

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This year the City of Bend's Affordable Housing Program focused on best practices within program management for effective procedures and efficient outcomes from Community Development Block Grant resources and the Affordable Housing Fund. Staff attended multiple trainings and consulted frequently with subrecipients, potential subrecipients, City staff in other departments, City committees, and City Council. Although there is still work to be done, resources in 2018 were leveraged significantly for housing development and public services. In all, CDBG funds benefited 2,926 persons and 4 additional households. Utilizing available funding assisted in the completion of 56 units of housing for families at or below 60% of Area Median Income and acquisition of property for construction of homes within a community land trust. Additionally, the City supported fair housing education and enforcement for community members.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
ADA and Housing Infrastructure Improvements	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	4462	4,462.00%			

ADA and Housing Infrastructure Improvements	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Affordable Housing Production and Preservation	Affordable Housing Public Housing	CDBG: \$415000 / NSP-CDBG: \$523046	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Affordable Housing Production and Preservation	Affordable Housing Public Housing	CDBG: \$415000 / NSP-CDBG: \$523046	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		336	0	0.00%
Affordable Housing Production and Preservation	Affordable Housing Public Housing	CDBG: \$415000 / NSP-CDBG: \$523046	Rental units constructed	Household Housing Unit	200	0	0.00%	47	0	0.00%
Affordable Housing Production and Preservation	Affordable Housing Public Housing	CDBG: \$415000 / NSP-CDBG: \$523046	Rental units rehabilitated	Household Housing Unit	25	0	0.00%			

Affordable Housing Production and Preservation	Affordable Housing Public Housing	CDBG: \$415000 / NSP-CDBG: \$523046	Homeowner Housing Added	Household Housing Unit	50	6	12.00%	10	0	0.00%
Affordable Housing Production and Preservation	Affordable Housing Public Housing	CDBG: \$415000 / NSP-CDBG: \$523046	Homeowner Housing Rehabilitated	Household Housing Unit	10	6	60.00%			
Affordable Housing Production and Preservation	Affordable Housing Public Housing	CDBG: \$415000 / NSP-CDBG: \$523046	Direct Financial Assistance to Homebuyers	Households Assisted	50	13	26%	10	4	40%
Affordable Housing Production and Preservation	Affordable Housing Public Housing	CDBG: \$415000 / NSP-CDBG: \$523046	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Affordable Housing Production and Preservation	Affordable Housing Public Housing	CDBG: \$415000 / NSP-CDBG: \$523046	Housing for Homeless added	Household Housing Unit	0	0				
Affordable Housing Production and Preservation	Affordable Housing Public Housing	CDBG: \$415000 / NSP-CDBG: \$523046	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				

Assist Homeless with Shelter and Services	Homeless	CDBG: \$148000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	2063		2560	0	0.00%
Assist Homeless with Shelter and Services	Homeless	CDBG: \$148000	Rental units rehabilitated	Household Housing Unit	0	0				
Assist Homeless with Shelter and Services	Homeless	CDBG: \$148000	Homeowner Housing Rehabilitated	Household Housing Unit	0	21				
Assist Homeless with Shelter and Services	Homeless	CDBG: \$148000	Homeless Person Overnight Shelter	Persons Assisted	150	115	76.67%	360	0	0.00%
Assist Homeless with Shelter and Services	Homeless	CDBG: \$148000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	50	0	0.00%			
Assist Homeless with Shelter and Services	Homeless	CDBG: \$148000	Homelessness Prevention	Persons Assisted	500	0	0.00%	1200	0	0.00%
Assist Homeless with Shelter and Services	Homeless	CDBG: \$148000	Housing for Homeless added	Household Housing Unit	25	0	0.00%			

Assist Homeless with Shelter and Services	Homeless	CDBG: \$148000	Other	Other	0	0		1000	0	0.00%
Employment Training and Economic Development	Non-Housing Community Development		Jobs created/retained	Jobs	20	0	0.00%			
Employment Training and Economic Development	Non-Housing Community Development		Businesses assisted	Businesses Assisted	5	0	0.00%			
Provide Support to Necessary Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$155000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	4,084	408.4%	2200	2,926	133%

Provide Support to Necessary Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$155000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	0	0.00%			
Provide Support to Necessary Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$155000	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Provide Support to Necessary Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$155000	Homelessness Prevention	Persons Assisted	0	0		1200	0	0.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The primary goal in City of Bend’s Consolidated Plan is Affordable Housing Production and Preservation, with an emphasis on increasing the amount and availability of affordable rental units. Additional goals include increasing the number of homeless shelter units, infrastructure and ADA improvements, supporting public services, and employment and economic development.

