



# CITY OF BEND

These amendments to the 2020 Annual Action Plan include additional resources that address Covid-19 (CDBG-CV) and additional program income from the Neighborhood Stabilization Program (NSP). The First Amended 2020 Annual Action Plan allocates these additional CDBG-CV resources to Covid-related needs of community members and the NSP program income to other identified needs of low- and moderate-income households in Bend.

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The 2020 Amended Annual Action Plan (AAP) addresses the goals of the 2019 - 2023 Consolidated Plan, which establishes local preferences for use of public funding to help low and moderate-income Bend residents. The AAP was developed through a series of community engagement processes, including numerous Affordable Housing Advisory Committee meetings. The U.S. Department of Housing and Urban Development (HUD) requires the community address affordable housing, homeless, and community development needs as well as resources identified in the Consolidated Plan.

The HUD required AAP directs the City of Bend in utilizing federal Community Development Block Grant (CDBG) Program funding. The City of Bend receives a formula allocation of CDBG funds. The AAP identifies community development and housing goals and establishes strategies to meet them. This enabling document provides the City and its partners with information and support to achieve these housing and community development requirements, and evaluates the effectiveness of particular proposals in relationship to the determined City goals and strategies. HUD does not penalize a jurisdiction if the goals are not met as established in the AAP. The AAP can be amended following a public process. The AAP's success is assessed by the Consolidated Annual Performance and Evaluation Report (CAPER) submitted to HUD at the conclusion of each program year.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives of the AAP are to carry out five goals identified through the Consolidated Plan: 1) Create and Preserve Affordable Rental Housing -- produce and preserve rental affordable housing through creation of new rental units, providing land for development of rental units, and obtaining rental units to keep them affordable; 2) Provide Support to Necessary Public Services – provide assistance to necessary and prioritized public services, particularly services that increase community capacity for Permanent Supportive Housing (PSH) and “Housing First” model programs; 3) Create and Preserve Affordable Home Ownership – produce and preserve owner occupied affordable housing through creation of new homes, development of new homes, and obtaining homes to keep them affordable; 4) Assist Homeless with Shelter and Services – increase the number and preserve homeless shelter units and services while increasing the community capacity for a low-barrier emergency facility where homeless individuals with certain criminal convictions and addictions can have shelter; and 5) Infrastructure Improvements – develop affordable housing infrastructure and economic development infrastructure in low to moderate-income neighborhoods with a focus on increasing affordable housing and child care facilities with public infrastructure improvements.

The outcomes of Goal One will be measured by the number of affordable rental units created, the number of affordable rental units rehabilitated, and the number of affordable rental units preserved.

The outcomes of Goal Two will be the number of low to moderate-income persons assisted and the number of low to moderate-income households that receive a housing related service.

The outcomes of Goal Three will be the number of households that purchase an affordable home, purchase an affordable rehabilitated home, or obtain financial assistance to purchase a home.

The outcomes of Goal Four will be the number of (1) homeless persons that receive overnight shelter, (2) additional emergency shelter or transitional housing beds created, (3) persons that avoid homelessness because of provided assistance, and (4) housing units added for the homeless.

The outcomes of Goal Five will be (1) the number of low to moderate-income households assisted with a housing benefit from public infrastructure investment, and (2) the number of low to moderate-income persons that benefit from public infrastructure investment that does not include a housing benefit.

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Since the adoption of the 2019-2023 Consolidated Plan, Bend's Affordable Housing Fund supplemented the goals of the Plan. A combination of the Affordable Housing Fund and CDBG funding the past year provided for three land acquisitions that will be developed into affordable housing, including eight homes that will be sold to low to moderate-income households and 47 rental units available to seniors. With CDBG funding, Bend advanced the 2019-2023 Consolidated Plan goal to provide support for necessary public services. Service providers that benefited from the funding over the 2019 program year include Volunteers in Medicine, Thrive Central Oregon, St. Vincent de Paul Society of Bend, NeighborImpact, Inspire Early Learning Centers, and Fair Housing Council of Oregon, who collectively served 1,368 individuals. CDBG funding from 2019 through today provided 4 low to moderate-income households with down payment assistance for homeownership. Additional resources from the Affordable Housing Fund assisted with the expanded capacity and rehabilitation of the Bethlehem Inn, Bend's largest emergency shelter for the homeless. Bethlehem Inn provided social services to 1,313 residents with CDBG funds in 2019. A total of 25 youth experiencing homelessness, including 5 with special needs, received social services under the Living Options for Teens program also funded with CDBG funds in 2019.

Through the combination of CDBG and Affordable Housing funding, Bend came close to reaching three of the 2019 Annual Action Plan goal outcomes. The City carried out the goal to assist homeless with shelter and services by expanding capacity at Bethlehem Inn, and by providing CDBG funding to serve 1,313 Bethlehem Inn residents and 25 homeless youth at Cascade Youth and Family Center with case management. The City also made progress towards the goal outcomes for affordable housing ownership production with the development of 7 homes sold to low- and moderate- income households that utilized financial assistance with CDBG funds. Central Oregon Veterans and Community Outreach utilized CDBG funds to preserve 6 rental units for veterans with a roof replacement rehabilitation, an outcome towards the goal to preserve rental affordable housing.

CDBG funding the City of Bend received in 2019 completed the goal of providing support to necessary public services. Over 400 persons received services other than a housing benefit (such as food and medical services) and more than 400 additional persons received services with a housing benefit.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The 2020 Amended Annual Action Plan (AAP) was prepared by the City of Bend Affordable Housing Program in accordance with guidance found in 24 CFR Part 91. Numerous agencies and individuals participated in the AAP preparation and are cited throughout.

The Bend Bulletin published a notice for the request for proposals to amend the 2020 Annual Action Plan on Friday, April 10, 2020. The request for proposals was released Wednesday, April 8, 2020, with the proposals due Thursday, May 7, 2020. The Homeless Leadership Coalition and all previous applicants, representing approximately 20 organizations, directly received the information about the

request for proposals. The applicants presented their proposals to the Affordable Housing Advisory Committee (AHAC) on May 13, 2020, and May 27, 2020. The Committee made its initial recommendations for funding after the presentations on Wednesday, May 27, 2020.

