds of insurance policies received by the Association shall be distributed in the following manner.

(a) **Reconstruction or Repair.** If the damage for which the proceeds are paid is to be repaired or reconstructed, the remaining proceeds shall be paid to defray the cost thereof as elsewhere provided.

(b) **Failure to Reconstruct or Repair.** If it is determined in the manner elsewhere provided that the damage for which the proceeds are paid shall not be reconstructed or repaired, the remaining proceeds may be used by the Association for such Common Area improvements as it shall deem appropriate.

**9.6 Insurance to Be Obtained By Owner.** Each Owner of a Lot shall insure his Dwelling Unit at its full insurable replacement value against fire, vandalism and malicious mischief with an endorsement for extended coverage. Each Owner shall obtain from his/her insurance carrier a waiver of its subrogation rights to any claims against the Declarant, the Board of Directors, the Association, the Managing Agent, the Owners and their respective agents, employees, tenants, guests and, in the case of Owner, the members of their households.

## **10. MEMBER'S OBLIGATIONS IN CONNECTION WITH USE OF PROPERTY.**

**10.1 Lawful Use.** No Owner shall permit or suffer anything to be done or kept upon any Lot or the Common Area which will increase the rate of insurance on the Dwelling Units, or the contents thereof, or the Common Area, which will result in the cancellation of such insurance, or which is in violation of any law. No Owner shall permit or suffer anything to be done or kept upon any Lot or the Common Area which will obstruct or interfere with the rights of other Owners, or annoy other Owners by unreasonable noises or otherwise, nor shall any Owner commit or permit any nuisance or immoral or illegal act on any Lot or the Common Area. Each Owner shall comply with all requirements of applicable governmental authorities respecting the use and occupancy of the Lots.

**10.2 Compliance with Rules.** Each Owner shall pay Association dues and assessments when they are due. Each Owner shall comply with the terms of the Declaration and these Bylaws and all rules and regulations adopted and promulgated by the Board of Directors or Architectural Committee.

**10.3 Use of Employees of Association.** An Owner shall not require or request employees of the Association to do work on the Owner's Lot or Unit or anywhere on the Project unless such work is the responsibility of the Association, and then, except in case of emergency, any such request shall be made through the Association manager, if any, or the Board.

## **11. BOOKS AND RECORDS.**

**11.1 Inspection.** The membership register, books of account and minutes of meetings of the Members, of the Board and of committees of the Board shall be made available for inspection and copying by any Member of the Association or by his/her duly-appointed representative at any reasonable time and for a purpose reasonably related to his/her interest as a Member, at the office of the Association or at such other place within the Project as the Board shall prescribe.

**11.2 Rules.** The Board shall establish reasonable rules with respect to:

(a) Notice to be given to the custodian of the records by the Member desiring to make the inspection.

(b) Hours and days of the week when such an inspection may be made.

(c) Payment of the cost of reproducing copies of documents requested by a Member.

**11.3 Director's Rights.** Every Director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a Director includes the right to make extracts and copies of documents.

## **12. AMENDMENTS.**

These Bylaws may be amended only by the vote or written assent of the Members as follows:

(a) So long as the Class A and Class B memberships exist, upon the vote or written assent of a majority of the voting power of each class, or

(b) After conversion of the Class B to Class A membership, upon the vote or written asset of a majority of the total voting power of the members of Association.

Provided, however, that the percentage of the voting power necessary to amend a specific clause or provision shall not be less than the percentage of affirmative votes or written assents prescribed for action to be taken under that clause or provision. Prior to completion of the Project by Declarant, no amendment to Section 4.3 of these Bylaws shall be effective without the prior written consent of Declarant. In the event of any conflict between the Declaration and these Bylaws, the Declaration shall control.

## **13. NOTICES.**

Any written notice or other documents relating to or required by these Bylaws may be delivered either personally, by electronic delivery (including email and facsimile) or by mail. If by mail, such notice or document shall be deemed to have been delivered and received five (5) calendar days after copy thereof has been deposited in the United State postal service, postage prepaid addressed as follows:

(a) If to the Association, to the address designated by the Association as its principal office address in the Articles of Incorporation.



(b) If to an Owner, or to his Tenant, then to the address of any Lot owned, in whole or in part, by his/her or to any other address last furnished by an Owner or his Tenant to the Association.

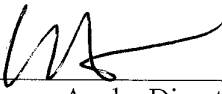
(c) If to Declarant:  
KDA Homes, LLC  
604 Fair Oaks Drive  
Ashland, OR 97520

Provided, however, that any such address may be changed at any time by the party concerned by delivering a written notice of change of address to the Association. Each Owner of a Lot or his Tenant shall file the correct mailing address of such Owner or his Tenant with the Association and shall promptly notify the Association in writing of any subsequent change of address.

**14. NUMBER; GENDER.**

The singular shall include the plural and the plural the singular unless the context requires the contrary, and the masculine, feminine and neuter shall each include the masculine, feminine or neuter, as the context requires.

IN WITNESS WHEREOF, I, the undersigned, Director of BEACH CREEK COTTAGES HOMEOWNERS' ASSOCIATION, hereunto set our hands this 17<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
Lazaro Ayala, Director

  
\_\_\_\_\_  
Mark Knox, Director

Exhibit "D"

Water Resource Protection Zone Management Plan

**Madara  
Design Inc**  
Landscape Architecture,  
Design & Consultation  
541-664-7055  
2994 Wells Fargo Rd  
Central Point, Or 97502  
madaradesigninc.com  
CERTIFIED ARBORIST: THOMAS MADARA