Because of the incredible need for additional affordable housing units in Bend, our focus is often on the primary goal of providing additional units. Due to the business models of our most successful affordable housing developers, CDBG is not always a viable tool for them. (Several of our developers are for-profit businesses, others typically set up private LLCs for each development to ensure that the agencies will survive despite market fluctuation or unforeseen events.) Because of this, CDBG funds locally are used primarily for homeownership activities that meet the affordable housing production and preservation goal. The competition for funding is most acute for public services activities, and these activities generate the most contacts as well. These public services represent the significantly over-accomplished goal in the matrix above.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	3,133
Black or African American	30
Asian	17
American Indian or American Native	73
Native Hawaiian or Other Pacific Islander	9
Total	3,262
Hispanic	175
Not Hispanic	3,087

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Bend’s economic opportunity continues to attract a diverse population to Bend. The City of Bend is committed to monitoring racial, ethnic, and socioeconomic compositions. Bend will continue to implement inclusive actions to prevent concentrations of housing for minorities and concentrations of poverty.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	530,012	0
Other	public - federal	523,046	433,387

Table 3 - Resources Made Available

Narrative

Bend successfully spread service funding and affordable housing development funding throughout the community in 2018. Since the beginning of the 2018 program year to this report, Bend expended \$433,387 for all activities all years. Bend expended \$402,321 on 2018 activities according to the PR-02 report.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

City of Bend does not identify target areas. CDBG funds are available for activities throughout City of Bend.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Bend leveraged \$17,829,302 with CDBG and the City's own Affordable Housing Fund for 2018. The City generated approximately \$1 million through a construction excise tax, called the Affordable Housing Fund. Because this fund has been active since 2006, approximately 1/3 of the funding each year is made up from repayment of loans issued in prior years. The average subsidy per unit with our Affordable Housing Fund is \$15,000, meaning the fund must rely upon external resources for homes to be built.

When City Council recommends surplusizing a property, staff prepares a request for proposals, which is distributed to affordable housing providers and developers, and responses are scored by the Affordable Housing Advisory Committee (AHAC). The AHAC's recommendations are forwarded to City Council for decision. Affordable Housing Staff compiled a list of potential surplus properties which is regularly updated as additional properties are located or decided upon. City surplus properties are sold for the cost of titling plus the cost the City paid for the land—typically far below current market value. Surplus land typically carries a permanent deed restriction to ensure that the land and eventual homes will be available to those making no more than 80% AMI.

Finally, the City supports an System Developments Charge (SDC) exemption program that currently exempts all City SDCs for affordable housing. This is revenue that is not replaced with other funding. The SDC ordinance became final in December, 2017, and the City has exempted approximately \$155,724 during the 2018 program year.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	3	0
Number of Non-Homeless households to be provided affordable housing units	10	4
Number of Special-Needs households to be provided affordable housing units	2	0
Total	15	4

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	15	4
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	15	4

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Although the production of housing with CDBG resources was relatively low for the 2018 program year, 56 rental units for low- and moderate- income households were made available in Bend from Affordable Housing Funding. The unmet production for CDBG funding resulted from projects that could not meet timelines proposed. Multiple factors contributed to such delays including (1) subrecipient project staff turnover, (2) construction labor shortages, and (3) permitting backlog.

Discuss how these outcomes will impact future annual action plans.

Affordable Housing Program staff brought the project timeliness concerns to the Affordable Housing Advisory Committee. The committee directed staff to create accomplishment and spenddown benchmarks for future projects. When such benchmarks are unmet, staff will request the committee consider unfunding the projects and reallocating the money to other projects.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	1	0
Moderate-income	3	0
Total	4	0

Table 7 – Number of Households Served

Narrative Information

Bend is fortunate to have additional affordable housing development resources. The Affordable Housing Program aims to create 100 housing units per year. Although a limited amount of housing units were created with CDBG funds in 2018, funds were expensed for land acquisitions that will provide affordable housing units in the next couple years.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Bend funded several projects that addressed the needs of homeless individuals, particularly those that were unsheltered. Specifically, the City awarded resources to Bethlehem Inn for emergency transitional housing and services for adults, with a focus on people struggling with situational homelessness. Bend also funded Central Oregon Veterans Outreach (COVO), which offers services to unsheltered homeless.