The request for proposals included opportunities for public comment at the AHAC meetings on May 13, 2020 and May 27, 2020. Following legal notifications in the Bend Bulletin, the Draft 2020 Amended Annual Action Plan was available for public comment for a from June 4, through June 10, 2020. The draft plan was available to review on the City of Bend's website. Free copies of the draft plan were also made available upon request for persons with disabilities and citizen groups. On Thursday, June 4, 2020, the Bend Bulletin published notice of the public comment period for the 2020 Amended Annual Action Plan before AHAC review on June 10, 2020, and the Bend City Council meeting on June 17, 2020.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Three of the four public comments request CDBG funds be allocated for Covid-19 related (1) rental assistance, (2) assistance to culturally specific populations, and (3) relief to businesses. The fourth public comment requested that affordable multifamily developments provide minimal amenities to save expenses and build the most affordable housing possible.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

The Affordable Housing Advisory Committee did not consider relief to businesses because it is not a goal of the Consolidated Plan. Moreover, there were other programs within the community offering relief for businesses.

## **7. Summary**

Utilizing the Consolidated Plan as a basic blueprint for the City to follow in allocating its resources, the AAP attempts to address the needs of the community. Based on the data and reasons for the priorities listed and goals established in the Consolidated Plan, the AAP provides the necessary funding for projects identified.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BEND	
CDBG Administrator	BEND	Lynne McConnell
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

Bend, Oregon, is the lead agency for this funding. As the largest City in Oregon east of the Cascades, we are also the regional hub for business and as such have a larger housing and community development need than our population would indicate. CDBG is one of the valuable tools we use to address this need.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

As part of the consultation process particular emphasis was given to discussions with the only adjacent government, Deschutes County, regarding the priority housing and community development needs. Deschutes County Planning Manager Peter Gutowsky was instrumental in discussions regarding available services and priorities. Consultations occurred with the largest homeless providers plus the Homeless Leadership Coalition. Representatives of NeighborImpact, Thrive Central Oregon, Volunteers in Medicine, and other shelter and service entities all provided content to this document, particularly with regards to information on what homeless services currently are available and which recommendations for this plan should be implemented. Deschutes County's Health Services staff confirmed that lead poisoning was not a public health hazard within Deschutes County. The City of Bend Growth Management Department (Long Range Planning) was consulted on a regular basis regarding existing housing in Bend as well as population forecasts, expected housing needs, and other information.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City recognizes the importance of coordination among the community's public and private housing and social service providers in meeting the community's priority needs. Throughout the 5-year Consolidated Plan period, the City will undertake actions to coordinate with local housing and social service providers in the identification, documentation and mitigation of community needs. This will result in a more streamlined and effective service delivery system. In addition, the City has two full time staff dedicated to CDBG and affordable housing to serve as a points of contact and to manage the City's role in addressing housing and community development needs. 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, an affordable housing tenant, and 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 Chronically Homeless. This includes, NeighborImpact, Bethlehem Inn, Central Oregon Veterans Outreach, Thrive, and other providers of services to the Chronically Homeless.

The City of Bend has a long standing partnership with Oregon Housing and Community Services (OHCS), the state housing finance agency. The City has worked with OHCS on several projects, including

Neighborhood Stabilization Program and on numerous projects in Bend. As the City does not receive any HOME funds as an entitlement community, any HOME projects in Bend are funded by OHCS. The City works with OHCS on those projects by providing environmental review, expedited permits, and other assistance, when necessary. In all of these activities, the City maintains compliance with the State Consolidated Plan, particularly on projects that are funded by both entities.

The City of Bend works closely with Economic Development for Central Oregon (EDCO), through the Bend Business Advocate. Additionally the City has a very good relationship with the Central Oregon Builders Association (COBA). COBA and the City have worked in partnership in the past and expect to continue this partnership to aid in the utilization of Central Oregon contractors for projects funded by the City of Bend. Between these two agencies the City has contacts and connections with many of the major participants that contribute to economic development in the region. Finally, the City partnered with the regional housing authority and a community based health care provider for the development of housing for low-to-moderate income households where health care is accessible on site.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The priorities of the Central Oregon Continuum of Care are Permanent Supportive Housing and Rapid Re-housing. Most of the Permanent Supportive Housing (PSH) in the area is operated by the regional housing authority and serves veterans and persons with disabilities. Currently, the Continuum of Care administers three PSH grants that assist identified frequent users, self-identified chronically homeless, and veterans. Looking forward, it may become imperative for the Continuum to explore becoming a more significant provider of this housing type. The two Rapid Rehousing programs serve separated families (children removed from a household by CPS until housing is established) and human trafficking survivors. This program has served 77 households this year. The average stay in Rapid Rehousing is ten months with 74 percent of the households able to maintain housing at exit. The 2019 Point-in-Time Count, the annual one-night census of people experiencing homelessness -- both sheltered and unsheltered -- in the tri county region shows an increase of people who reported experiencing homelessness overall, with the largest increases amongst unaccompanied children. The numbers reflect more than the people who meet HUD's definition of homelessness -- people living in shelters, transitional housing programs, or in a place not meant for human habitation.

