



CITY OF BEND

Executive Summary

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

1. Introduction

The 2022 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 public Affordable Housing Advisory Committee (AHAC) meetings. The U.S. Department of Housing and Urban Development (HUD) requires the community address affordable housing, homelessness, 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 AAPs 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

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

Since the adoption of the 2019-2023 Consolidated Plan, Bend's Affordable Housing Fund has supported the goals of the AAP. A combination of the Affordable Housing Fund (AHF) and CDBG funding the past year provided for (1) two land acquisitions for affordable housing development of thirty-eight rental units and eight home ownership opportunities; (2) construction loans for affordable housing development of fifty-two rental units, four home ownership opportunities, and fifteen transitional housing units for homeless veterans; and (3) ten households received down payment assistance to purchase a home. An additional one-hundred affordable rental units were completed this past year with prior years' awarded funds.

Funds made possible from the CDBG program in 2021 advanced the goal to preserve and create rental affordable housing. Thrive Central Oregon utilized Cares Act CDBG-CV funds to assist seven households with rental assistance.

With CDBG funding Bend made progress on the 2019-2023 Consolidated Plan goal to provide support for critical public services. Service providers that benefited from CDBG funding over the 2021 program year include Volunteers in Medicine, Thrive Central Oregon, Saving Grace, NeighborImpact: HouseSource Counseling and Education, and Fair Housing Council of Oregon, who collectively served six-hundred-fifty-eight individuals.

Impacts of Covid-19 brought attention to inequities for Bend's community members. Fair Housing Council of Oregon provided a virtual presentation educating participants of their fair housing protections on September 16, 2021 through the City's Welcoming Week program and again in April of 2022.

The City also made made headway towards the goal outcomes for affordable housing ownership preservation and production. CDBG funds from 2021 assisted Kôr Community Land Trust in a land acquisition for the development of eight homes for sale to low- and moderate- income households. NeighborImpact preserved home ownership for ten households with mortgage assistance funded through 2021 CDBG funds.

The City carried out the goal to assist homeless with shelter and services by continued funding for emergency overnight shelter and funding permanent supportive housing services of formerly chronically homeless persons. The City of Bend awarded Shepherd's House both CDBG and Cares Act (CDBG-CV) resources for a Warming Shelter. Shepherd's House Warming Shelter sheltered over five-hundred-ninety-seven individuals through the 2021-22 program year. Central Oregon FUSE maintained permanent supportive services to house twenty-five formerly chronically homeless individuals.

Finally, the City continues to invest infrastructure resources in alignment with the infrastructure goals of the 2019-2023 Consolidated Plan. In this past program year, one-hundred affordable housing rental units became available to Bend's community members as a result of infrastructure investments from Tax Increment Financing (TIF) in Bend's Murphy Crossing Urban Renewal Area. Additionally, infrastructure investments occurred this year and will continue in neighborhoods Bend's 2019 Analysis of Impediments to Fair Housing identified as potential concentrations of poverty.

Through the combination of CDBG and Affordable Housing funding Bend completed the 2021 Annual Action Plan goal outcomes. Moreover, Bend is on track to complete the goals of its 2019–2023 Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

The 2022 Annual Action Plan (AAP) was prepared by the City of Bend Housing Department in accordance with guidance found in 24 CFR Part 91. Numerous agencies and individuals participated in the AAP preparation and are cited throughout.

The Bend Bulletin published a notice for the Request for Proposals on September 21 and 28, 2021. The Request for Proposals was released on Thursday, October 4, 2021, with the proposals due on Friday, November 5, 2021. The Homeless Leadership Coalition and all previous applicants, representing approximately twenty organizations, directly received the information about the request for proposal. The applicants presented their proposals to the Affordable Housing Advisory Committee (AHAC) on January 12, 2022. The committee made its initial recommendations for funding after the presentations on the same date.

The request for proposal included opportunities for public comment at the AHAC meeting on January 12, 2022. Following legal notifications in the Bend Bulletin, the Draft 2022 Annual Action Plan was available for public comment for a 30-day period from Friday, February 11, 2022, through Friday, March 18, 2022. The draft plan was available to review on the City of Bends website. Free copies of the draft plan were also made available upon request for persons with disabilities and community groups. On Friday, February 11, 2022, the Bend Bulletin published notice regarding a public hearing before AHAC on the subject of the 2022 Annual Action Plan at the regularly scheduled AHAC meeting on Wednesday, March 9, 2022, and approval of the plan at the Bend City Council meeting on Wednesday, April 6, 2022.

5. Summary of public comments

There were no public comments submitted at this time.

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

There were no public comments submitted at this time.

7. Summary

The Bend City Council Goals for the current biennium include (1) applying an equity lens across City government, (2) expanding public outreach and community engagement, and (3) pursuing housing strategies as a platform for equity. Developing 1,000 affordable housing units and creating 500 beds for homeless persons are examples of the ambitious efforts the City had undertaken.

AHAC recommended to the City Council that the CDBG funding for the 2022 Annual Action Plan focus on homeownership opportunities for low- and moderate-income households, serving the medical needs of vulnerable populations, providing social workers to assist community members with basic needs and employment services, maintaining non-congregate, low-barrier emergency shelter operations, and providing case management to unaccompanied youth experiencing homelessness.

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

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	City of Bend	
CDBG Administrator	City of Bend	Housing Department – Lynne McConnell

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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

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 service providers, as well as Deschutes County, and the Homeless Leadership Coalition. Representatives of J Bar J Youth Services, Shepherd's House, Central Oregon Council on Aging, NeighborImpact, Thrive Central Oregon, Volunteers in Medicine, FUSE Central Oregon 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. Members of the City of Bend & Deschutes County Emergency Homelessness Task Force including the facilitator were also consulted.

Consistent with previous years, 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(l))

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 2021 the City added two positions and reorganized to create the Housing Department. The City of Bend now has four full-time staff dedicated to CDBG and affordable housing. The staff serve as the point of contact for the community and manage the City's role in addressing housing and community development needs.