Homeless individuals have typically lost trust and faith in organized institutions and/or, because of their circumstances (mental health issues or lack of transportation, etc.), homeless individuals cannot access services at times and places where the services may be offered. By taking services to these populations at locations they frequent, and meeting these populations where they are, COVO is able to intercede and intervene in ways that will reduce the burden on and the cost to the City of Bend and other agencies.

COVO utilized CDBG funds for their Homeless Outreach Program staff. This staff works directly and daily with homeless individuals, veteran and non-veteran, and provides linkages to local programs and resources.

Finally, the City funded Thrive Central Oregon (Thrive), which provides outreach in public spaces where persons at risk of homelessness or experiencing homelessness most often visit. Bend locations where Thrive meets with individuals include both libraries, Bend Church, and Ariel Glenn Apartments. Thrive offers assistance with housing, employment, public benefits, and other basic needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through partnerships with the Homeless Leadership Coalition, the City works in the coordination of services for this population. In addition the City acts as a clearing house for both information on shelters and referrals to such. The City works most specifically with Bethlehem Inn, the largest single site shelter in Central Oregon, and NeighborImpact, the Continuum of Care coordinating agency, in planning and evaluating needs for shelters. Needless to say, with the current housing crisis, both of these entities have indicated the need for more units. The City continued contributions towards the renovation of the Bethlehem Inn shelter with Affordable Housing Fund resources.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City actively worked with housing and community development providers to help families move out of poverty through the funding and implementation of public service activities, especially those that promote self-sufficiency, and job attainment and retention skills. This also included community development activities that assisted the homeless and the near homeless to become active members of the community. Additionally the City provided guidance and assistance as needed to the Homeless Leadership Coalition in their continuing efforts to address homelessness in all populations.

The City funded NeighborImpact's Homesource division with CDBG. This program provided housing counseling to protect individuals and families from losing an existing home, both for homeowners and for renters. NeighborImpact used the funding from the City of Bend to help leverage additional resources from the State of Oregon, NeighborWorks America, and private foundations to cover the full cost of operating these programs.

NeighborImpact provided coaching and educational services including home buyer pre-purchase counseling and education; foreclosure counseling and education; reverse mortgage counseling, financial education; home rehabilitation loans; budget and credit counseling; savings programs (IDAs) and related coaching/mentoring; energy conservation education; weatherization grants; and referrals to emergency services to prevent homelessness. Most particularly NeighborImpact provided the referrals, and in some cases direct housing (through both their facilities and in partnership with Bethlehem Inn), to individuals leaving incarceration, those exiting Sage View (the local mental health facility), and individuals aging out of foster care (through referrals to Cascade Youth and Family Services transitional housing).

Thrive, in partnership with the housing authority, Housing Works, provided eviction prevention counseling for Housing Choice Voucher households. Moreover, Thrive services, including assistance with housing, employment, and public benefits, were available where determined that low-income individuals and families gather in public spaces.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City works with various agencies on addressing the need to transition individuals and families into permanent supportive housing. Most of this work is done by providing funding to NeighborImpact, Bethlehem Inn, Thrive, and Central Oregon Veterans Outreach. In the last year Bend assisted in providing staffing support to NeighborImpact for their HomeSource Center, which refers people to both NeighborImpact's own family shelter, and also works with those individuals to transition to permanent housing.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Central Oregon's Regional Housing Authority, known as Housing Works, coordinates multiple efforts with the City of Bend. Most recently the City awarded CDBG and local Affordable Housing Funds in an amount of \$750,000.00 to Housing Works for land acquisition where a proposed 47-unit development will be built with awarded Low-Income Housing Tax Credit funding. Mosaic Medical, a community health care center, will occupy the bottom floor with proximity to affordable 1- and 2- bedroom apartments for households earning less than 50% AMI.

Oregon Housing and Community Services also awarded Housing Works Low-Income Housing Tax Credit funding for the construction of Phoenix Crossing, a City surplus lot awarded to Housing Works. The City provided an award of \$200,000 in Affordable Housing Funds to Phoenix Crossing in 2017. Phoenix Crossing will provide 24 affordable apartments.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

It is the dream of many families who currently rent to purchase a home of their own. The City of Bend has helped Housing Works with their HomeQuest Homeownership program, which is aimed at assisting those families with the dream of homeownership to purchase a good quality, affordable home near where they work, where their children go to school, and in the neighborhood of their choice in Central Oregon. By working closely with homebuilders, lenders, and various community partners, HomeQuest works with the family to make this dream a reality.

