



CITY OF BEND

Consolidated Annual Performance Evaluation
Report (CAPER) – Program Year 2020

CR-05 - Goals and Outcomes

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

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

This year the City of Bend's Affordable Housing Program streamlined the Community Development Block Grant (CDBG) and the Affordable Housing Fund (AHF) resources to address increased community needs as a result of COVID-19. Staff consulted frequently with subrecipients, potential subrecipients, City staff in other departments, City committees, City Council, State representatives, and government agencies. Although there is still work to be done, resources in 2020 were leveraged significantly for housing development, public services, and assistance for persons experiencing homelessness. Despite the constraints of COVID-19, CDBG funds benefited 3,075 persons. Utilizing available funding assisted (1) rental assistance for 161 households, (2) mortgage assistance for 8 households, (3) the completion of 3 units of housing for families below 80% of Area Median Income (AMI), (4) the opening of a low-barrier, 70-bed, overnight shelter, (5) expanding capacity for food delivery and pick-up for Bend's seniors, and (6) the acquisition of 2 properties for the development of 278 low- and moderate income rental units.

COVID-19 created significant challenges for City staff. By maintaining consistent communications with social service, housing, and business partners, staff were able to respond quickly to requests and sustain support for vulnerable community members.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist Homeless with Shelter and Services	Homeless	CDBG: \$ / CDBG-CV: \$6672 / Program Income from NSP: \$147134	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	2971		0	1362	
Assist Homeless with Shelter and Services	Homeless	CDBG: \$ / CDBG-CV: \$6672 / Program Income from NSP: \$147134	Homeless Person Overnight Shelter	Persons Assisted	150	2457	1,638.00%	325	848	260.92%
Assist Homeless with Shelter and Services	Homeless	CDBG: \$ / CDBG-CV: \$6672 / Program Income from NSP: \$147134	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	50	0	0.00%			

Assist Homeless with Shelter and Services	Homeless	CDBG: \$ / CDBG-CV: \$6672 / Program Income from NSP: \$147134	Homelessness Prevention	Persons Assisted	500	1609	321.80%	1200	0	0.00%
Assist Homeless with Shelter and Services	Homeless	CDBG: \$ / CDBG-CV: \$6672 / Program Income from NSP: \$147134	Housing for Homeless added	Household Housing Unit	50	0	0.00%			
Create and Preserve Affordable Home Ownership	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / Program Income from NSP: \$100000	Homeowner Housing Added	Household Housing Unit	50	0	0.00%			
Create and Preserve Affordable Home Ownership	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / Program Income from NSP: \$100000	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%			

Create and Preserve Affordable Home Ownership	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / Program Income from NSP: \$100000	Direct Financial Assistance to Homebuyers	Households Assisted	50	9	18.00%	11	0	0.00%
Create and Preserve Affordable Rental Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / CDBG-CV: \$232221	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	169		0	169	
Create and Preserve Affordable Rental Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / CDBG-CV: \$232221	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		75	0	0.00%
Create and Preserve Affordable Rental Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / CDBG-CV: \$232221	Rental units constructed	Household Housing Unit	200	0	0.00%			

Create and Preserve Affordable Rental Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / CDBG-CV: \$232221	Rental units rehabilitated	Household Housing Unit	25	1	4.00%			
Create and Preserve Affordable Rental Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / CDBG-CV: \$232221	Homelessness Prevention	Persons Assisted	0	169		0	169	
Infrastructure	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%			

Infrastructure	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Provide Support to Necessary Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / Program Income from NSP: \$117859	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	3483	348.30%	900	1942	215.78%

Provide Support to Necessary Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / Program Income from NSP: \$117859	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	400	80.00%	1400	0	0.00%
Provide Support to Necessary Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / Program Income from NSP: \$117859	Homeless Person Overnight Shelter	Persons Assisted	0	1609		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

The primary goal in City of Bend's Consolidated Plan is to develop and secure affordable rental housing. Additional goals include (1) supporting necessary public services, (2) producing and retaining homeownership, (3) increasing the number of homeless shelter units, (4) supporting homeless services, and (5) infrastructure in conjunction with affordable housing development or economic development in low to moderate-income neighborhoods.

