



CITY OF BEND

CDBG Annual Action Plan
Program Year 2023-2024

Expected Resources

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

Introduction

Within this program year, the City of Bend expects to receive \$606,136 in CDBG entitlement funds and estimates earning \$35,000 in Program Income. This Consolidated plan will also apply \$40,000 of unallocated funds from prior year awards toward down payment assistance to low- and moderate-income households. These funds remain unallocated because of unanticipated Program Income earned in the previous program years.

The funding allocations consider the administrative and public services caps based on the City earning \$187,248 in Program Income the prior program year and an estimate of receiving \$35,000 in the current program year. Based on Program Income estimates for this program year and collected last year, the City of Bend applied \$119,007 of this year's awarded funds to public services and \$128,227 to planning and administration expenses.

Assuming federal funding levels remain the same, the City of Bend estimates receiving \$641,136 in CDBG and Program Income each year of the Consolidated Plan. After this program year, the remaining Consolidated Plan years from July 1, 2024, to June 30, 2028, will allocate a total estimate of \$2,564,544 in CDBG funds.

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	606,136	35,000	40,000	681,136	2,564,544	This is based upon assumed HUD budget not being reduced in next five years.

Table 53 - 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 14:1. 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) and Commercial and Industrial Construction Tax fund (\$100,000 in first year) 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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City has identified limited capacity to surplus workable properties and provide them for affordable housing development. The City assisted the County to surplus properties 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. To make up for that lack of support the City combines local funding along with local donated land, exemptions of Systems Development Charges (referred to as Impact Fees in other regions of the country) and any other grants they can find to assist in packaging finance and development projects to create more affordable units.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Assist Homeless with Shelter and Services	2023	2027	Homeless		Assist Homeless with Shelter and Services	CDBG: \$119,007	Homeless Person Overnight Shelter: 285 Persons Assisted
2	Create and Preserve Affordable Home Ownership	2023	2027	Affordable Housing Non-Homeless Special Needs		Create and Preserve Affordable Homeownership	CDBG: \$393,902	Homeowner Housing Added: 40 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Assist Homeless with Shelter and Services
	Goal Description	Four funded projects meet this goal: Bethlehem Inn, DAWNS House, Grandma’s House, and Living Options for Teens program.
2	Goal Name	Create and Preserve Affordable Home Ownership
	Goal Description	Homeownership financial assistance will be available for four low- and moderate-income households to purchase homes at Crescita a KOR Community Land Trust development. Additionally, funds for pre-development expenses will provide KOR Community Land Trust an opportunity to develop 40 homes for low- and moderate-income households to purchase.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following describes the program activities that will be undertaken with the City of Bend’s 2023 CDBG allocation. Priority levels are based on the evaluation of needs outlined in the 2023-2027 Consolidated Plan. Bend’s CDBG program administration will bring fair housing awareness when participating in development of City policies and ensure funded projects conduct their programs in furtherance of fair housing.

Projects

#	Project Name
1	Bethlehem Inn, Part of the Solution
2	DAWNS House, Maintaining Housing and Addiction Services
3	Grandmas House, Maternity Group Home for Youth Experiencing Homelessness
4	Cascade Youth and Family Center, Living Options for Teens
5	Crescita Down Payment Assistance
6	KOR Community Land Trust, Simpson Avenue Pre-Development
7	2023-2024 CDBG Program Administration

Table 55 – 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. During the past year, obtaining and maintaining housing became much more difficult throughout Oregon. Developing affordable homeownership opportunities continues to be a priority of the Council.

AP-38 Project Summary

Project Summary Information

1	Project Name	Bethlehem Inn, Part of the Solution
	Target Area	
	Goals Supported	Assist Homeless with Shelter and Services
	Needs Addressed	Assist Homeless with Shelter and Services
	Funding	CDBG: \$53,007
	Description	Funding will support adding additional program delivery personnel with a case management coordinator.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	A total of one hundred adults and children of low- and moderate-income households will benefit from case management.
	Location Description	3705 N Hwy 97, Bend, OR 97703
	Planned Activities	Funding will support adding additional program delivery personnel with a case management coordinator.
2	Project Name	DAWNS House, Maintaining Housing and Addiction Services
	Target Area	
	Goals Supported	Assist Homeless with Shelter and Services
	Needs Addressed	Assist Homeless with Shelter and Services
	Funding	CDBG: \$26,000
	Description	Funding will be utilized for services delivery personnel including case management and mentorship.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	A total of 135 low- and moderate-income women in substance use recovery.
	Location Description	62024 Dean Swift Road, Bend, Oregon 97701-8596
	Planned Activities	Funding will be utilized for services delivery personnel including case management and mentorship.