Client: KDA Homes  
Mark Knox  
604 Fair Oaks Court,  
Ashland, Or 97520

June 10, 2021

Site: 190 N Mountain Ave.  
Ashland, Oregon 97520

**Water Resource Protection Zone (WRPZ) Management Plan:**

1. There shall be no alterations to the WRPZ as delineated and shown on the attached plan.
2. There shall be no alteration of the size, shape, or design of an approved WRPZ without prior approval by the City of Ashland.
3. There shall be no amendment or change to this Management Plan without prior approval of the City of Ashland.
4. Monitoring of the WRPZ shall be done on a Bi-annual basis by an approved entity to assess condition as it relates to site and the maintenance performance and report to the Staff Advisor.
5. After initial planting the WRPZ shall have continued removal of noxious or invasive vegetation and debris throughout the period of the Management Plan.
6. The term of irrigation is to be no more than the five year establishment period and may be no less than three years. The period being based on newly planted material being able to sustain without continued supplemental watering as determined by approved entity.
7. Continued maintenance is scheduled as follows.
  - a. During the first growing season monthly visits.
  - b. During the Second through Fifth growing season Bi-monthly visits.
  - c. During subsequent years two visits per growing season.
8. Each scheduled visit to consist of the following elements.
  - a. Review Irrigation scheduling and adjust to meet seasonal requirements during the term of use.
  - b. Evaluate condition of plant materials that were a part of the original planting. Determine and implement a plan to improve condition those showing signs of stress. During a period of the first five years replace those that have succumbed with like material within 90 days.
  - c. Evaluate the nature of invasive species and remove when taller than 18"
  - d. Remove incidental debris and trash.
9. Provisions for the perpetual protection and maintenance of the Water Resource and WRPZ include but are not limited to the following
  - a. Recordation of a conservation easement or Conditions, Covenants, and Restrictions (CC&Rs) which prescribe the conditions and restrictions set forth in the approved planning application, development permit, building permit, or proposed public facilities plans, and any imposed by state or federal permits.



Landscape Architecture,  
Design & Consultation  
541-664-7055

- b. Transfer of the ownership and maintenance responsibilities for the area to a willing public agency, non-profit association, or private conservation organization with a recorded conservation easement prescribing the conditions and restrictions set forth in the approved planning application, development permit, building permit, or proposed public facilities plans, and any imposed by state or federal permits.
- c. Other mechanisms addressing long-term protection, maintenance, and mitigation consistent with the purposes and requirements of this ordinance as deemed appropriate and acceptable by the approval authority.

**Oregon State Landscape Architect Board**, License Number 528  
**Oregon Landscape Contractors License**, License Number 11416  
**International Society of Arboriculture**, License Number PN-6204-A



# Council Business Meeting

Date: August 20, 2024

|             |                                     |
|-------------|-------------------------------------|
| Agenda Item | LOC Member Vote Review and Decision |
| From        | Sabrina Cotta                       |
| Contact     | sabrina.cotta@ashland.or.us         |

## **SUMMARY**

The League of Oregon Cities (LOC) has asked each City to review recommendations from the seven LOC policy committees and provide input on their city's top 5 issues to the LOC Board of Directors, which will formally adopt the LOC's 2025-202 legislative agenda. The deadline for the City of Ashland's vote is September 27, 2024. The City of Ashland's proposed top 5 issues are:

- Behavioral Health Enhancements
- Cybersecurity & Privacy
- Building Decarbonization, Efficiency, and Modernization
- Infrastructure Funding
- Full Funding Alignment for Housing Production

## **POLICIES, PLANS & GOALS SUPPORTED**

Excellence in governance and City services

## **BACKGROUND AND ADDITIONAL INFORMATION**

Excellence in governance and City services

## **BACKGROUND AND ADDITIONAL INFORMATION**

Each even-numbered year, the LOC appoints members to serve on seven policy committees, which are the foundation of the League's policy development process. Composed of city officials, these committees analyze policy and technical issues and recommend positions and strategies for the upcoming two-year legislative cycle. This year, seven committees identified 23 legislative policy priorities to advance to the full membership and LOC Board of Directors. It's important to understand that the issues that ultimately do not rise to the top based on member ranking are not diminished with respect to their value to the policy committee or the LOC's advocacy. These issues will still be key components of the LOC's overall legislative portfolio for the next two years. The Interim City Manager respectfully submits the following five priorities for consideration as the City of Ashland's top five legislative priorities:

### **1. Behavioral Health Enhancements**

**RECOMMENDATION:** *The LOC will introduce and support legislation to expand access to behavioral health treatment beds and allow courts greater ability to direct persons unable to care for themselves into treatment through the civil commitment process.*

**Background:** While Oregon has historically ranked at or near the bottom nationally for access to behavioral healthcare, the state has made significant investments over the past four years. It will take time for investments in workforce development and substance abuse treatment to be realized, and areas for improvement remain. The standard for civilly committing a person into treatment remains very high in Oregon, and as a result, individuals who present a danger to themselves or others remain untreated, often producing tragic results. Additionally, the number of treatment beds for residential care does not meet demand, with services unavailable in multiple areas of the state.

### **1. Cybersecurity & Privacy**

**RECOMMENDATION:** The LOC will support legislation that addresses privacy, data protection, information security, and cybersecurity resources for all that use existing and emerging technology like artificial intelligence







## Council Business Meeting

(AI) and synthetic intelligence (SI), including, but not limited to: funding for local and state government cyber and information security initiatives; interagency and government coordination and cooperative arrangements for communities that lack capacity; statewide resources for cyber and AI professionals and workforce development; vendor and third-party vendor accountability; regulations of data privacy; or standards for software/hardware developers to meet that will make their products more secure while ensuring continued economic growth. The LOC will oppose any unfunded cybersecurity and/or AI mandates and support funding opportunities to meet any unfunded insurance requirements.

Background: Society's continued reliance on technology will only increase with the emergence of artificial intelligence (AI) and synthetic intelligence (SI). This will mean an increased risk for cybercrimes. Cybersecurity encompasses everything that pertains to protecting our sensitive and privileged data, protected health information, personal information, intellectual property, data, and governmental and industry information systems from theft and damage attempted by criminals and adversaries.

Cybersecurity risk is increasing, not only because of global connectivity but also because of the reliance on cloud services to store sensitive data and personal information. As AI and SI technology and adoption accelerate, the ability to guard against cyber threats and threats created through AI will increase. Strengthening coordination between the public and private sectors at all levels is essential for decreasing risks and quickly responding to emerging threats. This ensures resilience is considered to reduce the damage caused by cyber threats.