Because of the incredible need for additional affordable housing units in Bend, the City's focus is often on the primary goal of providing additional rental units. The business models of the City's most successful affordable housing developers prevent the utilization of CDBG funds. Several of our developers are for-profit businesses, others typically set up private LLCs for each development to ensure that the agencies will survive despite market fluctuation or unforeseen events. Because of this, CDBG funds are primarily used locally for activities that meet the goal to create and preserve affordable homeownership. The competition for funding is most acute for public services activities, and these activities generate the most contacts. These public services represent the significantly over-accomplished goal in the matrix above.

With the onset of COVID-19, the City's funded public service programs made necessary adjustments to maintain and/or expand services to community members. City staff made concentrated efforts, reaching out to public service providers to assess community member needs and connect or provide resources where necessary. Needs identified early included food, shelter, and child care. Consequently, the City applied CDBG funding toward increasing the capacity of the Council on Aging of Central Oregon's kitchen to provide elderly community members greater access to food. In addition, the City applied CDBG funds towards Shepherd's House for the opening of a low-barrier emergency overnight shelter with 70 beds. Through the CDBG funded services, Thrive Central Oregon provided rental assistance and mortgage assistance that reached households in need to maintain their housing.

While increased CDBG resources benefited many of Bend's community members, the constraints of COVID-19 impacted the abilities to reach others. Social distancing requirements limited the number of shelter beds available at CDBG funded shelters. COVID-19 also significantly reduced service providers in-person contact. Therefore, the number of persons served from CDBG funds decreased slightly from the previous year.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	3,316
Black or African American	36
Asian	20
American Indian or American Native	34
Native Hawaiian or Other Pacific Islander	32
Total	3,438
Hispanic	278
Not Hispanic	3,160

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

Narrative

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

The decreased number of black, indigenous, and persons of color (BIPOC) served the past year reflects the difficulties reaching Bend's community members with services during COVID-19. The City will explore with subrecipients how to target services to its BIPOC community members.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$746,666	\$193,404
CDBG-CV (CARES Act)	public - federal	\$910,737	\$360,264
NSP	public - federal	\$456,241	\$456,241

Table 3 - Resources Made Available

Narrative

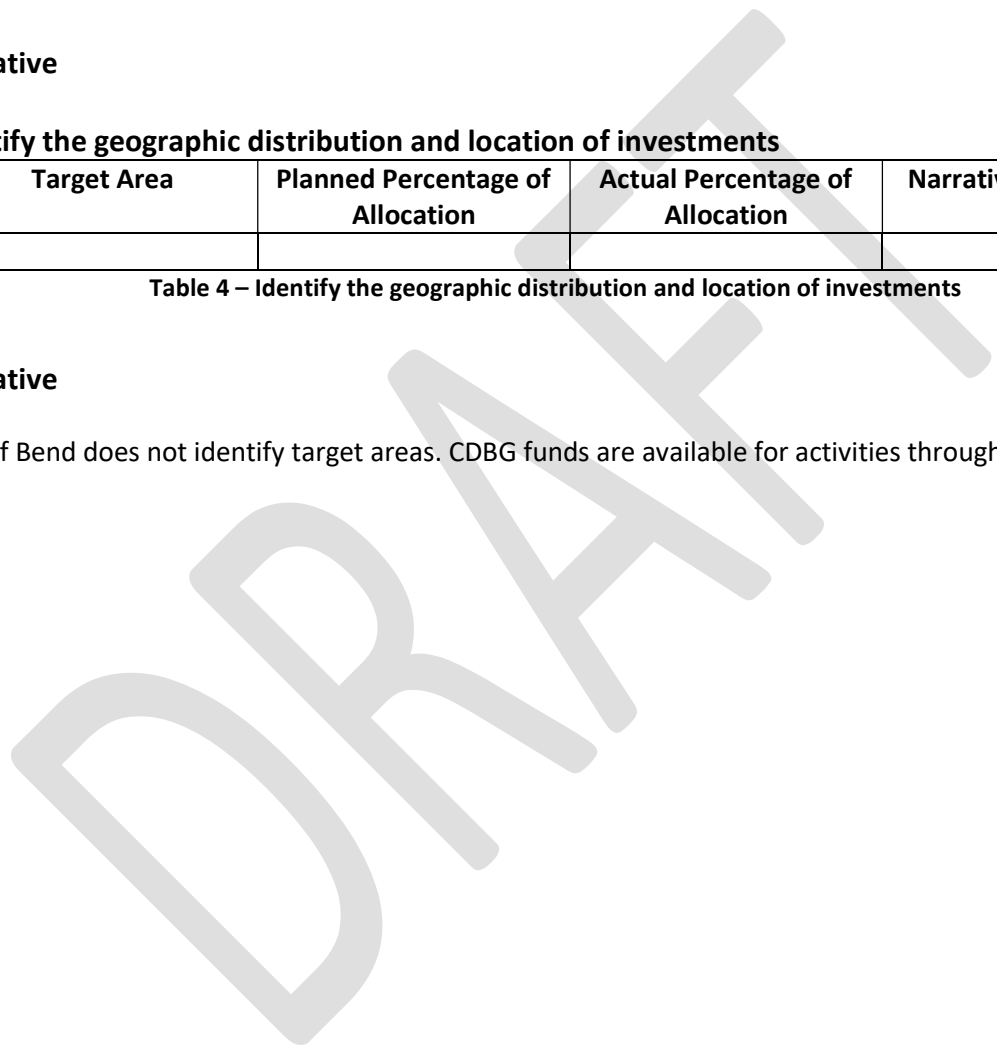
Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