3	Project Name	Grandmas House, Maternity Group Home for Youth Experiencing Homelessness
	Target Area	
	Goals Supported	Assist Homeless with Shelter and Services
	Needs Addressed	Assist Homeless with Shelter and Services
	Funding	CDBG: \$20,000
	Description	This project improves long term outcomes for youth by providing additional staff coverage for the Grandmas House. 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 to meet the required staff to youth ratios required by law.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	A total of twenty unaccompanied pregnant and parenting youth ages 16-24 and their children.
	Location Description	1600 NE Rumgay Lane, Bend, Oregon 97701-7287
	Planned Activities	Funding will help acquire additional staffing to support twenty unaccompanied pregnant and parenting youth for three thousand five hundred nights (based on annual occupancy).
4	Project Name	Cascade Youth and Family Center, Living Options for Teens
	Target Area	
	Goals Supported	Assist Homeless with Shelter and Services
	Needs Addressed	Assist Homeless with Shelter and Services
	Funding	CDBG: \$20,000
	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 maintain FTE to meet the required staff to youth ratios required by law.

	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	A total of twenty-five unaccompanied youth, ages sixteen to twenty-four, experiencing homelessness will receive this benefit.
	Location Description	19 SW Century Dr., Bend, Oregon 97702
	Planned Activities	Funding will help maintain staffing to support twenty-five youth for three thousand nights (based on annual occupancy).
5	Project Name	Crescita Down Payment Assistance
	Target Area	
	Goals Supported	Create and Preserve Affordable Home Ownership
	Needs Addressed	Create and Preserve Affordable Homeownership
	Funding	CDBG: \$40,000
	Description	Funding will be utilized for homeownership financial assistance to be given to four low- and moderate-income households.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	A total of four low- and moderate-income households will benefit from these affordable homeownership opportunities.
	Location Description	2500 NE 8th Steet, Bend, Oregon 97701
	Planned Activities	Funding will be utilized as homeownership financial assistance to be given to four low- and moderate-income households.
6	Project Name	KOR Community Land Trust, Simpson Avenue Pre-Development
	Target Area	
	Goals Supported	Create and Preserve Affordable Home Ownership
	Needs Addressed	Create and Preserve Affordable Homeownership
	Funding	CDBG: \$393,902
	Description	Funding will be utilized for the pre-development expenses such as design, engineering, legal, review, and permitting. Thirty home ownership opportunities will be developed for low- and moderate-income households.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Fourty low- and moderate income households will benefit from the opportunity to purchase a home.
	Location Description	19755 Simpson Ave., Bend, OR 97702
	Planned Activities	Funding will be utilized for the pre-development expenses such as design, engineering, legal, review, and permitting. Fourty home ownership opportunities will be developed for low- and moderate-income households.
7	Project Name	2023-2024 CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$128,227
	Description	Administration of CDBG program for the City of Bend.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City of Bend will contract with Fair Housing Council of Oregon for at least two fair housing trainings for the benefit of low- and moderate-income households.
	Location Description	709 NW Wall St., Bend, OR 97709
	Planned Activities	Administration of CDBG program for the City of Bend, including funding fair housing education for the benefit of low- and moderate-income households.

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - 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 over 100 affordable rental units will be completed that did not utilize any Community Planning and Development (CPD) funds.

One Year Goals for the Number of Households to be Supported	
Homeless	4
Non-Homeless	10
Special-Needs	2
Total	16

Table 57 - 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	16
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	16

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

This does not include households receiving public services nor does it include the over 100 estimated 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, community members 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

Community members 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 tenant representation on the Housing Works governing board and through tenant meetings.

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

Not applicable.

Discussion

Housing Works is a viable, competent, and valued partner of the City of Bend in addressing the needs of 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 are a wide range of providers in Bend who provide a valuable service (or services) that can help prevent or assist somebody in moving 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, Shepherd's House, REACH, DAWNs House, various health care providers, and other contributors in addressing persons experiencing homelessness and with 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's CDBG funds support four projects that address the needs of homeless individuals, particularly those that are unsheltered. Specifically, the City is funding case management personnel for Bethlehem Inn, DAWNS House, J Bar J's Grandma's House, J Bar J's Living Options for Teens or the LOFT program. The LOFT serves unsheltered minors and Grandma's House supports teen mothers. Bethlehem Inn is an emergency shelter and DAWNS House provides temporary housing for women in recovery from alcohol or substance abuse.

