

Sunstone and ASD:

Common Concerns



Innovation and change do not come without unknowns. Clarification can help.

To address primary concerns shared by the Ashland community, here are our responses with key details and their sources:

Affordability

As defined in the RFP and proposal from Edlen & Co., all housing developed within this project will be **income restricted** to households earning AT or BELOW 120% AMI. This is guaranteed through deed restrictions on the land use as well as limitations of the funding sources.

Safety

As part of the due diligence required for the pre-development process, a thorough traffic study will be conducted to ensure that the resulting development maintains safety and cohesion within the surrounding neighborhood.

Land Use

Prior to determining the property at E. Main and Mountain as a suitable location to pursue housing development as a mechanism to support increasing enrollment, the ASB ordered a thorough land feasibility study conducted by a third party contractor.

Conflict of Interest

Sunstone's board of directors are community members voluntary serving the ASB directed Affordable Housing Initiative. Inclusion of ASB members and district staff is intentional to preserve the priorities of the district. ASB time directed toward this project has been in proportion to other school board duties.

Learn more at: www.sunstonehc.org

Enrollment + Housing

In 2024, 45% of Oregon's households with children were above the Federal Poverty Level (FPL) but cannot afford the basic cost of living in their county. Housing costs in Ashland far outpace median income for Jackson County. Affordable housing is vital for families to join a community and participate in the school district.

Property Value

At the request of the ASB, an independent appraisal was conducted in March 2024 for the proposed build site, paid for by Sunstone.

We recognize that the DDA process will likely require an updated appraisal.

Fair Housing

The team is working diligently to ensure that any tenant selection priorities are within Oregon Fair Housing laws. We are also working on a legislation proposal that will make this easier for Oregon school districts in the future.

Athletic Fields

Ashland School District is committed to supporting student athletic programs and ensuring access to sufficient field space, while responsibly managing available resources

Sources

Affordability:

- AMI: Area Median Income

[https://www.huduser.gov/portal/datasets/il/il2025/2025summary.odn?](https://www.huduser.gov/portal/datasets/il/il2025/2025summary.odn?STATES=41.0&INPUTNAME=METRO32780M32780*4102999999%2BJackson+County&statelist=&stname=Oregon&w)

[STATES=41.0&INPUTNAME=METRO32780M32780*4102999999%2BJackson+County&statelist=&stname=Oregon&w](https://www.huduser.gov/portal/datasets/il/il2025/2025summary.odn?STATES=41.0&INPUTNAME=METRO32780M32780*4102999999%2BJackson+County&statelist=&stname=Oregon&w)
[herefrom=&statefp=41&year=2025&ne flag=&selection type=county&incpath=&data=2025&SubmitButton=View+Cou](https://www.huduser.gov/portal/datasets/il/il2025/2025summary.odn?STATES=41.0&INPUTNAME=METRO32780M32780*4102999999%2BJackson+County&statelist=&stname=Oregon&w)
[nty+Calculations](https://www.huduser.gov/portal/datasets/il/il2025/2025summary.odn?STATES=41.0&INPUTNAME=METRO32780M32780*4102999999%2BJackson+County&statelist=&stname=Oregon&w)

- Nearly half of Ashland residents are housing cost burdened

<https://www.opb.org/article/2022/08/31/ashland-housing-crisis-rent-solutions-average-home-prices/#:~:text=Almost%20half%20of%20Ashland%20residents,are%20rent%2Dburdened.me>

- Request for Proposals, Page 4 https://drive.google.com/file/d/1L_XH8NK1sQXLSlxpeDXzSgj4T1pAvrGo/view
- Edlen & Co., Arkitek, Outlier Proposal Response, Pages 10, 21,
https://drive.google.com/file/d/15_LgrQD0SRDMfZCm6re-YsgjATA5vZyU/view

Land Use:

