

City of Bend 2010 Action Plan

(Program Year July 1, 2010 – June 30, 2011)

Introduction -- As a Community Development Block Grant (CDBG) direct entitlement community, the City of Bend will receive an annual allocation of CDBG funds from the US Department of Housing and Urban Development (HUD). The City of Bend's 2009-2014 Consolidated Plan is a 5-year housing and community development strategy that has been prepared to assess and identify community needs and to establish priorities for the use of the city's CDBG funding and other resources. One component of the Consolidated Plan is the Strategic Plan, which guides the city's use of its CDBG funding for the 2009-2014 Consolidated Planning period.

Citizen Participation Process -- The 2011 Action Plan was developed over a period of approximately seven months, beginning with the CDBG and Affordable Housing Advisory Committee review and modification of the proposal packet in mid November, 2010. Requests for proposals were published and released November 17, 2010, with the proposals being due January 19, 2011. Presentations were made to the Committee February 17, 2011 and the Committee made its initial recommendations for funding February 24, 2011. The Affordable Housing Advisory Committee held a Public Hearing March 17, 2011. On April 1, 2011 a notice was published regarding a public hearing before the Bend City Council regarding the Annual Action Plan. Public Comment was taken up to May 4, 2011. During the Public Comment period _____ comments were received and during the public hearing _____ commented on the plan.

Executive Summary – The objectives of the 2011 Action Plan are to further the needs identified in the 2009 – 2014 Consolidated Plan. To do so the projects identified in the plan will cause these outcomes by: Producing and Preserving Affordable Housing through projects operated by NeighborImpact for foreclosure prevention and the City of Bend through the Home Modification Loan Program; providing Homeless and Special Needs Housing with assistance to Central Oregon Veterans Outreach for acquisition of a facility for Homeless Veterans suffering from Post Traumatic Stress Disorder; Address basic infrastructure needs that are necessary to provide a decent living environment or job creation for lower income workers by funding a project to remove architectural barriers through a City of Bend Curb Cut Program.

Past performance to meet these goals has been consistent, within the limited resources available to the City. Starting with the first year of funding, 2004, the City of Bend has assisted with homebuyer downpayment and mortgage reduction assistance, acquisition of a facility for homeless and runaway youth, administrative assistance to a regional homeownership center, construction assistance to a home for special needs individuals, rental assistance for homeless families and assistance in paying utility bills for low income families. In 2005 homebuyer assistance was again provided, a micro-enterprise program was assisted, emergency assistance for homeless was funded, a substance abuse counselor for runaway youth was provided, the regional homeownership center was again assisted, assistance for homeless was given in the form of rental aid, utility assistance was provided to low income families and a counselor was funded for a homeless center. 2006 saw projects funded that support rental of transitional housing, provide assistance for a youth center at a housing authority project, acquisition assistance for both transitional housing and land for construction of homebuyer housing,

DRAFT

assistance to the regional homeownership center and remodeling of a community center's entrance to meet accessibility requirements. 2007's funding provided support of rent for homeless families, direct homebuyer assistance, counseling for homebuyers, acquisition of a veteran's homeless facility, rehabilitation assistance for a public facility and fair housing and rental referral services. 2008, provided for removal of architectural barriers at two separate bus stops, foreclosure prevention counseling, homebuyer assistance and case management support at a homeless shelter. The 2009 funding assisted homebuyers, assisted with foreclosure counseling, helped with acquisition of a residence for homeless veterans and assisted with providing health care to low income Bend residents. In 2010 projects included Foreclosure Prevention Counseling, Mortgage Buy downs/Direct Homeownership Assistance, Removal of Architectural Barriers, Security Enhancements for a Domestic Violence Shelter, funding of a Dental Program for Low Income Bend Residents, Substance Abuse and Trauma Counseling for Victims of Domestic Violence, Fair Housing Counseling, Water Utility Assistance, and Modification of homes for low-income people with disabilities. All of these could be evaluated as successfully meeting the goals of the consolidated plan, although with the limited and decreasing federal funding, they are not keeping up with the demand in the community for these services. However, with the implementation of the City of Bend Affordable Housing Fee, increased resources are now being utilized to address some of these needs.

