

City of Medford Oregon



Consolidated Annual Performance and Evaluation Report (CAPER)

2014 Program Year

Parks and Recreation Department
701 N. Columbus Ave.
Medford, OR 97501
(541) 774-2408

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EXECUTIVE SUMMARY

The City of Medford recently completed its fifth year of the 2010-2014 Consolidated Plan for Housing and Community Development during the 2014 program year. The following activities were funded with Community Development Block Grant (CDBG) dollars:

- Completion of 17 homeowner repair projects throughout the City of Medford administered by the Housing Authority of Jackson County. Sixteen of these homes were fully funded through the CDBG program and one was dually funded with CDBG and Liberty Park Urban Renewal funds.
- Three vacant lots were acquired by Habitat for Humanity for future construction of three affordable homes for low-income families.
- Provided first-time homebuyer down payment assistance to two households administered by ACCESS.
- Forty-one individuals were assisted with up to three months of emergency rent assistance through St Vincent de Paul's Rental Assistance Program.
- Financial assistance was provided to the families of thirty-nine children to receive after school care through Rogue Valley YMCA.
- Capital improvement funding was provided to the Medford Senior Center to provide safety net services to 866 senior citizens through substandard facility renovation.
- Six households residing at The Arc of Jackson County were provided decent housing through substandard apartment rehabilitation.
- Operational funding for the Maslow Project to provide case management and outreach services to 1,869 homeless or runaway youth including screening to determine needs, establishing goals, removing barriers to services, coordinating with other agencies and providing in-house support.
- Operational funding was provided to Hearts with a Mission, serving 108 homeless youth with shelter and safety net services such as educational support, mentoring, family reunification and transition planning.
- Operational funding for Community Volunteer Network to foster the lives of 37 senior citizens through the Foster Grandparent Program.
- Operational funding for Center for Nonprofit Legal Services to provide legal services as well as community outreach and education to at-risk, low-income citizens relating to family law, housing, consumer matters including predatory lending, elder issues, income maintenance (state and federal public benefits), and immigration.

There were 2,960 low/moderate-income persons and 24 households who directly benefited from programs and activities funded through the 2014 CDBG Program. An additional 50 households are anticipated being served in the next program year through infrastructure support of a 50-unit affordable housing complex, and three affordable homes will be constructed as a result of land acquisition; both projects funded through the CDBG program.

A draft copy of this report is available for comment at Santo Community Center and on the city's website. The comment period began on September 28, 2015 and will end October 15, 2015. A public hearing will be held on October 15, 2015 to obtain citizen input and Council approval of this report.

I. Summary of Resources and Distribution of Funds

The City of Medford's CDBG available funding during the 2014 program year totaled \$960,776.72 which included \$599,777 in 2014 entitlement; \$324,579.83 unexpended 2013 funds and \$36,419.89 in 2014 program income. The \$599,777 entitlement was fully committed to the following: \$389,856 to capital improvements, \$89,966 to public services, and \$119,955 to administration.

Unexpended carry forward funds from the 2013 program year consisted of a land acquisition project in the amount of \$150,000.00, first-time homebuyer funds in the amount of \$17,085.92, The Arc of Jackson County apartment rehabilitation project in the amount of \$43,401.21, Medford Senior Center's roof replacement project finishing under budget in the amount of \$1,091.88, and an accumulation of unexpended program administration from previous years in the amount \$113,000.82. Of this total, \$208,118.67 was expended in 2014 and \$116,461.16 was carried forward for allocation in the 2015 program year.

A breakdown of 2014 program income included \$30,929.27 from the Homeowner Repair Program; \$25,713.27 was committed back to the program and \$5,216.00 was retained for use under program administration to complete the 2015-2019 Consolidated Plan. The city also received \$5,403.62 from the First-Time Homebuyer Assistance Program, administered through ACCESS and \$87.00 from St. Vincent de Paul's Reducing Homelessness Program; both of which were returned the programs and expended during the 2014 program year

The city's total amount expended for the reporting period was \$729,640.23. This amount included funds that were expended from 2012 and 2013 carry forward projects as well as 2014 program income that was allocated for program use.

The city carried forward \$114,675.73 from 2014 capital improvements for allocation in the 2015 program year. The Medford Senior Center's roof replacement project was completed under budget leaving \$3,819.73, Pathway Enterprise declined \$86,856 for construction of a greenhouse as a result of environmental restrictions, and the Housing Authority of Jackson County carried forward \$24,000 from an infrastructure project to benefit construction of a 50-unit affordable housing complex located in the downtown area as a result of environmental review delays.

One-hundred percent of the program funds went directly to projects benefiting low/mod persons and households except for funds used for administration.

II. Narrative Statements to Accompany the City of Medford Consolidated Annual Performance and Evaluation Report for Fiscal Year 2013/2014 on the Use of CDBG Funds

A. Assessment of Five-Year Goals and Strategies

The following section documents the goals and strategies of the Strategic Plan from Medford's 2010-2014 Consolidated Plan for Housing and Community Development followed by implementation activities undertaken during the 2014 program year. The breakdown of CDBG funding includes \$47,173.00 in youth program services, \$20,052.00 in senior, disabled, minority and veterans services, \$22,828 in rental subsistence payments, \$75,180.27 in development and renovation of neighborhood facilities, and \$439,235.56 towards housing activities, of which \$22,489.54 was direct homeownership assistance, \$150,000 land acquisition for new construction and \$266,746.02 for owner and non-owner housing rehabilitation. The following narrative provides a more detailed description of these projects as well as notable projects and activities completed outside of the city's CDBG funding resource.

AFFORDABLE AND WORKFORCE HOUSING

GOAL 1: Increase the affordability of housing for the city's lower-income workforce and special needs households.

STRATEGY 1-1. Improve the quality and long-term affordability of existing rental and/or homeowner housing occupied by lower-income households.

Objectives: 1) Maintain housing currently owned or rented by lower-income households through rehabilitation and/or weatherization assistance; 2) Improve housing safety through reduction of lead based paint hazards 3) Improve the ability of homeowners to maintain their properties.

Project 1: Seventeen homes throughout the City of Medford were rehabilitated through the **Homeowner Repair Program**, helping maintain housing currently owned by lower income homeowners. The Housing Authority of Jackson County received \$200,000 in new CDBG funds, \$25,713.27 in program income and \$7,070 in Urban Renewal funding. Two homes were located in the Liberty Park Neighborhood, one in the McLoughlin District and one in the Washington Neighborhood. Eleven homes were rehabilitated to Energy Star efficiency; four were made lead compliant, one ADA accessible and nine served elderly households. Overall, eleven homes were brought from substandard to standard condition. Funds were used citywide and promoted through direct advertising to homeowners, referrals from ACCESS, the City of Medford and other agencies, and the Housing Authority of Jackson County's and the City of Medford's websites.

Project 2: **The Arc of Jackson County** received \$48,406 in original 2013 CDBG funds for the rehabilitation of a six-apartment complex located at 121 N. Central Avenue. This complex

provides housing for six mentally disabled, extremely low-income residents. The original scope of the project included roof replacement, new windows and installation of new refrigerators, microwaves and stoves. The complex was considered substandard prior to rehabilitation. A total of \$41,032.75 was expended during the 2014 program year. The remaining \$2,368.46 was carried forward and will be allocated to the replacement of carpeting in the common areas of the main corridor during the 2015 program year.

STRATEGY 1-2 Increase the supply of affordable, safe and code compliant rental and/or homeowner housing for low/moderate income households.

Objective: Provide assistance to acquire land and/or improve infrastructure in support of new affordable housing.

Project 1: Habitat for Humanity (HfHRV) purchased three vacant lots located in the Morian Park Subdivision, totaling \$150,000. This project was funded through CDBG 2013 carry forward funds and will provide lots for construction of three affordable housing units serving low-income residents of the City of Medford. Construction on one of the lots (house #57) is scheduled to begin in September 2015. This home will benefit a low-income family of five which includes a child severely disabled with cerebral palsy. The family's current home is infested with rodents, in extreme disrepair and often without water from their well. Their new affordable home will be built to accommodate the needs of the disabled child, making life much easier on the hard working family. Two additional homes on the Morian Park lots are expected to begin construction February 2016 with completion anticipated by June 30, 2016.

Outside of CDBG funding, HfHRV completed construction of two homes located on Cummings Way in Medford. One home was built in partnership with a single mother with four children. The family lost all their belongings in a house fire and the children were placed separately with relatives as the mother was not able to secure affordable housing for her large family. Construction of the home was made possible through the support of many women in the community, in partnership with Lowe's Improvement Center with their focus on "Women Build". A second home began construction at the same time for a family with five children. The father works at a local grocery store and has had difficulties, especially with finding affordable housing for his family. They were living in a very run down old house in Medford and at times would pay approximately \$350 per month in utilities. Their new home was built in partnership and support with many churches in the community, as an "Apostle's Build" project. Both homes were complete and the families moved in by Thanksgiving.

Construction began on two additional homes on Sweet Road in May 2015. The duplex style homes, each on a zero lot line, are expected to be complete by October 2015. One home will be built and sold to a single mother with one child and the second home is in partnership with an elderly couple; both disabled. The home will be built to ADA standards allowing the family full access to each of their rooms, as well as built without steps for easy access.

Project 2: The **Housing Authority of Jackson County** acquired property from the City of Medford during the prior year in the downtown area through successful negotiations with City Council. Construction of a 50-unit complex in this area will provide convenient, affordable

housing to low- and moderate-income residents and those persons and families with special needs. Infrastructure was funded as a prerequisite to construction through the CDBG 2014 program year in the amount of \$24,000. Two new fire hydrants are scheduled for installation during second quarter 2015.

STRATEGY 1-3 Reduce barriers to affordable housing by developing a Housing Affordability Plan for Medford, which will include planning for alternative modes of transportation and connectivity with public transportation.

Objectives: 1) Revise city policies and procedures to encourage long-term affordability of housing in Medford (such as fast tracking planning, building and permitting application and processes); 2) Update the Housing Element and the Neighborhood Element of the Comprehensive Plan.

Project 1: As also referenced under Strategy 1-2, Project 4, the **City of Medford partnered with the Housing Authority of Jackson County** and traded property in East Medford for property in the downtown area. This effort will provide our community with 50 additional affordable housing units available to low- and moderate-income residents. The successful outcome of these negotiations will positively impact alternative modes of transportation and connectivity for residents as a result of access to services provided in the downtown transit oriented district. Construction is scheduled for completion during the 2015 program year.

Project 2: On December 18, 2014, the Southeast Village Commercial Center Core Area Master Plan was adopted by ordinance 2014-160. The master plan was adopted to allow zone changes in the Commercial Core. The area surrounding the Commercial Core is planned for high density housing convenient to transit, pedestrian, and bicycle paths. The **City Council** also purchased additional land in the area to provide parkland and a greenway path that will provide a path from the TOD west to downtown Medford and east to parkland on the far east side of the city. The first zone change occurred in the Southeast Master Plan area this year. As the area develops, it is more likely that the areas zoned for higher density will also develop.

Project 3: **The City of Medford** is working on an amendment to its Urban Growth Boundary (UGB) to comply with the 20-year land need established by the Housing and Economic Elements of the Comprehensive Plan. The UGB amendment would increase housing supply by 884 acres and employment supply by 636 acres. As part of the UGB amendment, City Council changed the General Land Use Plan Designations to increase the allowable density for residential development on 145 acres of existing UGB land; 69 acres to *Urban High Density Residential* and 76 acres to *Urban Medium Density Residential*. Public hearings regarding UGB expansion have been held on August 6, August 13, August 20 and September 17, 2015. Final Council determination is anticipated for November 2015. Following Council adoption, the UGB expansion would go to the County, and then to the State for final approval. During that time, staff will be working with those property owners that Council recommended for inclusion to develop urbanization plans that comply with the regional requirement for meeting a specific density which is higher than the current overall density of the city. Urbanization plans would then be adopted into the City's Neighborhood Element of the Comprehensive Plan.

Project 4: The **City of Medford** has amended the Medford Land Development Code, Chapter 10, Articles I-VI of the Municipal Code to specifically eliminate Site Plan and Architectural Review for approval of duplexes. The amendment provides a simplified means of building duplexes through a building permit (Section 10.031), which addresses Housing Element, Policy 5: The City of Medford shall provide opportunities for alternative housing types and patterns, such as planned unit developments, mixed-uses, and other techniques that reduce development costs, increase density, and achieve projects that are flexible and responsive to the site and surroundings, including the conservation and enhancement of areas having special scenic, historic, architectural, or cultural value.