In 2019, the largest number of persons that identified homeless were in Bend. The number of Veterans Affairs Supportive Housing (VASH) vouchers stayed consistent to the prior year with 89 housing vouchers and the number of chronically homeless veterans stayed the same as the year prior. The shelters in Central Oregon continue to be underwritten by private and foundation support with some Emergency Solutions Grant funding available through the Continuum of Care. The youth services continuum is funded with federal Runaway Homeless Youth (RHY) and state funds.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Continuum of Care Homeless Management Information System (HMIS) lead agency is NeighborImpact; they are also the Emergency Solutions Grant (ESG) recipient from the State and administer the funds for Homeless Prevention and Rapid Rehousing categories. The area sub-recipients apply for funding and are reviewed and approved by the Homeless Leadership Coalition’s voting members based on the project’s ability to align with the program guidelines for ESG funding. The State of Oregon Housing and Community Services (OHCS) requires from the Continuum of Care’s ESG recipients quarterly reporting on performance standards. The quarterly reports are then presented to Homeless Leadership Coalition voting members for review and monitoring of ESG performance. All recipients must participate in Service Point (the state mandated HMIS) and are supported by the HMIS lead. The policies and procedures in place are outlined in the contract with each sub-recipient at the start of the funding cycle.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	Central Oregon Regional Housing Authority/Housing Works
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Central Oregon Regional Housing Authority, DBA Housing Works, was consulted throughout the creation of this plan, both through written requests, through interviews with key staff (Executive Director, Chief Financial Officer, the Housing Choice Voucher Director, and the Director of Real Estate and Facilities) and through numerous contacts with said staff for specific answers to questions regarding projects and work done by the Housing Works.
2	<b>Agency/Group/Organization</b>	Inspire Early Learning Centers
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Child Care Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Bend consulted Inspire Early Learning Centers regarding the child care shortages within the Central Oregon region. Consequently, the City adopted policies that would ease access to developing child care with SDC exemptions for child care facilities. The City continues consultations with child care providers throughout the region on developing more child care for community members.
3	<b>Agency/Group/Organization</b>	J Bar J Youth Services, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultations with the Living Options for Teens (LOFT) program of J Bar J's Cascade Youth and Family Center occurred because the organization is the primary provider of services for youth experiencing homelessness. The City consulted with the Community Programs Director regarding the LOFT program and needs to maintain the services within the region.
4	<b>Agency/Group/Organization</b>	NeighborImpact
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Education Services-Employment Service-Fair Housing Publicly Funded Institution/System of Care Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NeighborImpact, the regional Community Action Program agency, was consulted throughout the creation of this plan, both through written requests, through interviews with key staff (Director of Housing Stabilization, the HomeSource Director, and the Deputy Executive Director of Programs) and through numerous contacts with said staff for specific answers to questions regarding projects and work done by NeighborImpact, most specifically in realm of homeownership, homebuyer counseling and homeless services.
5	<b>Agency/Group/Organization</b>	CENTRAL OREGON VETERANS OUTREACH
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Central Oregon Veterans Outreach was consulted regarding homeless housing needs and Veterans housing needs. Central Oregon Veterans Outreach provides outreach to all homeless camps in the region and provides services, such as water, food, tents, sleeping bags, coats, clothes, etc. to all homeless, not just veterans.
6	<b>Agency/Group/Organization</b>	Saving Grace Imagine Life without Violence
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Saving Grace was consulted as to what needs exist in the region regarding housing and services for survivors of domestic violence and/or sexual assault. Saving Grace, the only D.V. and S.A service and shelter provider in Central Oregon, provides instrumental input in determining needs for survivors. We use an ongoing funding with Saving Grace to consult and determine needs and assistance for their programs.
7	<b>Agency/Group/Organization</b>	St. Vincent de Paul Society of Bend
	<b>Agency/Group/Organization Type</b>	food bank
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultations with our food banks, including St. Vincent de Paul Society of Bend allow the City to understand the greater needs of our community members and understand their access to basic needs.
8	<b>Agency/Group/Organization</b>	Thrive Central Oregon
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Thrive Central Oregon provides social work services throughout the tri-county region. City staff consulted with the Executive Director throughout the year on trends and barriers for the community members served.

9	<b>Agency/Group/Organization</b>	Volunteers in Medicine
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Volunteers in Medicine was consulted regarding health care services that they provide for low income Bend residents. With the implementation of the Affordable Care Act, Volunteers in Medicine coordinates with both the City and the County regarding the "gap" of individuals and families who still cannot get coverage or afford the necessary insurance.
10	<b>Agency/Group/Organization</b>	Deschutes County Health Services
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Deschutes County Health Services staff confirmed that lead poisoning was not a public health hazard within Deschutes County
11	<b>Agency/Group/Organization</b>	BEND AREA HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a regular recipient of CDBG funds from the City of Bend, Habitat for Humanity was consulted via interviews about needs for affordable housing that would assist in their mission. Continued coordination with Habitat for Humanity should improve facilitating homeownership financial assistance for low- and moderate-income households.
12	<b>Agency/Group/Organization</b>	Fair Housing Council of Oregon
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fair Housing Council of Oregon was consulted and recruited to work in Central Oregon to assist with Fair Housing Issues. Central Oregon does not have a local agency that is fully dedicated to Fair Housing issues. Fair Housing Council has been under contract with the City of Bend to assist in these endeavors.
13	<b>Agency/Group/Organization</b>	LEGAL AID SERVICES OF OREGON, CENTRAL OREGON REGIONAL OFFICE
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Bend has provided funding to and consulted with Legal Aid Services of Central Oregon (LASO) on issues related to homelessness and fair housing in the past. We continue to consult with LASO regarding fair housing and strive toward LASOs best practice recommendations for homeless policies.
14	<b>Agency/Group/Organization</b>	Building Partners for Affordable Housing
	<b>Agency/Group/Organization Type</b>	Housing Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Through numerous conversations, interviews and written survey, Building Partners was consulted regarding housing needs in the community and how best to address them, most particularly how to bring private equity and private contractors/developers/builders into the arena. Bend will continue to consult with Building Partners to continue the unique partnerships that have developed between the City and the local development community.

**Identify any Agency Types not consulted and provide rationale for not consulting**

None identified.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	NeighborImpact	The City of Bend Consolidated Plan was coordinated with the annual Continuum of Care. The City coordinates closely with the Homeless Leadership Coalition (the regional Continuum of Care) and NeighborImpact, (the fiscal agency).

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

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**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	Thirteen applicants applied for funding through this process, all appeared at a public meeting when these issues were discussed.	Three of the four public comments request CDBG funds be allocated for Covid-19 related (1) rental assistance, (2) assistance to culturally specific populations, and (3) relief to businesses. The fourth public comment requested that affordable multifamily developments provide minimal amenities to save expenses and build the most affordable housing possible.	The Affordable Housing Advisory Committee did not consider relief to businesses because it is not a goal of the Consolidated Plan. Moreover, there were other programs within the community offering relief for businesses.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	Thirteen applicants applied for funding through this process, all appeared at a public meeting when these issues were discussed.	None received.	None to address.	
3	Newspaper Ad	Non-targeted/broad community	Undetermined.	None received.	None to address.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Bend expects to receive \$507,620 in CDBG entitlement funds. Expected funding under the CARES Act will be addressed in an Amended Annual Action Plan underway in development with funding proposals received and awaiting Affordable Housing Advisory Committee and City Council review. Additionally, the City is working with our State housing finance agency, Oregon Housing and Community Services (OHCS) and the HUD regional office to transition an undetermined amount in Neighborhood Stabilization Program (NSP) funding into CDBG funds. Any NSP funding that becomes available will also be included in the Amended Annual Action Plan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	507,620	32,000	0	539,620	1,600,000	CDBG Program income is based on estimate of amortized loans and deferred payment loans that might be satisfied.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Housing Public Services	456,241	0	0	456,241	0	NSP program income converted to CDBG funds through Oregon Housing and Community Services.
Other	public - federal	Other	298,616	0	0	298,616	0	CARES Act funding for community development activities that address effects of Covid-19.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Historically CDBG funds have leveraged extensive outside funding, either private equity or other grant sources. Last year's leverage ratio was approximately 4:1. This is most often the reality of a relatively small amount of CDBG funds compared to a large need in a growing community. It is very rare that CDBG funds are the sole source of funding on any project.