The City Council appointed Affordable Housing Advisory Committee (AHAC) 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, for agencies that work with the chronically homeless. This includes, NeighborImpact, Bethlehem Inn, Central Oregon Veterans Outreach, Central Oregon FUSE, Shepherds 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 continues its partnership with the Central Oregon Regional Housing Authority dba Housing Works, 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 service-provider identified frequent users who are chronically homeless, families with children experiencing chronic homelessness, and veterans. Looking forward, it may become imperative for the Continuum to explore becoming a more significant provider of this housing type. The three Rapid Rehousing programs serve separated families (children removed from a household by CPS until housing is established), unaccompanied youth experiencing homelessness, and human trafficking survivors. This program has served fifty-seven households this year, a reduction from prior years because of COVID. The average stay in Rapid Rehousing increased because of COVID-19 and is one to two years with sixty-five percent of the households able to maintain housing at exit. The 2021 Point-in-Time Count, the annual one-night census of people experiencing homelessness - both sheltered and unsheltered - in the tri county region shows an increase of people who reported experiencing homelessness overall, with the largest increases amongst unaccompanied youth. The numbers reflect more than the people who meet HUDs definition of homelessness - people living in shelters, transitional housing programs, or in a place not meant for human habitation. In 2021, the largest number of persons that identified homeless in Central Oregon were in Bend. The number of Veterans Affairs Supportive Housing (VASH) vouchers stayed consistent to the prior year with eighty-nine housing vouchers. 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 projects 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	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.
2	Agency/Group/Organization	Bethlehem Inn
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children 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?	Bethlehem Inn is the primary emergency shelter for those situationally homeless in Central Oregon. The City consulted with the Director of Philanthropy regarding the organizational needs, longer stays for residents, and limited beds because of Covid. Bethlehem Inn received ESG-CV funding for this year with additional Project Turnkey funds to acquire a hotel in Redmond, Oregon for Central Oregon services in two locations. The City of Bend will continue to work with Bethlehem Inn to address the spectrum of homelessness in Central Oregon.
3	Agency/Group/Organization	Building Partners for Affordable Housing
	Agency/Group/Organization Type	Housing Business Leaders 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 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.
4	Agency/Group/Organization	Central Oregon Council on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	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.
5	Agency/Group/Organization	Central Oregon FUSE
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless 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?	Central Oregon FUSE provides housing and case management to formerly chronically homeless in scattered housing sites throughout Bend. The City of Bend consults with the Program Manager and Board Chair regularly regarding efforts to expand capacity with a dedicated housing development and increased operational capacity. FUSE participated in the 2020-21 OHCS sponsored Supportive Housing Institute and seek further resources to build housing and increase services in Bend. City staff will continue consultations and support of Central Oregon FUSE efforts.
6	Agency/Group/Organization	CENTRAL OREGON VETERANS OUTREACH
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Employment
	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 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?	Central Oregon Veterans Outreach (COVO) 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. COVO recently partnered with Bend Heroes Foundation for case management services at a transitional home community made available through funding partnerships between Deschutes County and the City of Bend.
7	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 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 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 Housing Works. Housing Works is developing a couple multi-family rental properties for low- and moderate-income Bend families in addition to providing support for homeownership opportunities of their tenants.
8	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.
9	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 for assistance 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 enforcement and public education endeavors.
10	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?	Housing Need Assessment 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 Js 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.
11	Agency/Group/Organization	KOR Community Land Trust
	Agency/Group/Organization Type	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?	The City of Bend consulted with Kor Community Land Trust on increasing dedicated land for affordable housing in a community land trust model. This partnership increased homeownership opportunities for low- and moderate-income Bend households. Bend expects the to maintain a relationship with Kor for future funding partnerships.
12	Agency/Group/Organization	Legal Aid Services of Oregon
	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.
13	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.
14	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. The ongoing CDBG funding provides many opportunities with Saving Grace to consult and determine needs and assistance for their programs.
15	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.
16	Agency/Group/Organization	Thrive Central Oregon
	Agency/Group/Organization Type	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.
17	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.

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)

DRAFT

AP-12 Participation – 91.105, 91.200(c)

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

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Internet Outreach	Non-targeted/broad community	Five 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	Five 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 \$543,882 in CDBG entitlement funds. Outside of that the City will receive \$1,100,000 in local Affordable Housing Funds which in many cases are utilized in conjunction with CDBG funds. All cases funds 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	543,882	35,000	0	578,882	500,000	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 RFPs. 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 publicly 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 assisting the County to surplus two properties this year and will continue working towards additional properties to 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
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	CDBG: \$51,192	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 325 Households Assisted
3	Create and Preserve Affordable Home Ownership	2019	2023	Affordable Housing Non-Homeless Special Needs		Homeownership	CDBG: \$75,000	Direct Financial Assistance to Homebuyers: 12 Households Assisted
4	Assist Homeless with Shelter and Services	2019	2023	Homeless		Assist Homeless with Shelter and Services	CDBG: \$73,661.73	Homeless Person Overnight Shelter: 300 Persons Assisted Homelessness Prevention: 8 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

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 Graces 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. Kôr Community Land Trust will acquire land to develop 6-8 homes for purchase opportunities to low- and moderate-income households.
4	Goal Name	Assist Homeless with Shelter and Services
	Goal Description	Two funded projects meet this goal: FUSE and Shepherds House Warming Shelter

DRAFT

Projects

AP-35 Projects – 91.220(d)

Introduction

The following describes the program activities that will be undertaken with the City of Bends 2022 CDBG allocation. Priority levels are based on the evaluation of needs outlined in the 2019-2023 Consolidated Plan.

Projects

#	Project Name
1	J Bar J – Living Options for Teens
2	Kôr Community Land Trust Land – Home Ownership Financial Assistance
3	Shepherds House Warming Shelter
4	Thrive Central Oregon
5	Volunteers in Medicine (Medical Care for Uninsured)
6	2022-2023 CDBG Program Administration

Table 7 - Project Information

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

The City’s Affordable Housing Advisory Committee recommended funding these activities to City Council based on the importance of community members maintaining shelter and support through the on-going COVID-19 pandemic. During the past year, obtaining and maintaining housing became much more difficult throughout Oregon. There have been significant increases in health-related needs in response to the pandemic and on-going disruption in the economy. Developing affordable home ownership opportunities continues to be a priority of the Council.