To assist people in preparing for homeownership, Housing Works has developed Tutor Homes in our communities. These homes are owned by Housing Works and leased to households of lower income that are determined to become homeowners. Tutor Home applicants are generally drawn from its Housing Choice Voucher or PATHWorks participants, residents in Housing Works' affordable housing communities, or community residents earning less than 80% of the AMI.

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in Central Oregon.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Bend proactively took actions to remove or ameliorate the negative effects of public policies that serve as barriers. City Council prioritized housing development as a council goal this biennium and requested the Affordable Housing Advisory Committee (AHAC) continue to provide any and all recommendations to reduce housing barriers to the Council.

With limited available buildable land throughout Bend, the City pursued and advocated for multiple solutions that would create greater housing options. A pilot program under recent Oregon legislation prompted a competition amongst municipalities. Bend was selected for an urban growth boundary expansion for the purposes of affordable housing creation. Preliminary plans intend to include 241 units for households at or below 60 % AMI, 155 units for households between 81-120% AMI, and 80 units at market rate.

For almost 5 years, the City has waived or exempted System Development Charges (SDCs) for affordable housing development. However, Bend Park and Recreation District maintained the SDCs for affordable housing development. This year City Council and Affordable Housing Advisory Committee members successfully advocated for Bend Parks and Recreation District to waive System Development Charges for affordable housing development.

Finally, the City reduced barriers for development of duplexes and triplexes in designated zones for single-family residences. Oregon legislation followed the City precedent with House Bill 2001, which required municipalities with populations greater than 25,000 to include townhomes, ADU's, duplexes, triplexes and fourplexes in single-family residential zones. Expected regulations from the new legislation will further guide the City towards greater housing options within designated zones.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Lack of funding and the public's lack of information regarding available resources are the primary obstacles for meeting underserved needs. Many City programs actively monitor and pursue funding opportunities for Bend, including housing and community development. This past program year, CDBG resources were directed to projects and activities that met the priority needs identified in the Consolidated Plan. Land acquisition projects for homeownership and affordable rental unit development utilized such resources. Activities included homebuyer education, counseling services for survivors of domestic and sexual violence, housing

connections services, and healthcare for uninsured adults not eligible for the Affordable Care Act. Affordable Housing Program staff consulted with community service providers to disseminate information regarding how and where the underserved could access programs needed. Additionally, the Affordable Housing Program educated the City's front desk staff on community programs for the underserved and where to refer public inquiries.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

There were no actions in the 2018 program year to reduce lead-based paint hazards. The City continued research on the lead-based paint hazard in Bend and will explore options for funding lead-based paint evaluation and abatement projects as needed. Additionally, the City acted as a resource to agencies and individuals regarding Lead Based Paint questions and the City is able to provide both Risk Assessment assistance and consultation regarding hazard abatement and project management. The City consulted with Deschutes County Health Services to ensure they have not identified additional households with children residing in homes with lead-based paint in need of remediation.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City actively works with housing and community development providers to help families move out of poverty through the funding and implementation of public service activities, especially those that promote self-sufficiency, as well as job attainment and retention skills. This also includes those community development activities that assist the homeless and the near homeless to become active members of the community. Most particularly in the past year, the City has provided assistance to NeighborImpact for housing counseling and for their "Ready to Rent" Program.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Significant training opportunities occurred over the 2018 program year to further develop best practices within the Affordable Housing Program. Staff incorporated the knowledge gained into the program management procedures and processes, such as the risk assessment and monitoring procedures.

Risk assessments performed prior to funding disbursements determined where affordable housing staff focused guidance and monitoring for the remainder of the program year. The City's Affordable Housing Coordinator met on-site with each subrecipient to review the terms of the CDBG funding agreement and discuss future monitoring.

Actions taken to enhance coordination between public and private housing and social service

agencies. 91.220(k); 91.320(j)

The City's Affordable Housing Program organized multiple public meetings that brought together various housing developers, mortgage lenders, realtors, public housing providers, and social service providers. Early in the program year, housing developers and social service providers articulated the challenges to address the community's housing needs to City Council. An additional meeting before the Affordable Housing Committee invited the public for comment on housing cost burdens within the City. Consequently, City Council implemented ambitious housing development goals for the biennium that include permitting 3000 units, increasing buildable land, and decreasing costs through adjustments to City policy and procedures.

