



CITY OF BEND

Executive Summary

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

1. Introduction

The 2021 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, rental assistance, 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, providing any land available for development of new homes, homeownership financial assistance, mortgage assistance to maintain housing, 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, the number of households that maintain housing with rental assistance, 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, receive mortgage assistance to maintain housing, 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 AAP. A combination of the Affordable Housing Fund and CDBG funding the past year

provided for two land acquisitions and development funding that will be constructed into 326 affordable rental housing units for households at 60% AMI or less. With CDBG funding, Bend advanced the 2019-2023 Consolidated Plan goal to provide support for necessary public services. Service providers that benefited from CDBG funding over the 2020 program year include Volunteers in Medicine, Thrive Central Oregon, Saving Grace, NeighborImpact, Fair Housing Council of Oregon, Central Oregon Fuse, and Central Oregon Council on Aging, who collectively served 1,155 individuals. Additional resources from the Affordable Housing Fund assisted Bethlehem Inn with increased security equipment and kitchen equipment. Bethlehem Inn, Bend's largest emergency shelter, provided social services to 351 residents with CDBG funds in 2020. A total of 5 youth experiencing homelessness, including 2 with special needs, received social services under the Living Options for Teens program also funded with CDBG funds in 2020.

Both Bethlehem Inn and the Living Options for Teens program were limited in the number of persons assisted because Covid-19 limited the capacity of their semi-congregate shelter rooms. When identified that the existing congregate shelters would not meet the need, the City of Bend awarded Shepherd's House CDBG-CV resources for a Winter Warming Shelter. After three months of operations, Shepherd's House Winter Warming Shelter had sheltered over 300 individuals.

Through the combination of CDBG and Affordable Housing funding, Bend came close to reaching three of the 2020 Annual Action Plan goal outcomes. The City carried out the goal to assist homeless with shelter and services by funding for increased security and kitchen equipment at Bethlehem Inn, and by providing CDBG funding to serve 351 Bethlehem Inn residents, 5 homeless youth at Cascade Youth and Family Center with case management, 8 formerly chronically homeless individuals with permanent supporting housing from Central Oregon FUSE, and provide 300 individuals with an overnight bed at Shepherd's House Winter Warming Shelter. The City also made progress towards the goal outcomes for affordable housing ownership production with the development of 4 homes sold to low- and moderate-income households that utilized financial assistance with CDBG funds. Public services other than housing (such as food and medical services) benefited over 300 persons and more than 700 additional persons received services with a housing benefit.

CDBG funding received in 2020 completed the goal to preserve rental affordable housing. Thrive Central Oregon utilized CDBG funds to assist 121 individuals with rental assistance.

Impacts of Covid-19 brought attention to inequities for Bend's community members. In addition to City hosted virtual listening sessions regarding law enforcement inequities, Fair Housing Council of Oregon provided a virtual presentation on housing and equity to the Affordable Housing Advisory Committee (AHAC) in October of 2020. City staff encouraged neighborhood associations and the public to participate and comment at the committee meeting through newsletters, press releases, and social media. The outreach generated 50 participants.

In response to Covid-19, City Council Goals for the upcoming biennium include (1) applying an equity lens across City government, (2) expanding public outreach and community engagement, and (3)

providing housing strategies as a platform for equity. Developing 1,000 affordable housing units and creating 500 beds for homeless persons are an examples of the ambitious efforts the City will pursue. AHAC recommended to Council that the CDBG funding for the 2021 Annual Action Plan focus on services that keep individuals housed, maintain non-congregate emergency shelter operations, and continue pursuing affordable housing development.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The 2021 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 two notices for the request for proposals on Friday, September 18, 2020, and Friday, September 25, 2020. The request for proposals was released Friday, October 2, 2020, with the proposals due Monday, November 2, 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 January 13, 2021. The Committee made its initial recommendations for funding after the presentations on Wednesday, January 27, 2021, and February 10, 2021.

The request for proposals included opportunities for public comment at the AHAC meetings on January 13, 2021, January 27, 2021, February 10, 2021, and March 10, 2021. Following legal notifications in the Bend Bulletin, the Draft 2021 Annual Action Plan was available for public comment for a 30-day period from Wednesday, February 17, through Friday, March 19, 2021. 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, February 11, 2021, the Bend Bulletin published notice regarding a public hearing before AHAC on the subject of the 2021 Annual Action Plan at the regularly scheduled AHAC meeting on March 10, 2021, and approval of the plan at the Bend City Council meeting on April 7, 2021.