Project 5: The **City Planning Department** has implemented a minor change to the way the City calculates its Level of Service (LOS) which will allow approval of development at higher densities in the City.

STRATEGY 1-4: Expand homeownership opportunities for lower-income households.

Objectives: 1) Assist prospective lower-income homebuyers to obtain affordable housing through programs such as down payment assistance and other forms of assistance. Target minority populations through outreach efforts; 2) Encourage public/private partnerships to bundle Individual Development Accounts (IDAs) to assist potential homebuyers to save for home purchases.

Project 1: The City of Medford First-Time Homebuyer Assistance Program provides no interest loans for up to 50% of the down payment and closing costs for low/moderate income households to purchase their first home within the City of Medford. The program is administered by ACCESS; and during the 2014 program year, assisted two households utilizing residual 2012 and 2013 program year carry forward funds totaling \$22,489.54.

Project 2: Homebuyer Education Classes - During 2014, ACCESS provided “Realizing the American Dream” classes to 24 potential first-time homebuyers. Of this number, 5 lived in the City of Medford. Homebuyer education classes assist low-to moderate-income first-time homebuyers to determine what type of loan programs they may qualify for and what they need to do to become “mortgage ready” and purchase their first home. These classes also educate potential first-time homebuyers of scams and how to avoid being taken advantage of by knowing the right questions to ask.

Project 3: Lender/Realtor Training –The ACCESS Homeownership Center holds an annual lender and real estate professionals training referred to as “Let us Help You Help Your First-Time Homebuyers.” Eighty professionals attended the 2014 event, where they learned about the programs and services ACCESS provides potential homebuyers in addition to how ACCESS can help them with first-time homebuyer clients.

Project 4: Homebuyer and Credit Counseling -During 2014, ACCESS provided credit counseling and homebuyer counseling to 39 prospective homebuyers in Jackson County. Of these, 10 were living in the City of Medford. Their homebuyer and credit counseling program

assists low- to moderate-income first-time homebuyers by helping to identify particular hurdles and obstacles to homeownership and working with the client to develop an action plan that will address those hurdles. The three main hurdles to homeownership that ACCESS has reported are poor credit history, lack of savings for down payment and closing costs and not knowing what loan programs and other services they may be eligible for.

Project 5: Down Payment and Closing Cost Assistance: ACCESS provided down payment and closing cost assistance to first-time homebuyers living in the City of Medford. Twenty-five low/moderate income, first-time homebuyers were assisted with down payment and closing cost assistance in Jackson County; 17 purchased their first home in the city limits. Of the 17 residing in the city, two were funded through CDBG carry forward funds in the amount of \$22,489.54.

Project 6: Individual Development Accounts (IDAs): During 2014, ACCESS partnered with Housing Authority of Jackson County and Neighborworks Umpqua to provide the “DreamSavers Individual Development Account” for participants to increase assets through a matched savings account and financial counseling to help achieve their goals. Neighborworks Umpqua reported 55 Southern Oregon graduates from five different savings tracks including five homeownership, three home repair, 28 higher education, four assistive technology and 15 business startup or expansion.

Project 7: Bank of Cascades continues to offer its unique home loan program for people whose credit was damaged during the recession. The New Beginnings Home Loan Program offers those who have lost jobs, experienced income loss, underemployment after job loss, reduction of wages or hours, a medical/health-related event or death the opportunity to purchase a home.

STRATEGY 1-5: Affirmatively further Fair Housing Choices.

Objective: Support programs that provide assistance to prevent discrimination in housing and lending practices and provide educational opportunities for improving household credit ratings.

Project 1: The **City of Medford** contracted with JQuad Planning Group to work with staff to update the City of Medford’s Analysis of Impediments to Fair Housing Choice, which was submitted to HUD May 2015. The final report took into account the city’s unique community profile, existing constraints, and factors of consideration to help identify the presence of barriers and potential remedial actions. City staff will continue to work with the Housing and Community Development Commission to target projects, promote agency collaboration and improve community awareness and education.

Project 2: The **City of Medford** promotes fair housing through community education outreach. Fair housing and predatory lending practice information is communicated through brochures and posters that are made available throughout City Hall as well as the Santo Community Center; both of which offer this information in Spanish as well as English. The number of citizens that benefit from these activities and information is difficult to determine; however, it is estimated that over 250 people per day visit either one of the locations.

Project 3: ACCESS provides both educational classes/workshops and individual credit and housing counseling to assist low to moderate income individuals and families achieve their housing related goals. Clients are educated on Federal, State and local fair housing. Each client receives a packet and offered individual counseling sessions that include information from the Fair Housing Council of Oregon (FHCO) on fair housing laws and contact information on how to make a complaint. The Homeownership Center intake phone line also screens fair housing complaints and refers clients to the FHCO hotline.

Project 4: ACCESS provides a live homebuyer education class; “Realizing the American Dream,” which is offered quarterly at Rogue Community College. They also offer the class online at www.ehomeamerica.org. Both formats satisfy the requirements from HUD to be considered “Certified Homebuyer Education”

Project 5: The Center for Nonprofit Legal Services provided services to low-income clients relating to family law, housing, consumer matters including predatory lending, elder issues, income maintenance (state and federal public benefits), and immigration. Housing activities included community education and outreach of legal rights and responsibilities of tenants to fair housing (including Section 8) and reasonable accommodations. State and local governments, donations and foundation funding allowed the center to accept 751 cases during the program year. They served 52 homeowners; which included tenants, through the new foreclosure defense program titled, “Legal Aid Foreclosure Help Project.” The Center for NonProfit Legal Services worked closely with housing counselors at ACCESS to further save their housing, educate clients on available options including opportunities to build credit, financial security and fair housing choices.

Project 6: Housing Authority of Jackson County (HAJC) plays an active role in affirmatively furthering fair housing choice through a commitment to educating applicants, participants and the community as a whole in fair housing issues. HAJC provides staff annual trainings which are also made available to community partners and other organizations. HAJC has implemented its LEP plan to provide equal access to HAJC’s program and properties regardless of language barriers. HAJC employs seven bi-lingual staff persons to serve the ever growing LEP population in Jackson County.

Project 7: Foreclosure Prevention Education: ACCESS also provided post-purchase foreclosure prevention education and credit counseling to assist homeowners retain homeownership after their initial purchase. During 2014, the ACCESS Homeownership Center (HOC) provided 2 default prevention/foreclosure avoidance workshops to 22 homeowners that were in danger of losing their home to foreclosure; eight residing in Medford. These workshops provided education and guidance on how to navigate through programs available to help avoid foreclosure, better understand options and work with a lender to maintain homeownership.

Housing and credit counseling was also offered during the 2014 program year. The HOC provided individual credit and housing counseling that allowed 76 homeowners who were in danger of losing their home to foreclosure remain in their homes; 18 reside in the city limits. Individual counseling assists homeowners in working with mortgage loan servicers to develop

solutions that are beneficial to both parties. Potential solutions include mortgage modifications, forbearance agreements and repayment agreements.

Project 8: The City of Medford supports the efforts of the FHCO. Education and Outreach Specialist, Louise Dix, works in the Southern Oregon area and conducts outreach efforts to increase awareness of fair housing rights, including distributing materials to various agencies and organizations, promoting campaigns and events, educational displays and radio and television interviews. She also conducts fair housing workshops for protected class groups, agencies, community organizations and housing provider groups and jurisdictions; provides technical assistance and information; organizes and promotes special fair housing events; and gathers information for reports as needed.

Ms. Dix provided technical assistance with topics related to general fair housing. She fielded questions on a daily basis either at meetings, trainings or with follow up phone calls. All general fair housing questions were answered by her and the more specific fair housing discrimination cases were forwarded on to FHCO intake staff. The FHCO received 56 calls relating to protected classes including national origin; 2, disability; 14, source of income; 7, familial status; 2, race; 1, gender; 2, sexual orientation; 1, and marital status; 1. Twenty-six of the calls were not associated with a protected class. Of the total calls received, six were classified as complaint intakes; three were on the basis of disability, one on familial status, one on national origin and one on disability and source of income; combined. Issues included reasonable accommodation, terms and conditions, refusal to rent and eviction.

FHCO sponsored a free training on May 19, 2015 for the Rogue Valley Association of Realtors and facilitated an annual meeting with the Fair Housing Advisory Committee in efforts to educate and spread awareness of fair housing issues within our community. The city appoints a staff liaison to serve on the Fair Housing Advisory Committee.

NEIGHBORHOOD REVITALIZATION

GOAL 2: Improve the quality of life of lower-income residents through neighborhood revitalization.

Strategy 2-1. Preserve and restore existing housing resources in key neighborhoods.

Objectives: 1) Actively enforce city Codes to improve the habitability and safety of housing and eliminate blighting influences in neighborhoods; 2) Maintain housing currently owned or rented by lower-income households in targeted neighborhoods through rehabilitation and/or weatherization assistance.

Project 1: The Medford Police Department maintains a well-established Graffiti Eradication Program. The program is operated and managed through a partnership between the Medford Police Department and the Jackson County Juvenile community Justice Department. Youth offenders from the Juvenile services facility are routinely used to eradicate graffiti within our community. In 2014, graffiti was removed from 336 public and private locations throughout the City of Medford.

Project 2: The Code Enforcement Division continued to target CDBG eligible neighborhoods on a complaint basis in an effort to improve neighborhood habitability and the safety of housing. During 2014/2015, they handled 1,192 cases, 350 of them were in the Liberty Park neighborhood, 611 in the McLoughlin neighborhood and 231 in the Washington neighborhood. The majority of the cases were related to abandoned vehicles, graffiti, junk accumulation & stored vehicles.

Project 3: The Medford Police Department continues its **Operation Care program** which reaches out to citizens in targeted neighborhoods in an effort to hear questions and concerns regarding livability and other issues affecting their neighborhood. Resource information is also provided to residents with regards to emergency food, shelter, and energy assistance along with contact information to report criminal activity and code violations involving drug houses, gang activity, blighted homes, etc. Two Operation C.A.R.E. walks were conducted in the 2014 program year; one in the area of Union Park and one in the Garfield/Diamond Street area.

Project 4: The Medford Police Department works with neighborhood watch groups throughout the city. In 2014, a total of 15 new neighborhood watch groups were formed, bringing the total number of active groups to 114.

Project 5: The Medford Police Department made a large impact on crime and livability in the community by undertaking 99 community policing projects during 2014/2015.

Project 6: Through the **Housing Authority of Jackson County**, the City offers a Homeowner Repair Program to help owners throughout the city maintain their homes. Seventeen homes were assisted through CDBG and Liberty Park Urban Renewal funds during the 2014 program year.

Project 7: ACCESS Weatherized 165 homes in Jackson County during 2014. Of these, 24 were in the City of Medford. The weatherization program helped reduce energy costs of the residents who were assisted.

Project 8: ACCESS also provided energy assistance to 746 low-income households in danger of having their power disconnected in Medford during 2014.

Project 9: Two hundred thirty-six residents of Jackson County; 80 residing in the City of Medford were provided energy education through **ACCESS**. Energy education assists low/moderate income residents by identifying energy inefficiencies and teaching them how to make their homes more energy efficient. **ACCESS** held a “Weatherization Day” workshop on October 27, 2014, to offer information and answer questions on how to reduce energy cost and how to sign up for weatherization and energy education. The event was free and open to the public.

Project 10: The Arc of Jackson County utilized 2013 carry forward funds to compete the rehabilitation of six apartments including roof replacement, new windows, installation of new refrigerators and stoves and carpet replacement in the main corridor. Six extremely low-income households were served through this project.

Strategy 2-2 Build community through strengthened Neighborhood Associations.

Objectives: 1) Continue to support the development of strong community-based organizations to organize and plan community events and improvement programs. 2) Encourage volunteerism to build neighborhood capacity.

Project 1: The City of Medford maintains membership with **The Jackson County Homeless Task Force** which is a sub-committee of the Jackson County Community Services Consortium in efforts to support and help develop strong community based organizations. The City of Medford also sponsors the local Project Community Connect event each year.

Strategy 2-3 Improve the community infrastructure/facilities and reduce blighting influences in predominately lower-income neighborhoods.