- Tax Lot 391E10700 (aka Willow Wind Front) Land Use Entitlement Study

https://drive.google.com/file/d/1Wgd_NcW-XXkDXvJ8NuYsa2Qg1Hx8i1y6/view?usp=drive_link

- Further ASD land use determination process: Willow Wind and East Main and Lincoln were the two properties focused on. The Lincoln School property was also considered, but ruled that out due to the fact that the school building and adjacent field were still consistently used. Also considered a small sliver of land behind Ashland Middle School, ruled out due to a large percentage of that is not buildable due to wet land. Additionally the City of Ashland provided feedback regarding expanding the UGB to incorporate Willow Wind (confirming LUE study above).

Safety:

- Ashland City Planning Pre-App

<https://drive.google.com/drive/folders/1W8dkfxNWyisSzZlzbtf3n0IWtPxKRRcQ>

Sources, con't

Conflict of Interest:

- ASB Policy BBFA
https://drive.google.com/file/d/1qgbUAYHyS3xlbh4s6OVNMF3kK3NVziho/view?usp=drive_link
- JUHSD Educational Housing Corporation
<https://juhsdnet.finalsite.com/about-us/educational-staff-housing/educational-housing-corporation-copy>

Enrollment + Housing

- United Way ALICE Report 2024
<https://www.unitedforalice.org/demographics-mobile/oregon#:~:text=Research%20Center%20%E2%80%A2%20Oregon,who%20make%20this%20work%20possible.>
- Zumper Average rent in Ashland
<https://www.zumper.com/rent-research/ashland-or>
- Excerpts from Ashland Economic Diversification Strategy
https://drive.google.com/drive/folders/1cYtMmfBlzpYAZySD6_BlnJul8hU_VUS-?usp=drive_link
- Concept Summary: Effect of Proposed Ashland Attainable Housing Project on ASD Enrollment
https://drive.google.com/file/d/1OWK1MRTuxGlyX3C9ge43tL2tx8ga_AFu/view?usp=drive_link
- December 19 ASB Meeting
https://videoplayer.telvue.com/player/w9sPsSE7vna3XTN_39bs1rEXjVWF0kfP/media/924676
- ASD Enrollment Trajectory Summary
https://drive.google.com/file/d/14xVXMynpoLISWEw4bpITUxieFUye8xJX/view?usp=drive_link
- Students Navigating Housing Insecurity: ODE
<https://www.oregon.gov/ode/StudentSuccess/Documents/SNHIResearchBrief1.pdf>
- 2024 Report How housing instability affects educational outcomes: Housing Matters Org
<https://housingmatters.urban.org/articles/how-housing-instability-affects-educational-outcomes>

Fair Housing

- Rooted Homes in Sisters, Oregon: Precedence for school district employee preference housing
https://www.centraloregondaily.com/news/sisters/sisters-workforce-home-rootedhomes-math-teacher/article_79c10d24-462a-11ef-99a9-2f6ed341a426.html
- Habitat for Humanity and Bend-Lapine School District: Employee preference housing
<https://www.klcc.org/housing-homelessness/2024-11-18/bend-lapine-schools-habitat-for-humanity-partner-to-make-housing-available-to-district-employees>
- Examples for legislative goals to support school district preferences for housing
CA AB 1021. <https://trackbill.com/bill/california-assembly-bill-1021-housing-local-educational-agencies/2670325/>
CA AB 2295. <https://legiscan.com/CA/text/AB2295/id/2609196>

Property Value (ASB: Ashland School Board), (DDA: Disposition and Development Agreement)

- Mark Baird Appraisal, March 2024
https://drive.google.com/file/d/1Oh4BafPjCf6cUAgO2Nuug7WyyS7wywN4/view?usp=drive_link

Athletic Fields

- Ashland School Board policy exhibits commitment to support interscholastic activities
https://drive.google.com/file/d/1jBcouxF59hipiTxEaRB07iN95XBUICRP/view?usp=drive_link