Addressing the emergency shelter and transitional housing needs of homeless persons

The projects above provide ancillary housing services. The 2021-20213 Council adopted a goal of 500 shelter beds for the biennium. Through state legislation under House Bill 3261, House Bill 4212, and House Bill 2006, cities could cite homeless shelters easier. Bend approved four transitional housing communities, two hotels for non-congregate shelter, and the Lighthouse Navigation Center. Resources available through HB 2006 also allowed the Lighthouse Navigation Center to operate as a navigation services hub and provide coordinated services to address houselessness. The City is on track to complete its goal of creating 500 shelter beds for the biennium.

Council adopted the Safe Parking Program into the City Code in the spring of 2021. The Safe Parking Program allows property owners or lessees limited overnight parking for persons experiencing homelessness. At the time of drafting this Consolidated Plan, there were 16 parking spots at 5 locations within Bend.

Because the state legislation will sunset in June of 2023, Council adopted additional shelter City Code changes to make citing shelters easier in the future. Council adopted a Camping Code which will give

greater clarity to Bend's community members regarding where, when, and how camping can occur in Bend's public rights of way.

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 Bethlehem Inn, DAWNS House, Grandma's House, the Lighthouse Navigation Center, and Stepping Stone provides homeless individuals and families with assistance and education necessary to transition to permanent housing and maintain housing stability. Affordable Housing Funds will be applied to the construction of Cleveland Commons, a permanent supportive housing program for thirty-four formerly chronically homeless households.

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

City funding through the American Rescue Plan Act and the City's own Commercial and Industrial Construction Tax will supplement state funds in supporting households with mortgage and rent assistance to maintain housing. NeighborImpact receives ARPA funds from the City to connect community members with rental or mortgage assistance. 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

Thrive Central Oregon offers case management to community members in Bend and the Central Oregon Region. Thrive helps connect community members to legal services, employment, health care, and any other available resources.

Discussion

City of Bend Council Goal objectives for the 2023-2025 biennium include the following:

- Maintaining support and technical assistance for the Lighthouse Navigation Center and Stepping Stone
- Support shelter operators through capacity building efforts focused on technical assistance, peer support and program expansion

- Support the region’s Coordinated Houseless Response Office’s work on education, revenue creation, and capacity building for houseless service providers

The City of Bend’s Housing Department will aim to meet these objectives with a variety of resources, included CDBG. Specifically, CDBG funding will support case management personnel from programs at Bethlehem Inn, DAWNS House, Grandma’s House, and the LOFT. Other resources will support case management at the Lighthouse Navigation Center and Stepping Stone. While additional funds will support NeighborImpact and Thrive Central Oregon for households to maintain housing and prevent displacement.

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

Introduction:

There are numerous barriers to affordable housing in Bend, including lack of affordable serviced land for development, funding source difficulties for most large developments, all housing stock in high demand, insufficient number of affordable housing developers, and a market that supports higher end housing development on scarce available land.

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 has identified some strategies to address these barriers. Surplusing City owned properties can address the land cost barriers, but there is limited City land to surplus and much of it will take unique approaches for development. Property tax exemptions for affordable housing development is another approach the City adopted to incentivize such projects. Continued outreach to affordable housing developers in the region as the local affordable housing developers are not enough. Finally, the City continues to review its existing policies to identify when those practices pose obstacles to affordable housing. Additionally, the City will explore new policies or policy revisions to facilitate development of affordable housing and the prevention of homelessness.

Discussion:

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.

Since 2015, Bend worked toward the ability to build higher density housing types, such as duplexes, townhomes, and accessory dwelling units (ADUs) in single-family residential zones. A strained housing

market throughout Oregon intensified during the pandemic and the City continued pursuit of code changes that would provide greater upzoning opportunities. In 2019, state legislation (HB 2001) accompanied the City's efforts for additional municipal code updates and allowed greater housing density in single-family housing zones. City staff presented to Council and the community the affirmatively furthering fair housing basis for the additional code changes (See the City staff presentation at <https://youtu.be/h4dC1NAldzY>). Council adopted the City codes changes for more middle housing in single-family zoned areas. Adding these types of homes helps meet the housing needs of many younger people, older people, and people who work hard but can't afford a large, detached house of their own. Production is expected to continue to increase as Bend developers transition to building these types of units.

Council changes to City Code made safe spaces for persons experiencing homelessness to park and made it easier for providers to develop shelters for houseless community members. These City Code changes will remain in place if temporary state legislation expires. City staff will explore processes to better streamline applications for managed parking programs, temporary managed outdoor shelters, emergency shelters, and transitional housing.