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



Leveraging

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

Bend leveraged \$20,472,757 with CDBG and the City's own Affordable Housing Fund for 2020. The City generated approximately \$1.5 million through a construction excise tax, called the Affordable Housing Fund (AHF). Because this fund has been active since 2006, approximately 1/3 of the funding each year is made up from repayment of loans issued in prior years. The average subsidy per unit with our Affordable Housing Fund is \$17,000, meaning the fund must rely upon external resources for homes to be built.

Multiple future developments were committed funding from state and private partners. Those dollars will be included in following years' reports.

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

Finally, the City supports an System Developments Charge (SDC) exemption program that currently exempts all City SDCs for affordable housing. This is revenue that is not replaced with other funding. The SDC ordinance became final in December, 2017, and the City has exempted approximately \$327,460 during the 2020 program year.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	3	0
Number of Non-Homeless households to be provided affordable housing units	10	164
Number of Special-Needs households to be provided affordable housing units	15	0
Total	28	164

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	161
Number of households supported through The Production of New Units	15	3
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	15	164

Table 6 – Number of Households Supported

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

Although the production of housing with CDBG resources was low for the 2020 program year, two land acquisitions occurred with AHF funds. With the first acquisition, the local Housing Authority will develop 38 rental units for households at 60% AMI or below. With the second acquisition, another affordable housing developer will build 240 low- and moderate-income rental units. The unmet production of new household units is the result of projects that could not meet the timelines proposed. Multiple factors contributed to the inability to meet the timelines, including delays in committed funding from state resources and necessary development adjustments due to COVID-19. However, many households received rental assistance through the additional CARES Act resources.

Discuss how these outcomes will impact future annual action plans.

Fortunately, many of the land acquisitions from CDBG and Affordable Housing Fund resources in 2020 will create more rental units than the strategic goal set in the 2019-2023 Consolidated Plan. These developed rental units may not be a result of CDBG funding, and will likely leverage the City’s Affordable Housing Fund resources. That may provide the City with opportunities to educate the Affordable Housing Advisory Committee on other goals that CDBG funds could address. The Affordable Housing Program staff will need to emphasize areas of the 2019-2023 Consolidated Plan that still need to be addressed including the need for permanent supportive housing units.

Additionally, Tax Increment Financing (TIF) was recently approved in an area of Bend that is historically a low to moderate income neighborhood. This may improve the economic vitality of the area, but could also gentrify the community. It is important that Affordable Housing Program resources safeguard housing choice for community members in this neighborhood.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	115	0
Low-income	47	0
Moderate-income	2	0
Total	164	0

Table 7 – Number of Households Served

Narrative Information

Bend is fortunate to have additional affordable housing development resources. The Affordable Housing Program aims to create 100 housing units per year. Although a limited amount of housing units were developed with CDBG funds in 2020, rental assistance funds expensed allowed many community members to maintain housing through the COVID-19 crisis.