### **1. Building Decarbonation, Efficiency and Modernization**

RECOMMENDATION: The LOC will support legislation to protect against any rollback and preemptions to allow local governments to reduce greenhouse gas emissions from new and existing buildings while ensuring reliability and affordability. In addition, the LOC will lead and back efforts that support local governments, including statewide capacity, expertise, and resources to allow local governments to pursue state and federal funding and continue to support off-ramps for local governments unable to meet the state's new building performance standards.

Background: Homes and commercial buildings consume nearly one-half of all the energy used in Oregon, according to the Oregon Department of Energy. Existing buildings can be retrofitted and modernized to become more resilient and efficient, while new buildings can be built with energy efficiency and energy capacity in mind. Oregon cities, especially small to mid-sized and rural communities, require technical assistance and financial support to meet the state's goals. Without additional support, some communities will be unable to meet the state's building performance standards. Off-ramps are necessary to protect cities unable to meet the state's goals to ensure they are not burdened by mandates they can't meet.

Some initiatives may include local exceptions for building energy codes and performance standards, statewide home energy scoring, or financial incentives from the Infrastructure Investment and Jobs Act (IIJA), the Inflation Reduction Act (IRA), state incentives, and other financial incentives like CPACE (Commercial property-assessed clean energy).

For cities to meet their climate resilience and carbon reduction goals while maintaining home rule authority, their flexibility must be preserved to allow for a successful transition from fossil fuels. State pre-emptions should not prohibit cities from exceeding state goals and achieving standards that align with their values.

### **1. Infrastructure Funding**

RECOMMENDATION: The LOC will support legislation to protect against any rollback and preemptions to allow local governments to reduce greenhouse gas emissions from new and existing buildings while ensuring reliability and affordability. In addition, the LOC will lead and back efforts that support local governments, including statewide capacity, expertise, and resources to allow local governments to pursue state and federal funding and continue to support off-ramps for local governments unable to meet the state's new building performance standards.

Background: Homes and commercial buildings consume nearly one-half of all the energy used in Oregon, according to the Oregon Department of Energy. Existing buildings can be retrofitted and modernized to become more resilient and efficient, while new buildings can be built with energy efficiency and energy capacity in mind. Oregon cities, especially small to mid-sized and rural communities, require technical assistance and financial support to meet the state's goals. Without additional support, some communities will be unable to meet the state's building performance standards. Off-ramps are necessary to protect cities unable to meet the state's goals





# Council Business Meeting

to ensure they are not burdened by mandates they can't meet.

Some initiatives may include local exceptions for building energy codes and performance standards, statewide home energy scoring, or financial incentives from the Infrastructure Investment and Jobs Act (IIJA), the Inflation Reduction Act (IRA), state incentives, and other financial incentives like CPACE (Commercial property-assessed clean energy).

For cities to meet their climate resilience and carbon reduction goals while maintaining home rule authority, their flexibility must be preserved to allow for a successful transition from fossil fuels. State pre-emptions should not prohibit cities from exceeding state goals and achieving standards that align with their values.

## **1. Full Funding and Alignment for Housing Production**

**RECOMMENDATION:** The LOC will advocate to maintain and increase state investments to support the development and preservation of a range of needed housing types and affordability, including: publicly supported affordable housing and related services; affordable homeownership; permanent supportive housing; affordable modular and manufactured housing; middle housing types; and moderate-income workforce housing development. In addition, the LOC will seek opportunities to address structural barriers to production of different housing options at the regional and state level. This includes: streamlining state agency programs, directives, funding metrics, and grant timelines that impact development; aligning state programs with local capital improvement and budget timelines; and increasing connections between affordable housing resources at Oregon Housing and Community Services (OHCS) with the land use directives in the Oregon Housing Needs Analysis (OHNA) and Climate Friendly and Equitable Communities (CFEC) programs at the Department of Land Conservation and Development (DLCD).

**Background:** Recent legislation and executive orders have made significant changes to the state's land use planning process, including new housing production directives for cities and counties. These updates have resulted in extensive, continuous, and sometimes conflicting efforts that are not supported by adequate state funding. Cities do not have the staff capacity or resources needed to implement existing requirements. Additional state support is needed to assist local implementation, including technical assistance and education for local staff and decision makers, and workforce development. The state should prioritize implementation and coordination of existing programs in the 2025-2026 legislative sessions before considering any new policies.

## **FISCAL IMPACTS**

None

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

I move to adopt the five recommended legislative priorities and direct the Interim City Manager to submit these priorities to the League of Oregon Cities.

## **REFERENCES & ATTACHMENTS**

1. 2024\_Legislative\_Voter\_Guide\_FINAL





**League of Oregon Cities**

**2024 LOC Member Voter Guide**

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## 2024 Member Voter Guide

**Background:** Each even-numbered year, the LOC appoints members to serve on seven policy committees, which are the foundation of the League's policy development process. Composed of city officials, these committees analyze policy and technical issues and recommend positions and strategies for the upcoming two-year legislative cycle. This year, seven committees identified 23 legislative policy priorities to advance to the full membership and LOC Board of Directors. It's important to understand that the issues that ultimately do not rise to the top based on member ranking are not diminished with respect to their value to the policy committee or the LOC's advocacy. These issues will still be key component of the LOC's overall legislative portfolio for the next two years.

**Ballot/Voting Process:** Each city is asked to review the recommendations from the seven policy committees and provide input to the LOC Board of Directors, which will formally adopt the LOC's 2025-26 legislative agenda. While each city may have a different process when evaluating the issues, it's important for cities to engage with your mayor and entire council to ensure the issues are evaluated and become a shared set of priorities from your city. During its October meeting, the LOC Board will formally adopt a set of priorities based on the ranking process and their evaluation.

Each city is permitted one ballot submission. **Once your city has reviewed the proposed legislative priorities, please complete the electronic ballot to indicate the top 5 issues that your city would like the LOC to focus on during the 2025-26 legislative cycle.** The lead administrative staff member (city manager, city recorder, etc.) will be provided with a link to the electronic ballot. If your city did not receive a ballot or needs a paper option, please reach out to Meghyn Fahndrich at [mfahndrich@orcities.org](mailto:mfahndrich@orcities.org) or Jim McCauley at [jmccauley@orcities.org](mailto:jmccauley@orcities.org).