As stated above, the 2011 Action Plan was developed over a period of approximately seven months. Requests for proposals were published and released in November, 2010, with the proposals being due January, 2011. Presentations were made to the Committee in February, 2011. A Public Hearing was held before the Bend City Council in May, 2011. As stated above, Public Comment was taken up to May, 2011. During the Public Comment period no comments were received and no one spoke at the public hearing. No comments are withheld from this summary.

The City of Bend 2011 Action Plan lists the specific activities the city will undertake during the 2011 Program Year to meet the goals and objectives outlined in the Strategic Plan. The Plan details how the city will use CDBG funds, as well as other available resources, to address the city's outstanding housing and community development needs.

Available Resources.

For the 2011 CDBG Program Year, the city will receive \$480,539(Estimated) in CDBG funds. In addition to CDBG funds, affordable housing developers in the city can access Low Income Housing Tax Credits, state HOME funds, the City of Bend Affordable Housing Fee Funds and a variety of other funding sources. Until projects are underway, it is difficult to assess the likely magnitude of these other funds. However, for an estimate, we can expect the local Community Action Program Agency, NeighborImpact to receive approximately \$300,000 for the tri-county region of Jefferson, Crook and Deschutes counties in Continuum of Care funding (based upon previous years funding, although there is a proposal to reduce this by half). An estimated half of the total population of these three counties live in Bend, so an assumption could be made that half of that total, \$150,000, would be spent here. Housing Works (the Regional Housing Authority) has approximately 600 Section 8 assisted units in Bend that receive \$3.6 million in rental assistance. Additionally the Bend LaPine School District will receive approximately \$40,000 in McKinney Vento funding, of which approximately 70% would be spent in Bend. Currently there is one Tax Credit rehabilitation project underway in Bend that received approximately \$4 million in Tax Credits through the State of Oregon. There are no active

DRAFT

HOME funded projects in Bend. The City may receive Neighborhood Stabilization Funding that can be utilized in Deschutes, Jefferson and Crook Counties. Also, approximately \$1.5 million of City of Bend Affordable Housing Fee trust fund will be spent in the next year on projects ranging from downpayment assistance and construction financing to multi-family rehabilitation.

Other Federal Resources will be limited to what individual applicants receive for support services that can be utilized for housing expenses, most particularly Bethlehem Inn. Bend Area Habitat for Humanity does supply a significant amount of private resources for their projects, including material and donated labor.

The city's 2011 Action Plan allocates CDBG funds as follows:

Project Activities FY2011 CDBG Allocation:	\$ 379,000.00
Public Service Activities (<15% of FY2010 CDBG):	\$ 25,080.00
Program Administration (20% of FY2010 CDBG):	<u>\$ 96,107.00</u>
	\$ 481,000.00

SUMMARY OF AMOUNTS AND SOURCES OF OTHER RESOURCE

According to the Budgets provided by the recipients of funding for FY 2011 the following table indicates the sources and amounts of other resources expected with the 2011 CDBG projects:

Project	Source	Amount
City of Bend <u>Sidewalk and Curb Ramp Infill</u>	City of Bend General Fund	\$750,000
City of Bend <u>Sidewalk and Curb Ramp Infill</u>	Oregon Department of Transportation	513,000
Sub-total		\$1,263,500
NeighborImpact <u>Foreclosure Prevention</u>	NeighborWorks America	\$23,745
NeighborImpact <u>Foreclosure Prevention</u>	TARP	25,990
NeighborImpact <u>Foreclosure Prevention</u>	HUD Housing Counseling	24,430
NeighborImpact <u>Foreclosure Prevention</u>	Umpqua Bank	9,861
Sub-total		\$84,026
Central Oregon Veteran Outreach <u>Acquisition</u>	Anonymous Donor	\$500
Central Oregon Veteran Outreach <u>Acquisition</u>	City of Bend Affordable Housing Fee	\$50,000
Sub-total		\$500
City of Bend <u>Home Modification Program</u>	Ramp-A-Thon	\$70,000
Sub-Total		\$70,000
Total		\$1,468,026

SUMMARY OF SPECIFIC ANNUAL OBJECTIVES: FY 2011

The Action Plan allocates CDBG funds to support the following program areas:

- **Production and Preservation of Affordable Housing** – NeighborImpact was awarded \$25,000 in direct assistance to aid in providing Foreclosure Prevention Counseling and

DRAFT

Foreclosure Mitigation Services; and the City of Bend Disability Services was awarded \$90,000 for Home Modifications.