With the limited amount of CDBG funds available to the City, Bend has long utilized these funds in conjunction with other resources to meet local housing and community development needs. Most particularly, the City will have its Request for Proposals (RFP) for our local Affordable Housing Fund (usually \$1 million annually) coincide with CDBG RFP's. This allows both applicants and staff to best combine these funds, along with any federal or state funds that a recipient may be receiving into complete packages that will create the best projects. Matching requirements are a HOME regulation and not required to be kept for cities that just receive CDBG.

Bend has learned that relying upon Federal or State funding is not a feasible option to address its affordable housing needs. This may be because priorities and allocation systems of federal funds do not factor in the needs of communities such as Bend, and State of Oregon funding is allocated to larger urban areas such as the Portland Metro region and in the Willamette Valley. Bend's local Affordable Housing Fund is a necessity to overcome the lack of support that Bend receives from Federal and State resources.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City has sold approximately 10 acres of surplus land at cost for the development of 110 units thus far. The City has identified limited capacity to survey surplus properties and provide them for affordable housing development, particularly since most of Bend's surplus lands are areas that only affordable housing developers could imagine a viable use for. The City hired a property manager to increase capacity for more properties to be identified and available for affordable housing development.

**Discussion**

The City, because of the formulas utilized for entitlement funding, gets a relatively small amount of CDBG funds compared to population, housing costs, vacancy rate and need. In order to make up for that lack of support the City combines local funding along with local donated land, exemptions of Systems Development Charges (referred to as Impact Fees in other regions of the country) and any other grants they can find to assist in packaging finance and development projects to create more affordable units.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and Preserve Affordable Rental Housing	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Create and Preserve Affordable Rental Housing	CDBG: \$0 CDBG-CV: \$232,221	Public service activities for Low/Moderate Income Housing Benefit: 75 Households Assisted
2	Provide Support to Necessary Public Services	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Provide Support to Necessary Public Services Homeownership Permanent Supportive Housing for Homeless	CDBG: \$59,100 Program Income from NSP: \$117,859	Public service activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 1400 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Create and Preserve Affordable Home Ownership	2019	2023	Affordable Housing Non-Homeless Special Needs		Homeownership	CDBG: \$175,000 Program Income from NSP: \$100,000	Direct Financial Assistance to Homebuyers: 11 Households Assisted
4	Assist Homeless with Shelter and Services	2019	2023	Homeless		Assist Homeless with Shelter and Services Permanent Supportive Housing for Homeless	CDBG: \$78,328 CDBG-CV: \$6,672 Program Income from NSP: \$147,134	Homeless Person Overnight Shelter: 325 Persons Assisted Homelessness Prevention: 1200 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Create and Preserve Affordable Rental Housing
	<b>Goal Description</b>	The development of rental units will continue this year from prior year funds that Housing Works applied to a land acquisition. Additional rental units are expected from developments that utilized Affordable Housing Fee funding. Persons financially affected by Covid-19 will be eligible for rental assistance from Thrive Central Oregon.
2	<b>Goal Name</b>	Provide Support to Necessary Public Services
	<b>Goal Description</b>	Six public service projects were funded that meet this goal: Central Oregon Council on Aging Chef and Kitchen Appliances, Fair Housing Council of Oregon, NeighborImpact’s HomeSource Counseling and Education, Saving Grace’s Therapy Services, Thrive Central Oregon, and Volunteers in Medicine.

3	<b>Goal Name</b>	Create and Preserve Affordable Home Ownership
	<b>Goal Description</b>	Homeownership financial assistance will be available for Habitat for Humanity home buyers and Kôr Community Land Trust home buyers.
4	<b>Goal Name</b>	Assist Homeless with Shelter and Services
	<b>Goal Description</b>	Four projects meet this goal: Case Management Services for Bethlehem Inn, the Living Options for Teens program at Cascade Youth and Family Services, FUSE, and Shepherd's House Warming Shelter

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following describes the program activities that will be undertaken with the City of Bend's 2020 CDBG allocation. Priority levels are based on the evaluation of needs outlined in the 2019-2023 Consolidated Plan.

#### Projects

#	Project Name
1	Bethlehem Inn Case Management
2	Fair Housing Project for the City of Bend
3	Habitat for Humanity Homeownership Financial Assistance
4	HomeSource Counseling & Education (NeighborImpact)
5	J Bar J - Living Options for Teens (LOFT)
6	Kôr Community Land Trust Homeownership Financial Assistance
7	Saving Grace Therapy Services
8	Thrive Central Oregon
9	Volunteers in Medicine (Care for Uninsured Working Adults)
10	2020-2021 CDBG Program Administration
11	CV-Bethlehem Inn Case Management
12	CV-Program Administration
13	Central Oregon Council on Aging - Chef
14	Central Oregon Council on Aging - Kitchen Appliances
15	FUSE
16	Shepherd's House - Warming Shelter
17	CV-Thrive Central Oregon Rental Assistance

**Table 7 - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

## AP-38 Project Summary

<b>Project Summary Information1</b>	<b>Project Name</b>	Bethlehem Inn Case Management
	<b>Target Area</b>	
	<b>Goals Supported</b>	Assist Homeless with Shelter and Services
	<b>Needs Addressed</b>	Assist Homeless with Shelter and Services
	<b>Funding</b>	CDBG: \$53,328
	<b>Description</b>	This project will provide the capacity building support required to achieve a meaningful reduction in family homelessness through a systematic, coordinated approach that provides at-risk families with the help they need. It is anticipated that this there will be an increased need for these services because of Covid-19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 1400 persons will receive this benefit.
	<b>Location Description</b>	3705 N HWY 97, Bend, Oregon 97701
	<b>Planned Activities</b>	Support emergency transitional housing and services for adults, with a focus on people struggling with situational homelessness. Provide individuals with safe refuge and three nutritious meals a day, while connecting them with the resources needed to land jobs and secure housing so that individuals may also tend to medical, dental, and mental health issues.
<b>2</b>	<b>Project Name</b>	Fair Housing Project for the City of Bend
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support to Necessary Public Services
	<b>Needs Addressed</b>	Provide Support to Necessary Public Services
	<b>Funding</b>	CDBG: \$2,720