AP-38 Project Summary

Project Summary Information

1	Project Name	J Bar J – Living Options for Teens
	Target Area	
	Goals Supported	Provide Support to Necessary Public Services
	Needs Addressed	Provide Support to Necessary Public Services
	Funding	CDBG: \$25,000

	Description	This project improves long term outcomes for youth by providing additional staff coverage for the LOFT. Current staffing is limited, due to reduced federal funding, state and local funding. For youth to be successful long term, staff must engage youth individually and provide comprehensive Case Management services with a focus on education and employment. Funds through the City of Bend CDBG grant will enable CYFC to add an additional FTE in order to meet the required staff to youth ratios required by law.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	A total of 25 unaccompanied youth, ages 16-24, experiencing homelessness will receive this benefit.
	Location Description	19 SW Century Dr., Bend, Oregon 97702
	Planned Activities	Funding will help acquire additional staffing to support 25 youth for 3,000 nights (based on annual occupancy).
2	Project Name	Kôr Community Land Trust - Home Ownership Financial Assistance
	Target Area	
	Goals Supported	Create and Preserve Affordable Home Ownership
	Needs Addressed	Create and Preserve Affordable Home Ownership
	Funding	CDBG: \$75,000
	Description	Funding will be utilized for homeownership financial assistance for four low- and moderate-income households.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	A total of 4 low- and moderate-income households will benefit from these affordable home ownership opportunities.
	Location Description	2500 NE 8 th Street, Bend, Oregon 97701
	Planned Activities	Funding will be utilized as homeownership financial assistance for four low- and moderate-income households.
3	Project Name	Shepherds House Warming Shelter
	Target Area	
	Goals Supported	Assist Homeless with Shelter and Services

	Needs Addressed	Assist Homeless with Shelter and Services
	Funding	CDBG: \$48,662
	Description	Provide overnight protection to the unsheltered and most vulnerable during the coldest months of the year. Any additional funding received in PY 2022 because of the City of Bend's CDBG entitlement, subject to the 15% public services cap, will be allocated to the Shepherds House Warming Shelter activity.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 300 persons will benefit from Shepherds House Warming Shelter.
	Location Description	275 NE 2nd St., Bend, Oregon 97701
	Planned Activities	Provide funding for personnel and project delivery costs of the Shepherds House Warming Shelter.
4	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: \$35,760
	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.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Thrive Central Oregon is estimated to assist 200 households 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.
5	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: \$15,432
	Description	To provide one-year of free healthcare to 20 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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 medically uninsured patients.
	Location Description	2300 Neff Rd., Bend, Oregon 97701
	Planned Activities	Provide one-year of comprehensive healthcare to 20 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.
6	Project Name	2022-2023 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: \$115,776
Description	Administration of CDBG program for the City of Bend.
Target Date	6/30/2023
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.

DRAFT

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

Homeownership financial assistance will be disbursed throughout Bend, including in Central, East, and Southwest Bend. Affordable Housing Fund development of affordable rental units will occur in Central Bend. There are no concentrated areas of racial, ethnic, or poverty populations 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

CDBG Public 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 local funds is the only way the City 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 two-hundred 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	2
Non-Homeless	8
Special-Needs	2
Total	12

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	12
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	12

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 two-hundred units being developed utilizing local funds.

AP-60 Public Housing – 91.220(h)

Introduction

Although federal, state, or local funding subsidizes 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 partnership with the local housing authority, Central Oregon Regional Housing Authority dba Housing Works. The City has partnered with Housing Works 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 Affordable Housing Funds. The City also consults on a regular basis with Housing Works staff on potential projects and policies to increase and enhance the number of affordable housing units in Bend. A Housing Works staff member also sits on the City's Affordable Housing Advisory Committee.

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

The City of Bend does not have 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. Currently, residents of Housing Works properties take part in voluntary activities toward establishing self-resilience 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

Residents of Housing Works, the Central Oregon Regional Housing Authority, properties are encouraged to take part in voluntary activities toward establishing self-resilience and participate through resident representation on the Housing Works governing board and through resident meetings.

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

Discussion

Housing Works is a viable, competent, and valued partner of the City of Bend in addressing the needs of community through 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 ongoing rental housing crisis. They are the most experienced and successful developer of large-scale affordable housing projects in the region and are the owners of the largest portfolio of affordable housing in the Eastern part of the state.

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

Introduction

There is a wide network of social service providers in Bend who provide a valuable service (or services) to 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. Examples of these providers are J Bar J Youth Services, NeighborImpact, Bethlehem Inn, Central Oregon FUSE, Saving Grace, Central Oregon Veterans Outreach, Shepherds 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 funding case management personnel for J Bar J Youth Services' Living Options for Teens or the LOFT. The LOFT is the only shelter in Bend serving unsheltered minors. The City is also funding personnel and project delivery expenses for Shepherd's House permanent low barrier emergency shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

The projects above provide ancillary housing services. In 2021, the City implemented a construction excise tax (CET) on commercial and industrial development that will be set aside for homeless services and housing. In 2022, the City will issue an RFP to award the funds from the CET. The City Council has adopted a goal of 500 shelter beds for the biennium. With the permanent low barrier shelter (Shepherd's House), the two hotel purchases, and the addition of a Navigation services hub to provide coordinated services to address homelessness, the City expects to meet the 500 shelter bed goal.

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

Case management at The LOFT and Shepherd's House provides homeless individuals and families with

assistance and education necessary to transition to permanent housing and maintain housing stability.

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. 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

The City of Bend has created a webpage to provide updates and resources to the community www.bendoregon.gov/houselessness.

In addition to CDBG resources, the City is participating in an Emergency Homelessness Task Force in partnership with Deschutes County to address the continuum of homelessness. Because persons experiencing homelessness require a spectrum of facilities and services - from a range of low-barrier overnight shelters to higher-barrier emergency shelters - the task force has identified City and regional gaps in the continuum and recommended implementing actions to address the needs. Their findings can be found at [Addressing Houselessness in Deschutes County \(houselessindeschutes.org\)](http://Addressing Houselessness in Deschutes County (houselessindeschutes.org)).

In the current legislative session, HB 4123, a Coordinated Homeless Response Pilot between Deschutes County and the municipalities within it to address houselessness, has received support from the full City Council and the Board of County Commissioners. The bill is expected to pass and Bend and Deschutes County, along with other smaller cities, are committed to pooling resources, coordinating and supporting services for the houseless in our community.

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

Introduction:

The lack of buildable land and the resulting high home and rental prices have created a critical housing crisis in Bend. While the City has expanded the Urban Growth Boundary in 2016, the land in the annexation process will require significant investment in public infrastructure to service (not including private infrastructure), which will result in delay before the land can be developed. In addition, rental and home ownership prices have significantly outpaced wage growth.

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, there is still land waiting to be annexed into the City. The parcels which have been annexed and are expected to provide approximately 1000 new units of land in the next 5 years. 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 2019, state legislation (HB 2001) enabled the City to update codes for increased housing density in single-family housing zones. Council adopted the City codes changes for more middle-income housing in single-family zoned areas, such as duplexes, triplexes, quadplexes, townhomes, and cottage clusters.

State legislation in 2020 allowed for temporary emergency development of homeless facilities or locations outside of the land use process. In 2021 and 2022, the City purchased a hotel to provide housing options for individuals and families experiencing houselessness and the City also bought the building that houses the permanent houseless shelter to ensure continuity in services.