Objectives: Provide assistance to improve basic neighborhood infrastructure such as water and sewer improvements, sidewalks, street improvements, lighting and street trees utilizing several funding mechanisms, including paying local improvement district assessments of lower-income households. Provide assistance to develop neighborhood facilities such as youth centers, parks/recreational facilities, open space and community centers.

Project 1: The City of Medford Parks and Recreation Department began rehabilitation of Hawthorne Park located in the downtown urban renewal district. Medford's Urban Renewal Agency funded the project in addition to the U.S. Soccer Foundation's "Safe Places to Play" grant. Hawthorne Park serves the entire community of Medford but is also located in an LMI census tract.

Project 3: The Medford Senior Center Roof Replacement – Phase II Project received a 2014 CDBG award of \$79,000.00 for replacement of approximately 10,000 square feet of roof over the main part of the facility located at 510 E. Main Street. The project was completed under budget on March 26, 2015. The remaining award balance in the amount of \$3,819.73 was returned to the city for award to an alternate capital improvement project to be carried out during the 2015 program year. Medford Senior Center provided services to 866 local seniors including but not limited to meals, transportation, food stamps, companionship, medical advocacy and financial/tax assistance.

Project 4: Through the **Parks and Recreation Department, The City of Medford** partners with local neighborhoods to coordinate the **Neighborhood Street Tree Partnership Program**. The city budgets \$15,000 per year to improve neighborhoods through removal and replacement of hazard trees and pruning and planting of new trees. This is a matching grant program that is coordinated by the City of Medford's arborist. During 2014, a total of 40 trees were planted on various streets including Haven, Cummins Lane, Sweet Road, Earhart, Palm and Monroe. Along with trees, root barrier was installed and water bags provided for the homeowners. The city partnered with Habitat for Humanity to plant trees on Cummins Lane and Sweet Road.

INDEPENDENCE AND ECONOMIC OPPORTUNITY

Goal 3: Improve the ability of lower income households to become self-sustaining.

Strategy 3-1 Pursue strategies and programs that prepare low/moderate income households to obtain and retain family wage employment.

Objective: Support community strategies and programs that prepare low/moderate income and special needs populations to access family wage jobs. Support and promote independence and economic opportunity.

Project 1: Community Volunteer Network – Foster Grandparent Program consists of seniors that volunteer in area non-profit organizations, faith based organizations, Head Start centers, public schools and after school youth facilities. Participants help youth with learning by providing one-on-one tutoring and guidance during critical times of the children’s lives. The program was funded with 2014 CDBG funds, totaling \$11,558.00. During the program year, 37 seniors participated serving approximately 195 youth throughout Medford. In total, these volunteers served 22,615 hours; the equivalent of \$521,728 in savings to Medford organizations. This figure was calculated using the value of a volunteer hour in Oregon, which is \$23.07. The Foster Grandparent Program enriches the lives of the senior citizens through productivity and small stipends and mileage reimbursements over the year; totaling \$60,301.

Project 2: Rogue Valley YMCA – Afterschool Care Program provided financial assistance to care for children of low-income families afterschool, which allowed the parents of children served to maintain employment. A total of 259 children attended YMCA Afterschool at eight sites in Jackson County. Of this number, 53 qualified to receive financial assistance and 39 were funded through the 2014 CDBG program.

Strategy 3-2. Assist public services to provide safety net services to persons in need.

Objectives: 1) Support programs that provide healthy youth activities, such as youth and family programs, youth shelter, and after school programs; 2) Support programs that provide basic health care services to people in need, such as female head of households with children and seniors; 3) Support programs to reduce dependency on drug and alcohol

Project 1: Maslow Project received \$17,931 in CDBG funds for their Wrap-Around Supportive Services Program through which they assisted a total 1,869 unduplicated youth. Of these clients, 1,245 were homeless at the time services were requested and the remaining 624 were at risk of homelessness. Overall, Maslow Project worked with a total of 2,281 homeless youth and their families throughout Jackson County.

Maslow Project received \$15,942 from Medford general fund grants in addition to funding from several other local government and foundation funding sources. Maslow distributed 2,116 food boxes and 79,734 basic needs supplies during the program year. As reported by Maslow, 63% of their case managed high school seniors graduated from high school as compared to a national graduation rate of 25% and a state graduation rate of 12%; also reported; 92% of Maslow

students remained in school all year long despite their many life challenges. Although Maslow does not provide shelter to homeless youth, they do work closely with shelter/housing providers in the community to secure safe and affordable shelter. Maslow Project refers homeless youth to Hearts with a Mission for shelter services and Jackson County Mental Health for both mental health and medical services.

Project 2: St Vincent de Paul received \$22,828 in 2014 CDBG funding for their Reducing Homelessness Program to provide emergency rent payment assistance to 41 people who might have otherwise been forced into homelessness. This program provides rent relief to low-income families for up to 3 months.

Project 3: Rogue Valley YMCA – Afterschool Care Program provided financial assistance to care for children of low-income families afterschool, which allowed the parents of children served to maintain employment. A total of 259 children attended YMCA Afterschool at eight sites in Jackson County. Of this number, 53 qualified to receive financial assistance and 39 were funded through the 2014 CDBG program.

Project 4: Center for NonProfit Legal Services – Pathways to Self-Sufficiency Program provides legal support services to the indigent and the elderly of Medford. The Center works to protect and ensure this population obtains access to resources in order to meet their basic needs and become or remain self-sustaining. Ninety-four individuals were served utilizing \$8,494 of 2014 CDBG funds.

Project 5: Hearts with a Mission – Shelter & Safety Net Services Program received \$20,066 in CDBG funding to provide overnight shelter, food and clothing, educational support, mentoring, family reunification and transition planning and shelter to 108 homeless youth.

Strategy 3-3 Provide opportunities for homeless persons and those at risk of becoming homeless to achieve self-sufficiency.

Objectives: 1) Support the efforts of the Jackson County Continuum of Care to plan and implement activities reducing homelessness in the community; 2) Support activities that expand service-enriched housing for the homeless and other special needs populations, including increased shelter, transitional and permanent supportive housing resources; 3) Assist non-profit service providers to deliver effective supportive services for homeless persons and those at risk of homelessness.

Project 1: St Vincent de Paul received \$22,741 in 2014 CDBG funds and \$87.00 in program income assisting 41 people with rent assistance for up to 3 months during the program year.

Project 2: Center for NonProfit Legal Services – Pathways to Self-Sufficiency provided services to 95 low-income persons in need of legal support through 2014 CDBG funding. Of this number, 11 received emergency legal assistance to prevent homelessness.

Project 3: Maslow Project received \$17,931 in 2014 CDBG funds to assist 1,245 homeless youth and 624 at risk of homelessness through their case management program.

Project 4: Hearts with a Mission received \$20,066 in CDBG funding to support 108 homeless youth with shelter and safety net services.

Project 5: Habitat for Humanity purchased three vacant lots in the Morian Park Subdivision utilizing \$150,000.00 in CDBG carry forward funds. Outside of CDBG funding, the organization built two homes for low-income families in great need of affordable, livable housing.

Project 6: ACCESS provides homeless prevention and rental assistance programs in Jackson County. Forty-nine low-income renters were provided with refundable security deposit assistance to help get into an affordable rental unit in the City of Medford. Long-term rent subsidy was provided to 155 families living in the city, safeguarding against eviction and homelessness. Case workers provided credit, budget and housing counseling to these families on a monthly basis in efforts to improve self-sufficiency. ACCESS also provided 95 low-income individuals and families with one-time emergency homeless prevention/eviction funding to enable them to maintain an affordable rental in the City of Medford.

B. Affirmatively Furthering Fair Housing

The City of Medford continues to educate its citizens on fair housing law through a variety of venues. Fair housing brochures (English and Spanish) are available at City Hall and the Santo Community Center in brochure racks. Fair Housing posters are also displayed at both locations. Interested members of the community may also access fair housing links through the City of Medford's Neighborhood Resources webpage under the *Housing and Community Development Block Grant Program*.

The Mayor proclaimed April as Fair Housing Month on March 19, 2015 and the chair of the Housing and Community Development Commission conducted a special story time event in the Medford library on April 21, 2015. The book "A Pig is Moving In" was read to several youth and their parent(s) during this event. Housing related crafts were also offered in support of fair housing education and awareness.

Affirmatively Furthering Fair Housing is addressed by the City of Medford through efforts to develop, fund and support projects, promote public participation and awareness, and implement strategies that may help remove or alleviate barriers identified within the city's most recent Analysis to Impediments to Fair Housing Choice. Partnerships are maintained and resources utilized through the FHCO, Center for NonProfit Legal Services and Housing Authority of Jackson County; all of which help to educate the community and address discrimination. Links to fair housing resources are made available on the City's Neighborhood Resources webpage under both the *Housing and Community Development Block Grant Program* subpages. Other agencies addressing fair housing issues in the City of Medford are indicated below:

- **Fair Housing Council of Oregon** (FHCO) offers southern Oregon a fair housing education specialist who conducts outreach efforts to increase awareness of fair housing rights. Efforts include distribution of materials to various agencies and organizations,

campaign promotion, event facilitation and other educational media related awareness efforts. The outreach specialist also conducts fair housing workshops for protected class groups, agencies, community organizations and housing providers and provides technical assistance.

On May 19, 2015, FHCO conducted a free training for Rogue Valley Association of Realtors as well as facilitated an annual meeting with the Fair Housing Advisory Committee. At the advisory committee meeting, those in attendance were educated on the new Affirmative Fair Housing Rule as well as the fair housing issues present in Jackson County.

The FHCO received 46 calls to the hotline from Medford residents. Six of these individuals completed a fair housing intake with the FHCO office; two related to reasonable accommodations, two to terms and conditions, one to reasonable accommodations plus refusal to rent and one to terms and conditions plus eviction. All issues were resolved and/or closed at the FHCO level.

- **ACCESS** is approved by HUD as a Housing Counseling Agency to provide homebuyer education classes, credit counseling and foreclosure prevention workshops, as well as individual housing/credit counseling. During 2014, ACCESS presented 2 foreclosure workshops in Medford to 22 people; eight living in the City of Medford. ACCESS also held homebuyer education classes with 24 persons in attendance; five living in Medford, individual housing/credit counseling to 39 potential homebuyers; 10 living in Medford, and foreclosure prevention individual counseling to 76 individuals; 18 living in Medford.

ACCESS also provided special outreach to minority and underserved populations in our community to engage them in participating in programs and services that can assist them achieve their housing related goals. ACCESS estimated serving approximately 2,830 minority individuals with heating assistance, food, weatherization, rental assistance, homeownership and foreclosure prevention education. Bi-lingual handout material and personal assistance were made available.

- **Southern Oregon Rental Owners Association** continues to serve the community as a resource to help educate landlords on issues of fair housing through workshops, meetings, newsletters, referrals and links to governmental and nonprofit agencies enforcing and supporting fair housing law.
- **Consumer Credit Counseling Services (CCCS)** is certified by HUD to offer counseling to clientele on fair housing issues. Counselors review with clients the protections various laws and regulations provide consumers, which include Fair Debt Collections Practices Act, Fair Credit Billing, Fair Credit Reporting, and Fair Lending. They also counsel clients and present educational opportunities in the area of predatory lending. In 2014, CCCS provided the following services in southern Oregon: (1) maintained debt management accounts for over 330 people; (2) educated over 2,000 community members in financial literacy; (3) provided 170 housing counseling sessions; (4) facilitated 245

bankruptcy counseling certificates; and (5) Conducted over 800 credit report and counseling appointments.

Response to Hate Crime

Community Works offers a 24-hour help line to victims of domestic violence and hate crime. Their program actively works in the community to provide coordinated response to issues of domestic violence.

Community Works applied for 2015 program year funding and was awarded \$10,000 to help provide skills, resources and services that increase sense of security, financial stability and educational success in youth aging out of the child welfare or juvenile justice system, homeless or at risk of becoming homeless, and survivors of domestic and/or sexual abuse.

Under the City of Medford's 2010-2014 Analysis of Impediments, the following actions were listed for the city to address:

Continue to support Fair Housing education for consumers, lenders, realtors, landlords, advocacy groups and service providers. The City of Medford continued to educate its citizens on fair housing law through a variety of venues. Fair housing brochures are available at City Hall in brochure racks and Fair Housing posters are displayed throughout City Hall and at the Santo Community Center.

On March 19, 2015, City Mayor declared April as the City of Medford's Fair Housing Month. City Council also appoints the Housing and Community Development Commission to help educate and increase awareness of fair housing in the city. As mentioned previously within this report, the commission facilitated a story time reading at the Medford Library on April 21, 2015 to help increase awareness among local families.