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.

No public comments at this time.

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

No public comments to consider at this time.

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.

DRAFT

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

Lynne McConnell
 Affordable Housing Manger
 City of Bend
 710 NW Wall, Bend, OR 97703
 lmccconnell@bendoregon.gov
 541-388-5514

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

1. Introduction

The City of Bend recognizes the importance of consulting with community stakeholders, service providers, and population organizations all year. Consultations occurred with the largest homeless providers plus the Homeless Leadership Coalition. Representatives of Central Oregon Council on Aging, 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, Central Oregon FUSE, Shepherd's House 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 2020 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 the chronically homeless. 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 2020, 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 primary 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	Agency/Group/Organization	Central Oregon Regional Housing Authority/Housing Works
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Central Oregon Council on Aging
	Agency/Group/Organization Type	Services-Seniors
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Bend consulted Central Oregon Council on Aging regarding senior needs during the Covid-19 pandemic. Central Oregon Council on Aging regularly explored partnerships with the City to expand capacity to serve the elderly with access to communications with fellow community members, meals, and other resources.
3	Agency/Group/Organization	J Bar J Youth Services, Inc.
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	NeighborImpact
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	CENTRAL OREGON VETERANS OUTREACH
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Saving Grace Imagine Life without Violence
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	St. Vincent de Paul Society of Bend
	Agency/Group/Organization Type	food bank
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Thrive Central Oregon
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Volunteers in Medicine
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Deschutes County Health Services
	Agency/Group/Organization Type	Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Deschutes County Health Services staff confirmed that lead poisoning was not a public health hazard within Deschutes County
11	Agency/Group/Organization	BEND AREA HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Fair Housing Council of Oregon
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	LEGAL AID SERVICES OF OREGON, CENTRAL OREGON REGIONAL OFFICE
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Building Partners for Affordable Housing
	Agency/Group/Organization Type	Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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

The 2021 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 two notice for the request for proposals on Friday, September 18, 2020 and Friday, September 25, 2020. The request for proposals was released Friday, October 2, 2020, with the proposals due Monday, November 2, 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 January 13, 2021. The Committee made its initial recommendations for funding on January 27, 2021, and February 10, 2021.

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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	Eleven applicants applied for funding through this process, all appeared at a public meeting when these issues were discussed.	None received.	None to address.	
2	Public Meeting	Non-targeted/broad community	Eleven 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. Outside of that the City will receive \$1.3 million in local Affordable Housing Funds which in many cases are utilized in conjunction with CDBG funds, but in all cases are obligated and spent per the priorities in our Consolidated 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	535,983	35,000	0	570,983	1,100,000	CDBG Program income is based on estimate of amortized loans and deferred payment loans that might be satisfied.

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 5:1. 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 surplus workable properties and provide them for affordable housing development. The City is preparing to surplus two properties in 2021 and will continue working towards a third property surplus 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: \$290,000	Public service activities for Low/Moderate Income Housing Benefit: 0 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: \$98,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 600 Persons Assisted
3	Create and Preserve Affordable Home Ownership	2019	2023	Affordable Housing Non-Homeless Special Needs		Homeownership	CDBG: \$38,000	Mortgage Assistance to Homeowners: 11 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Assist Homeless with Shelter and Services	2019	2023	Homeless		Assist Homeless with Shelter and Services Permanent Supportive Housing for Homeless	CDBG: \$45,000	Homeless Person Overnight Shelter: 300 Persons Assisted Homelessness Prevention: 5 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Create and Preserve Affordable Rental Housing
	Goal Description	The development of 47 rental units will continue this year from prior year funds that Housing Works applied to a land acquisition. Housing Works will also acquire another property with a combination of CDBG and Affordable Housing Funds to develop over 200 rental units for low- and moderate-income households. An additional 75 rental units are expected from developments that utilized Affordable Housing Fee funding.
2	Goal Name	Provide Support to Necessary Public Services
	Goal Description	Five public service projects were funded that meet this goal: Fair Housing Council of Oregon, NeighborImpact's HomeSource Counseling and Education, Saving Grace's Therapy Services, Thrive Central Oregon, and Volunteers in Medicine.
3	Goal Name	Create and Preserve Affordable Home Ownership
	Goal Description	Mortgage assistance will be available for 11 households through NeighborImpact.
4	Goal Name	Assist Homeless with Shelter and Services
	Goal Description	Two funded projects meet this goal: 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 2021 CDBG allocation. Priority levels are based on the evaluation of needs outlined in the 2019-2023 Consolidated Plan.