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, after Council approval. This can be combined with financing from the City. 6. While the City has some very dedicated and superb affordable housing developers, most particularly Housing Works for multi-family development and Hayden Homes 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. 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.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

City of Bend addresses the Community Development and Housing needs of Bend through local funding and will do so through the foreseeable future. The use of CDBG funds is severely limited which has forced the City to be both creative and diligent in supporting the Consolidated Plan.

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 lead in continuing 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. Primary examples are the continued leadership of the Emergency Houselessness Task Force; participation in the Coordinated Homeless Response Pilot; the financial, rehab, and planning support of the Navigation Center; the conversion of two hotels to emergency housing; as well as the on-going CDBG and Affordable Housing Funds projects.

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 provides expedited permitting for affordable housing and has implemented the following: System Development Charge (SDC) Exemption and Loan Program. After the success of the City's deferral and loan program to facilitate affordable developments, Council adopted a blanket exemption of SDCs for affordable housing developments in 2017. 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, SDC fee exemptions, density bonus, cottage code, surplus land, and more. 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, after Council approval. Finally, the City is exploring four possible property tax exemptions to foster and maintain affordable housing. As it relates to fostering affordable housing through homeownership, the City supports multiple organizations with

land acquisitions, site planning, and down payment assistance.

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-reliance, 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. In 2022, the Navigation Center will provide coordinated services directed at moving individuals and families into permanent housing and stabilization.

Actions planned to develop institutional structure

The City will continue 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 organizations 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 and has taken an active leadership in the County and across the state to enhance coordination between public and private housing and social service agencies. Through the Emergency Homelessness Task Force and the future Joint Office, the actions of City will further 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 Housing Department has double staff and capacity. The 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:

DRAFT

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

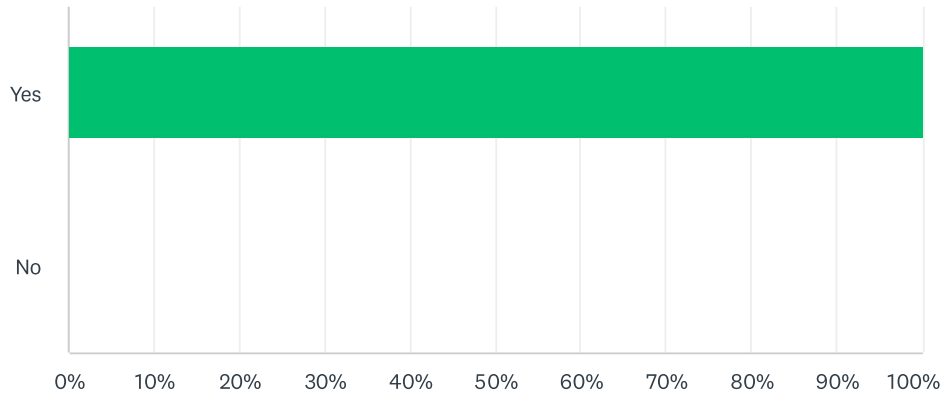
Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Q1 Considering the proposals collectively, were there enough high quality proposals submitted?

Answered: 6 Skipped: 0

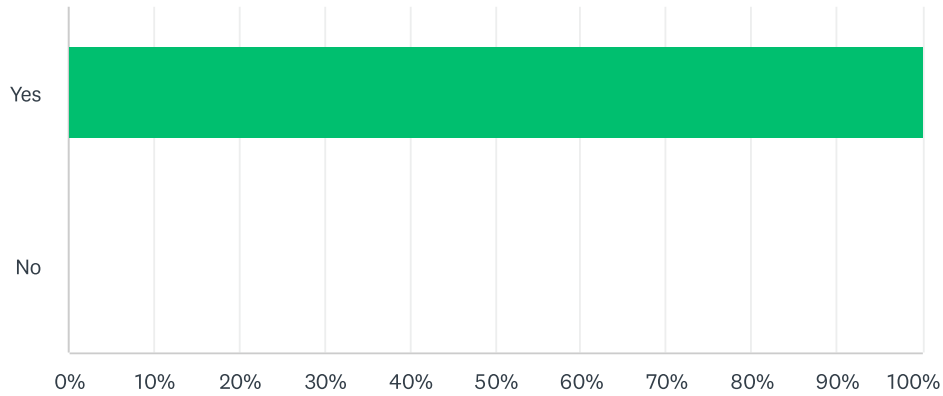


ANSWER CHOICES	RESPONSES	
Yes	100.00%	6
No	0.00%	0
TOTAL		6

#	COMMENTS	DATE
	There are no responses.	

Q2 Did the committee receive enough information to make an informed decision?

Answered: 6 Skipped: 0

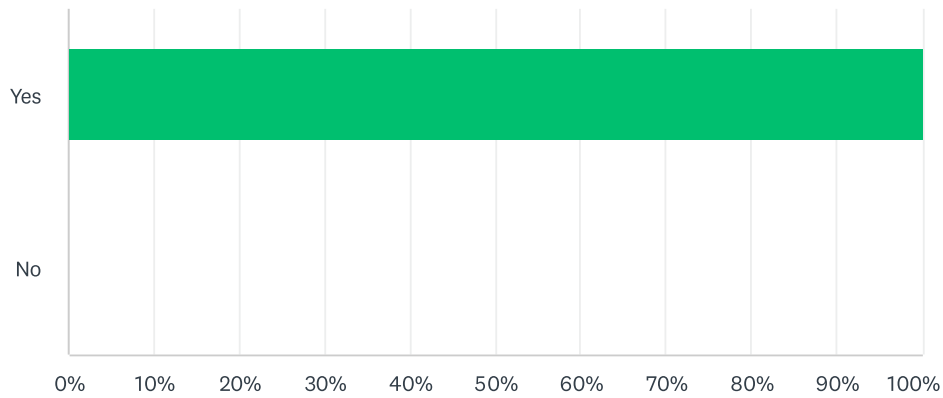


ANSWER CHOICES	RESPONSES	
Yes	100.00%	6
No	0.00%	0
TOTAL		6

#	COMMENTS	DATE
	There are no responses.	

Q3 Did the committee receive enough time to make an informed decision?