	<b>Description</b>	The Fair Housing Council of Oregon (FHCO) proposes to use CDBG funds to establish and implement a comprehensive Fair Housing Project for the City of Bend by conducting targeted education and outreach to Bend area housing providers and consumers and by offering information and referral services to Bend residents regarding their fair housing rights. FHCO will perform enforcement activities to ensure that potential victims of illegal housing discrimination are given support and assistance as needed.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 20 persons will benefit from the Fair Housing Project.
	<b>Location Description</b>	City of Bend
	<b>Planned Activities</b>	Under this proposal, FHCO will conduct targeted education and outreach to Bend area housing providers and consumers. It will also offer information and referral services to Bend residents regarding their fair housing rights. Finally, FHCO will perform enforcement activities to ensure that potential victims of illegal housing discrimination are given support and assistance as needed.
<b>3</b>	<b>Project Name</b>	Habitat for Humanity Homeownership Financial Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and Preserve Affordable Home Ownership
	<b>Needs Addressed</b>	Homeownership
	<b>Funding</b>	CDBG: \$175,000
	<b>Description</b>	Funding will be utilized to assist in down payments for 7 low- or moderate-income Bend families to purchase a home.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 households
	<b>Location Description</b>	Northwest Community Cottages
	<b>Planned Activities</b>	Funding will be utilized to assist in a down payment for 7 low income Bend families to purchase a home.
<b>4</b>	<b>Project Name</b>	HomeSource Counseling & Education (NeighborImpact)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support to Necessary Public Services
	<b>Needs Addressed</b>	Provide Support to Necessary Public Services
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	This project will provide funding to support Bend HomeSource of NeighborImpact, which provides homebuyer education, coaching and counseling, foreclosure mitigation, reverse mortgage counseling, financial education, ready to rent workshops, lending support, and other related affordable housing services for Bend households. An increased need of such services is anticipated because of Covid-19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NeighborImpact's HomeSource program will assist 850 low- and moderate-income persons.
	<b>Location Description</b>	20310 Empire Ave., Ste. A100, Bend, Oregon 97703
	<b>Planned Activities</b>	This project will provide funding to support Bend HomeSource of NeighborImpact, which provides homebuyer education, coaching and counseling, foreclosure mitigation, reverse mortgage counseling, financial education, ready to rent workshops, lending support, and other related affordable housing services for Bend households.
	<b>Project Name</b>	J Bar J - Living Options for Teens (LOFT)

5	<b>Target Area</b>	
	<b>Goals Supported</b>	Assist Homeless with Shelter and Services
	<b>Needs Addressed</b>	Assist Homeless with Shelter and Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	An emergency shelter providing comprehensive shelter services to homeless youth. An increased need of such services is anticipated because of Covid-19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 25 youth experiencing homelessness will receive this benefit.
	<b>Location Description</b>	19 SW Century Dr., Bend, Oregon 97702
	<b>Planned Activities</b>	Funding will help acquire additional staffing to support 25 youth for 3,000 nights (based on annual occupancy).
6	<b>Project Name</b>	Kôr Community Land Trust Homeownership Financial Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and Preserve Affordable Home Ownership
	<b>Needs Addressed</b>	Homeownership
	<b>Funding</b>	Program Income from NSP: \$100,000
	<b>Description</b>	Funding will be utilized as homeownership financial assistance to four low- and moderate-income households.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of four low- and moderate-income households will benefit from this financial homeownership assistance.
	<b>Location Description</b>	21221 Hurita Place, Bend, Oregon 97702
<b>Planned Activities</b>	Funding will be utilized as homeownership financial assistance to four low- and moderate-income households.	
	<b>Project Name</b>	Saving Grace Therapy Services

<b>7</b>	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support to Necessary Public Services
	<b>Needs Addressed</b>	Provide Support to Necessary Public Services
	<b>Funding</b>	Program Income from NSP: \$60,000
	<b>Description</b>	Saving Grace will provide no cost trauma informed counseling services to victims of domestic violence, sexual assault, stalking and human trafficking. An increased need is anticipated because of Covid-19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 persons
	<b>Location Description</b>	Confidential, Bend, Oregon 97703
	<b>Planned Activities</b>	Provide individual counseling services to intimate partner violence survivors who require the additional support of a therapist steeped in the dynamics of intimate partner violence. Provide group-counseling services with specialization in sexual violence trauma, post-traumatic stress disorder and substance abuse disorders.
<b>8</b>	<b>Project Name</b>	Thrive Central Oregon
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support to Necessary Public Services
	<b>Needs Addressed</b>	Provide Support to Necessary Public Services
	<b>Funding</b>	CDBG: \$66,547
	<b>Description</b>	Thrive Central Oregon seeks to connect individual needs with community resources. Thrive bridges the gap for community members, meeting them where they are in public spaces, providing vital connection to services and support that for many would otherwise not happen. An increased need is anticipated because of Covid-19.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Thrive Central Oregon is estimated to assist 600 individuals this year.
	<b>Location Description</b>	Downtown Library: 601 NW Wall St. Bend Church: 680 NW Bond St. Ariel Glen Apartments Community Room: 1700 SE Tempest Dr. East Bend Library: 62080 Dean Swift Rd. Mission Church: 61303 S Hwy 97
	<b>Planned Activities</b>	The type of services provided through Thrive are generally only accessible to those enrolled in mental health, medical, or shelter systems. Many community members in need do not qualify or seek the services of mental health, medical, or shelter systems and therefore do not have access to this type of support. Thrive services are accessible and open to every person seeking assistance. In addition, Thrive serves as a first responder for people in downtown Bend needing assistance.
<b>9</b>	<b>Project Name</b>	Volunteers in Medicine (Care for Uninsured Working Adults)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support to Necessary Public Services
	<b>Needs Addressed</b>	Provide Support to Necessary Public Services
	<b>Funding</b>	CDBG: \$35,044
	<b>Description</b>	To provide one-year of free healthcare to 10+ low, very-low, or extremely low-income Bend working adults who are not eligible for Affordable Care Act programs. Care will include primary and specialty medical care, prescription medication, mental health care, and targeted health education programs as necessary. All medical services will be provided by volunteers.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 10+ low-income persons will benefit.
	<b>Location Description</b>	2300 Neff Rd., Bend, Oregon 97701
	<b>Planned Activities</b>	Provide one-year of comprehensive healthcare to 10+ medically uninsured patients. All patients will be from low, very low, or extremely low AMI households. An increased need is anticipated because of Covid-19.
<b>10</b>	<b>Project Name</b>	2020-2021 CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and Preserve Affordable Rental Housing Provide Support to Necessary Public Services Create and Preserve Affordable Home Ownership Assist Homeless with Shelter and Services
	<b>Needs Addressed</b>	Create and Preserve Affordable Rental Housing Provide Support to Necessary Public Services Homeownership Assist Homeless with Shelter and Services
	<b>Funding</b>	CDBG: \$107,924 Program Income from NSP: \$91,248
	<b>Description</b>	Administration of CDBG program for the City of Bend.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1300 households
	<b>Location Description</b>	709 NW Wall St., Bend, Oregon 97709
	<b>Planned Activities</b>	Administration of CDBG program for the City of Bend.
<b>11</b>	<b>Project Name</b>	CV-Bethlehem Inn Case Management
	<b>Target Area</b>	
	<b>Goals Supported</b>	Assist Homeless with Shelter and Services
	<b>Needs Addressed</b>	Assist Homeless with Shelter and Services