The commission also continued to identify potential projects throughout the year that support fair housing in addition to supporting the CDBG program by making recommendation to Council on funding projects that will meet the goals, objectives and strategies within the city's five-year consolidated plan and annual action plan.

- **Continue to support actions to increase the availability of affordable housing.** The City of Medford continues to maintain the Council appointed Housing and Community Development Commission to explore and develop strategies that will increase affordable housing. The Commission has researched the city's comprehensive plan and has attended presentations given by the city planning director and staff regarding their progress with the plan and the challenges they face. The city also continues to fund nonprofit housing agencies in their efforts to develop more affordable housing for low-income persons and for persons with special needs. Three lots were purchased with 2013 carry forward CDBG funds that closed during the 2014 program year. These three lots will provide land for the construction of three affordable homes for low-income families in the year to come. Seventeen homeowners were provided zero- interest, deferred loans through the

city's homeowner repair program to rehabilitate their homes, which often times results in a more efficient and affordable home to live in.

On June 19, 2014, Council approved a new position titled: Deputy City Manager for Development Services. This action was taken to improve predictability and accountability of the development review process. This position creates a more productive and efficient process by reviewing Code, measuring processes, ensuring concurrent reviews and meeting strategic plan goals.

During the program year, the Medford Land Development Code, Chapter 10, Articles I-VI of the Municipal Code was amended to provide a more simplified means of building duplexes through a building permit rather than through site plan and architectural review. Also, the City Planning Department implemented a minor change to the way the city calculates its Level of Service (LOS) which will allow approval of development at higher densities in the City.

- **Continue to support the activities of the Fair Housing Council of Oregon (FHCO).** The City of Medford continues to support fair housing education and outreach through Fair Housing Council of Oregon. An outreach specialist works in the Southern Oregon area to conduct activities that may increase awareness of fair housing rights. Activities conducted include distributing materials to various agencies and organizations, promoting campaigns and events and providing educational displays. FHCO's specialist also offers fair housing workshops for protected class groups, agencies, community organizations and housing provider groups and jurisdictions; provides technical assistance and information; organizes and promotes special fair housing events; and gathers information for reports as needed.
- **Continue to monitor loan activities of lending institutions.** The City of Medford's First-Time Home Buyer Program is administered by ACCESS who works closely with lenders via this and other housing programs. Any suspicious, fraudulent and predatory lending activities discovered is reported to the Department of Consumer and Business Services and the Department of Justice. Two first-time home buyer loans were processed by ACCESS during the 2014 program year by utilizing carry forward and program income from past funding years. Neither the City of Medford nor ACCESS has the authority to monitor lending institutions regarding loans that are not involved in the First Time Home Buyer Program. General lender loan activity is monitored by the Secretary of State via the Loan Originator Licensing Program; records of which the city does not have access. The City of Medford continues its partner with Consumer Credit Counseling Service of Southern Oregon to monitor lending practices.
- **Support a cooperative effort to investigate the extent of predatory lending in Medford and consider strategies to eliminate the practice.** The City of Medford continues to monitor this through its partnerships with the Consumer Credit Counseling Service of Southern Oregon, ACCESS Home Ownership Center and Oregon Department of Consumer and Business Affairs.

Affordable Housing

The **City of Medford** provides funding and supports the efforts of non-profit agencies that provide affordable housing in Medford. **The Housing Authority of Jackson County** issues Housing Choice vouchers and manages affordable units for low-income residents. This past year, they provided housing choice vouchers to 2,045 persons in Jackson County; 1,417 living in Medford, which was a 3.0% increase over the previous year. The Housing Authority of Jackson County received an additional 48 VASH vouchers in 2014. HAJC received approximately 1,531 new applications, which continues to contribute to its reported waiting list of approximately 5,574. The expected wait time is anywhere from one to five years depending upon the program.

In addition, CDBG and Urban Renewal funds were provided to the Housing Authority to complete 17 emergency repair projects for low/moderate income households. The intent of the program is to help existing homeowners maintain safe, efficient and affordable homes.

Weatherization of 165 homes in Jackson County was completed by **ACCESS** in 2014. Of these, 24 were in the City of Medford. The weatherization program helped reduce energy costs of the residents who were assisted.

The following table indicates the number of households assisted with housing with CDBG and Liberty Park Urban Renewal Funds by income category and by renter and owner over the past program year.

Program	Extremely low-income Owners	Extremely low-income Renters	Low-income Owners	Low-income Renters	Moderate-income Owners	Moderate-income Renters
HAJC Homeowner Emergency Repair	2	0	8	0	7	0
First Time Homebuyer Assistance	0	0	2	0		0

ACCESS Homeownership Center

Over the past year, the ACCESS Homeownership Center offered services and workshops that resulted in 76 homeowners remaining in their homes; 18 residing in Medford. Two foreclosure prevention workshops reached 22 homeowners; 8 living in Medford. Potential homebuyer and individual credit counseling was administered to 39 interested homebuyers; 10 residing in the City of Medford.

Efforts to address worst case needs (defined as low income renters with severe cost burden, in substandard housing, or involuntarily displaced):

ACCESS provided outreach and referral services to 277 Medford seniors and persons with disabilities, assisting them with basic daily survival needs. They also helped 5,467 Medford residents with medical equipment needs.

ACCESS provided 1,517,322 pounds of emergency food through a network of emergency food pantries in the City of Medford. This equates to serving an average of 23,580 households annually for a total cost of \$1,931,306. Emergency food assistance makes a difference by providing nutritious, balanced meals for families.

During 2014, the **Housing Authority of Jackson County** served nine elderly households through the Homeowner Repair Program. Serving the elderly and those persons with disabilities is given priority status on the list of repairs through the Homeowner Repair Program.

The Problem Properties Committee of the Housing and Community Development Commission addressed issues in years past relating to substandard housing. Members of the Southern Oregon Rental Owners Association, Neighborhood Resources Division, Medford Police Department and the Building Safety Department served on this committee. The building inspector along with code enforcement officers have been cracking down on violators of the housing code. City departments have been using the rental registration system that was implemented by the Problem Properties Committee and adopted by Council. Registration of properties allows code enforcement to contact property managers to mitigate issues with rentals such as substandard housing, code infractions and graffiti. The Housing and Community Development Commission continues to work on issues such as access to information for low-income renters, substandard reporting procedures, housing inspections, and notification to rental property owners to bring properties up to code. The City of Medford provides citizens with an easy to read flyer that is accessible on the city's website by clicking the Housing Quality Standards button from the home page.

Efforts to address the accessibility needs of persons with disabilities:

The Housing Authority of Jackson County, through the homeowner repair program works to address this issue. One home was made disability accessible through the Homeowner Repair program in 2014. Individuals with disabilities that apply for rehabilitation and accessibility assistance through the Homeowner Repair Program are given a priority status on the list for repairs.

ACCESS provided outreach and referral services to 329 Medford seniors and persons with disabilities; and 1,141 veterans. The agency also helped 5,467 Medford residents with free durable medical equipment. Residents are encouraged to borrow in-stock medical equipment and use it as long as needed. This program has been very well received and is assisted by donations of equipment from individuals and the medical community of Medford.

C. Continuum of Care Narrative

The Jackson County Homeless Task Force (HTF) is the lead entity for the Continuum of Care. It is a Subcommittee of the Jackson County Community Services Consortium (CSC). The CSC is a nonprofit currently made up of 35 member organizations and agencies and one individual member. The Homeless Task Force developed and has been implementing the County's strategy to end chronic homelessness and has achieved many outcomes as a result of an organized community approach. The HTF meets on a monthly basis, providing services in Jackson County. The Continuum of Care received McKinney Vento funds that were distributed among several agencies including ACCESS, Community Works, Rogue Valley Council of Government's Home At Last Program and the Salvation Army's Hope House Transitional Shelter. ACCESS, the Community Action Agency for Jackson County, has been designated lead agency by Oregon Housing and Community Services Department for administering many of these funds. The Southern Oregon Housing Resource Center maintains an online listing of affordable housing. The listing includes housing for low/mod income, seniors and/or disabled, and families. ACCESS, Cascade Management, Medford Better Housing, Housing Authority of Jackson County, Rogue Retreat, OnTrack Inc, Neel Property Management and several retirement communities provide housing to persons with special needs.

The Homeless Task Force developed the Ten-Year Plan to End Homelessness. The plan was released in June 2009 and involves the following six broad strategies:

1. Increase the stock of permanent, affordable and supportive housing for individuals and families who earn < 30% of the Area Median Income (AMI).
2. Increase agency coordination and service integration at all levels.
3. Provide case management to help people maintain stable rental housing.
4. Provide financial assistance and life skills training to help people move into stable housing.
5. Develop and increase sustainable emergency and transitional shelter and permanent, supportive housing options for youth and other vulnerable populations as they emerge.
6. Develop an ongoing community campaign to highlight emerging issues in the continuum of homelessness.

On June 26, 2014 the Homeless Task Force met to review the goals from the 10-Year Plan and decide whether changes were necessary to the subcommittees. Thirty-two representatives from 17 agencies were in attendance. They did not change any of their goals but instead made some revisions to the subcommittees. The current subcommittees that meet on a regular basis are: Core Work Group, Mental Health Committee, Highly Affordable Housing Alternatives Committee, Income and Employment Committee, Project Community Connect Planning Group, Point-In-Time Committee, Veterans Committee and Youth Networking Committee. The subcommittees meet to:

- Identify and coordinate mainstream resources to avoid duplication
- Work cooperatively to fill gaps to decrease chronic homelessness
- Train and support the community and agencies regarding mental health
- Support each agency's efforts

- Research highly affordable housing alternative models, identify potential barriers to overcome and advocate implementation to meet needs
- Plan, coordinate and collaborate emergency, transitional and permanent housing strategies to maximize services
- Identify and problem solve barriers to employment
- Coordinate discharge and aftercare planning
- Coordinate and develop parallel intake procedures eventually developing a client universal intake
- Conduct the annual HUD required Point-in-Time count of all homeless persons in a consistent manner that accurately records the homeless population in the community and to update the Housing Inventory Chart each year
- Maintain open communication and strong referral processes between agencies and schools in order to effectively provide services for homeless and at-risk persons
- Generate resources and training to improve capacity and staff development
- Plan and implement community education and outreach events
- Raise community awareness of emerging issues

The task force works diligently throughout the year to make progress in addressing gaps and accomplishing goals as identified in the 10-Year Plan to End Homelessness.

On May 29, 2015, the Jackson County Homeless Task Force held its sixth annual Project Community Connect, a large service oriented event that attracted approximately 772 participants including homeless youth, families and individuals. Fifty-three participating agencies offered free assistance with legal issues, jobs, food, health and dental care as well as sleeping bags, bicycles, public transportation passes, haircuts and more.

The Continuum of Care Planning Process

The Jackson County Homeless Task Force (HTF) is the Continuum of Care and the lead entity supporting the primary Continuum of Care planning process. This is the only entity that is actively involved in community-wide coordination of housing and services for the homeless in Jackson County, Oregon. One of the main focuses of the HTF is to enhance coordination of existing homeless programs, conduct county-wide homeless assessments, identify gaps in both housing and services, and facilitate a process for filling those gaps. The Homeless Task Force coordinates agencies and activities directly related to homelessness.

A key element of the HTF role is to raise community awareness about who the homeless are and the issues they face. The HTF hold press conferences and media events to releases the results of their studies.

Chronic Homelessness Strategy/Goals

Goal 1: Establish baseline figures for chronically homeless

Agency representatives gathered homelessness data in Jackson County during this year's Point-In-Time count. Counts were conducted in January 2015 resulting in a count of 729 homeless persons which was up 104 from the previous year. Approximately 29% of those counted said that they were chronically homeless.

Goal 2: Complete Countywide Affordable Housing Needs Assessment and Housing Inventory

Jackson County completed a countywide housing needs assessment in April 2007. The City of Medford completed its housing needs analysis in May 2008.

Goal 3: Enhance Street Outreach for the Chronically Homeless

Project Community Connect reached out to the chronically homeless and assisted approximately 772 people at an annual event held in May.

Maslow Project has two outreach workers for street outreach to homeless youth. They assisted approximately 2,281 youth and their families throughout Jackson County with 1,869 of the total number served supported through 2014 CDBG funding.

Hearts with a Mission provided shelter and safety net serves to 108 homeless youth, also supported through Medford's CDBG program.