- **Homeless and Special Needs Public Service** – Central Oregon Veterans Outreach was awarded \$125,000 for acquisition of a facility for Homeless Veterans with Post Traumatic Stress Disorder, the City of Bend Disability Programs was awarded \$91,250 for Sidewalk/Curb Ramp Infill and an additional \$90,000 for home modification.

Actions to be Undertaken.

The following describes the program activities that will be undertaken with the City of Bend's 2011 CDBG allocation. Priority levels are based on the evaluation of needs outlined in the Strategic Plan. The city considered the research findings from the entire Consolidated Plan process, as well as the results of the extensive public participation process, to prioritize needs. In determining which projects to fund, the city considered the priority of the need addressed by each proposed project, as well as the feasibility of the proposed projects and the ability of the organizations to successfully undertake the proposed projects.

2011 ANNUAL PLAN PROJECTS:

These projects are proposed for the 2011 program year.

Action #11-1: NEIGHBORIMPACT FORECLOSURE PREVENTION COUNSELING AND FORECLOSURE MITIGATION SERVICES

Project description: This will fund a position to provide counseling, mitigation and community outreach to prevent foreclosures. This service provides in depth counseling to owners who are pre-delinquent or who have defaulted on their mortgage and are facing foreclosure.

Agency implementing activity: NeighborImpact, formerly the Central Oregon Community Action Agency Network..

Goal addressed by this project: Goal #1 – Produce and preserve both renter- and owner-occupied affordable housing

Objective addressed by this project: Objective #2: Support homeownership for Bend's workforce through direct homebuyer assistance, such as downpayment assistance, homebuyer counseling or low-interest second mortgages for low- and moderate-income homebuyers

Priority level of the objective addressed by this project: Medium Priority

Way in which activity will address priority need: The activity will provide direct assistance to homebuyers.

Estimated number of beneficiaries: 50 families

Timeframe for implementation: July 1, 2011 to June 30, 2012

Citation	Compliance with CDBG Regulations
24CFR570.201(n)	Basic Eligible Activity
	Sec. 570.201 Basic eligible activities. CDBG funds may be used for the following activities: (n) Homeownership assistance. CDBG funds may be used to provide direct homeownership assistance to low- or moderate-income households in accordance with section 105(a) of the Act.

DRAFT

24CFR570.208(a)(3)	Criteria for national objectives
	(a)(3) Housing activities. An eligible activity carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households. This would include, but not necessarily be limited to, the acquisition or rehabilitation of property by the recipient, a subrecipient, a developer, an individual homebuyer, or an individual homeowner; conversion of nonresidential structures; and new housing construction.
Compliance with 2009 – 2014 Consolidated Plan	
Goal #1	: Produce and preserve both renter- and owner-occupied affordable housing
Objective # 2	Support homeownership for Bend’s workforce through direct homebuyer assistance, such as downpayment assistance, homebuyer counseling or low-interest second mortgages for low- and moderate-income homebuyers
Evaluation of Needs	
First Tier Needs	Provide assistance to low- and moderate-income residents to enable them to purchase homes or to rehabilitate their homes or rental units
Priority Housing Activities and 2009 – 2014 Goals	
Priority Housing Needs –Owner	0 -- 30% High; 31 – 50% High; 51 -- 80% Medium

CDBG funding amount: \$25,000

Project location: Bend, Oregon

DRAFT

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name City of Bend

Priority Need
Medium Priority

Project Title
Housing Direct Client Assistance -- Foreclosure Prevention Counseling

Description
This will fund a position to provide counseling, mitigation and community outreach to prevent foreclosures. This service provides in depth counseling to owners who are pre-delinquent or who have defaulted on their mortgage and are facing foreclosure.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Corporate limits of the City of Bend

Objective Number DH-3	Project ID
HUD Matrix Code 05U	CDBG Citation 570.201(e)
Type of Recipient LMH	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator # of households assisted	Annual Units 50 Households
Local ID	Units Upon Completion 50 Households

Funding Sources:	
CDBG	<u>\$ 25,000</u>
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$25,000</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs.

DRAFT

Action #11-2: PUBLIC ACCESS IMPROVEMENT PROJECT

Project description: This project will provide new sidewalks and ADA curb ramps in selected areas in the City of Bend, which serve people with disabilities.