	<b>Funding</b>	CDBG-CV: \$6,672
	<b>Description</b>	This activity will address the increased need of such services anticipated from Covid-19. The project will provide the capacity building support required to achieve a meaningful reduction in family homelessness through a systematic, coordinated approach that provides at-risk families with the help they need.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 100 persons will receive this benefit.
	<b>Location Description</b>	3705 N HWY 97, Bend, Oregon 97701
	<b>Planned Activities</b>	Support emergency transitional housing and services for adults, with a focus on people struggling with situational homelessness. Provide individuals with safe refuge and three nutritious meals a day, while connecting them with the resources needed to land jobs and secure housing so that individuals may also tend to medical, dental, and mental health issues.
<b>12</b>	<b>Project Name</b>	CV-Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and Preserve Affordable Rental Housing Provide Support to Necessary Public Services Create and Preserve Affordable Home Ownership Assist Homeless with Shelter and Services
	<b>Needs Addressed</b>	Create and Preserve Affordable Rental Housing Provide Support to Necessary Public Services Homeownership Assist Homeless with Shelter and Services Permanent Supportive Housing for Homeless
	<b>Funding</b>	CDBG-CV: \$59,723
	<b>Description</b>	Administration of CDBG funding from the CARES Act (CDBG-CV) for the City of Bend.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 households
	<b>Location Description</b>	709 NW Wall St., Bend, Oregon 97709
	<b>Planned Activities</b>	Administration of CDBG-CV program for City of Bend.
<b>13</b>	<b>Project Name</b>	Central Oregon Council on Aging - Chef
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support to Necessary Public Services
	<b>Needs Addressed</b>	Provide Support to Necessary Public Services
	<b>Funding</b>	Program Income from NSP: \$34,055
	<b>Description</b>	Chef to make meals for an estimated 717 seniors because of increased need and limited volunteer capacity because of Covid-19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 717 persons will benefit.
	<b>Location Description</b>	373 NE Greenwood Ave., Bend, Oregon 97701
	<b>Planned Activities</b>	The addition of a chef to the Central Oregon Council on Aging will allow better control of menus, portions, and meal variety, to serve additional clients nutritious meals more efficiently, reliably, and sustainably.
<b>14</b>	<b>Project Name</b>	Central Oregon Council on Aging - Kitchen Appliances
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support to Necessary Public Services
	<b>Needs Addressed</b>	Provide Support to Necessary Public Services
	<b>Funding</b>	CDBG: \$24,057 Program Income from NSP: \$23,804

	<b>Description</b>	Update kitchen appliances because of increased need of senior meals due to Covid-19. This funding will support COCOA with transition to remote provision of meals instead of congregate dining.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 717 persons will benefit.
	<b>Location Description</b>	373 NE Greenwood Ave., Bend, Oregon 97701
	<b>Planned Activities</b>	The addition of the set of requested kitchen equipment to the industrial kitchen will allow COCOA to better control menus, portions, and meal variety, so that it may serve additional clients healthy and nutritious meals more efficiently, reliably, and sustainably.
<b>15</b>	<b>Project Name</b>	FUSE
	<b>Target Area</b>	
	<b>Goals Supported</b>	Assist Homeless with Shelter and Services
	<b>Needs Addressed</b>	Permanent Supportive Housing for Homeless
	<b>Funding</b>	Program Income from NSP: \$55,000
	<b>Description</b>	Permanent Supportive Housing (PSH) for persons in need of no/low barrier housing who are experiencing an increased need for services because of Covid-19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 8 persons will benefit.
	<b>Location Description</b>	City of Bend – scattered confidential locations
<b>Planned Activities</b>	Coordination of PSH-level case management for those experiencing chronic homelessness, a coexisting condition, a high vulnerability score and a history of repeated usage of the jail and/or hospital emergency room systems.	

<b>16</b>	<b>Project Name</b>	Shepherd's House - Warming Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Assist Homeless with Shelter and Services
	<b>Needs Addressed</b>	Assist Homeless with Shelter and Services
	<b>Funding</b>	Program Income from NSP: \$92,134
	<b>Description</b>	Provide overnight protection to the unsheltered and most vulnerable during the coldest months of the year. Any additional funding received because of the City of Bend's CDBG entitlement will be allocated to the Warming Shelter activity.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 300 persons will benefit.
	<b>Location Description</b>	City of Bend – location undetermined at this time
	<b>Planned Activities</b>	CDBG funds will make possible staffing the warming shelter with a coordinator, monitor and case manager.
<b>17</b>	<b>Project Name</b>	CV-Thrive Central Oregon Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and Preserve Affordable Rental Housing
	<b>Needs Addressed</b>	Create and Preserve Affordable Rental Housing
	<b>Funding</b>	CDBG-CV: \$232,221
	<b>Description</b>	With internal emergency rent funding, Thrive will be better equipped to support the Covid-19 impacted households reaching out in a streamlined and effective manner that will benefit both the families working to stay housed and the owners of affordable housing that are at risk of financial default.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 75 persons will benefit from 150 tenant-months of emergency rent.
	<b>Location Description</b>	City of Bend – multiple locations
	<b>Planned Activities</b>	Thrive Central Oregon is working to grow its rent assistance fund to better meet the need in the community. In partnership, and with logistical support from Housing Works, Thrive will structure a rent assistance program for Covid-19 impacted residents within the City of Bend. Thrive has the relationships with renters that are seeking this assistance. Thrive also works closely with affordable housing properties, such as Epic, Viridian, and Pacific Crest Affordable Housing. In total, \$200,000 of this funding would provide direct rent assistance, with approximately \$32,000 utilized to set up the needed processes, book keeping, staffing and oversight to connect the funds to the individuals and landlords impacted.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Home ownership financial assistance will be disbursed throughout Bend, including in Northwest and Southwest Bend. Affordable Housing Fund development of affordable rental units will occur in Northeast Bend. There are no areas with excessive low income or minority concentrations in Bend.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Activities are awarded funds not based on geographic location but rather on how they address Plan Goals and feasibility of projects.