Answered: 6 Skipped: 0

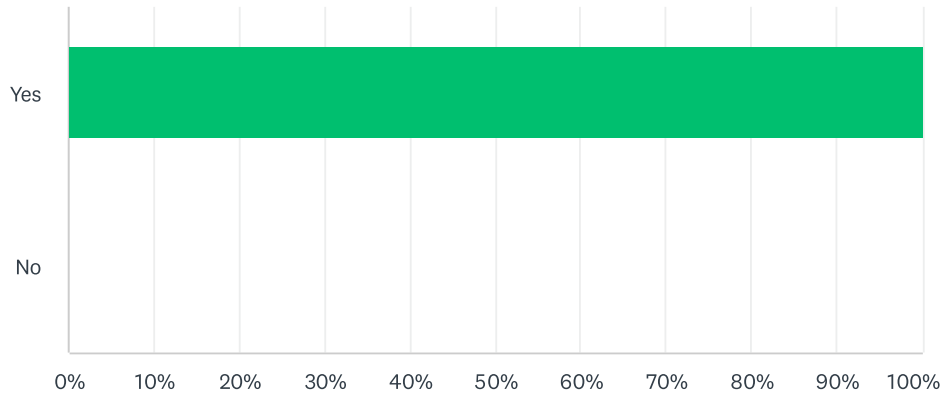


ANSWER CHOICES	RESPONSES	
Yes	100.00%	6
No	0.00%	0
TOTAL		6

#	COMMENTS	DATE
1	Plenty of time. Thank you Rachael for organizing it so well!	1/24/2022 3:04 PM

Q4 Was staff input helpful to the committee decision process?

Answered: 6 Skipped: 0

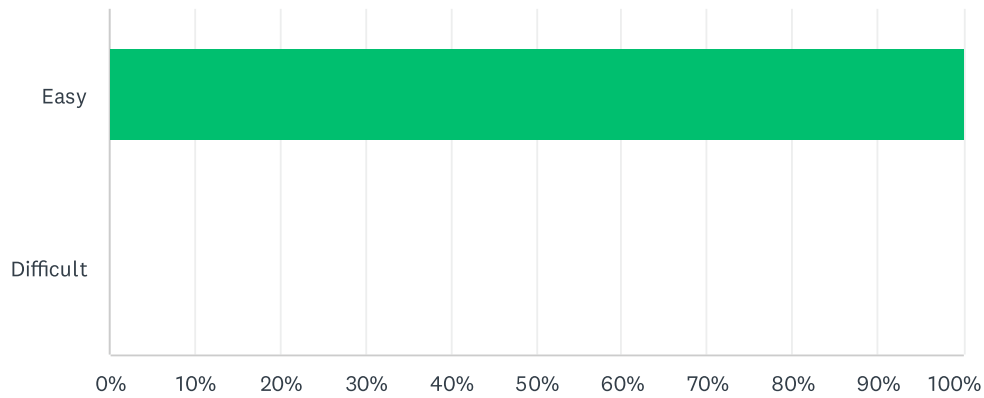


ANSWER CHOICES	RESPONSES	
Yes	100.00%	6
No	0.00%	0
TOTAL		6

#	COMMENTS	DATE
	There are no responses.	

Q5 Was general scoring criteria easy to understand or difficult?

Answered: 6 Skipped: 0

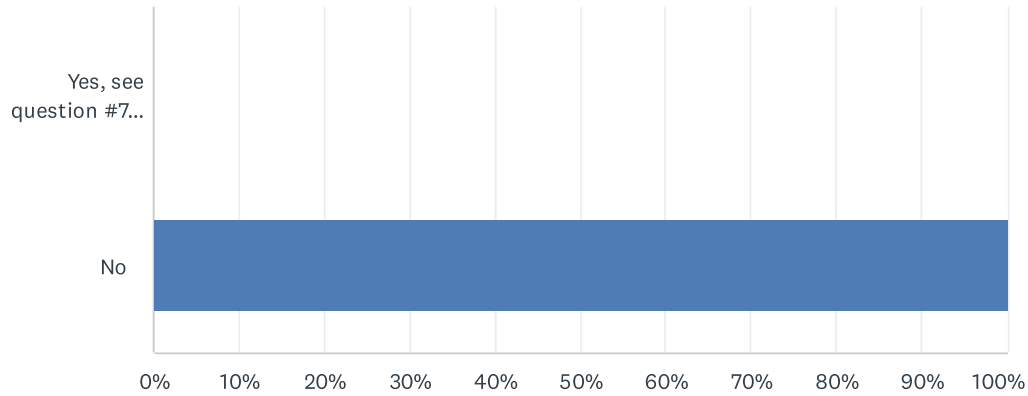


ANSWER CHOICES	RESPONSES
Easy	100.00% 6
Difficult	0.00% 0
TOTAL	6

#	COMMENTS	DATE
1	Sometimes a category doesn't apply and that gets a bit confusing but otherwise it's fine. I think the most confusing part is if and when funds do or do not get repaid and in how much time.	1/25/2022 11:20 AM
2	The only difficulty is sometimes the CDBG questions do not apply to applicants for services. WE work through it and not sure if the scoring sheet can be modified for service applications vs other?	1/24/2022 3:04 PM

Q6 In light of Covid-19, is there scoring criteria that should be adjusted or removed?