Projects

#	Project Name
1	Fair Housing Project for the City of Bend
2	FUSE
3	HomeSource Counseling & Education (NeighborImpact)
4	HomeSource Mortgage Assistance
5	Housing Works HB 4079 Land Acquisition
6	Saving Grace Therapy Services
7	Shepherd's House Warming Shelter
8	Thrive Central Oregon
9	Volunteers in Medicine (Care for Uninsured Working Adults)
10	2021-2022 CDBG Program Administration

Table 7 - Project Information

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

AP-38 Project Summary

1	Project Name	Fair Housing Project for the City of Bend
	Target Area	
	Goals Supported	Provide Support to Necessary Public Services
	Needs Addressed	Provide Support to Necessary Public Services
	Funding	CDBG: \$2,375
	Description	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.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	A total of 15 persons will benefit from the Fair Housing Project.
	Location Description	City of Bend
	Planned Activities	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.
2	Project Name	FUSE
	Target Area	
	Goals Supported	Assist Homeless with Shelter and Services
	Needs Addressed	Permanent Supportive Housing for Homeless

	Funding	CDBG: \$20,000
	Description	Permanent Supportive Housing (PSH) for persons in need of no/low barrier housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	A total of 8 persons will benefit.
	Location Description	City of Bend – scattered confidential locations
	Planned Activities	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.
3	Project Name	HomeSource Counseling & Education (NeighborImpact)
	Target Area	
	Goals Supported	Provide Support to Necessary Public Services
	Needs Addressed	Provide Support to Necessary Public Services
	Funding	CDBG: \$37,498
	Description	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.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	NeighborImpact's HomeSource program will assist 225 low- and moderate-income persons.
	Location Description	20310 Empire Ave., Ste. A100, Bend, Oregon 97703

	Planned Activities	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.
4	Project Name	HomeSource Mortgage Assistance (NeighborImpact)
	Target Area	
	Goals Supported	Create and Preserve Affordable Home Ownership
	Needs Addressed	Create and Preserve Affordable Home Ownership
	Funding	CDBG: \$37,498
	Description	This project will provide funding to support mortgage assistance through Bend HomeSource of NeighborImpact.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	NeighborImpact's HomeSource mortgage assistance program will assist 11 low- and moderate-income persons.
	Location Description	20310 Empire Ave., Ste. A100, Bend, Oregon 97703
	Planned Activities	This project will provide funding to support mortgage assistance to low- and moderate-income families struggling to make mortgage payments as a result of Covid-19.
5	Project Name	Housing Works HB 4079 Land Acquisition
	Target Area	
	Goals Supported	Create and Preserve Affordable Rental Housing
	Needs Addressed	Create and Preserve Affordable Rental Housing
	Funding	CDBG: \$290,000 +/- (additional funding minus public services/administration caps)
	Description	Funding will be utilized for a 5.5 acre land acquisition to be developed into 200 affordable rental housing units.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	A total of 200 low- and moderate-income households will benefit from these affordable rental units.
	Location Description	A 5.5 acre parcel of undeveloped land located within the 35 acre property selected by the Oregon Land Conservation and Development Commission to participate in the HB 4079 Pilot Project.
	Planned Activities	Funding will be utilized for a 5.5 acre land acquisition to be developed into 200 affordable rental housing units. Any additional funding received because of the City of Bend's CDBG entitlement, minus 15% for additional public services and 20% for additional CDBG administration expenses, will be allocated to the Housing Works HB 4079 Land Acquisition activity.
6	Project Name	Saving Grace Therapy Services
	Target Area	
	Goals Supported	Provide Support to Necessary Public Services
	Needs Addressed	Provide Support to Necessary Public Services
	Funding	CDBG: \$10,000
	Description	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.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	35 persons
	Location Description	Confidential, Bend, Oregon 97703
	Planned Activities	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.
	Project Name	Shepherd's House Winter Warming Shelter