### **Discussion**

Social Service funds serve all geographic areas of Bend. The City of Bend strives for geographic diversity in funding while keeping in mind the most leverage we can gain with our limited funding.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Utilizing CDBG to assist with our local funds is the only way we can get any new units on the ground that meet this category. However, we do put many more units up in Bend that are outside the scope of CDBG, approximately 100 per year. This year the number will be closer to 50 new affordable rental units that did not utilize any Community Planning and Development (CPD) funds.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	3
Non-Homeless	10
Special-Needs	15
Total	28

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	15
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	15

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

This does not include households receiving public services nor does it include an estimated 50 units being developed utilizing local funds.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Although federal, state or local funding subsidizes the affordable housing located in Central Oregon, there is no public housing within the City of Bend. The City of Bend has a long and productive relationship with the local housing authority, Housing Works. We have partnered with them on hundreds of units over the years, with such assistance as land donation (or land lease with minimal, \$1 per year, payments) and direct financing through both CDBG and local funds. The City also consults on a regular basis with Housing Works staff on potential projects and policies to increase and enhance the amount of housing in Bend, and a Housing Works staff member sits on Bend's Affordable Housing Advisory Committee.

### **Actions planned during the next year to address the needs to public housing**

The City works with the Central Oregon Regional Housing Authority, dba Housing Works, to identify ways in which the City can assist with affordable housing development, upgrades, and activities. The City has funded several projects for the upcoming building season with Housing Works that meet this goal with the Affordable Housing Fund. Currently, residents of Housing Works properties take part in voluntary family self-sufficiency activities as well as holding a position on Housing Works governing board.

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

The City encourages the involvement of affordable housing residents in the management of the facilities and the transition of public housing residents to homeownership. Currently, residents of Housing Works properties take part in voluntary family self-sufficiency activities.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

### **Discussion**

Housing Works is a viable, competent and valued partner of the City of Bend in addressing the needs of affordable housing. In addition to the numerous projects done over the years with Housing Works, the City fully expects to continue this collaboration in the future. Housing Works will be an integral partner in addressing the rental housing crisis currently happening in Bend. They are the most experienced and successful developer of large scale affordable housing projects in the region.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

There are a wide range of providers in Bend who provide a valuable service (or services) that can help prevent or assist somebody to move out of homelessness. Some of them focus on a particular type of service (e.g. housing, health care, transportation) while others focus on a particular population (e.g. victims of domestic violence, seniors or veterans). The City works with all providers, either directly with financial assistance, or in partnership with other entities, such as NeighborImpact, Bethlehem Inn, Saving Grace, Central Oregon Veterans Outreach, United Way, various health care providers, and other contributors in addressing Homeless and Special Needs.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

This year, the City of Bend is funding several projects that address the needs of homeless individuals, particularly those that are unsheltered. Specifically, the City is providing funding to Bethlehem Inn for emergency shelter and services for adults, with a focus on people struggling with situational homelessness. The City will fund services for a winter warming shelter through Shepherd's House. Funding will also be provided to J Bar J's Living Options for Teens program (LOFT), which will provide additional staff to provide comprehensive case management services to homeless youth, with a focus on education and employment. FUSE will be funded to serve individuals that require Permanent Supportive Housing (PSH). The City supports therapy services with funds for Saving Grace domestic violence shelter.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

All five projects above provide ancillary housing services, including Bethlehem Inn case management, LOFT case management, Shepherd's House case management, FUSE case management, and therapy services at Saving Grace. The City's Affordable Housing Funds will increase food capacity and safety at Bethlehem Inn with the addition of a freezer and installation of glass protection within the area of intakes.

#### **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 is funding NeighborImpact's HomeSource Counseling and Education with CDBG. The program educates potential renters on how to be responsible members of the rental community while also providing financial literacy training to those with past credit issues. The Saving Grace therapy program helps survivors of domestic violence maintain resilience. Case management at Bethlehem Inn, FUSE, Shepherd's House, and through Living Options for Teens provides families with children, chronically homeless, and unaccompanied youth with assistance and education necessary to transition to permanent housing and maintain housing stability. The Thrive program not only provides referral information, it also serves as a hub for information and support at a variety of low-income multifamily developments with the goal of helping residents maintain housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City provides funding for Thrive Central Oregon, which works with tenants to prevent eviction. Property managers at rent restricted properties throughout the region refer tenants at risk of eviction to Thrive. The City is funding NeighborImpact's HomeSource with CDBG. This program provides housing counseling to protect individuals and families from losing their existing home, both for homeowners and for renters. FUSE provides PSH for individuals most at risk for homelessness. Additionally, the City provides guidance and assistance as needed to the Homeless Leadership Coalition in their continuing efforts to address homelessness in all populations.

### **Discussion**

To assure the issues and concerns of homelessness are part of the community dialogue, the Homeless Leadership Coalition (HLC), as part of the Continuum of Care, has developed a website. The website has recently been updated to include direct links to homeless service providers. The local Continuum of Care Committee covers a three county area: Crook, Jefferson, and Deschutes counties. This leads to multi-jurisdictional issues that preclude seamless administration by a local governmental jurisdiction. Working through the Homeless Leadership Coalition, the Continuum of Care Grantee Subcommittee is responsible for the Continuum of Care planning process, ensuring participation from all segments of the community and coordinating the yearly NOFA process. The Subcommittee is also responsible for preparation of the Continuum of Care application. The Homeless Leadership Coalition and the City of Bend recognize the need to reduce the number of unsheltered homeless households. These efforts are being done by specific agencies with the support of the Homeless Leadership Coalition.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

While the City has recently been able to expand our Urban Growth Boundary, the land that is now beginning the annexation process will require over \$400 million in public infrastructure to service (not including private infrastructure), which will result in delay before the land can be developed.