Answered: 6 Skipped: 0

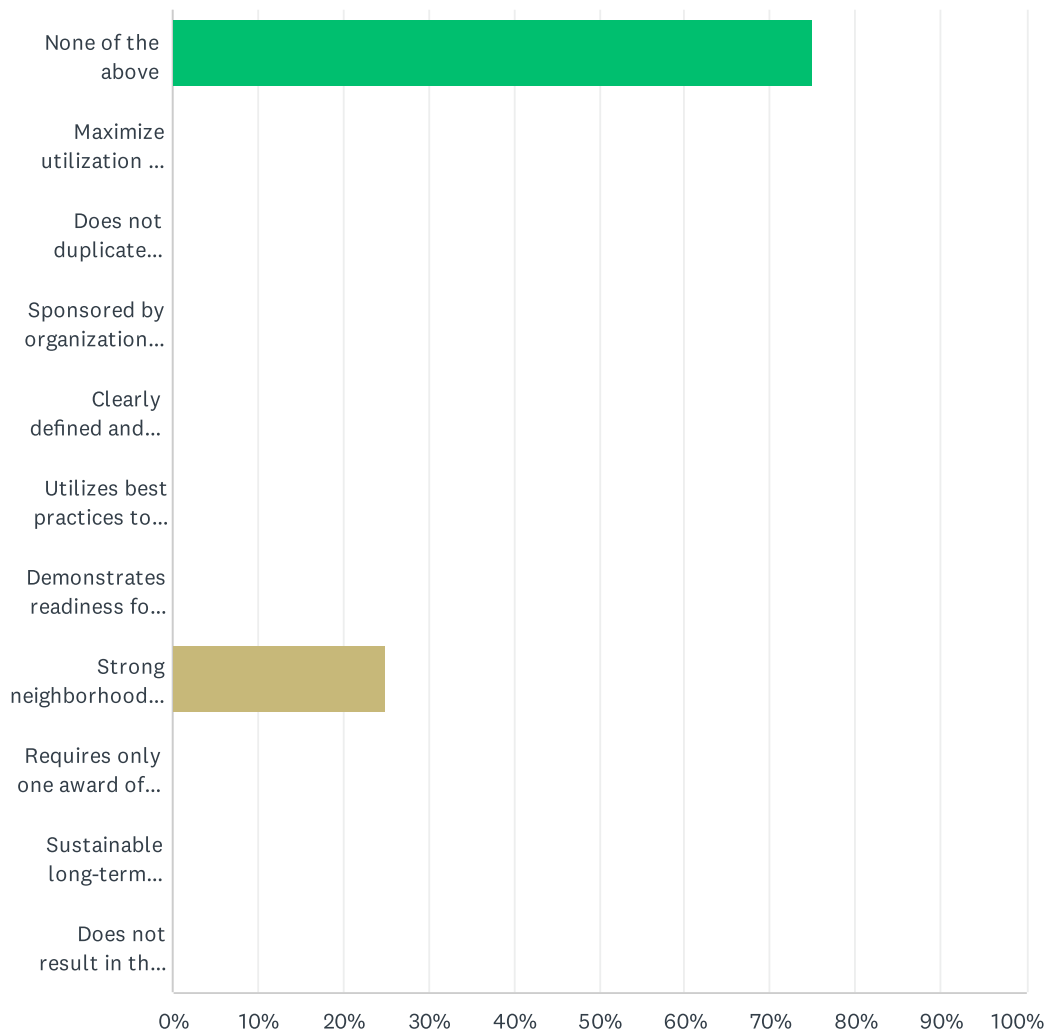


ANSWER CHOICES	RESPONSES	
Yes, see question #7 below to indicate which scoring criteria.	0.00%	0
No	100.00%	6
TOTAL		6

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q7 Are there any of the ten scoring criteria language that should be removed or adjusted? Mark the criteria below that should be considered for removal or adjustment.

Answered: 4 Skipped: 2



2022-23 AHAC Survey on Funding Recommendations Process

ANSWER CHOICES	RESPONSES	
None of the above	75.00%	3
Maximize utilization of outside funds and services (including cash contributions, in-kind contributions, and volunteers). Score zero if City resources would fund the entire project and give full points if City resources would fund less than 10% of the project.	0.00%	0
Does not duplicate services and effectively utilizes/maximizes partnerships. If new services proposed fulfill a community need a score of 10 would support this criterion, and when existing services address the identified need then a score of 0 would be rational.	0.00%	0
Sponsored by organizations or agencies that demonstrate staff capability and capacity to implement an effective proposed project that addresses the identified need or problem. Score full points to proposals that include spending timely and from programs that have completed funded projects successfully.	0.00%	0
Clearly defined and realistic in scope, location, need, budget, and goals (such as projects that deliver much needed housing units).	0.00%	0
Utilizes best practices to improve conditions or solve an identified problem.	0.00%	0
Demonstrates readiness for implementation in a timely manner upon receipt of the CDBG funds. A score of 10 is justified when the applicant has site control, financing identified/secured, and a timeline identified with work underway within 3 months of award.	0.00%	0
Strong neighborhood/community support, with sufficient evidence illustrating this support.	25.00%	1
Requires only one award of funds for the proposed phase or year of services . Full points are reasonable when the proposal identifies secured sources of funding, and no points are appropriate when all additional funding sources are pending.	0.00%	0
Sustainable long-term impact, whether these strategies preserve dollars or affordability of housing. Score full points to proposals that intend affordability to continue for over 50 years or will pay back the City within 5 years and no points are appropriate for proposals that will pay back the City after 50 years or affordability will only be preserved for 5 years.	0.00%	0
Does not result in the permanent displacement or relocation of current occupants from their homes or rental units in order to create additional affordable housing.	0.00%	0
Total Respondents: 4		

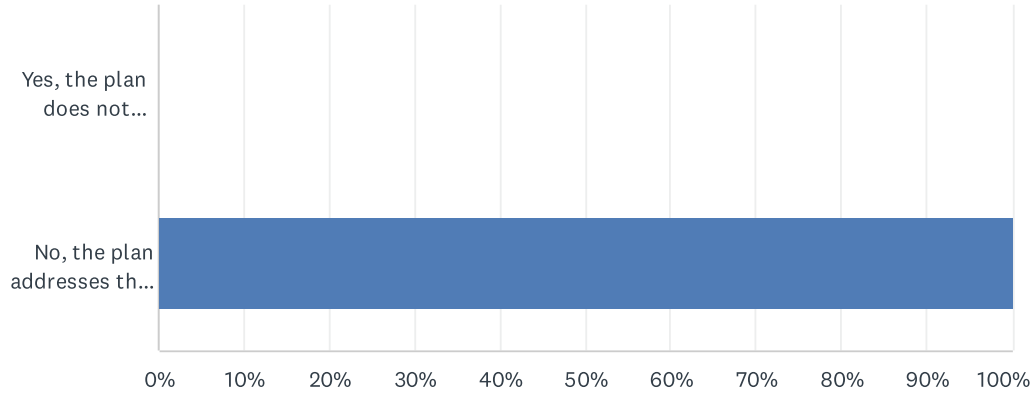
Q8 Any scoring criteria missing? Please provide suggestions.

Answered: 2 Skipped: 4

#	RESPONSES	DATE
1	time to repay or if repaying loan is even going to happen. Not sure we should include this at all. I don't see that above but have seen it in our scoring in the past.	1/25/2022 11:20 AM
2	None that I can think of right now.	1/24/2022 3:04 PM

Q9 Funding priorities reflect the goals of the 2019-2023 CDBG Consolidated Plan. In response to Covid-19, should AHAC consider revisiting or reprioritizing and amending the plan?

Answered: 5 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes, the plan does not address community needs as a result of Covid-19.	0.00% 0
No, the plan addresses the response necessary.	100.00% 5
TOTAL	5

#	OTHER (PLEASE SPECIFY)	DATE
1	Not sure how to answer this question.	1/25/2022 11:20 AM
2	It is my educated guess that the time to update the 2023/2024-2028 (next CDBG Consolidated Plan dates) will be affected by CFEC regulations as they are set to begin June 30, 2027? Would love to have a discussion on that. I realize CDBG are related to HUD/federal funding and perhaps CFEC is state/local so it may not interfere; yet it could intertwine with newly proposed state guidelines. It requires a deep dive.	1/24/2022 3:04 PM

Q10 What additional information could staff or applicants provide to the committee to help make the most informed decision?