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

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

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

Bend funded several projects that addressed the needs of homeless individuals. Specifically, the City awarded resources to Bethlehem Inn for case management of individuals and families experiencing situational homelessness. Bend also funded J Bar J's Living Options for Teens program (LOFT), which provided case management services to teenagers experiencing homelessness. For the first time, Bend funded the opening of a low-barrier, overnight shelter for persons living outside. This shelter is run by the Shepherd's House and connects clients with available community resources while providing basic daily needs of food and shelter.

Homeless individuals have typically lost trust and faith in organized institutions and/or, because of their circumstances (mental health issues or lack of transportation, etc.), homeless individuals cannot access services at times and places where the services may be offered. By taking services to these populations at locations they frequent, and meeting these populations where they are, multiple community service providers were able to connect persons experiencing homelessness to community resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through partnerships with the Homeless Leadership Coalition (HLC), the City is in the coordination of services for the homeless population. In addition, the City acts as a clearing house for both information on and referral to shelters. The City works with all the homeless shelter providers in Bend, including Bethlehem Inn, Shepherd's House, Veterans Village, St. Vincent de Paul, DAWNS House and NeighborImpact, the Continuum of Care coordinating agency, in planning and evaluating needs for shelters. With the current housing crisis, all of these entities have indicated the need for more housing units.

This past year presented several challenges for persons experiencing homelessness. Both COVID-19 and wildfire smoke in September of 2019, created significant health risks to Bend community members experiencing homelessness. City partnerships with HLC allowed temporary shelter in multiple locations. Fortunately, CDBG funds made a low-barrier shelter possible at the end of November in 2019.

The City continues to seek resources and participate in continued conversation regarding the increased need to keep community members housed during the COVID crisis and beyond. The Affordable Housing Advisory Committee recognized this need and recommended the low-barrier shelter be awarded any program income for the next program year in addition to any potential increase in CDBG funding, subject to the public services cap. Legislative changes to address the need statewide also prompted City

staff to create an application that streamlines development of shelters and other solutions proposed in the State legislation. Furthermore, the City and community members continue to explore necessary code changes to allow for additional emergency housing types throughout Bend.

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

The City provided CDBG funding for a continuum of services that assist individuals and families in maintaining housing or transitioning out of homelessness. Social workers with Thrive Central Oregon worked with tenants to prevent eviction. Property managers at rent restricted properties throughout the region refer tenants at risk of eviction to Thrive. Through CDBG funds, Thrive also offered rental and mortgage assistance. The City funded NeighborImpact's HomeSource with CDBG funds. This program provided housing counseling to protect individuals and families from losing their existing home, both for homeowners and for renters. Additionally, the City provided guidance and assistance as needed to the Homeless Leadership Coalition in their continuing efforts to address homelessness in all populations.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City works with various agencies on addressing the need to transition individuals and families into permanent supportive housing. Most of this work is done by providing funding to NeighborImpact, Bethlehem Inn, the LOFT, Central Oregon FUSE, and Thrive Central Oregon. The City funded 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. Case management at Bethlehem Inn and the LOFT provided families with children, chronically homeless, and unaccompanied youth with assistance and education necessary to transition to permanent housing and maintain housing stability. The City applied CDBG funds to Central Oregon FUSE for case management of permanent supportive housing to formerly chronically homeless persons. The Thrive program not only provided referral information, it also served as a hub for information and support for a variety of low-income multifamily developments with the goal of helping residents maintain housing.

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

Actions taken to address the needs of public housing

Central Oregon's Regional Housing Authority, known as Housing Works, coordinates multiple on-going efforts with the City of Bend. In 2020, the City provided local Affordable Housing Funds in an amount of \$900,000.00 to Housing Works for a land acquisition where a proposed 38-unit development will offer apartments for low-income households.