### **Actions it planned 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**

The City recently completed its UGB expansion, however, most of those lands will not be annexed into the City in the very near future. Two separate parcels have been annexed and are expected to provide approximately 1000 new units of land. We can expect the additional lands to have infrastructure service approximately one to two years from now at the earliest.

### **Discussion:**

In addition to the public policies identified above, there are numerous barriers to affordable housing in Bend.

1. Lack of affordable, serviced land for development.
2. Funding sources difficult to access for most large developments.
3. Relatively new housing stock, with older stock being in high demand. This means that unlike most large cities, there is no older housing stock that is usually less expensive for acquisition/rehabilitation for both rental and homeowner purposes.
4. Insufficient number of affordable housing developers, particularly multi-family developers.
5. Market that supports higher end housing development on scarce available land. The City of Bend has identified some strategies to address these barriers. These include:
  - a. Land costs. Land costs were identified as the single largest barrier to affordable housing in Bend. The City currently has approximately seven acres of land within the City that can be utilized for affordable development, but this is a small, temporary measure to address a larger problem.
  - b. Provide property tax exemption for low-income rental housing. In order to assist developers of affordable housing, the City of Bend has adopted a policy to provide property tax exemption for multi-family housing developments that are affordable to households earning up to 60% of Area Median

Income. The exemptions are provided for 20 years, if approved by City Council. This can be combined with financing from the City.

6. Affordable Housing Developers. While the City has some very dedicated and superb affordable housing developers, most particularly Housing Works for multi-family development and Building Partners for Affordable Housing in creating a new, creative model for homeowner development, there is a need for more participants in this market. This can be done by either recruiting new developers or encouraging existing developers to expand their mission.

7. Examine City policies. The City will continue to examine its existing policies to identify where policies pose obstacles to affordable housing. In addition, the City will explore policy revisions or new policies that could be pursued to facilitate the development of affordable housing and the prevention of homelessness.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In general, the major way that the City actually addresses the Community Development and Housing needs of Bend is not, regretfully, through use of CDBG funds, which are severely limited, but rather through use of local funding. This is expected to be the major funding source for Bend for the foreseeable future.

### **Actions planned to address obstacles to meeting underserved needs**

Generally, the obstacles to meeting underserved needs are the lack of funding and the lack of information regarding available resources. Individual City departments actively monitor and pursue funding opportunities for a broad range of project areas, including housing and community development. During the Program Year, the City will direct CDBG dollars where they are most needed by targeting funds to projects and activities that meet the priority needs identified in the Consolidated Plan. In addition, the City will continue to seek ways to expand and refine the means by which those whose needs are underserved are informed about the financial and informational resources available to them in the community.

### **Actions planned to foster and maintain affordable housing**

The City of Bend actively pursues policies and actions that enhance the supply of Affordable Housing in Bend. The most important of which is the implementation and management of a local Affordable Housing Fund, until recently the only of its kind in Oregon, that by far dwarfs whatever funds the City receives from Federal or State sources. In addition the City has implemented the following:

System Development Charge (SDC) Exemption and Loan Program. The City has established a deferral and loan program to facilitate affordable housing project SDC payments. The City recently created a blanket exemption of SDCs for affordable housing developments.

Provide incentives to developers for the creation of affordable housing. The City of Bend has a robust Developer Incentive Program to assist affordable housing developers by removing some of the obstacles to creating affordable housing. Incentives currently offered include expedited processing and low interest SDC deferrals, density bonus, cottage code, surplus land, and more.

Provide property tax exemption for low-income rental housing. In order to assist developers of affordable housing, the City of Bend has adopted a policy to provide property tax exemption for multi-family housing developments that are affordable to households earning up to 60% of Area Median

Income. The exemptions are provided for 20 years, if approved by City Council. City Council intends to review several additional property tax exemption programs in the next few years.

### **Actions planned to reduce lead-based paint hazards**

Demolition/relocation of an abandoned manufactured home for the development of a 5-cottage home affordable housing community could begin this year. Kôr Community Land Trust entered into a Compliance Plan with the City of Bend as part of the Environmental Review process and will provide confirmation materials that workers have a Certified Lead Based Paint Renovation Contractors License from the State of Oregon and comply with lead safe work practices.

The City continues 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 acts 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.

### **Actions planned to reduce the number of poverty-level families**

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 planned to develop institutional structure**

The City will offer technical assistance to agencies implementing projects with CDBG funds. This may include incorporating specific language from federal regulations into grant agreements, encouraging strategic plan development, providing staff training assistance, and fulfilling the City Risk Assessment and Monitoring Plan. The Risk Assessment and Monitoring Plan outlines procedures the City will use to determine an organization's capacity to undertake a CDBG funded project. Project requirements for both City staff and the organization are monitored and clearly outlined within this Plan. The results of the risk assessment will assist the organization in identifying ways to improve its capacity, efficiency, and service area analysis (markets), and to improve project performance. Many of the actions identified in this Action Plan will serve to improve institutional structure by enhancing coordination with housing developers and service providers in the community, thereby improving the capacity of the City and

collaborating organizations to meet the community needs.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City recognizes the importance of coordination among the City and the community housing and social service providers in meeting the priority needs. Many of the actions outlined in this Action Plan call for the City to coordinate with local housing and social service providers in the identification, documentation and mitigation of community needs. This will result in a more streamlined and effective service delivery system. The City's Affordable Housing Manager serves as a point of contact and to coordinate the City's role in addressing housing and community development needs. The Affordable Housing Advisory Committee reviews all CDBG applications. The Committee, which is composed of housing developers, social service professionals, affordable housing tenants, realtors, lenders and individuals with experience in addressing housing and community development issues, provides valuable expertise to City staff and the City Council and will serve to enhance the coordination of service delivery in the broader community.

### **Discussion:**

It is difficult, if not impossible, to address and alleviate all underserved needs in the community. Bend, in cooperation with numerous partners, attempts to do so on a regular basis. While unlimited funding would make this an easier prospect, Bend does a very good job with what resources it has. Bend recently eliminated the five-year sunset of the local Affordable Housing Fee, which is projected to maintain \$1 million annually in direct housing assistance for the community.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

The City of Bend has been extremely successful in meeting program requirements for CDBG. The needs of the community are great, and this program has assisted in helping the most needy.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Bend does not have the luxury of a large amount of CDBG funds that would allow it to participate in such things as 108 loan guarantees and other more out of the ordinary programs. It is basically because of local funds that Bend retains and creates the amount of affordable housing it has in recent years.