Agency implementing activity: City of Bend Accessibility Division

Goal addressed by this project: Goal #2 – Address infrastructure needs that are tied to affordable housing.

Objective addressed by this project: Objective #1 – Support street, water, sewer and other infrastructure projects to aid in the development or preservation of affordable housing in the city.

Priority level of the objective addressed by this project: High Priority

Way in which activity will address priority need: Will make sidewalk/crosswalk accessible to handicapped individuals

Estimated number of beneficiaries: 112 individuals based upon assisted units near the site.

Timeframe for implementation: July 1, 2011

Citation	Compliance with CDBG Regulations
24CFR570.201(c)	Basic Eligible Activity 570.201 Basic eligible activities. CDBG funds may be used for the following activities: (c) Public facilities and improvements. Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, except as provided in Sec. 570.207(a), carried out by the recipient or other public or private nonprofit entities. (However, activities under this paragraph may be directed to the removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements, including those provided for in Sec. 570.207(a)(1).)
24CFR570.208(a)(2)(D)(ii)(A))	Criteria for national objectives 570.208(a) Activities benefiting low- and moderate-income persons. (2) Limited clientele activities.((D) Be of such nature and be in such location that it may be concluded that the activity's clientele will primarily be low and moderate income persons. (ii) An activity that serves to remove material or architectural barriers to the mobility or accessibility of elderly persons or of adults meeting the Bureau of the Census' Current Population Reports definition of "severely disabled" will be presumed to qualify under this criterion if it is restricted, to the extent practicable, to the removal of such barriers by assisting: (A) The reconstruction of a public facility or improvement, or portion thereof, that does not qualify under paragraph (a)(1) of this section;
Compliance with 2009 – 2014 Consolidated Plan	
Goal #2	Address infrastructure needs that are tied to affordable housing.
Objective # 1	Support street, water, sewer and other infrastructure projects to aid in the development or preservation of affordable housing in the city. .

CDBG funding amount: \$ 80,000

Project location: Various locations, Bend, Oregon

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: City of Bend

Priority Need

Public Improvements

Project Title

Public Access Improvement Project

Description

This project will provide new sidewalks and ADA curb ramps on Hawthorne Avenue from 3rd Street to 5th Street which serve people with disabilities and low income communities

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Objective Number SL-1	Project ID
HUD Matrix Code 03L	CDBG Citation 570.201(c)
Type of Recipient LMC	CDBG National Objective 570.208(a)(3))
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Sidewalk and Curb Cuts completed	Annual Units
Local ID	Units Upon Completion Sidewalk and Curb Cut

Funding Sources:

CDBG	<u>\$ 80,000</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$80,000</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Action #11-3: COVO VETERANS HOUSING PROJECT

Project description: Acquisition of facility to provide housing for disabled Veterans.

Agency implementing activity: Central Oregon Veterans Outreach (COVO).

Goal addressed by this project: Goal #3 – Maintain the city’s ability to support services to homeless and special needs populations

Objective addressed by this project: Objective #2 – Support needed services to homeless and special needs populations with the most urgent needs, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families.

Priority level of the objective addressed by this project: Medium Priority

Way in which activity will address priority need: Will assist in the acquisition of a six bedroom house which was originally built as an adult foster home. The bedrooms have toilets, sinks and the house has a communal shower facility, kitchen, living room, conference room and sitting room.

Estimated number of beneficiaries: Eight homeless veterans at any one time

Timeframe for implementation: July 1, 2009

Funding Amount: \$125,000

Proposed Accomplishments: The residents of the home will be special needs clients and will be assisted in becoming self sufficient. Up to eight veterans will be living in the home at any one time. As each resident reaches their goals they will move to independent living and when that occurs another veteran will fill that space. Overall seven to nine veterans should benefit per year from the program.