**Important Deadline:** The deadline for submitting your city's vote is **5 p.m. on September 27, 2024.**



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## Community and Economic Development Committee

Contact: Jim McCauley, [jmccauley@orcities.org](mailto:jmccauley@orcities.org)

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### INFRASTRUCTURE FUNDING (CO-SPONSORED BY WATER AND WASTEWATER COMMITTEE)

**RECOMMENDATION:** *The LOC will advocate for a comprehensive infrastructure package to support increased investments in water, sewer, stormwater and roads. This includes: funding for system upgrades to meet increasingly complex regulatory compliance requirements; capacity to serve needed housing and economic development; deferred maintenance costs; seismic and wildfire resiliency improvements; and clarity and funding to address moratoriums. The LOC will also champion both direct and programmatic infrastructure investments to support a range of needed housing development types and affordability.*

**Background:** Cities continue to face the challenge of how to fund infrastructure improvements – to maintain current, build new, and improve resiliency. Increasing state resources in programs that provide access to lower rate loans and grants will assist cities in investing in vital infrastructure. Infrastructure development impacts economic development, housing, and livability. The level of funding for these programs has been inadequate compared to the needs over the last few biennia, and the funds are depleting and unsustainable without significant program modifications and reinvestments. This priority will focus on maximizing both the amount of funding and the flexibility of the funds to meet the needs of more cities across the state to ensure long-term infrastructure investment. The 2024 LOC Infrastructure Survey revealed the increasing need for water and road infrastructure funding. The results show \$11.9 billion of infrastructure funds needed (\$6.4 billion for water and \$5.5 billion for roads).

Combined with the federal-cost share decline on water infrastructure projects – despite the recent bi-partisan infrastructure law investment – cities face enormous pressure to upgrade and maintain water infrastructure. At the same time, cities across the state are working urgently to address Oregon’s housing crisis. To unlock needed housing development and increase affordability, the most powerful tool the Legislature can deploy is targeted investments in infrastructure to support needed housing development.

## SHELTER AND HOMELESS RESPONSE

**RECOMMENDATION:** *The LOC will support a comprehensive homeless response package to fund the needs of homeless shelter and homeless response efforts statewide. Funding should include baseline operational support to continue and strengthen coordinated regional homeless response and include a range of shelter types and services, including alternative shelter models, safe parking programs, rapid rehousing, outreach, case management, staffing and administrative support, and other related services. The LOC will also support capital funding for additional shelter infrastructure and site preparation. Oregon's homeless response system must recognize the critical role of cities in homeless response and meaningfully include cities in regional funding and decision-making, in partnership with counties, community action agencies, continuums of care, housing authorities, and other service provider partners.*

**Background:** The LOC recognizes that to end homelessness, a cross-sector coordinated approach to delivering services, housing, and programs is needed. Despite historic legislative investments in recent years, Oregon still lacks a coordinated, statewide shelter and homeless response system with stable funding. Communities across the state have developed regional homeless response collaboratives, beginning with the HB 4123 pilot communities funded by the Legislature in 2022 and the more recently established Multi-Agency Collaboratives and Local Planning Groups created by Governor Kotek's [Executive Order on Affordable Housing and Homelessness](#). As Oregon continues to face increasing rates of unsheltered homelessness, the LOC is committed to strengthening a regionally based, intersectional state homeless response system to ensure all Oregonians can equitably access stable housing and maintain secure, thriving communities.

## EMPLOYMENT LANDS READINESS AND AVAILABILITY

**Legislative Recommendation:** *The LOC will support incentives, programs and increased investment to help cities with the costs of making employment lands market-ready, including continued investment in the state brownfields programs. The LOC also recognizes the deficit of industrial land capacity in strategic locations and will support efforts to build a more comprehensive industrial lands program by strengthening the connection between the DLCDC Goal 9 Program and Business Oregon IL programs and resources.*

**Background:** Infrastructure cost is a significant barrier for cities that are looking to increase the supply of market-ready industrial land. Cities require a supply of industrial land that is ready for development to recruit and retain business operations. For sites to be attractive to site selectors, the basic infrastructure must be built out first. For example, the Regionally Significant Industrial Site (RSIS) program within Business Oregon is designed to help cities with the cost of readiness activities

through a reimbursement program, but many cities are not able to take advantage of this program due to a lack of staff capacity and up-front capital for investments.

## FULL FUNDING AND ALIGNMENT FOR HOUSING PRODUCTION

**RECOMMENDATION:** *The LOC will advocate to maintain and increase state investments to support the development and preservation of a range of needed housing types and affordability, including: publicly supported affordable housing and related services; affordable homeownership; permanent supportive housing; affordable modular and manufactured housing; middle housing types; and moderate-income workforce housing development. In addition, the LOC will seek opportunities to address structural barriers to production of different housing options at the regional and state level. This includes: streamlining state agency programs, directives, funding metrics, and grant timelines that impact development; aligning state programs with local capital improvement and budget timelines; and increasing connections between affordable housing resources at Oregon Housing and Community Services (OHCS) with the land use directives in the Oregon Housing Needs Analysis (OHNA) and Climate Friendly and Equitable Communities (CFEC) programs at the Department of Land Conservation and Development (DLCD).*

**Background:** Recent legislation and executive orders have made significant changes to the state's land use planning process, including new housing production directives for cities and counties. These updates have resulted in extensive, continuous, and sometimes conflicting efforts that are not supported by adequate state funding. Cities do not have the staff capacity or resources needed to implement existing requirements. Additional state support is needed to assist local implementation, including technical assistance and education for local staff and decision makers, and workforce development. The state should prioritize implementation and coordination of existing programs in the 2025-2026 legislative sessions before considering any new policies.

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### General Government Committee

Contact: Scott Winkels, [swinkels@orcities.org](mailto:swinkels@orcities.org)

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## RESTORATION OF RECREATIONAL IMMUNITY

**RECOMMENDATION:** *The LOC will introduce legislation to protect cities and other landowners who open their property for recreational purposes from tort liability claims.*

**Background:** An adverse court ruling stemming from a recreational injury sustained on a city owned trail opened cities and other public and private landowners to tort claims for injuries sustained by people who are recreating. The Legislature enacted a temporary restoration of the immunity in 2024 that will expire

on July 1, 2025. Legislation to make the immunity permanent will be needed for cities to offer recreational amenities without fear of tort liability lawsuits or excessive risk premiums.