Additional agencies providing outreach services to the homeless population include but may not be limited to: Rogue Retreat, Southern Oregon Goodwill, Compass House, St. Vincent de Paul, Men's Gospel Mission, Salvation Army and ACCESS.

The Southern Oregon Outreach Coalition, a group of outreach workers in Rogue Valley hold an outreach event Tuesday of every month. This resource event provides an opportunity for homeless veterans, as well as the homeless in the community, and those at risk of becoming homeless, to interact with and ask questions of those agencies that have services to provide them.

Goal 4: Create an "Urban Rest Stop"

The Rogue Valley Council of St. Vincent de Paul has continued to expand its outreach efforts to the homeless. The growth of their Urban Rest Stop – a laundry and shower facility for the homeless, has been an impressive success story. This service opened in 2008 with two showers, two washers and two driers. St. Vincent de Paul's Director, Rich Hansen, reported an average of 600 showers and 150 loads of laundry monthly. Facilities were remodeled and expanded now providing three showers, six washers and six driers.

Goal 5: Support the development of a nonprofit campground.

The City of Medford continues to support the Jackson County Homeless Task Force (HTF) through annual membership and staff involvement. During the 2014 program year, efforts increased to work towards meeting the housing needs of the city's homeless population through

implementation of a homeless campground. The Highly Affordable Housing Alternatives (HAHA) sub-committee was formed to address this possibility. The sub-committee visited Eugene to tour the city's successful camps and brainstorm with leaders. Representatives of HAHA also met with local elected officials in Medford, Central Point and Ashland.

Goal 6: Increase the number of treatment beds for substance abuse and mental illness.

Addictions Recovery Center (ARC) will begin construction of a 2,000-square-foot, 8-bed substance abuse detox center in the 2015 program year. The ARC was awarded \$325,000 in total funding from several agencies including AllCare Health Plan Inc., Jackson Care Connect, Asante and Providence Medford Medical Center, as well as public and private donations. Over the last several months, the ARC has been looking for nurses and other specialists to monitor residents requiring medical attention while working through detox.

Goal 7: Increase the number of permanent supportive housing options available, possibly including single room occupancy units for people with disabling conditions or recovering from addiction.

Currently, in the Housing Inventory Chart, there are 948 year-round beds available for the homeless in Jackson County.

Other Homeless Goals

Goal 1: Create an emergency transitional shelter for unaccompanied youth, ages 10-17.

Hearts with a Mission used 2008/2009 CDBG funds to purchase a house and renovate it to provide 16 beds as an emergency shelter for homeless youth. Since opening in fall 2009, the house has provided 20,290 nights of shelter to 551 teens.

Goal 2: Increase preventive services for youth and families at risk of homelessness.

ACCESS provided one-time emergency homeless eviction prevention funding to 95 households, long-term rental subsidy assistance to 155 households, and refundable security assistance to 49 households over the past program year; all residing in the Medford city limits.

The Maslow Project, in partnership with **Medford School District 549(c)**, continued its Resource Center and Outreach program for homeless youth and families. The School District provides the building for their Drop-In Resource Center; lease free, leaving only the actual costs of utilities and improvements as their responsibility. This past year, the program was funded with City of Medford CDBG funds, City of Medford general funds, Ashland CDBG funds, Medford School District (MSD) 549C funds, MSD 549C Anna May funds as well as other local public and private funding. Maslow Project partners with ACCESS, Head Start, La Clinica, Community Health Center, DHS, YMCA and others to provide wrap-around services to the at-risk youth population. Approximately 1,206 homeless students were enrolled in Medford schools as of June 2014.

With \$22,828 in 2014 CDBG funds, **St. Vincent de Paul's Reducing Homelessness Program** was able to assist 41 people or 19 households with up to 3 months of rent relief. Of the number served, 10 were female heads of household, 10 people had disabilities and four were senior

citizens. The key objective of this program is to keep people in their homes to prevent the growth of homelessness.

Goal 3: Increase community and elected official awareness of homelessness: who are the homeless, why, what homelessness means to disabled individuals and families, the impact homelessness has on the greater community, and what can be done about it.

Each year the **HTF**, meet to update the Ten Year Plan to End Chronic Homelessness. The Plan was rolled out in June 2009 as part of the first ever Project Homeless Connect event. Recently the project name was modified to Project Community Connect. The sixth annual Project Community Connect event was held this summer and attracted hundreds of homeless persons who were offered all kinds of services including haircuts, pet care, dental and health care, etc. Press releases are put out by the Homeless Task Force to publicize the event each year. Press releases are also put out to publicize the results of the annual homeless count facilitated by the Homeless Task Force.

In addition, the HTF's sub-committee; Highly Affordable Housing Alternatives (HAHA) has met monthly throughout the program year to identify possible solutions to the city's local homelessness situation. The HAHA committee is comprised of local nonprofit agencies working with the homeless population, City of Medford staff, members of the local homeless population and other interested members of the HTF. Potential longer-term homeless shelter platforms referred to as "Tiny House Villages" and/or "Tent City Urbanism" have been evaluated. On April 17, 2015, members of the HAHA participated in a tour and forum of the Eugene, Oregon homeless programs. Tour locations included Nightingale Health Sanctuary, Opportunity Village, St. Vincent De Paul Eugene and Community Supported Shelters. The committee has since then built a sample "Conestoga Hut," initiated a search for potential property site(s), began to review local ordinances, and launched a campaign to increase community awareness and support.

City of Medford staff participated in the "Building a Healthier Jackson County: A Strategic Alignment Forum" on June 30, 2015. The purpose of the forum was to allow local stakeholders the opportunity to share ideas on how to align goals to improve the health and vitality of Jackson County residents. Participants learned about the county's health disparities; which included the impact of homelessness, discussed how to develop a strategic framework that would help promote better outcomes, and helped participants understand drivers to existing barriers. This forum was the first in a series of forums in Jackson County to further enhance the discussion around strategic alignment and the integration of housing, social services and health. The forum was sponsored by Oregon Housing and Community Services and the Federal Reserve Bank of San Francisco.

Goal 4: Work with other housing interests to plan and implement a regional workforce housing conference.

Although no regional workforce housing conference was held during 2014, the **HTF**, which is comprised of approximately 25 public and private non-profit social services agencies and housing providers, continues to meet on a monthly basis to share information and resources. They also coordinate the Annual Homeless Survey and One Night Shelter Count and the

resulting information is used in their monthly meetings to focus on current needs. They also hold annual press conferences to publicize the results of the homeless count.

Goal 5: Maintain a community focuses on the need for handicap accessible housing.

The Housing Authority of Jackson County administers a county-wide homeowner repair program and the City of Medford's Homeowner Repair Program, which both promote ADA modifications. One household were assisted with CDBG funding this year to provide handicap accessibility.

On October 14, 2014, the Housing and Community Development Commission recruited Mr. George Adams and Mr. Tony Ellis to educate commissioners and staff on the disabled population's current and future accessible housing needs. Mr. Adams and Mr. Ellis also presented recommendations promoting development and funding that may help disabled individuals remain independent in their own homes.

Remaining Obstacles to Achieving These Goals:

- 1. Chronic Unemployment and Underemployment:** As reported by U.S. Bureau of Labor Statistics, the Jackson County (or Medford MSA) unemployment rate in June 2015 was 7.1%; a 1.4% decline from June 2014. This figure is above both the 5.5% Oregon and 5.3% United States averages. Of number unemployed in Jackson County during 2014, 28.5% remained unemployed for 27 weeks or longer.
- 2. Low Wage Jobs without Benefits:** As new jobs are added, they tend to be low-paying with few, if any benefits. As reported by U.S. Census Bureau, the City of Medford's 2014 median household income increased 9.27% to \$43,487. The city's median household income is reported as 17.45% lower than the state of Oregon; \$51,075 and 23.39% lower than the United States; \$53,657.
- 3. Low Fixed Incomes:** People with disabilities, seniors and families on TANF all receive fixed incomes, which are substantially below poverty level. They require other benefits, such as Food Stamps, Oregon Health Plan, child care and housing subsidy assistance in order to survive. Approximately 443 disabled, 929 seniors, 1,156 female head of households and 1,418 homeless individuals received assistance through a program funded with City of Medford CDBG dollars during 2014.
- 4. Shortage of Affordable Housing:** Housing Choice Vouchers are available through the Housing Authority of Jackson County which currently is assisting 2,045 persons in Jackson County and currently have 16 IDAs.
- 5. Shortage of Accessible Affordable Housing:** People with accessibility needs, due to disability, meet further barriers when it comes to finding housing that accommodates their needs.
- 6. Education Issues:** Just as low levels of education are linked to poverty, they are also linked to homelessness. Individuals who drop out of high school are more likely to have low-paying jobs, and are therefore more susceptible to a declining economy and rising

costs. In the Medford School District, The Oregonian reported 237 students dropped out during the 2014 school year, which represented 22% of the combined 2014 Medford senior class. The graduation rate, taking into consideration the number of dropouts compared to total enrolled in the 2014 class resulted in a 78% graduation rate as compared to Grad Nation's reported 72% Oregon rate.

7. **Health Issues:** Unmet medical needs lead to chronic illness. People living in poverty can become chronically un-healthy, making them even more susceptible to acute illness and disease for which they do not have the means to obtain adequate medical treatment. The current economic climate has increased the number of persons without affordable access to health care. Based on the Point-in-Time Homeless Population Survey for OR-502, dated January 26, 2015, nine persons reported mental health problems and/or serious illness and three chronic health conditions. However, the likelihood of many more occurrences is considered to be high.
8. **Substance Abuse and Mental Illness:** Every stage along the Continuum of Care is impacted by the fact that a high proportion of homeless individuals suffer from substance abuse and/or mental health issues. During the 2014 survey, eight persons reported homelessness as a result of substance abuse, 10 specifically from alcohol abuse and nine specifically from drug abuse. Nine individuals reported mental illness; but as mentioned above, this number may not be a realistic representation of mental illness among the homeless population.
9. **Domestic Violence:** Also concluded from the point-in-time system; 142 individuals reported their homelessness a direct result of domestic violence. This number represents a 79.75% increase from the previous year.
10. **Loss of Housing Due to Eviction:** Stabilizing people in existing housing is far more cost-effective than finding homes for them once they become homeless. Eviction is another stage in the spiral into homelessness for many individuals and families.
11. **Economic Climate:** Although the economy seems to be improving, the recession continues to impact Oregonians, particularly those living in Jackson County where high food insecurity, poor credit history, trouble securing employment, lack of knowledge of safety net services and insufficient resources for affordable housing continue to present barriers.

D. Other Actions

1. **Actions to address obstacles to serving the underserved** – The primary obstacle to serving the underserved continue to be a lack of available resources, especially monetary resources. In 2014, the eligible requests for the 15% available to be allocated to CDBG funded public service programs exceeded funding by over \$190,000. On the other hand, it was difficult recruiting outside nonprofit agencies to apply for capital improvement funding due to limited supplemental funder sources and the cost of development. The Housing and Community Development Commission has taken an active role in improving awareness of CDBG eligible activities and

During the 2014 program year, actions were taken to address the underserved needs of low-income children, seniors and those with disabilities and addictions. Low- and moderate-income children were served through the Rogue Valley YMCA, Maslow Project, Hearts with a Mission and Community Volunteer Network. Seniors were primarily served through Medford Senior Center and Community Volunteer Network. St. Vincent de Paul and Center for NonProfit Legal served low-income families with essential public services; Housing Authority of Jackson County helped low-income families maintain safe and affordable housing; and ACCESS assisted low- and moderate-income households with first-time homebuyer financial assistance. Approximately 16.79% of the total number served through CDBG funding declared themselves of Hispanic ethnicity.

Jackson County Mental Health held a Mental Health First Aid Training on October 29, 2014 that provided 20 representatives from the community working with this population with a 5-step action plan to help individuals in crisis connect to professional care. Training on the potential warning signs and risk factors for depression, anxiety disorders, trauma, psychotic disorders, eating disorders and substance abuse disorders was also provided.

ACCESS, Addictions Recovery Center, the Arc of Jackson County, CASA of Jackson County, Children's Advocacy Center, Community Works, Compass House, Goodwill Industries, Kids Unlimited, La Clinica, OnTrack, Rogue Retreat, Roots and Wings, and Rogue Valley Council of Governments also assisted at-risk populations with advocacy and public service programs.