Citation	Compliance with CDBG Regulations
24CFR570.201	Basic Eligible Activity
	570.201 Basic eligible activities. CDBG funds may be used for the following activities: (a) Acquisition. Acquisition in whole or in part by the recipient, or other public or private nonprofit entity, by purchase, long-term lease, donation, or otherwise, of real property (including air rights, water rights, rights-of-way, easements, and other interests therein) for any public purpose, subject to the limitations of Sec. 570.207.
24CFR570.208	Criteria for national objectives
	570.208(a) Activities benefiting low- and moderate-income persons. (2) Limited clientele activities.(A) Benefit a clientele who are generally presumed to be principally low and moderate income persons. Activities that exclusively serve a group of persons in any one or a combination of the following categories may be presumed to benefit persons, 51 percent of whom are low- and moderate-income: abused children, battered spouses, elderly persons, adults meeting the Bureau of the Census' Current Population Reports definition of "severely disabled," homeless persons , illiterate adults, persons living with AIDS, and migrant farm workers; (C) Have income eligibility requirements which limit the activity exclusively to low and moderate income persons;
Compliance with 2004 – 2009 Consolidated Plan	
Goal #3	Maintain the city’s ability to support services to homeless and special needs populations
Objective # 2	Support needed services to homeless and special needs populations with the most urgent needs, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families.
Evaluation of Needs	
First Tier	In partnership with existing service providers, provide support services to homeless and special needs populations with the most urgent needs (identified through the citizen participation process as individuals with substance abuse problems, individuals with severe, persistent mental illness, and homeless families)
Second Tier	Provide facilities and support services for homeless and special needs populations , other than the populations identified in the ‘First Tier’ category as those with the most urgent needs
Priorities for Special Needs Subpopulations	
Persons who are homeless	High

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name City of Bend

Priority Need
High Priority

Project Title
Veterans Housing Project

Description
Acquisition of shelter for homeless veterans.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Bend

Objective Number SL1.1	Project ID
HUD Matrix Code 01	CDBG Citation 24CFR570.201
Type of Recipient LMC	CDBG National Objective 570.208
Start Date (mm/dd/yyyy) 07/01/2009	Completion Date (mm/dd/yyyy) 06/30/2010
Performance Indicator # of individuals assisted	Annual Units 9 individuals assisted
Local ID	Units Upon Completion 1

Funding Sources:	
CDBG	<u>\$ 125,000</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$125,000</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs.

Action #11-4: Home Modification Program

Project description: Modification of homes for low-income people with disabilities to promote safety and accessibility with the goal of allowing participant homeowners to remain in their homes and to continue to live independently

Agency implementing activity: City of Bend Affordable Housing Division and Accessibility Division.

Goal addressed by this project: Goal #1 Produce and preserve both renter-and owner-occupied affordable housing, with emphasis on workforce housing and on reasonable land costs.

Objective addressed by this project: Objective #1 – Aid in the production/rehabilitation/preservation of renter- or owner-occupied housing through such strategies as property acquisition for affordable housing, the opportunity for public/private partnerships to provide mixed use/mixed income housing, or low-interest rehabilitation financing for low- and moderate-income residents.

Priority level of the objective addressed by this project: High Priority

Way in which activity will address priority need: Modifications will include removing barriers and making renovations to help participants overcome physical limitations through ramps, widening doorways, lever door hardware, cabinet hardware and cabinet modifications, curbless showers, grab bars, handheld shower units, lever faucets, handrails, improved lighting and floor covering enhancements.

Estimated number of beneficiaries: Six Households

Timeframe for implementation: July 1, 2011 to June 30, 2012

Saving Grace Matrix:

Citation	Compliance with CDBG Regulations
24CFR570.202(a)(1)	Eligible rehabilitation and preservation activities
	(a) Types of buildings and improvements eligible for rehabilitation assistance. CDBG funds may be used to finance the rehabilitation of: (1) Privately owned buildings and improvements for residential purposes; improvements to a single-family residential property (11) Improvements designed to remove material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to buildings and improvements eligible for assistance under paragraph (a) of this section.
24CFR570.208(a)(2)(C)	Criteria for national objectives
	570.208(a) Activities benefiting low- and moderate-income persons. (C) Have income eligibility requirements which limit the activity exclusively to low and moderate income persons;
Compliance with 2009 – 2014 Consolidated Plan	
Goal #1	Produce and preserve both renter-and owner-occupied affordable housing,
Objective #1	Aid in the production/rehabilitation/preservation of renter- or owner-occupied housing.

CDBG funding amount: \$90,000

Project location: City of Bend.