## BEHAVIORAL HEALTH ENHANCEMENTS

**RECOMMENDATION:** *The LOC will introduce and support legislation to expand access to behavioral health treatment beds and allow courts greater ability to direct persons unable to care for themselves into treatment through the civil commitment process.*

**Background:** While Oregon has historically ranked at or near the bottom nationally for access to behavioral healthcare, the state has made significant investments over the past four years. It will take time for investments in workforce development and substance abuse treatment to be realized, and areas for improvement remain. The standard for civilly committing a person into treatment remains very high in Oregon, and as a result, individuals who present a danger to themselves or others remain untreated, often producing tragic results. Additionally, the number of treatment beds for residential care does not meet demand, with services unavailable in multiple areas of the state.

## CONTINUED ADDICTION POLICY REFORM

**RECOMMENDATION:** *The LOC will Introduce and support legislation to allow drug related misdemeanors to be cited into municipal court; provide stable funding for services created in HB 4002 in 2024; allow more service providers to transport impaired persons to treatment; establish the flow of resources to cities to support addiction response; and monitor and adjust the implementation of HB 4002.*

**Background:** The Legislature passed significant changes to Oregon's approach to the current addiction crisis with the creation of a new misdemeanor charge designed to vector defendants away from the criminal justice system and into treatment. Changes also included: sentencing enhancements for drug dealers; investments in treatment capacity; and expanded access to medical assisted addiction treatment. HB 4002 did not include stable funding for the services created or provide cities with direct access to resources, or the ability to cite the new offense into municipal courts. Additionally, the new law will likely require adjustments as the more complicated elements get implemented.

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## Energy and Environment Committee

Contact: Nolan Pleše, [nplese@orcities.org](mailto:nplese@orcities.org)

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### BUILDING DECARBONIZATION, EFFICIENCY, AND MODERNIZATION

**RECOMMENDATION:** *The LOC will support legislation to protect against any rollback and preemptions to allow local governments to reduce greenhouse gas emissions from new and existing buildings while ensuring reliability and affordability. In addition, the LOC will lead and back efforts that support local governments, including statewide capacity, expertise, and resources to allow local governments to pursue state and federal funding and continue to support off-ramps for local governments unable to meet the state's new building performance standards.*

**Background:** Homes and commercial buildings consume nearly one-half of all the energy used in Oregon, according to the Oregon Department of Energy. Existing buildings can be retrofitted and modernized to become more resilient and efficient, while new buildings can be built with energy efficiency and energy capacity in mind.

Oregon cities, especially small to mid-sized and rural communities, require technical assistance and financial support to meet the state's goals. Without additional support, some communities will be unable to meet the state's building performance standards. Off-ramps are necessary to protect cities unable to meet the state's goals to ensure they are not burdened by mandates they can't meet.

Some initiatives may include local exceptions for building energy codes and performance standards, statewide home energy scoring, or financial incentives from the Infrastructure Investment and Jobs Act (IIJA), the Inflation Reduction Act (IRA), state incentives, and other financial incentives like CPACE (Commercial property-assessed clean energy).

For cities to meet their climate resilience and carbon reduction goals while maintaining home rule authority, their flexibility must be preserved to allow for a successful transition from fossil fuels. State pre-emptions should not prohibit cities from exceeding state goals and achieving standards that align with their values.

### INVESTMENT IN COMMUNITY RESILIENCY AND CLIMATE PLANNING RESOURCES

**RECOMMENDATION:** *The LOC will support investments that bring resiliency and climate services (for mitigation and adaptation) together in coordination with public and private entities, and work to fill the existing gaps to help communities get high-quality assistance. These resources are needed for local governments to effectively capture the myriad of available state and federal funding opportunities that cannot be accessed due to capacity and resource challenges. The LOC will work with partners to identify barriers and potential*



*solutions towards resiliency opportunities, such as local energy generation and battery storage, and to support actions that recognize local control.*

**Background:** Oregon communities have unique resources and challenges, and increasingly need help to plan for climate and human-caused impacts and implement programs to reduce greenhouse gases. Oregon should focus on maintaining the reliability of the grid while supporting safe, healthy, cost-effective energy production that includes external costs.

Although many opportunities for building resiliency exist, not all will not be built or managed by cities. Cities support efforts to build resiliency hubs in coordination with public, private, and non-profit interests and will seek more investments in programs that support resiliency hubs.

Cities also have a broad range of perspectives on how to address the impacts of the climate crisis. Concerns about costs and reliability during this energy transition have surfaced in many cities. At the same time, others who share those concerns also aim to have stronger requirements that meet their cities' climate goals. To meet these challenges, cities oppose additional mandates but support exceptions and additional support that recognize each city's unique perspectives, resources, and experience while preserving local authority.

Oregon's small to mid-sized communities and rural communities are particularly in need of technical assistance, matching funds, and additional capacity to address climate impacts. Without assistance, these communities face unfunded mandates due to low resources and capacity challenges to go after many available opportunities.

## **ADDRESS ENERGY AFFORDABILITY CHALLENGES FROM RISING UTILITY COSTS**

**RECOMMENDATION:** *The LOC will: support actions to maintain affordable and reliable energy resources; invest in programs and new technology that support energy efficiency, renewable energy, and battery storage to help reduce overall energy costs and demands; and address grid challenges during peak energy demand and the associated rising costs, while balancing the pace of energy production and power supply that impact rates.*

**Background:** In recent years, rising utility costs have increased the energy burden on Oregonians, particularly low-income Oregonians, those with fixed incomes, and those who are unable to work. Costs contributing to these increases include, infrastructure upgrades, maintenance, and modernization, climate impacts from increased extreme weather events (wildfires, ice storms, snowstorms, flooding, etc.) and mitigation costs associated with them, fuel costs, inflation, legislative and gubernatorial actions, and investments in new energy-producing technology, and battery storage, are some of many reasons that are impacting utility rates.