Council adopted property tax exemptions for non-profit affordable housing developments and mixed-use developments which would provide more affordable housing. These are just some of the affordable housing developer incentives expected to increase affordable housing in the upcoming program year.

Housing staff continue their work to affirmatively further fair housing in Bend. Once HUD implements rules on the requirements of a jurisdiction's Equity Plan the City will finalize drafting its Equity Plan to submit as a piece of its 2023 Consolidated Plan. Additionally, Housing staff regularly work with all other City departments and the County to streamline affordable housing developments throughout Bend, so that all Bend community members can find housing in the neighborhood of their choice.

Finally, the Affordable Housing and Sustainable Development goal of the 2023-2025 Council includes strategies to optimize the housing continuum. Housing Department staff will be tasked to continue exploration of code/policy options to streamline housing development processes for greater affordable and middle-income housing options.

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 lead in continuing to seek ways to expand and refine how those whose needs are underserved are informed about the financial and informational resources available to them in the community. Primary examples are the following:

- Coordination with Oregon Housing and Community Services (OHCS) and the Central Oregon Intergovernmental Council (COIC) on funding for shelter operations in Bend
- The financial, rehab, and planning support of the Lighthouse Navigation Center
- The conversion of two hotels to emergency housing
- The implementation and first funding distribution of the Commercial and Industrial Construction Tax to benefit households at 30 percent AMI or below, and
- The on-going CDBG and Affordable Housing Funds projects.

Access to broadband internet increasingly impacts communities economic and community development. As mentioned in MA-60, 92 percent of Bend’s households subscribe to broadband. Bend’s households with higher incomes are more likely to have broadband with an internet subscription. All households with children enrolled in Bend La Pine Schools receive an iPad and, if needed, a mobile internet hotspot. The local Connect2Compete program provides a broadband internet subscription for \$9.95 a month to households with children enrolled in K through 12. Through the Lifeline program, Oregon’s Public Utility Commission offers income-qualified households with a monthly discount (up to \$15.25) on a phone or broadband (up to \$19.25). The Deschutes Public Library makes available computers with internet during its hours of operation and 50 mobile hotspots for check-out up to 3 weeks at a time.

Housing staff outreach asked those experiencing homelessness, regarding their experience with access to computers and the internet. Lessons learned from the Covid-19 Pandemic demonstrated the importance of in-home access to the internet. For Bend’s community members without a home, often access to a computer is only available to them in public spaces during hours of operation. Primarily those that identified as houseless reported difficulties charging their phones for access to the internet.

Extreme weather instances in the region the past three years also taught valuable lessons. Partnerships

between homeless service providers and the City enabled expanding places to sleep and hours of operation at emergency shelters for persons experiencing homelessness to escape winter cold or summer smoke and heat. In the Summer, the City of Bend funded hygiene and cooling stations with water to identified areas where community members were living outdoors. With a recently hired Director of Emergency Management, Bend will develop a program to respond to these risks and mitigate potential harm to the community.

Actions planned to foster and maintain affordable housing

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

In addition, the City provides expedited permitting for affordable housing and has implemented the 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, in addition to expedited processing and SDC fee exemptions, include a density bonus, cottage code, and surplus land awards.

To assist developers of affordable housing, the City of Bend adopted a policy to provide property tax exemption for multi-family housing developments that are affordable to households earning up to sixty percent of Area Median Income. The exemptions are provided for twenty years, after Council approval. Recently the City implemented additional property tax exemptions to foster and maintain affordable housing with Council approval: a tax exemption for non-profits providing affordable housing and a ten-year property tax exemption for multiple unit properties offering ten percent of the units as 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 can 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 2023, the Lighthouse Navigation Center, Stepping Stone, Bethlehem Inn, DAWNS House, the LOFT, and Grandma's House 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 to offer agencies technical assistance for 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. With the Deschutes County Coordinated Houseless Response Office and the Homeless Leadership Coalition, the 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 increased 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:

It is difficult, if not impossible, to address and alleviate all underserved needs in the community. Bend, in cooperation with numerous partners, attempts to do so on a regular basis. While unlimited funding would make this an easier prospect, Bend does a very good job with what resources it has. For example,

this year the System Development Charge Exemption for Affordable Housing will sunset, but the City will work towards extending it for continued development of affordable housing.

Program Specific Requirements

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	35,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	35,000

Other CDBG Requirements

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

The City of Bend estimates it will collect \$35,000 in program income this year and those funds were included in the Projects Table to be carried out through the year.