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name City of Bend

Priority Need

High Priority

Project Title

Home Modification Program

Description

Modification of homes for low-income people with disabilities to promote safety and accessibility with the goal of allowing participant homeowners to remain in their homes and to continue to live independently.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City Wide

Objective Number SL-1	Project ID
HUD Matrix Code 14D	CDBG Citation 24CFR570.202(a)(1)
Type of Recipient LMH	CDBG National Objective 24CFR570.208 (a)(2)(C)
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Rehabilitated Project	Annual Units 10
Local ID	Units Upon Completion 10

Funding Sources:

CDBG	<u>\$90,000</u>
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$90,000</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Acton#11-5: Home Modification Program Administration

Project description: Administration of the Home Modification Program. This is a program to modify homes for low-income people with disabilities to promote safety and accessibility with the goal of allowing participant homeowners to remain in their homes and to continue to live independently

Agency implementing activity: City of Bend Affordable Housing Division and Accessibility Division.

Goal addressed by this project: Goal #1 Produce and preserve both renter-and owner-occupied affordable housing, with emphasis on workforce housing and on reasonable land costs.

Objective addressed by this project: Objective #1 – Aid in the production/rehabilitation/preservation of renter- or owner-occupied housing through such strategies as property acquisition for affordable housing, the opportunity for public/private partnerships to provide mixed use/mixed income housing, or low-interest rehabilitation financing for low- and moderate-income residents.

Priority level of the objective addressed by this project: High Priority

Way in which activity will address priority need: Modifications will include removing barriers and making renovations to help participants overcome physical limitations through ramps, widening doorways, lever door hardware, cabinet hardware and cabinet modifications, curbless showers, grab bars, handheld shower units, lever faucets, handrails, improved lighting and floor covering enhancements.

Estimated number of beneficiaries: Six Households

Timeframe for implementation: July 1, 2011 to June 30, 2012

Citation	Compliance with CDBG Regulations
24CFR570.202(b)(9)	Eligible rehabilitation and preservation activities
	(a) Types of buildings and improvements eligible for rehabilitation assistance. CDBG funds may be used to finance the rehabilitation of: (1) Privately owned buildings and improvements for residential purposes; improvements to a single-family residential property (b) (9) Rehabilitation services, such as rehabilitation counseling, energy auditing, preparation of work specifications, loan processing, inspections, and other services related to assisting owners, tenants, contractors, and other entities, participating or seeking to participate in rehabilitation activities authorized under this section, under section 312 of the Housing Act of 1964, as amended, under section 810 of the Act, or under section 17 of the United States Housing Act of 1937; (11) Improvements designed to remove material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to buildings and improvements eligible for assistance under paragraph (a) of this section.
24CFR570.208(a)(2)(C)	Criteria for national objectives
	570.208(a) Activities benefiting low- and moderate-income persons. (C) Have income eligibility requirements which limit the activity exclusively to low and moderate income persons;
Compliance with 2009 – 2014 Consolidated Plan	
Goal #1	Produce and preserve both renter-and owner-occupied affordable housing,
Objective #1	Aid in the production/rehabilitation/preservation of renter- or owner-occupied housing.

CDBG funding amount: \$15,000

Project location: City of Bend.

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name City of Bend

Priority Need

High Priority

Project Title

Administration of Home Modification Program

Description

Provide administrative services for the Home Modification Program, a program to modify homes for low-income people with disabilities to promote safety and accessibility with the goal of allowing participant homeowners to remain in their homes and to continue to live independently.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City Wide

Objective Number SL-1	Project ID
HUD Matrix Code 14H	CDBG Citation 24CFR570.202(b)(9)
Type of Recipient LMC	CDBG National Objective 24CFR570.208 (a)(2)(C)
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Rehabilitated Project	Annual Units 10
Local ID	Units Upon Completion 10

Funding Sources:

CDBG	<u>\$15,000</u>
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$15,000</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Action #11-6: City of Bend CDBG Program Administration

Project description: Activities include preparing required reports and planning documents, contract administration, citizen participation, subgrantee monitoring, fair housing, environmental reviews and identification, and the development of programs to meet the needs of the community's lower income residents.

Agency implementing activity: City of Bend Affordable Housing Division

Goal addressed by this project: Although this does not address a specific Goal, it is a required element for all of the funded projects to meet their goals

Objective addressed by this project: Not applicable.

Priority level of the objective addressed by this project: Not applicable

Way in which activity will address priority need: Not applicable.