The city appoints a staff liaison to serve on the Hispanic Interagency Committee (HIC), a subcommittee of Jackson County Community Services Consortium. With more than 45 social services agencies, organizations and businesses in partnership, HIC serves the Rogue Valley with a mission to provide a forum for these agencies to meet for the purpose of improving services for the Hispanic people. The city's liaison continues to work with the Hispanic population on issues of domestic violence, stalking, gang prevention and hate crime in addition to providing valuable resources and referrals.

2. Foster and maintain affordable housing - The City of Medford allocated CDBG funds to HAJC to provide low-income homeowners with no interest loans for emergency repairs and rehabilitation to their homes. This program helps maintain the affordable housing stock in the city. Seventeen homes were provided rehabilitation assistance during the 2014 program year.

Outside of CDBG funding, the affiliate of Habitat for Humanity/Rogue Valley (HfHRV) completed construction of two homes located on Cummings Way in Medford in November 2014. Construction of one home was made possible through partnership with Lowe's Improvement Center, as a "Women Build" project. The second home was built in partnership and support with many churches in the community, as an "Apostle's Build" project. Both homes were built to high energy efficient standards.

Construction began on two additional homes on Sweet Road in May 2015. The duplex style homes, each on a zero lot line are expected to be complete by October 2015.

3. Eliminate barriers to affordable housing - The City of Medford established a Regulatory Barriers to Affordable Housing Task Force which completed a report offering recommendations as to removal of local barriers to affordable housing. One of the primary barriers to providing affordable housing has been affordable and properly zoned land that is close to existing services. The city allows accessory dwelling units (ADUs) in conjunction with all existing single-family residences. Adaptive reuse ordinance zoning is part of the City of Medford's 20-Year Compressive Plan. The city's downtown zoning overlay lifts barriers like building heights and setbacks. The city has in place a Vertical Housing Development Zone in its central business area to provide a tax incentive to create more affordable housing. Streamlining the approval process is part of the city's effort to make building affordable housing more "development friendly."

4. Overcome gaps in institutional structures – In addition to what is reported under CDBG funding, the City of Medford provides operating grants, referred to as general fund grants, to non-profit agencies providing safety net services to Medford residents through the biennial budget. These funds are intended to fill gaps between the agencies' funding needs and that which is provided by other funding sources. The city granted \$501,142 in operating grants from the general fund for the biennium. These funds assisted 20 agencies with 24 safety net programs.

5. Section 8 Housing Choice Vouchers & resident initiatives – The Housing Authority of Jackson County administers a Section 8 Housing Choice Voucher program and operates a Family Self-Sufficiency Program. Under this program, households are given incentives to achieve self-sufficiency. They are expected to work towards self-sufficiency so they no longer need public assistance by the end of their contract period. Those persons involved in this initiative are termed the Housing Authority's Resident Advisory Board, which includes Housing Authority staff, a realtor, a banker, Employment Department staff, and one volunteer program participant. The Housing Authority of Jackson County offers a home purchase option using its Housing Choice Vouchers to pay mortgage payments for qualified participants. This past year, 11 households used these vouchers for homeownership.

6. Evaluate and Reduce Lead-based paint hazards – During the 2014 program year, the city continued to monitor sub-recipients for compliance with lead-based paint regulations. All homeowners participating in the Homeowner Repair Program received educational information about lead based paint as part of their informational packets. Four homes that received homeowner repair loans were raised to lead compliant. The Housing Authority of Jackson County provides brochures on lead based paint hazards to all those persons in rental housing owned or managed by the Housing Authority that was built prior to 1978. This averages 25 to 30 clients a month.

7. Enhance Coordination: Coordination between public and assisted housing providers, health providers and service agencies along with municipal and county governments continues to occur through a variety of venues. A number of housing providers include service components for the residents of their housing projects. Along with the Homeless Task Force, there is a Jackson County Community Services Consortium, which advocates for the delivery of affordable, accessible and quality community services in Jackson County and provides a networking structure for agencies.

The Hispanic Interagency Committee serves as a networking vehicle and advocate providing services to the Spanish speaking community. A city appointed staff liaison attends these monthly meetings and promotes city services through outreach and awareness. ACCESS and Housing Authority of Jackson County are both designated by Oregon Housing and Community Services as a regional housing resource center to serve as information clearinghouses for all housing related issues and data.

The City of Medford's Housing and Community Development Commission addresses issues relating to housing accessibility and affordability within the city. Serving in an advisory capacity to City Council on housing issues, they act as a focal point for all housing related issues for the city in addition to supporting outside organizations through the Community Development Grant Block Program. During this past year, the housing commission took in presentations from representatives of both the disabled and homeless populations in efforts to better understand each population's needs and to help develop strategies and partnerships that might assist with housing and public service needs.

8. Compliance and Monitoring - The City of Medford is responsible for monitoring funds that it receives from HUD, which are limited to the Community Development Block Grant and Neighborhood Stabilization Program funds which come to the city through Oregon Housing and Community Services. City staff is responsible for overseeing the use of CDBG funds. The city maintains a close working relationship with its grant sub-recipients. Quarterly status, performance and financial reports are required of all public service agencies and capital improvement projects receiving CDBG funds. All projects are administered under procurement standards governed by OMB Circular A-110 for non-profits. Federal Labor Standards are adhered to for all capital projects as well. The city requires that each agency receiving CDBG funds complete and submit to the city a notification of single annual audit form and an audit tracking spreadsheet is maintained to document audit reviews. Together these ensure proper monitoring of sub-recipient's compliance with OMB circular A-133.

In addition to reviewing all subrecipient draw down requests, program and financial reports, the city assesses all sub-recipients. The purpose of this assessment is to identify which subrecipients will require comprehensive monitoring during the program year. Monitoring also involved numerous telephone conversations and working with sub-recipients throughout year. Staff continued to review and monitor grantee performance report information as it came in from the sub-recipients. Onsite monitoring visits were conducted this year with Goodwill Industries of Southern Oregon and RV Manor Community Services. These agencies were chosen for monitoring as they were new to our CDBG program.

9. Reduce the number of families in poverty - While the city does not have direct control over the household income of families, it is hoped that funding programs offering safety net services, job training and life skills will help reduce the number of families in poverty. The city's economic developer also works to bring more living wage businesses into the area.

E. Leveraging Resources

The City of Medford continues to leverage general fund dollars to supplement CDBG funds to meet the housing and neighborhood development needs of the community. In addition, the city considers the ability of subrecipients to leverage other local, state, and federal funding to complete their projects or continue their programs when considering providing CDBG funds to them. All of the city's subrecipients receive funding from outside sources in order to provide our community with on-going programs and capital improvement projects. During the 2013/15 biennium, the city provided leveraging funds totaling \$501,142 to 20 agencies, funding 24 programs. These funds also helped to leverage CDBG funds received from these agencies. Agencies receiving CDBG funds reported additional leveraging resources from federal, state and private resources totaling approximately \$1,182,865.

F. Citizen Comments

Notice of a 15-day public comment period and public hearing was published in the *Mail Tribune* for the Consolidated Annual Performance and Evaluation Report (CAPER) beginning September 28, 2015 and ending on October 15, 2015. A draft CAPER was available on the city's website and at the Santo Community Center for review and comment. Seven comments were received as of October 15, 2015.

G. Self-Evaluation

The overall goal of the City of Medford's Consolidated Plan is to develop a strong, self-sustainable community by providing decent housing, a suitable living environment, economic opportunities and accessibility to essential support services for low- and moderate-income residents of the City of Medford. Most activities are on schedule and our major goals are on target.

Timeliness

The City of Medford's timeliness standard was .77 times the program year 2014 grant of \$599,777 in May, 2015. Two carry forward projects from 2013 were completed during the program year. A few projects increased carry forward funding including Medford Senior Center Roof Replacement Project; complete under budget, The Arc of Jackson County 2013 Apartment Renovation Project; partially complete, Housing Authority of Jackson County Fire Hydrant Installation Project; scheduled for 2015 completion and Pathway Enterprises; canceled due to environmental restriction. Total carry forward funding from these projects equaled \$117,044.19.

Barriers

The barriers that may have a negative impact on the City of Medford's ability to fulfill its strategies and achieve the overall vision are primarily market driven. Although more favorable mortgage rates has helped homebuyers purchase more affordable homes, education of available options and quality of inventory in the Rogue Valley, continue to present barriers. Land that is available tends to be infill or land that would require redevelopment. Development costs

continue to present a barrier to the construction of new multi-family housing projects. Although successful negotiations with the City of Medford and the Housing Authority of Jackson County have helped, additional funding sources continue to be a barrier during the construction phase. A lack of organizations or entities with the capacity to develop continues to be a barrier to affordable housing.

Accountability

The city continues to do regular draws and monitor the spending of subrecipients to assure timeliness and accountability of CDBG funds. Sub-recipients request reimbursement by submitting a standardized voucher reimbursement form indicating the total budget and expenditures to date with receipts to verify expenses. Both CDBG administrative staff and Finance Department staff monitor this information to ensure accuracy.

During the 2013 program year, 19.99 % of the city's entitlement and 13.64% program income were expended for administration. The city expended 14.99% of its entitlement for public services during the program year.

H. Monitoring

CDBG administrative staff monitors its programs during the program year via phone calls, onsite visits and review of files and documentation. Staff conducted two onsite monitoring visits during the 2014 program year. The recipients monitored were Center for NonProfit Legal Services and Hearts with a Mission. The city also monitors subrecipients for A-133 compliance by requiring they each report to the city the amount of Federal funds expended during their fiscal year and any necessary follow-up with the Federal Audit Clearinghouse is done.

All grant reimbursements are processed within 30 days of submission to the city. Exceptions to this procedure may occur when sufficient documentation verifying eligible expenses and/or certified payroll documentation is pending receipt by the city.

III. Relationship of Use of CDBG Funds to Goals and Strategies of the Consolidated Plan

The use of CDBG funds in program year 2014 addressed a number of the high priority needs outlined in the *Consolidated Plan*.

The City of Medford has met its coordination goals as outlined in the *Consolidated Plan*. The city has a Grant Support Technician whose primary duty is administration of the CDBG program. The assistant to the deputy manager works with general fund grants and also serves as an available resource for the CDBG program. Neighborhood Revitalization and Housing programs are administered through the City Manager's Office and have led to a concerted effort to ensure that the needs of the city's low income, special needs populations and homeless are met and that neighborhoods and housing are safe.

1) The City of Medford continues to leverage general fund money to supplement CDBG funds to meet the needs of the community. In addition, the city considers the ability of subrecipients to

leverage other local, state, and federal funding to complete their projects or continue their programs when considering providing funds to them. Most of this year’s subrecipients leveraged funds from sources outside the city to provide on-going programs and to complete their projects.

2) During the 2014 program year the city provided Certificates of Consistency with the Consolidated Plan for the following project:

<i>Name of Applicant</i>	<i>Project Name</i>	<i>Location of Project</i>
ACCESS	Woodrow Pines	1090 Woodrow Ave., Medford - permanent supportive housing for homeless who have chronic mental illness
Rogue Valley Council of Governments	Home At Last (HAL)	Scattered sites throughout Jackson County - individuals and families who are chronically homeless and have a disability
Community Works	Transitional Housing	Scattered sites throughout Jackson County - homeless youth and adults ages 16-22
Salvation Army	Hope House	304 Beatty Street, Medford - transitional living units with supportive services for homeless men, women and families.
ACCESS	Continuum of Care Planning Project	3630 Aviation Way, Medford

3) There is no evidence that the city hindered Consolidated Plan implementation by action or willful inaction.

- All CDBG funds were used exclusively to meet one of the three national objectives. Specifically, all CDBG funds were used to benefit low/mod income residents of Medford.
- Those programs providing services to low- and moderate-income clients are either based on a presumed benefit or the agency providing the benefit is required to maintain income verification for each of its clients and provide the city with data quarterly which indicates that at least 51% of its clients served under CDBG funding qualify as low- or moderate-income. Where children are the beneficiaries of services, no children who are considered wards-of-the-court are allowed to be counted as low- or moderate-income.
- All homes rehabilitated through the Home Owner Repair Program were occupied during the repairs and no displacement occurred.
- Three projects showed unspent funds at the end of the program year; two of which spent funds during the program year, but turned in their reimbursement requests along with performance reports in July. These two larger projects were the Housing Authority’s

Home Owner Repair Program and Union Park. The Arc of Jackson County carried forward funds that are pending reimbursement but project complete as of June 30, 2015. The Medford Senior Center project was completed under budget and the residual balance allocated to 2015 infrastructure project.