Answered: 3 Skipped: 3

#	RESPONSES	DATE
1	For the most part, I feel the information in the application was adequate. I was confused about the lack of applicant-provided details on loan vs. grant and payback terms. I needed reminding about the policy and that unless the applicant indicated otherwise, they were agreeing to the policy terms. There was one applicant that did not provide a complete application. Perhaps such applications do not need to be considered by the committee.	1/26/2022 3:04 PM
2	Perhaps providing information on what their other options are if we cannot fully fund their ask, which happens almost all the time.	1/25/2022 11:20 AM
3	It would be helpful if staff could give applicants more guidance and have a "minimal" staff review to pass on to the committee for review. I felt the Florida project applicant was missing so much info that it wasn't worth our time to spend on it as many aspects were missing or incomplete.	1/24/2022 3:04 PM

Affordable Housing Development Proposal Evaluation Form - Program Year 2022/2023

Applicant/Agency: _____ Project Name: _____ Amount Requested: _____

GENERAL CRITERIA AND FUNDING PRIORITY (110 points) - Applicants may score a max of **10 points** for each criterion and priority determination

Criterion/Funding Priority	Score
Maximize utilization of outside funds and services (including cash contributions, in-kind contributions, and volunteers). Score zero if City resources would fund the entire project and give full points if City resources would fund less than 10% of the project.	
Does not duplicate services and effectively utilizes/maximizes partnerships. If <u>new</u> services proposed fulfill a community need a score of 10 would support this criterion, and when existing services address the identified need then a score of 0 would be rational.	
Sponsored by organizations or agencies that demonstrate staff capability and ability to implement an effective proposed project that addresses the identified need or problem. Score full points to proposals that include spending timely and from programs that have completed funded projects successfully.	
Demonstrates a clear and effectual plan for evaluating the progress of the project toward addressing the identified need or problem.	
Utilizes best practices to improve conditions or solve an identified problem.	
Demonstrates readiness for implementation in a timely manner upon receipt of funds. A score of 10 is justified when the applicant has site control, financing identified/secured, and a timeline identified with work underway within 3 months of award.	
Strong community support, with sufficient evidence illustrating this support.	
Requires only one award for the proposed development phase. Full points are reasonable when the proposal identifies secured sources of funding, and no points are appropriate when all additional funding sources are pending.	
Sustainable long-term impact, whether these strategies preserve dollars or affordability of housing. Score full points to proposals that intend affordability to continue for over 50 years or will pay back the City within 5 years and no points are appropriate for proposals that will pay back the City after 50 years or affordability will only be preserved for 5 years.	
Does not result in the permanent displacement or relocation of current occupants from their homes or rental units in order to create additional affordable housing.	
Funding Priority Score (10 points for High Priority and 5 points for Low Priority – See next page for funding priorities).	
The maximum score an applicant may receive for this section is 110 points .	TOTAL

Funding Priorities. Projects meeting one of the following priorities will receive additional points. Projects may fall into only one of the following categories:

High Priority - Projects meeting one of the following priorities receive **10 points**:

- _____ Increase the supply of affordable rental housing that is available to households at 60% Area Median Income (AMI), 50% AMI and 30% AMI.
- _____ Increase homeownership opportunities for households at 80% AMI, 50% AMI, and 30% AMI.
- _____ Homeless Shelter Development
- _____ Infrastructure Development in majority low- and moderate-income neighborhoods.
- _____ Purchase and preserve existing low-income housing
- _____ Permanent Supportive Housing for Homeless

Low Priority - Projects providing Transitional Housing receive 5 points:

Projects meeting **none** of the above priorities receive **0 points**

Leveraging Bonus Award - Projects will be awarded additional points based upon amount of funding that they leverage (percentage of Affordable Housing Development funds request to total project costs per affordable unit).

- _____ 50% and over: 0 Points
- _____ 40% to 50%: 10 Points
- _____ 30% to 40%: 20 Points
- _____ 20% to 30%: 30 Points
- _____ Less than 20%: 40 Points

Repayment Bonus Award - Projects may receive a bonus point dependent upon their proposed repayment schedule:

- _____ Projects with repayment schedule of 3 years or less: 50 Points
- _____ Projects with repayment schedule of 10 years or less: 30 Points
- _____ Projects with repayment schedule of 20 years or less: 20 Points
- _____ Projects with repayment schedule greater than 20 years: 0 points

OVERALL SCORE

General Criteria and Funding Priorities Total Score	
Leveraging Bonus Score	
Repayment Bonus Score	
OVERALL SCORE	

Public Services Proposal Evaluation Form - Program Year 2022/2023

Applicant/Agency: _____ Project Name: _____ Amount Requested: _____

GENERAL CRITERIA AND FUNDING PRIORITY (110 points) - Applicants may score a max of 10 points for each criteria and priority determination

Criterion/Funding Priority	Score
Maximize utilization of outside funds and services (including cash contributions, in-kind contributions, and volunteers). Score zero if City resources would fund the entire project and give full points if City resources would fund less than 10% of the project.	
Does not duplicate services and effectively utilizes/maximizes partnerships. If <u>new</u> services proposed fulfill a community need a score of 10 would support this criterion, and when existing services address the identified need then a score of 0 would be rational.	
Sponsored by organizations or agencies that demonstrate staff capability and capacity to implement an effective proposed project that addresses the identified need or problem. Score full points to proposals that include spending timely and from programs that have completed funded projects successfully.	
Clearly defined and realistic in scope, location, need, budget, and goals (such as projects that deliver much needed housing units).	
Utilizes best practices to improve conditions or solve an identified problem.	
Demonstrates readiness for implementation in a timely manner upon receipt of funds. A score of 10 is justified when the applicant has site control, financing identified/secured, and a timeline identified with work underway within 3 months of award.	
Strong community support, with sufficient evidence illustrating this support.	
Requires only one award for the proposed development phase or year of services. Full points are reasonable when the proposal identifies secured sources of funding, and no points are appropriate when all additional funding sources are pending.	
Sustainable long-term impact, whether these strategies preserve dollars or affordability of housing. Score full points to proposals that intend affordability to continue for over 50 years or will pay back the City within 5 years and no points are appropriate for proposals that will pay back the City after 50 years or affordability will only be preserved for 5 years.	
Does not result in the permanent displacement or relocation of current occupants from their homes or rental units in order to create additional affordable housing.	
Funding Priority Score (10 points for High Priority and 5 points for Low Priority – See next page for funding priorities).	
The maximum score an applicant may receive is 110 points .	TOTAL

FUNDING PRIORITIES. Projects meeting one of the following priorities will receive additional points. Projects may fall into only one of the following categories:

High Priority - Projects meeting one of the following priorities receive 10 points:

___ Create new rental units for low, moderate and middle income families and individuals, veterans, seniors, special needs, public housing and other populations in need of affordable rental units.