Estimated number of beneficiaries: Not Applicable

Timeframe for implementation: July 1, 2011

Citation	Compliance with CDBG Regulations
24CFR570.206(a)(1)	<p>Program administrative costs</p> <p>570.201 Basic eligible activities. Sec. 570.206 Program administrative costs. Payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under this part and, where applicable, housing activities (described in paragraph (g) of this section) covered in the recipient's housing assistance plan. This does not include staff and overhead costs directly related to carrying out activities eligible under Sec. 570.201 through Sec. 570.204, since those costs are eligible as part of such activities.</p> <p>(a) General management, oversight and coordination. Reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include, but are not necessarily limited to, necessary expenditures for the following:</p> <p>(1) Salaries, wages, and related costs of the recipient's staff, the staff of local public agencies, or other staff engaged in program administration. In charging costs to this category the recipient may either include the entire salary, wages, and related costs allocable to the program of each person whose primary responsibilities with regard to the program involve program administration assignments, or the pro rata share of the salary, wages, and related costs of each person whose job includes any program administration assignments.</p>
24CFR570.200 (a)(2)	<p>Criteria for national objectives</p> <p>i) Cost of administration and planning eligible under Sec. 570.205 and Sec. 570.206 will be assumed to benefit low and moderate income persons in the same proportion as the remainder of the CDBG funds and, accordingly shall be excluded from the calculation</p>

CDBG funding amount: \$ 96,107.00

Other expected funding: \$186,000.00

Project location: Bend, Oregon

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: City of Bend

Priority Need
Not Applicable

Project Title
CDBG Program Administration

Description

Activities include preparing required reports and planning documents, contract administration, citizen participation, subgrantee monitoring, fair housing, environmental reviews and identification, and the development of programs to meet the needs of the community's lower income residents.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Objective Number SL-1	Project ID
HUD Matrix Code 21-A	CDBG Citation 570.206(a)(1)
Type of Recipient NA	CDBG National Objective 570.200(a)(2)
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Plan Implemented	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	<u>\$ 96,107.00</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	<u>186,000.00</u>
Total	<u>\$282,107.00</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Goal Summary

Three projects address Goal #1, the production or preservation of affordable housing. One project will be funded in 2011 addressing Goal #2, infrastructure. One project addresses Goal #3, homeless and special needs public services. .

Geographic area of jurisdiction and allocation of funds-- The geographic area of jurisdiction is the Corporate Limits of the City of Bend. Attached are maps that show the areas of low/moderate income and also minority concentrations (based upon 2000 Census). The City of Bend does not allocate their CDBG resources based upon jurisdiction.

Homelessness and Special Needs Populations

An important component of the City of Bend 2011 Action Plan is the city's strategy to assist special needs populations. Specifically, during the 2011 Program Year, the City of Bend intends to address gaps in service for special needs populations through the following:

- Providing funding to projects that can leverage additional dollars;
- Supporting programs for homeless and special needs populations connected to affordable housing development, particularly supportive services for individuals with severe and persistent mental illnesses, individuals with substance abuse problems, and/or homeless families.
- Addressing the most urgent needs of homeless and special needs populations as they emerge given state budget cuts or other shifts in the service environment.
- Coordinating with other organizations and agencies, including attending Homeless Leadership Council meetings, to maintain awareness of the needs of homeless and other special needs populations, and to identify and assist with the identification of solutions to address these needs.
- Supporting HUD Section 202 and 811 projects (providing housing for the elderly and people with disabilities), as well as homebuyer education, financial counseling, needs identification, and other programs.
- Assist up to 200 non-homeless households with downpayment assistance, rehabilitation assistance and housing counseling.

The specific projects the City will fund during the 2011 CDBG Program Year that will benefit homeless and special needs populations are listed below:

- **Central Oregon Veterans Outreach**, providing permanent supportive housing
- **Foreclosure Prevention Counseling**, providing counseling to homeowners who might otherwise lose their homes and become homeless
- **Mortgage Buydown**, providing mortgage reduction assistance to help low income individuals and families become homeowners.
- **Downpayment Assistance**, providing downpayment assistance to help low income individuals and families purchase a home.

- **Home Modification Program**, providing assistance to disabled individuals to modify their homes and allow them to remain in their current location.

Additional funding is provided through NeighborImpact's Continuum of Care program (approximately \$135,000) and private donations to the various local homeless providers.