7	Target Area	
	Goals Supported	Assist Homeless with Shelter and Services
	Needs Addressed	Assist Homeless with Shelter and Services
	Funding	CDBG: \$26,600+ (subject to public services cap)
	Description	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, subject to the 15% public services cap, will be allocated to the Shepherd's House Winter Warming Shelter activity.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 300 persons will benefit from Shepherd's House Winter Warming Shelter.
	Location Description	275 NE 2 nd St., Bend, Oregon 97701
Planned Activities	Provide funding for personnel and project delivery costs of the Shepherd's House Winter Warming Shelter.	
8	Project Name	Thrive Central Oregon
	Target Area	
	Goals Supported	Provide Support to Necessary Public Services
	Needs Addressed	Provide Support to Necessary Public Services
	Funding	CDBG: \$43,153
	Description	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.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Thrive Central Oregon is estimated to assist 400 individuals this year.

	Location Description	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
	Planned Activities	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.
9	Project Name	Volunteers in Medicine (Care for Uninsured Working Adults)
	Target Area	
	Goals Supported	Provide Support to Necessary Public Services
	Needs Addressed	Provide Support to Necessary Public Services
	Funding	CDBG: \$5,000
	Description	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.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	A total of 10+ low-income persons will benefit.
	Location Description	2300 Neff Rd., Bend, Oregon 97701

	Planned Activities	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.
10	Project Name	2021-2022 CDBG Program Administration
	Target Area	
	Goals Supported	Create and Preserve Affordable Rental Housing Provide Support to Necessary Public Services Create and Preserve Affordable Home Ownership Assist Homeless with Shelter and Services
	Needs Addressed	Create and Preserve Affordable Rental Housing Provide Support to Necessary Public Services Homeownership Assist Homeless with Shelter and Services
	Funding	CDBG: \$113,500
	Description	Administration of CDBG program for the City of Bend.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	900 households
	Location Description	709 NW Wall St., Bend, Oregon 97709
	Planned Activities	Administration of CDBG program for the City of Bend.

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

Target Area	Percentage of Funds

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 75 new affordable rental units that did not utilize any Community Planning and Development (CPD) funds.

One Year Goals for the Number of Households to be Supported	
Homeless	3
Non-Homeless	33
Special-Needs	24
Total	60

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	60
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	60

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 75 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, Central Oregon FUSE, Saving Grace, Central Oregon Veterans Outreach, Shepherd's House, 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 two projects that address the needs of homeless individuals, particularly those that are unsheltered. Specifically, the City is providing funding case management personnel for FUSE to serve individuals that require Permanent Supporting Housing (PSH). Any additional CDBG entitlement funding, subject to the 15% cap on public services funding, will fund personnel and project delivery expenses for Shepherd's House Winter Warming Shelter.

In addition to CDBG resources, the City will initiate an Emergency Homelessness Task Force in partnership with Deschutes County to address the continuum of homelessness. Because persons experiencing homelessness requires a spectrum of facilities and services - from a range of low-barrier overnight shelters to higher-barrier emergency shelters - the task force will identify City and regional gaps in the continuum and implement actions to address the needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The projects above provide ancillary housing services. The City recently implemented a construction excise tax on commercial and industrial development that will be set aside for homeless services and housing. Additionally, City Council adopted a goal of 500 shelter beds for the biennium.

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 FUSE and Shepherd's House provides chronically homeless 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 and mortgage assistance to protect individuals and families from losing their existing home, both for homeowners and for renters. The City's funding of Central Oregon 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 winter warming shelter information. 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 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.

A strained housing market throughout Oregon intensified during the pandemic and the City continued pursuit of code changes that would increase housing supply. In 2020, state legislation instigated multiple changes in City codes for increased dense housing in single-family housing zones. While the City had already implemented some code changes, the state legislation required even greater changes that awaited state regulations. After the regulations were completed, the City drafted code changes that will be presented to Council this year. The City also adopted codes to increase housing types, including micro-units (aka single room occupancy).

State legislation in 2020 also allowed for temporary emergency development of homeless facilities or locations outside of the land use process. This allowed the City of Bend to approve two proposals for homeless facilities that will each provide shelter and services to 15 persons experiencing homelessness. Further state legislation is currently being considered for additional emergency development of homeless facilities and the City is pursuing purchasing a hotel to provide shelter for 64 persons experiencing homelessness.

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

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.

DRAFT

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
Total Program Income:	0

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.