___ Support homeownership through direct homebuyer assistance, such as down payment assistance, homebuyer counseling, land acquisition, low-interest second mortgages for low- and moderate-income homebuyers and partnerships with builders/developers seeking to provide affordable homeownership. Target population is primarily low and moderate income housing for families and individuals, and assistance to veterans, seniors, survivors of domestic violence, those with special needs and other populations in need of homeownership assistance.

___ Homeless Assistance and Shelter Development -- Work to tie homeless and special needs services to affordable housing development for homeless and special needs populations, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, homeless youth, veterans and homeless families. Create new homeless shelter units and preserve existing units to serve this population. Provide services to fragile populations. Provide counseling and outreach to homeless populations, both sheltered and unsheltered.

___ Land Acquisition and Infrastructure Development -- Emphasize where possible the acquisition of affordable land, including infrastructure development (to include streets, water, sewer, sidewalks and storm drainage) on such land to make it suitable for affordable housing development.

___ Purchase and Preserve Existing Low Income Housing.

___ Provide new permanent and permanent supportive housing to families and individuals suffering homelessness, utilizing a Housing First Model.

___ Support services for those that provide public services, such as food pantries, victim counseling, counseling services, financial and legal counseling and other services.

Low Priority - Projects meeting one of the following priorities receive 5 points:

___ Provide Employment Training to low and moderate income individuals and provide CDBG eligible economic development assistance.

___ Transitional Housing -- Provision of Transitional Housing, particularly housing that provides services for individuals and families for stays between 6 and 24 months.

Projects meeting **none** of the above priorities receive **0 points**

FUNDING PRIORITY SCORE

FUNDING PRIORITY SCORE	
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CITY OF BEND

M E M O R A N D U M

To: Affordable Housing Advisory Committee
From: Lynne McConnell, Housing Director
Elizabeth Oshel, Associate City Attorney
Re: Martin v. Boise and the City's Response to Homelessness
Date: February 9, 2022

Being homeless and having no place of your own to go is not a crime, and cities are prohibited from imposing criminal or civil sanctions based on a person's status of being homeless. Due to federal court rulings, discussed below, a city's ability to regulate sleeping in its public places is directly related to a community's ability to provide shelter for individuals who might otherwise need to use public places to sleep. Until there are more places for people to go, the City is limited in how it manages camps in public places. Further, Oregon law requires cities and counties to develop policies that recognize the social nature of the problem of homeless individuals camping on public property, and, if the city or county removes established campsites from public property, to implement the policies to ensure the most humane treatment for removal of homeless individuals from camping sites on public property. See, ORS 203.077.

In the April 2019 *Martin v. City of Boise* decision, the U.S. 9th Circuit Court of Appeals ruled that cities cannot punish homeless people for sleeping outside on public property when there are no other options for shelter available. In 2019, the U.S. Supreme Court denied a petition by the City of Boise to review the case, leaving in place the 9th Circuit ruling. This does not prevent cities from adopting so-called "reasonable time, place and manner" restrictions on the sleeping, camping, or use of

public space. This case has been applied in Oregon, in a case called *Blake v. City of Grants Pass*.

The City of Bend does not ban camping in the right-of-way or in other public space, but does regulate the right-of-way, including prohibition on obstructions and construction of structures, on public roads and sidewalks. The City Manager has adopted Administrative Policy ADM 2021-1, which provides the framework through which the City may remove established campsites, in identified circumstances, in a manner consistent with state law. The City responds to public health and safety issues relating to camping in the right-of-way, including providing resources like trash and debris removal, to maintain clear sidewalks and road access. Campsites on City rights-of-way that are having the greatest impact on public health and safety may be closed and removed if other management efforts are not successful.

Because the community is experiencing increasing negative impacts due to unsheltered houselessness, including significant health, safety and sanitation concerns, and to provide for safer and healthier living conditions for those living unsheltered, the City continues to look for more permanent solutions. Throughout 2022, the City will be developing an ordinance regulating camping in the City, which will include community input, and will be drafted to comply with current legal requirements. But until there are more shelters for individuals experiencing houselessness, the City is limited in how it manages camps in public places.

The administrative policy does give the City the ability to act quickly in some situations when people are camping in unsafe locations. The administrative policy is not, however, a tool to broadly prohibit sleeping or camping in public places. The City does not have the ability to outright prohibit people from sleeping in public places without accounting for other factors, or to sanction them for doing so. Instead, a city's ability to regulate sleeping in its public places is directly related to a community's ability to provide shelter for homeless individuals who might otherwise need to use public places to sleep. To that end, the City has been working to create more shelter capacity in Bend, and has been working with Deschutes County to deepen the County's involvement in providing the variety of mental health and other services that are traditionally the responsibility of counties, not cities.

The City's response to people camping in the right-of-way is also guided by an understanding that, as described by the National Law Center on Homelessness & Poverty:

- Laws criminalizing homelessness make homelessness much harder to escape. Criminal convictions, and their collateral consequences, can bar access to employment and housing.
- Criminal convictions, even for minor crimes, can also make someone ineligible for federally subsidized housing.
- Civil penalties carry similar consequences. Unaffordable tickets lead to ruined credit which can serve as a direct bar to housing access.

Against this legal background, and understanding that government response to homelessness can often exacerbate the conditions that make finding housing difficult, the City is working with community partners on solutions. This comprehensive set of strategies include finding ways to keep people in their homes, providing temporary transitional housing, and increasing the availability of affordable housing in Bend. The work of the Affordable Housing Advisory Committee is crucial to the success of these efforts.

Sources:

League of Oregon Cities, "Homelessness and Public Space",
<https://www.orcities.org/resources/reference/homeless-solutions/homelessness-public-space>.

National Law Center on Homelessness & Poverty, "Housing Not Handcuffs 2019,"
<https://homelesslaw.org/wp-content/uploads/2019/12/HOUSING-NOT-HANDCUFFS-2019-FINAL.pdf>.

Martin v. City of Boise, 920 F.3d 584 (9th Cir. 2019)
<https://cdn.ca9.uscourts.gov/datastore/opinions/2018/09/04/15-35845.pdf>.