- Pathways Enterprises returned \$86,856 in 2014 CDBG capital improvement project funding due to environmental restrictions. These funds will be utilized to build sidewalks and associated improvements in low-income neighborhoods during the 2015 program

III. Other Attachments

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
		0-30%	H	710
	Small Related	31-50%	H	771
		51-80%	H	1004
		0-30%	H	157
	Large Related	31-50%	H	207
		51-80%	M	265
Renter		0-30%	H	417
	Elderly	31-50%	H	640
		51-80%	M	405
		0-30%	M	697
	All Other	31-50%	M	422
		51-80%	L	703
		0-30%	L	152
	Small Related	31-50%	M	143
		51-80%	M	234
		0-30%	L	149
	Large Related	31-50%	H	292
Owner		51-80%	H	715
		0-30%	M	273
	Elderly	31-50%	H	284
		51-80%	L	732
		0-30%	L	143
	All Other	31-50%	H	205
		51-80%	H	489
Non-Homeless	Elderly	0-80%	M	105
	Frail Elderly	0-80%	M	43
	Severe Mental Illness	0-80%	H	72
	Physical Disability	0-80%	M	69
	Developmental Disability	0-80%	M	41

Special Needs	Alcohol/Drug Abuse	0-80%	H	112
	HIV/AIDS	0-80%	L	23
	Victims of Domestic	0-80%	H	35

**Table 2A
Priority Housing Needs/Investment Plan Goals**

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 – 30% of MFI	215/	20/26	50/0	45/4	50/15	50/4
31 - 50% of MFI	220	30/9	40/36	60/9	50/39	40/16
51 - 80% of MFI	130	40/2	20/12	20/3	20/4	30/21
Owners						
0 – 30% of MFI	5	1/1	1/0	1/1	1/4	1/2
31 - 50% of MFI	40	10/4	10/3	5/5	10/6	5/7
51 - 80% of MFI	55	10/8	10/7	12/9	13/8	10/7
Homeless*						
Individuals	40	5/5	10/23	10/174	10/226	5/109
Families	75	10/0	15/0	15/0	15/152	20/0
Non-Homeless Special Needs						
Elderly	20	5/6	4/5	5/6	4/4	2/12
Frail Elderly	5	1/0	1/0	1/0	1/0	1/0
Severe Mental Illness	10	2/0	2/0	2/0	2/0	2/0
Physical Disability	5	1/0	1/3	1/1	1/0	1/5
Developmental Disability	0	0/0	0/0	0/0	0/8	0/6
Alcohol/Drug Abuse	25	5/0	5/0	5/0	5/0	5/0
HIV/AIDS	0	0/0	0/0	0/0	0/0	0/0
Victims of Domestic Violence	20	4/0	5/0	6/0	5/0	0/0
Total	865	144/61	174/89	188/212	187/466	172/189
Total Section 215						
215 Renter						
215 Owner						

* Homeless individuals and families assisted with transitional and permanent housing

**Table 2B
Priority Housing Activities**

Priority Need	5-Yr. Goal	Yr. 1 Goal	Yr. 2 Goal	Yr. 3 Goal	Yr. 4 Goal	Yr. 5 Goal
	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>
CDBG						
Acquisition of existing rental units	50	0/0	0/0	50/0	0/0	0/0
Production of new rental units	100	0	25/0	75/0	0/0	0/0
Rehabilitation of existing rental units	147	26/0	46/48	25/0	25/0	25/6
Rental assistance	0	0	0	0/40	0/58	0/41
Acquisition of existing owner units	0	0	0	0/0	0/0	0/0
Production of new owner units	0	0	0	0/0	0/0	0/0
Rehabilitation of existing owner units	60	12/13	12/10	12/12	12/15	12/17
Homeownership assistance	10	2/5	2/2	2/4	2/3	2/3
HOME						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
HOPWA						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
Other						
Rehabilitation of existing rental units	0/26	0/26	0/0	0/0	0/0	0/0
Direct Homeownership Assistance	0/15	0/15	0/12	0/4	0/15	0/15
Acquisition of existing rental units	0/11	0/11	0/0	0/0	0/0	0/0

**Table 3A
Summary of Specific Annual Objectives**

Decent Housing with Purpose of New or Improved Availability/Accessibility							
	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1	First time Homebuyer Assistance Program	CDBG	2010	Households	2	5	250%
			2011		2	2	100%
			2012		2	4	200%
			2013		2	5	250%
			2014		2	2	100%
			MULTI-YEAR GOAL				10
Decent Housing with Purpose of New or Improved Affordability							
DH 2.1	Homeowner Repair Program	CDBG, private	2010	Households	12	13	108%
			2011		12	10	83%
			2012		12	12	100%
			2013		12	15	125%
			2014		12	17	140%
			MULTI-YEAR GOAL				60
DH 2.2	Rehabilitation of low income apartment complexes owned by Housing Authority of Jackson County, ACCESS, Pacific Retirement Services: ~Grand Hotel, Elk Street, Crater Lake Ave, Royal Apts, 11 th St, Glen Ridge Terr, Manzanita St, Canterbury Hills	NSP, local, private, Urban Renewal, SuperNOFA, General Housing Assist Program, Housing Dev. Grant Program	2010	Households	26	26	100%
			2011		46	71	154%
			2012		25	0	0%
			2013		25	0	0%
			2014		25	90	0%
			MULTI-YEAR GOAL				147
DH 2.3	Increase the supply of safe, decent and affordable rental units for low income persons. ~Sky Vista, Stevens Place, Maple Terr, Elk St., Canterbury Hills, Liberty Place, Cherry Creek	HOME, LIHTC, CFC, NSP	2010	Units	0	26	260%
			2011		25	13	52%
			2012		75	16	21%
			2013		0	50	500 %
			2014		0	2	200%
			MULTI-YEAR GOAL				100
DH 2.2	Improve and install infrastructure for new housing development	CDBG, private	2010	Units	0	0	N/A
			2011		0	0	N/A
			2012		10	0	0%
			2013		0	0	N/A
			2014		50	*50	0%
			MULTI-YEAR GOAL				60
Suitable Living Environment with Purpose of New or Improved Availability/Accessibility							
SL 1.1	Hope House Transitional Shelter Expansion Project – Acquisition of land and development of infrastructure	CDBG, private	2010	Units	12	12	100%
			2011		0	0	N/A
			2012		0	0	N/A
			2013		0	0	N/A
			2014		0	0	N/A
			MULTI-YEAR GOAL				12

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL 1.2	Children's Advocacy Center	CDBG, private, foundation	2010	Persons	200	738	369%
			2011		200	531	266%
			2012		225	619	275%
			2013		300	455	151 %
			2014		300	0	0 %
			MULTI-YEAR GOAL				1,225
SL 1.3	Community Health Center	CDBG, private, foundation	2010	Persons	3,000	2,577	86 %
			2011		3,000	1,090	36 %
			2012		0	0	N/A
			2013		0	0	N/A
			2014		0	0	N/A
			MULTI-YEAR GOAL				6,000
SL 1.4	Improve the availability/accessibility of emergency youth shelter, counseling, educational support and transition planning. (OnTrack, Hearts with a Mission)	CDBG, private, foundation	2010	Persons	105	441	420%
			2011		70	0	0%
			2012		110	0	0 %
			2013		80	0	0%
			2014		125	108	86%
			MULTI-YEAR GOAL				440
SL 1.5	Address the need for integrated services to assist homeless and/or runaway youth. (Maslow Project)	CDBG, private, foundation	2010	Persons	400	829	207%
			2011		400	776	194%
			2012		400	787	197%
			2013		400	1,503	376%
			2014		400	1,869	467%
			MULTI-YEAR GOAL				2,000
SL 1.6	Improve the availability/accessibility of support services for low/moderate income seniors. (DASIL, Community Center for Disabled and Homeless Person & Community Volunteer Network)	CDBG, private, foundation	2010	Persons	250	1,260	504%
			2011		300	977	326%
			2012		325	0	0%
			2013		350	0	0%
			2014		400	37	9.25%
			MULTI-YEAR GOAL				1,625
SL 1.1	Improve the accessibility/availability of persons to a neighborhood facility (Liberty Park, Union Park & Medford Senior Center)	CDBG, private, foundation	2010	Persons	900	1,041	116%
			2011		900	979	109%
			2012		900	0	0%
			2013		900	1,808	201%
			2014		900	866	96%
			MULTI-YEAR GOAL				4,500

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL1.8	Improve the availability/accessibility of legal services to low/moderate income persons. (Center for NonProfit Legal Services)	CDBG, private, foundation	2010	Persons	0	0	N/A
			2011		30	152	507%
			2012		30	142	473%
			2013		N/A	N/A	N/A
			2014		112	94	84%
			MULTI-YEAR GOAL			172	388
SL1.7	Improve the accessibility/availability of persons to afterschool care. (RV Family YMCA)	CDBG, private	2010	Persons	0	0	N/A
			2011		30	30	100%
			2012		0	0	N/A
			2013		0	0	N/A
			2014		60	39	65%
			MULTI-YEAR GOAL			90	69
SL1.10	Addictions Recovery Center	CDBG	2010	Persons	0	0	N/A
			2011		100	96	96%
			2012		0	0	N/A
			2013		0	0	N/A
			2014		0	0	N/A
			MULTI-YEAR GOAL			100	96
SL1.3	Improve the availability/accessibility of support services for homeless or those at risk of homelessness (St Vincent de Paul)	CDBG	2010	Persons	0	0	N/A
			2011		0	0	N/A
			2012		25	40	160%
			2013		25	58	232%
			2014		45	41	91%
			MULTI-YEAR GOAL			95	139
SL1.12	Kids Unlimited of Oregon After School Program	CDBG	2010	Persons	0	0	N/A
			2011		0	0	N/A
			2012		100	73	73%
			2013		0	0	N/A
			2014		0	0	N/A
			MULTI-YEAR GOAL			100	73
SL1.13	Kids Unlimited of Oregon Construction of Neighborhood Center *start of project has been delayed due to zoning issue.	CDBG, private, foundation	2010	Persons	0	0	N/A
			2011		0	0	N/A
			2012		100	0	0%
			2013		0	0	N/A
			2014		0	0	N/A
			MULTI-YEAR GOAL			100	0
SL1.14	Liberty Neighborhood Park Construction of a new park in a target neighborhood *project was not started until Aug 2013	CDBG, Parks Fund	2010	Persons	0	0	N/A
			2011		0	0	N/A
			2012		1,077	0	0%
			2013		Cont.	1,277	119%
			2014		0	0	N/A
			MULTI-YEAR GOAL			1,077	1,277

SL1.15	Union Neighborhood Park Rehabilitation of existing park in target neighborhood	CDBG, Parks Fund	2014	Persons	1376	1126	82%
SL 1.16	Goodwill of Southern Oregon	CDBG, state, local, private	2014	Persons	40	77	192%
Neighborhood Revitalization							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
NR 1.1	Neighborhood Development projects ~street trees, streetlights, neighborhood beautification, code enforcement	General Fund	2010	Persons	100	26	26%
			2011		125	2,837	2,270%
			2012		100	1,033	1,033%
			2013		50	1,446	2,892 %
			2014		25	40	160 %
MULTI-YEAR GOAL				400	5,382	1,346%	
Economic Opportunity with Purpose of New or Improved Availability/Accessibility							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.1	SOU Small Business Development Center	CDBG	2010	Microenterprises	0	0	0 %
			2011		5	21	420%
			2012		0	7	700%
			2013		0	0	N/A
			2014		0	0	N/A
MULTI-YEAR GOAL				5	28	560%	

Revised 09/28/15

**Table 3B
Annual Affordable Housing Completion Goals**

Grantee Name: City of Medford Program Year- 2014	Expected Annual Number of Units to be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (SEC. 215)						
Homeless households					<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance				<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Housing				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS						
Annual Rental Housing Goal				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	11	17	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	11	17	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TO: MAIL TRIBUNE-LEGAL
PUBLISH: Sunday, September 27, 2015

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING

NOTICE IS HEARBY GIVEN that a 15-day public comment period for the City of Medford's Consolidated Annual Performance and Evaluation Report (CAPER) for the 2014/15 program year Community Development Block Grant (CDBG) funds will commence on Monday, September 28, 2015 and close on Thursday, October 15, 2015 to solicit input regarding the report. The City of Medford will be submitting the CAPER to the U.S. Department of Housing and Urban Development (HUD) on or before October 19, 2015 as required. The CAPER details accomplishments and outlines the goals and strategies that have been met with HUD entitlement funds for the program year July 1, 2014 through June 30, 2015. Projects included in this report are capital improvements, public service operating grants, and fair housing activities.