While many investment opportunities exist, more cooperation and collaboration

needed to find a path forward that reduces the need for large rate increases that impact Oregonians. Rate increases should balance and prioritize vital labor, infrastructure, and mitigations necessary to sustain present and future energy demands with compensation.

In addition, the LOC would advocate for new tools and utilizing existing tools to modernize rate structures to provide flexibility and account for the time of year of rate increases (phasing in of rate increases) and recognize the higher burden for low and moderate-income and fixed-income Oregonians.

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### **Finance and Taxation Committee**

Contact: Lindsay Tenes, ltenes@orcities.org

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### **LODGING TAX FLEXIBILITY**

**RECOMMENDATION:** *The LOC will advocate for legislation to increase flexibility to use locally administered and collected lodging tax revenue to support tourism-impacted services.*

**Background:** In 2003, the Legislature passed the state lodging tax and restricted local transient lodging tax (TLT) by requiring that revenue from any new or increased local lodging tax be spent according to a 70/30 split: 70% of local TLT must be spent on “tourism promotion” or “tourism related facilities” and up to 30% is discretionary funds.

Tourism has created an increased demand on municipal service provision. Some of the clearest impacts are on roads, infrastructure, public safety, parks, and public restrooms. Short term rentals and vacation homes also reduce the housing supply and exacerbate housing affordability issues.

Cities often play an active role in tourism promotion and economic development efforts, but requiring that 70% of lodging tax revenue be used to further promote tourism is a one-size fits all approach that does not meet the needs of every tourism community. Cities must be allowed to strike the balance between tourism promotion and meeting the needs for increased service delivery for tourists and residents.

### **MARIJUANA TAX**

**Legislative Recommendation:** *The LOC will advocate for legislation that increases revenue from marijuana sales in cities. This may include proposals to restore state marijuana tax losses related to Measure 110 (2020), and to increase the 3% cap on local marijuana taxes.*

**Background:** The state imposes a 17% tax on recreational marijuana products. Until

the end of 2020, cities received 10% of the state's total tax revenues (minus expenses) on recreational marijuana products. Measure 110 largely shifted the allocation of state marijuana revenue by capping the amount that is distributed to the recipients that previously shared the total amount (the State School Fund, the Oregon Health Authority, the Oregon State Police, cities and counties) and diverted the rest to drug treatment and recovery services. Starting in March of 2021, quarterly revenue to cities from state marijuana taxes saw a decrease of roughly 74%. Marijuana revenue has also been on a downward trend because the market is oversaturated, which has continually reduced sale prices (high supply, steady demand). Marijuana is taxed on the price of the sale and not on volume.

## ALCOHOL TAX

**RECOMMENDATION:** *The LOC will advocate for increased revenue from alcohol taxes. This includes support for any recommendation by the HB 3610 Task Force on Alcohol Pricing to increase the beer and wine tax that maintains 34% shared distribution to cities. This may also include legislation to lift the pre-emption on local alcohol taxes.*

**Background:** Cities have significant public safety costs related to alcohol consumption and must receive revenue commensurate to the cost of providing services related to alcohol.

Oregon is a control state and the Oregon Liquor and Cannabis Commission (OLCC, formerly known as the Oregon Liquor Control Commission) acts as the sole importer and distributor of liquor. Cities and other local governments are preempted from imposing alcohol taxes. In exchange, cities receive approximately 34% share of net state alcohol revenues. The OLCC has also imposed a 50-cent surcharge per bottle of liquor since the 2009-2011 biennium, which is directed towards the state's general fund. Oregon's beer tax has not been increased since 1978 and is \$2.60 per barrel, which equates to about 8.4 cents per gallon, or less than 5 cents on a six-pack. Oregon's wine tax is 67 cents per gallon and 77 cents per gallon on dessert wines. Oregon has the lowest beer tax in the country and the second lowest wine tax.

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### **Broadband, Cybersecurity, Artificial Intelligence (AI), and Telecommunications Committee**

Contact: Nolan Plese, [nplese@orcities.org](mailto:nplese@orcities.org)

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## DIGITAL EQUITY AND INCLUSION

**RECOMMENDATION:** *The LOC will support legislation and policies that help all individuals and communities have the information technology capacity needed for full participation in our society, democracy, and economy through programs such as digital*

*navigators, devices, digital skills, and affordability programs like the Affordable Connectivity Program (ACP) and the Oregon Telephone Assistance Program (OTAP – also known as Lifeline) that meet and support community members where they are.*

**Background:** Connectivity is increasingly relied on for conducting business, learning, and receiving important services like healthcare. As technology has evolved, the digital divide has become more complex and nuanced. Now, the discussion of the digital divide is framed in terms of whether a population has access to hardware, to the Internet, to viable connection speeds, and to the skills they need to effectively use it. Recognizing individual knowledge and capacity, abilities, and lived experience is now vital, and programs that offer devices, digital literacy skills, cybersecurity, and support for internet affordability, are critical to closing the digital divide.

## **CYBERSECURITY & PRIVACY**

**RECOMMENDATION:** *The LOC will support legislation that addresses privacy, data protection, information security, and cybersecurity resources for all that use existing and emerging technology like artificial intelligence (AI) and synthetic intelligence (SI), including, but not limited to: funding for local and state government cyber and information security initiatives; interagency and government coordination and cooperative arrangements for communities that lack capacity; statewide resources for cyber and AI professionals and workforce development; vendor and third-party vendor accountability; regulations of data privacy; or standards for software/hardware developers to meet that will make their products more secure while ensuring continued economic growth. The LOC will oppose any unfunded cybersecurity and/or AI mandates and support funding opportunities to meet any unfunded insurance requirements.*

**Background:** Society's continued reliance on technology will only increase with the emergence of artificial intelligence (AI) and synthetic intelligence (SI). This will mean an increased risk for cybercrimes. Cybersecurity encompasses everything that pertains to protecting our sensitive and privileged data, protected health information, personal information, intellectual property, data, and governmental and industry information systems from theft and damage attempted by criminals and adversaries.

Cybersecurity risk is increasing, not only because of global connectivity but also because of the reliance on cloud services to store sensitive data and personal information. As AI and SI technology and adoption accelerate, the ability to guard against cyber threats and threats created through AI will increase. Strengthening coordination between the public and private sectors at all levels is essential for decreasing risks and quickly responding to emerging threats. This ensures resilience is considered to reduce the damage caused by cyber threats.