Throughout the year, Housing Works continued construction of two developments. Phoenix Crossing, a City surplus lot awarded to Housing Works, will provide 24 affordable apartments. The City provided an award of \$200,000 in Affordable Housing Funds to Phoenix Crossing in 2017. In 2019, the City provided CDBG and local Affordable Housing Funds in an amount of \$750,000.00 to Housing Works for land acquisition. This project will include 47 1- and 2- bedroom apartments for households earning less than 60% AMI and Mosaic Medical, a community health care center, will occupy the bottom floor. Housing Works was also awarded Low-Income Housing Tax Credit funding for this development.

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 this collaboration to continue. Housing Works will be an integral partner in addressing Bend's current rental housing crisis. They are the most experienced and successful developer of large scale affordable housing projects in the region.

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

Currently, residents of Housing Works properties take part in voluntary family self-sufficiency activities and a resident holds a position on Housing Works' governing board. The City encourages the involvement of affordable housing residents in the management of the facilities and the transition of public housing residents to homeownership.

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in Central Oregon.

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

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

The City of Bend proactively took actions to remove or ameliorate the negative effects of public policies that serve as barriers. City Council prioritized affordable housing development and creating shelter beds for community members experiencing homelessness as council goals this biennium and requested the Affordable Housing Advisory Committee (AHAC) continue to provide any and all recommendations to reduce housing barriers to the Council.

With limited available buildable land throughout Bend, the City pursued and advocated for multiple solutions that would create greater housing options. In 2018, Bend was selected through a competitive bid process for a pilot program under House Bill 4079. This legislation authorizes an urban growth boundary expansion for the purposes of affordable housing creation. Bend continues to work with the housing developer, the state, and county towards annexing the property into the urban growth boundary for development into an affordable housing and market rate community.

For almost 5 years, the City has exempted System Development Charges (SDCs) for affordable housing development. Bend Park and Recreation District (Parks) maintained its SDCs for affordable housing development until 2019, when it adopted an SDC waiver policy cap. When Parks approached the SDC waiver cap this year, City councilors successfully influenced Parks to waive additional SDCs for affordable housing development and maintain a significant savings for developers.

Finally, the City reduced barriers for development of duplexes and triplexes in zones designated for single-family residences. Oregon legislation followed the City precedent with House Bill 2001, which required municipalities with populations greater than 25,000 to include townhomes, ADU's, duplexes, triplexes and quadplexes in single-family residential zones. During the year, the City also updated codes to allow for micro-unit and small dwelling units. Over the past year, the City led a stakeholder advisory group that recently recommended to Council additional allowances, including (1) quadplexes in designated zones for single-family residences; (2) eliminating density maximums for duplexes, triplexes, quadplexes, townhomes, and all affordable housing multi-unit developments; (3) and reducing parking minimums.

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

Lack of funding and the public's lack of information regarding available resources are the primary obstacles for meeting underserved needs. Many City programs actively monitor and pursue funding opportunities for Bend, including affordable housing and community development. This past program year, CDBG resources were directed to projects and activities that met the priority needs identified in

the Consolidated Plan. Funding purchased necessary kitchen appliances at the Council on Aging Community Center for the increased need to access food amongst Bend's senior community members. Lifting of the Public Services Cap for responding to COVID-19 significantly assisted in addressing the underserved needs. Activities included (1) emergency assistance for rent, a mortgage, and utilities; (2) housing connections services; (3) housing counseling and education; (4) therapy services for domestic and sexual assault survivors; and (5) healthcare for uninsured adults not eligible for the Affordable Care Act. Affordable Housing Program staff consulted with community service providers to disseminate information regarding how and where the underserved could access programs needed.

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

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. Deschutes County Health Services staff confirmed that lead poisoning was not a significant public health hazard within Deschutes County.

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

The City actively worked with housing and community development providers to help families move out of poverty through the funding and implementation of public service activities, especially those that promote job attainment and retention skills. This also includes those community development activities that assisted the homeless and the near homeless to become active members of the community, such as case management at Bethlehem Inn and the LOFT or the permanent supportive housing available through Central Oregon FUSE. Most particularly in the past year, the City provided assistance to maintain housing through Thrive Central Oregon's emergency assistance and through NeighborImpact's housing counseling and education programs, such as their "Ready to Rent" Program.