The City Council, City of Medford, will hold a public hearing on Thursday, October 15, 2015 at 7:00 p.m.in the City Hall Council Chambers, 411 West 8th Street, Medford OR for the purpose of soliciting citizen input regarding the CAPER.

Copies of the CAPER are available for public review on the City's website at www.ci.medford.or.us and at the Santo Community Center located at 701 N. Columbus Avenue. Contact Angela Durant at 541-774-2408 or at angela.durant@cityofmedford.org to obtain a copy or to submit comments. A summary of public comments will be incorporated into the final document prior to submission to HUD.

Angela Durant
Grant Support Technician
City of Medford

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PUBLIC COMMENTS RECEIVED

Public Comment Period: September 28, 2015 – October 15, 2015

Comments received from ACCESS:

1. Page 8, Project 4: Homebuyer and Credit Counseling: ACCESS provided credit counseling and homebuyer counseling to 38 prospective homebuyers in Jackson County. This should be 39, comes from Question 8 on our Data Request Questionnaire
2. Page 9, Project 6: Individual Development Account: Looks like your figures came from Neighborworks Umpqua and not ACCESS. Their report of 55 graduates during 2014 program year cannot be just Jackson County or Medford. I am unsure where this number came from. I will forward Elisha's answer as a follow up to this email.
3. Page 17, bullet point ACCESS: I think this is a little confusing. During 2014, we presented 2 foreclosure workshops in Medford to 22 people, of which 8 lived in the City of Medford (Question 7 on your list to us)
The other activities include Homebuyer education classes with 24 persons attending, of which 5 lived in Medford (question 19 on your list), Individual housing/credit counseling provided to 39 potential homebuyers of which 10 lived in the City of Medford (Question 8) and provided foreclosure prevention individual counseling to 76 individuals of which 18 lived in Medford (Question 9) So our total housing counseling activities, both education and individual counseling is 115 individual, of which 28 lived in the City of Medford.
4. Page 21 2nd paragraph, ACCESS provides emergency food...2nd sentence should be "This equates to serving an average of 23,580 household annually for a total cost of \$1,931,306.
5. Page 25, Goal 7: the Housing Inventory Chart has 948 year round beds, but they are not ALL designated as Permanent Supportive housing. Some are Emergency Shelter, some Transitional Housing beds....I can send you the HIC to get just the number of PSH beds.
6. Page 30, last paragraph: The ACCESS Home Ownership Center is NOT a partnership with the Housing Authority. We were designated by Oregon Housing and Community Services as a regional housing resource center. Also, going over to page 31, Program income derived from State funded CDBG is not funneled through this organization. It all goes back to the HAJC or to the State.
7. Page 34, the Certificates of Consistency were all provided to HUD CoC funding requests through the Continuum of Care. Did not see these listed as CoC projects.

MINUTES OF THE MEDFORD CITY COUNCIL MEETING

October 15, 2015

12:00 Noon & 7:00 p.m.

Medford City Hall, Council Chambers

411 West Eighth Street, Medford, Oregon

EVENING SESSION

7:00 P.M.

The regular evening session of the Medford City Council was called to order at 7:00 p.m. in the Council Chambers of the Medford City Hall on the above date with the following members and staff present:

Mayor Gary Wheeler; Councilmembers Clay Bearson, Daniel Bunn, Chris Corcoran, Dick Gordon, Tim Jackle, Eli Matthews, Kevin Stine, Michael Zarosinski

City Manager Pro Tem Bill Hoke; City Attorney Lori Cooper; City Recorder Karen Spoons

110. Oral requests and communications from the audience

No one spoke.

Item 60.1 continued from the noon meeting.

60.1 COUNCIL BILL 2015-104 SECOND READING An ordinance amending Sections 10.012 and 10.337 of the Medford Code and replacing Section 10.839 pertaining to marijuana products and related businesses effective December 1, 2015.

At Mayor Wheeler's request, City Recorder Karen Spoons noted the pending motion was moved by Clay Bearson and seconded by Kevin Stine.

Councilmember Bunn noted his goal is to find consensus and he preferred to submit the issue to the voters. Councilmember Bearson spoke in support of the ordinance and a 3% tax on marijuana. He also provided information regarding the OLCC process and the Council's reactive versus proactive response. He recommended drafting our rules to coincide with the OLCC's rules. Councilmember Matthews questioned whether the Council should wait for the state's decision and expressed his concern for public safety and the potential expense. Councilmember Zarosinski preferred to send the issue to the voters. Councilmember Gordon noted he is in favor of medical marijuana, but is not ready to take the step to retail because of possible long-term effects on the body. He questioned if we could pass the ordinance without the retail stores. City Attorney Lori Cooper noted that the ordinance could be revised.

Motion #2: Amend the ordinance to delete all reference to retail sales.

Moved by: Dick Gordon

Seconded by: Chris Corcoran

Deputy City Attorney Kevin McConnell stated that a revision could not be approved tonight as it would require a substantial zone text amendment from the Planning Department. Councilmember Stine questioned if there would be a legal challenge if someone wanted to sell retail. Mr. McConnell stated after retail sales are licensed by the state, the City may see challenges. Council discussed the legal ramifications of allowing everything except retail.

Councilmember Bunn asked how the City could legally disallow retail marijuana sales.

Mr. McConnell responded that we currently utilize the Home Rule Federal Preemption and pursuant to HB 3400, communities may disallow items. However, any revisions would require approval through a general election.

Motion #2 roll call: Councilmembers Bearson, Bunn, Corcoran, Gordon, Jackle, Matthews, Stine, and Zarosinski voting yes.
Motion carried and so ordered.

Councilmember Gordon sought clarification regarding whether staff would rewrite the ordinance in accordance with the amendment just passed. Mayor Wheeler preferred the topic be submitted to voters in November. He also informed that he may veto an ordinance approving retail sales. He noted his position went back to our Strategic Plan regarding a safe community and because the Council had not addressed outdoor grows. Council discussed taking the matter to voters.

Motion #1 roll call: Councilmembers Bearson, Bunn, Corcoran, Gordon, Matthews, Stine, and Zarosinski voting yes; Councilmember Jackle voting no.
Motion carried and so ordered.

Motion #3: Direct staff to prepare an ordinance referring a marijuana retailer dispensary ban to the voters, consistent to statute.
Moved by: Daniel Bunn Seconded by: Eli Matthews

Councilmember Jackle questioned why the Council didn't wait on this issue; Councilmember Bunn believed that it may reduce the window for lawsuits. Mayor Wheeler noted the next Council meeting will be November 12. He also reported that if he vetoes the matter, Council may hold a special meeting for the purpose of balloting on his veto. If two-thirds of the members present during the meeting vote for such an ordinance, it will become immediately operative as if approved by the Mayor.

Motion #3 roll call: Councilmembers Bearson, Bunn, Corcoran, Gordon, Matthews, Stine, and Zarosinski voting yes; Councilmember Jackle voting no.
Motion carried and so ordered.

Item 60.2 continued from the noon meeting.

60.2 COUNCIL BILL 2015-106 An ordinance amending the contract with Ogden Roemer Wilkerson Architecture pertaining to redesign services of Fire Station #2, #3, and #4 in an amount not to exceed \$136,500.

Motion: Adopt the ordinance authorizing the approval of amendment #1 in an amount not to exceed \$136,500 prorated to include only Fire Stations #2 and #4 to Ogden Roemer Wilkerson Architecture for redesign services of two fire stations.
Moved by: Michael Zarosinski Seconded by: Clay Bearson

Councilmember Zarosinski stated that we are not in a position to build all three fire stations at this time. Therefore, we should move forward with the two stations most likely to be built. Councilmember Bunn questioned whether the Council should continue with value engineering if only two stations move forward. Councilmember Corcoran reiterated that Council had told voters that three fire stations would be remodeled.

Council discussed the motion, the expense of the fire station design services and whether or not to include the design of station #3 at this time. Concerns were raised regarding the design standards changing between now and the time that station #3 could be built.

Roll call: Councilmembers Bearnson, Bunn, Corcoran, Matthews, Stine, and Zarosinski voting yes; Councilmember Gordon and Jackle voting no.
Ordinance 2015-106 will be placed for a second reading.

120. Public hearings

Out of sequence.

120.2 COUNCIL BILL 2015-113 A resolution adopting the Consolidated Annual Performance and Evaluation Report (CAPER) pertaining to Community Development Block Grant (CDBG) funds for the 2014-15 program year.

Angela Durant, Parks and Recreation Grants Administrator, presented the staff report. Councilmember Jackle questioned whether the City should revise the Code to remove the Site Plan and Architectural Commission; Ms. Durant stated that we have. Councilmember Jackle also questioned the level of service; Mr. Crebbin noted that it does allow higher density and this will still be reviewed.

Public hearing opened.
No one spoke.
Public hearing closed.

Motion: Approve the resolution adopt the City of Medford 2014-2015 the Consolidated Annual Performance and Evaluation Report (CAPER).

Moved by: Kevin Stine

Seconded by: Clay Bearnson

Roll call: Councilmembers Bearnson, Bunn, Corcoran, Gordon, Jackle, Matthews, Stine, and Zarosinski voting yes.

Resolution #2015-113 was duly adopted.

Mayor Wheeler declared recess at 9:30 p.m.

* * * * *

Council reconvened to the evening session at 9:38 p.m. with the same members present except Councilmember Corcoran, who left the meeting.

Back in sequence.

120.1 CONTINUED. Consideration of a proposed Comprehensive Plan/Urban Growth Boundary Amendment affecting the General Land Use Plan (GLUP) map, the Medford Street Functional Classification Plan of the Transportation Element, and portions of the text of both the Urbanization and GLUP Elements.

Councilmember Bunn recused himself and left the dais.

Assistant Planning Director Bianca Petrou presented the staff report and stated that 43 buildable acres were added to the urban growth area. She presented four options which were based on scoring and what homeowners requested. Councilmember Gordon questioned deed restrictions and asked how the City could ensure property owners would use the land as specified. Ms. Petrou stated that the upcoming study session will address that issue and requested direction for staff. Council questioned various areas that would like to be added to the urban growth boundary.

Motion: Extend meeting to 10:20 p.m.

Moved by: Kevin Stine

Seconded by: Clay Bearnson

Roll call: Councilmembers Bearnson, Gordon, Jackle, Matthews, Stine, and Zarosinski voting yes.

Motion carried and so ordered.

Ms. Petrou questioned if Council preferred a particular option presented. Affordable housing was discussed and whether or not the City could/should designate specific building options for population density, multiple use, etc.

Councilmember Bunn joined Council at the dais.

130. Ordinances and resolutions

None.

140. Council Business

Councilmember Bunn spoke regarding complaints he has received regarding residential marijuana grows.

Motion: Direct staff to prepare an ordinance prohibiting residential marijuana grows.

Moved by: Daniel Bunn

Seconded by: Dick Gordon

Roll call: Councilmembers Gordon, Jackle, Matthews, and Zarosinski voting yes; Councilmembers Bearnson and Stine voting no.

Motion carried and so ordered.

Mayor Wheeler outlined his concerns regarding residential marijuana grows and stated that it is a quality of life issue. Mr. McConnell noted the four plants per development requirement should be presented to Council for approval on November 12. Councilmember Gordon noted that Code Enforcement has received at least one complaint regarding marijuana odor.

Motion: Extend the hour to 10:30 p.m.

Moved by: Tim Jackle

Seconded by: Daniel Bunn

Mayor Wheeler noted no objections from Councilmembers and extended the meeting without roll call.

150. Further reports from the City Manager and staff

None.

160. Propositions and remarks from the Mayor and Councilmembers

160.1 Further Council committee reports.

None.

160.2 Further remarks from Mayor and Councilmembers.

Councilmember Bearnson noted there are now recycle collection containers in the Medford Room and Council Chambers.

170. Adjournment

[There being no further business, this Council meeting adjourned at 10:30 p.m.](#)

The proceedings of the City Council meeting were recorded and are filed in the City Recorder's Office. The complete agenda of this meeting is filed in the City Recorder's Office.

Karen M. Spoons, MMC

City Recorder