## RESILIENT, FUTUREPROOF BROADBAND INFRASTRUCTURE AND PLANNING INVESTMENT

**RECOMMENDATION:** *The LOC will support legislation to ensure broadband systems are built resiliently and futureproofed, while also advocating for resources to help cities with broadband planning and technical assistance through direct grants and staff resources at the state level. The LOC will oppose any preemptions that impede local government's ability to maintain infrastructure standards in the local rights-of-way. Municipalities' have a right to own and manage access to poles and conduit and to become broadband service providers.*

### **Background:**

#### Broadband Planning and Technical Assistance

Most state and federal broadband infrastructure funding requires communities to have a broadband strategic plan in place in order to qualify. Many cities do not have the resources or staff capacity to meet this requirement. Cities will need to rely on outside sources or work with the state for assistance and support the state setting up an office to aid local governments.

#### Resilient and Long-Term Systems

As broadband continues to be prioritized, building resilient long-term networks will help Oregonians avoid a new digital divide as greater speeds are needed with emerging technologies like artificial intelligence (AI). Important actions that will ensure resilient broadband include: dig once policies; investing in robust middle-mile connections; ensuring redundancy and multiple providers in all areas' sharing current and future infrastructure to manage overcrowding in the right-of-way (ROW); and undergrounding fiber instead of hanging it on poles. Additionally, infrastructure should be built for increased future capacity to avoid a new digital divide by allowing Oregon to determine speeds that reflect current and future technology.

#### Optional Local Incentives to Increase Broadband Deployment

Cities need flexibility to adequately manage public rights-of-ways (ROW). Instead of mandates, the state should allow cities the option to adopt incentives that could help streamline broadband deployment. Flexibility for cities to fund conduit as an eligible expense for other state infrastructure (most likely water or transportation projects) would reduce ROW activity. Additionally, local governments can work with state and federal partners to streamline federal and state permitting to reduce delays in broadband deployment.

#### Regulatory Consistency Amidst Convergence

With rapid changes in communication, standards and policy should keep pace. When a converged technology utilizes differing communications technologies, it may be



required to adhere to multiple standards and regulations, or providers may argue that some parts of their service is not subject to regulations. The LOC will support legislation that addresses the inconsistency of regulations applied to traditional and nontraditional telecommunications services as more entities move to a network-based approach.

## ARTIFICIAL INTELLIGENCE (AI)

**RECOMMENDATION:** *The LOC will support legislation that promotes secure, responsible and purposeful use of artificial intelligence (AI) and synthetic intelligence (SI) in the public and private sectors while ensuring local control and opposing any unfunded mandates. Cities support using AI for social good, ensuring secure, ethical, non-discriminatory, and responsible AI governance through transparent and accountable measures that promotes vendor and third-party vendor accountability, improving government services while protecting sensitive data from use for AI model learning, and fostering cross-agency, business, academic, and community collaboration and knowledge sharing.*

**Background:** While artificial intelligence (AI) and synthetic intelligence (SI) are not new, the recent advancements in machine learning and the exponential growth of artificial and synthetic intelligence require governments and providers to be responsible and purposeful in the use of this technology. The opportunities and risks that AI and SI present demand responsible values and governance regarding how AI systems are purchased, configured, developed, operated, or maintained in addition to ethical policies that are transparent and accountable. Policies should also consider the implication of AI on public records and retention of information on how AI is being used. Additionally, governments need to consider how procurements are using AI, how they are securing their systems, and any additional parties being used in the process.

AI systems and policies should:

- Be Human-Centered Design - AI systems are developed and deployed with a human-centered approach that evaluates AI-powered services for their impact on the public.
- Be Secure & Safe - AI systems should maintain safety and reliability, confidentiality, integrity, and availability through safeguards that prevent unauthorized access and use to minimize risk.
- Protect Privacy - Privacy is preserved in all AI systems by safeguarding personally identifiable information (PII) and sensitive data from unauthorized access, disclosure, and manipulation.
- Be Transparent - The purpose and use of AI systems should be proactively communicated and disclosed to the public. An AI system, its data sources,

operational model, and policies that govern its use should be understandable, documented, and properly disclosed publicly.

- **Be Equitable** - AI systems support equitable outcomes for everyone; urban, rural, suburban, frontier, and historically underrepresented communities. Bias in AI systems should be effectively managed to reduce harm to anyone impacted by its use.
- **Provide Accountability** - Roles and responsibilities govern the deployment and maintenance of AI systems. Human oversight ensures adherence to relevant laws and regulations and ensures the product's creator is ultimately responsible for reviewing the product prior to release and held accountable.
- **Be Effective** - AI systems should be reliable, meet their objectives, and deliver precise and dependable outcomes for the utility and contexts in which they are deployed.
- **Provide Workforce Empowerment** - Staff are empowered to use AI in their roles through education, training, and collaborations that promote participation and opportunity.

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### **Transportation Committee**

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## **2025 TRANSPORTATION PACKAGE**

**RECOMMENDATION:** *The LOC supports a robust, long-term, multimodal transportation package focused on: stabilizing funding for operations and maintenance for local governments and ODOT; continued investment in transit and bike/ped programs, safety, congestion management, and completion of projects from HB 2017. As part of a 2025 package, the funding level must maintain the current State Highway Fund (SHF) distribution formula and increase investments in local programs such as Great Streets, Safe Routes to Schools, and the Small City Allotment Program. In addition, the package should find a long-term solution for the weight-mile tax that stabilizes the program with fees that match heavier vehicles' impact on the transportation system. The funding sources for this package should be diverse and innovative. Additionally, the package should maintain existing choices and reduce barriers for local governments to use available funding tools for transportation investments.*

**Background:** Oregon has one of the country's most transportation-dependent economies, with 400,000 jobs (1 in 5) related directly to transportation via rail, road, and ports. The State Highway Fund (SHF) is the primary revenue source for the state's transportation infrastructure, and comes from various sources, including gas

and diesel tax, weight mile tax, vehicle registration fees, vehicle title fees, and driver's license fees. These funds are distributed using a 50-30-20 formula, with 50% to the state, 30% to counties, and 20% to cities. Continued investment in transportation infrastructure is critical for public safety objectives such as "[Safe Routes to Schools](#)" and the "[Great Streets](#)" program. The Legislature must develop a plan to match inflationary costs and a plan to transition from a gas tax to an impact fee based on miles traveled to stabilize transportation investment.