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

Significant virtual training opportunities occurred over the 2020 program year to address COVID-19. The City offered technical assistance to agencies implementing projects with CDBG funds. This included incorporating specific language from federal regulations into grant agreements, encouraging strategic plan development, providing staff training assistance, drafting organizational risk assessments, and program monitoring. Virtual desk monitoring determined organizations' capacity to undertake the CDBG funded project. The results of the virtual desk monitoring assisted organizations in identifying ways to improve capacity, efficiency, and service area analysis (markets), and to improve project performance.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

A newly elected City Council implemented ambitious housing and shelter development goals for the biennium that include creating 1000 affordable housing units and 500 shelter beds. The City will need to partner with the County and multiple service providers to reach these goals.

This past year, City Council recognized the need for additional services operational funding and created a Commercial and Industrial Construction Fund through a construction excise tax (CET) on commercial and industrial development. Any funds generated through the CET program will be applied to housing and services for persons at or below 30% AMI.

Through its involvement with the Homeless Leadership Coalition, the City of Bend partners with organizations providing services to the homeless population. The City assists in coordinating and funding programs with Central Oregon FUSE, NeighborImpact, Bethlehem Inn, Central Oregon Veterans Outreach, Shepherd's House, Thrive, and other providers of services to the chronically homeless.

The Affordable Housing Advisory Committee serves in an on-going capacity. The Committee is composed of housing developers, social service professionals, the public-at-large, representatives from local home builders and the real estate industry, and the 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.

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

Bend's Analysis of Impediments to Fair Housing identified areas of the City where concentrations of poverty and concentrations of racial and ethnic populations could develop. The City proposed a transportation bond that would provide street and sidewalk improvements in such areas. Community members approved the transportation bond in this past year's election. The proposed transportation developments for the next 5 years will include infrastructure for more affordable housing opportunities and street and sidewalk infrastructure that will serve areas of Bend with greater diverse populations, greater poverty populations, greater non-English speaking populations, and greater disabled populations. City staff created an equity mapping tool for the committee tasked with prioritizing the bond funded developments

Fair Housing Council of Oregon received CDBG funding to provide fair housing services to Bend community members. Bend community members made 12 phone calls in the program year regarding potential claims. Most of the callers that contacted the Fair Housing Council of Oregon in 2020 were mailed follow up information. Two complainants received assistance, one successfully addressed a needed reasonable accommodation for a disability and the other complainant successfully addressed the household's familial and marital status protections. An additional complainant seeks relief from HUD for the housing provider's failure to make a reasonable accommodation to address a disability.

The City hosted virtual listening sessions regarding law enforcement inequities, and the Fair Housing Council 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 partnership with Fair Housing Council of Oregon, the City hosted a virtual training on fair housing with 45 participants of low- and moderate-income service providers and/or low- and moderate-income persons.

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CR-40 - Monitoring 91.220 and 91.230

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

In 2020, virtual trainings and desk monitoring adjustments occurred for subrecipient programs. The training provided a general overview of program management requirements, financial standards, and community interaction expectations. The City's Affordable Housing Coordinator reviewed the records of all subrecipients, including goals, objectives, client files (where appropriate), accuracy of reports and supporting documentation. Staff's follow-up virtual trainings to the funded programs gave more detailed direction. Affordable Housing Program staff virtually met with potential applicants for the next program year's funding to discuss eligible activities that fit within the potential applicants' established practices.

Virtual meetings and technical assistance facilitated the identification of the following: (1) future training curriculum, (2) additional factors to consider in risk assessments, (3) items to include for review in subrecipient monitoring forms, (4) dialogue necessary between subrecipients, City staff, the Affordable Housing Advisory Committee, and City Council, and (5) a need for a program software for greater staff capacity to assist the community and monitor funding.

Affordable Housing staff provided regular subrecipient performance updates to the Affordable Housing Advisory Committee (AHAC). Consequently, AHAC continued to fund programs that perform timely and met benchmarks.

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

Project work in 2020 did not include minority business outreach since primarily public services were funded and the kitchen maintenance performed for Council on Aging were minor.

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

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

Similar to the process of the Consolidated Plan and Annual Action Plan, public comment is encouraged for the CAPER, which is placed online for public to review and assess. In addition, a copy is sent to the Affordable Housing Advisory Committee for input. No public comments were received.

CR-45 - CDBG 91.520(c)

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

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

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

No.

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

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