The Affordable Housing Advisory Committee serves in an on-going capacity. The Committee is composed of housing developers, social service professionals, the public-at-large, representatives from home builders, the real estate industry, and Chamber of Commerce. Together, they provide valuable expertise to City staff and the City Council and serve to enhance the coordination of service delivery in the broader community.

Through its involvement with the Homeless Leadership Coalition, the City of Bend works with providers for the homeless population. The City assists in coordinating programs, including funding of such, for agencies that deal with the chronic homeless. This includes NeighborImpact, Bethlehem Inn, Central Oregon Veterans Outreach, Thrive, and other providers of services to the Chronically Homeless.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Bend completed an update of its Analysis of Impediments to fair housing choice (AI). City Council held an extensive discussion on the AI recommendations. The Council goal for increased housing supply aligns with the AI recommendation for greater affordable housing choice.

In addition to the AI update, fair housing training opportunities occurred in Bend during the program year. Legal Aid Services of Oregon conducted Fair Housing Seminar on compliance and advocacy of State and Federal fair housing laws. Affordable Housing Program staff encouraged all subrecipients to attend and received confirmation that Thrive Central Oregon and NeighborImpact attended.

Bend residents made 33 phone calls in the program year to Fair Housing Council of Oregon regarding potential claims. Fair Housing Council of Oregon received CDBG funding to provide fair housing services to Bend. Most of the callers that contacted Fair Housing Council of Oregon in 2018 were mailed information. Fair Housing Council of Oregon investigated a call based on source of income discrimination. There was a test performed and discrimination discovered. Fair Housing Council of

Oregon worked with the property manager that agreed to change the policy in alignment with the law.
Fair Housing Council continues to monitor the property manager.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

An increase of the Affordable Housing Program staff made trainings and greater on-site visits possible for subrecipient programs in 2018. The training provided a general overview of program management requirements, financial standards, and community interaction expectations. The City's Affordable Housing Coordinator reviewed the records of all subrecipients, including goals, objectives, client files where appropriate, accuracy of reports and supporting documentation. Staff's follow-up visits to the funded program locations gave more detailed direction. Programs funded in years prior received technical assistance on documentation necessary to receive funding and complete the project. Affordable Housing Program staff met on-site with potential applicants for the next program year's funding to discuss eligible activities that fit within the potential applicants' already established practices.

On-site visits and technical assistance facilitated the identification of the following: (1) future training curriculum, (2) additional factors to consider in risk assessments, (3) items to include for review in subrecipient monitoring forms, (3) a benchmark process needed to hold subrecipients accountable, and (3) dialog necessary between subrecipients, City staff, the Affordable Housing Advisory Committee, and City Council. Affordable Housing Program staff brought the benchmark process before the Affordable Housing Advisory Committee and recommended that the Committee hold subrecipients accountable. The Committee agreed that a program not meeting benchmarks risked losing funding and benchmark terms were to be included in all future Subrecipient Agreements.

At the end of the program year, each subrecipient presented accomplishments and barriers at the regularly scheduled Affordable Housing Advisory Committee meeting. Multiple presenters expressed frustrations with meeting timelines under various laws, regulations, and codes. While work continues towards streamlining policies and practices to address the difficulties expressed, the Affordable Housing Advisory Committee recognized the need to fund programs that can perform timely and meet benchmarks. Scheduling future subrecipient presentations at the end of each program year will continue to educate the Affordable Housing Advisory Committee on subrecipient performance before each new funding allocation process begins.

In order to monitor its own performance in meeting the goals and objectives outlined in the Consolidated Plan, the City regularly reviews the Plan and assesses the City's progress toward meeting the goals and objectives in the annual plan. The annual plan includes an extensive

community process to allocate the CDBG funds.

Project work in 2018 did not include minority business outreach since there were no construction projects funded.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Similar to the process of the Consolidated Plan and Annual Action Plan, public comment is encouraged for the CAPER, which is placed online for public to review and assess. In addition, a copy is sent to the Affordable Housing Advisory Committee and City Council for input.

No comments were received on the 2018 CAPER from any sources.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes have been necessary in the last several years. The goals of Bend's Consolidated Plan appear to be valid even in the hyper-charged housing market that is Bend.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes have been necessary in the last several years. The goals of Bend's Consolidated Plan appear to be valid even in the hyper-charged housing market that is Bend.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A