## FUNDING AND EXPANDING PUBLIC AND INTER-COMMUNITY TRANSIT

**RECOMMENDATION:** *The LOC supports expanding funding for public transit operations statewide, focusing on inter-community service, service expansion, and a change in policy to allow for the use of funds for local operations and maintenance.*

**Background:** During the 2017 session, HB 2017 established Oregon's first statewide comprehensive transit funding by implementing a "transit tax," a state payroll tax equal to one-tenth of 1%. This revenue source has provided stable funding of more than \$100 million annually.

These funds are distributed utilizing a formula. Investments made since the 2017 session helped many communities expand and start transit and shuttle services to connect communities and provide transportation options. Many communities, however, still lack a viable public transit or shuttle program and would benefit greatly from expanded services.

## SHIFT FROM A GAS TAX TO A ROAD USER FEE

**RECOMMENDATION:** *The LOC supports replacing Oregon's gas tax with a Road User Fee (RUF) while protecting local government's authority to collect local gas tax fees. An RUF will better measure a vehicle's impact on roads and provide a more stable revenue stream.*

**Background:** Oregon's current gas tax is 40 cents per gallon. Depending on the pump price, the gas tax represents a small portion of the overall cost of gas. Due to the improved mileage of new vehicles and the emergence and expected growth of electric vehicles, Oregon will continue to face a declining revenue source without a change in the fee structure. Capturing the true impact of vehicles on the transportation system requires a fee structure that aligns with use of roads. The federal tax has remained at 18 cents per gallon since 1993, effectively losing buying power or the ability to keep up with inflation.

## COMMUNITY SAFETY AND NEIGHBORHOOD LIVABILITY

**RECOMMENDATION:** *The LOC supports a strong focus on funding safety improvements on large roads, such as highways and arterials, that run through all communities. This includes directing federal and state dollars toward safety improvements on streets that meet the Great Streets criteria but are not owned by ODOT, and increasing funding for the*

*Great Streets program. For those cities that don't qualify for existing programs, ODOT should explore funding opportunities for cities with similar safety needs. Additionally, more funding should be directed to the Highway Safety Improvement Program (HSIP) and All Roads Transportation Safety (ARTS) programs.*

**Background:** Community safety investment remains a critical challenge for local governments, reducing their ability to maintain a transportation system that supports the safe and efficient movement of people and goods. Traffic fatalities and serious injuries continue to grow to record levels in many communities. The lack of stable funding for these basic operations and maintenance functions prevents local governments from meeting core community expectations. Without increases in funding for transportation, this problem is expected to get even worse, as costs for labor and materials continue to increase.

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### **Water and Wastewater Committee**

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### **INFRASTRUCTURE FUNDING (CO-SPONSORED BY COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE)**

**RECOMMENDATION:** *The LOC will advocate for a comprehensive infrastructure package to support increased investments in water, sewer, stormwater and roads. This includes: funding for system upgrades to meet increasingly complex regulatory compliance requirements; capacity to serve needed housing and economic development; deferred maintenance costs; seismic and wildfire resiliency improvements; and clarity and funding to address moratoriums. The LOC will also champion both direct and programmatic infrastructure investments to support a range of needed housing development types and affordability.*

**Background:** Cities continue to face the challenge of how to fund infrastructure improvements – to maintain current, build new, and improve resiliency. Increasing state resources in programs that provide access to lower rate loans and grants will assist cities in investing in vital infrastructure. Infrastructure development impacts economic development, housing, and livability. The level of funding for these programs has been inadequate compared to the needs over the last few biennia, and the funds are depleting and unsustainable without significant program modifications and reinvestments. This priority will focus on maximizing both the amount of funding and the flexibility of the funds to meet the needs of more cities across the state to ensure long-term infrastructure investment. The 2024 LOC Infrastructure Survey revealed the increasing need for water and road infrastructure funding. The results show \$11.9 Billion of infrastructure funds needed (\$6.4 billion for water and \$5.5

billion for roads).

Combined with federal-cost share decline on water infrastructure projects – despite the recent bi-partisan infrastructure law investment – cities face enormous pressure to upgrade and maintain water infrastructure. At the same time, cities across the state are working urgently to address Oregon's housing crisis. To unlock needed housing development and increase affordability, the most powerful tool the Legislature can deploy is targeted investments in infrastructure to support needed housing development.

## PLACE-BASED PLANNING

**RECOMMENDATION:** *The LOC will advocate for funding needed to complete existing place-based planning efforts across the state and identify funding to continue the program for communities that face unique water supply challenges.*

**Background:** Oregon's water supply management issues are complex. In 2015, the Legislature created a place-based planning pilot program in Oregon administered through the Oregon Water Resources Department that provides a framework and funding for local stakeholders to collaborate and develop solutions to address water needs within a watershed, basin, surface water, or groundwater. In 2023, the Legislature passed a significant bipartisan Drought Resilience and Water Security package (BiDRAWS), which included \$2 million into a place-based planning water fund to continue efforts to address a basin-by-basin approach.

## OPERATOR-IN-TRAINING APPRENTICESHIPS

**RECOMMENDATION:** *The LOC will advocate for funding for apprenticeship training programs and the expansion of bilingual training opportunities to promote workforce development of qualified wastewater and drinking water operators due to the significant lack of qualified operators.*

**Background:** Water utilities must resolve a human-infrastructure issue in order to keep our water and wastewater systems running. Currently, water utilities face challenges in recruiting, training, and retaining certified operations employees. In addition, retirements of qualified staff over the next decade will exacerbate the problem.

In 2023, the Legislature approved one-time funding for the development of a training facility for certified operators and technical assistance staff in partnership with the Oregon Association of Water Utilities. Sustained funding for regional training facilities and direct funding for utilities hosting training programs is needed to train the next generation of water and wastewater operators.