Efforts to Address Chronic Homelessness

There are significant gaps in servicing the chronically homeless in Bend and all of Central Oregon. The local shelters do an admirable job of attempting to meet the needs of the chronically homeless, but all existing shelters have drug and alcohol policies that preclude many of the chronically homeless from receiving shelter. The Housing First concept has not been readily received in Bend and Central Oregon, and with limited, declining, funding most shelters do not have the ability to serve this population. One notable exception is the progress made by Central Oregon Veterans Outreach in serving the chronically homeless veteran population, if not with shelter, at least with services. COVO works with veterans and others living in the numerous camps throughout this rural area and in the camps in town and adjacent to Bend. The credibility established by the COVO volunteers with the camp residents allows other providers to come into the camps and provide service. COVO also provides transportation to medical and benefit appointments. During the harsh winter lives were saved by the efforts of these volunteers and during the One Night Homeless Count volunteers from the Count were provided access to the individuals to conduct the survey and help with resource identification. The City of Bend has initiated discussions with various agencies to explore the creation of a "Wet" shelter to house those who are intoxicated upon admittal.

Many of the Chronic Homeless identified in the One Night Homeless count stated that the cause of their homelessness was because of mental health issues. The Public Health Care system in Central Oregon is part of the State system. The two medical centers serving a large majority of the population of the three county area have no formalized protocol for discharging homeless individuals. Both incorporate the needs of homeless individuals into their regular discharge planning policies and procedures. They work with formal and informal support systems including agencies and friends/family. The City works with the Homeless Leadership Coalition network to assist in accommodating the needs of homeless individuals and families accessing the services of the Public Health Dept. Addressing the needs of the medically fragile homeless population has been identified as a target area for inclusion in the 10 Year Plan. The Mental Health system in Central Oregon is part of the State system. In Oregon, state-operated psychiatric hospitals serve individuals with long term care needs while acute psychiatric care is provided in locally operated hospitals and crisis stabilization programs. The system is organized this way to encourage maintenance of local community and family support systems. Local community mental health programs work with the local acute psychiatric programs and the state hospital staff with respect to discharge planning. For patients in state psychiatric hospitals with extended hospital stays or exceptional barriers to community placement, the State Office of Mental Health and Addiction Services develops resources and facilitates community placements through its "Extended Care Management Team". The "Extended Care" program insures that some community resources are reserved for the "hardest to house" individuals; these individuals have their placements monitored to insure successful residential stability. The mental health team, which includes a Housing Specialist, works together to coordinate services to persons with mental illnesses and dual diagnoses who are homeless or at risk of homelessness.

The City also has a homeless population that had been released from corrections within the last 90 days. As part of the State of Oregon Corrections policies, every effort is made to move inmates to a facility closest to their home community. The focus is on preparing the inmate for release and developing the links to the community that are necessary for continuity of care, continued programs, family reintegration and continued supervision on post-prison supervision. The release plan includes identifying a place to live upon release and is then sent to the community corrections office that will be supervising the inmate. A parole officer must verify the residence and ensure the residence will provide stable housing for the inmate. If an inmate does not have an "acceptable" residence, other options are explored. Deschutes County Parole and Probation operates a short-term shelter program for male offenders who are released from prison. The purpose is to provide pro-social housing for male offenders released from prison or jail who are mandated by law to return to Deschutes County, but have no housing resources locally. However, in many cases this fall short and these individuals end up in the homeless camps. Bridges to Hope is a program for women who have recently been released from prison: services include rental assistance for move in costs and to stabilize housing. The program provides mentoring, development of an individualized plan and other services to assist women transitioning out of the prison system. Discharge planning begins before the inmate is released from prison. Volunteer mentors link female offenders to services and resources to help women transition back into the community and avoid homelessness.

Anti-Poverty Strategy

The low-incomes of many Bend citizens, combined with high housing costs have left them with insufficient means for decent, affordable living, and the city is cognizant of the needs of those living in poverty. The goals, objectives and actions outlined in the 2009 - 2014 Consolidated Plan and in this Action Plan are intended, in all cases, to assist those currently living in poverty by providing them with resources to move out of poverty, or to assist those in danger of moving into poverty to remain out of poverty.

The city's immediate goal is to ensure services are provided throughout the city to address the needs of these populations. In addition to directing CDBG funds to meet the goals and objectives outlined in the Consolidated Plan, the city intends to address the issue of poverty by supplementing resources to ensure an acceptable standard of living, and this will be accomplished through a number of programs and goals. These programs and goals include no interest loans to Habitat for Humanity for downpayment assistance, and support and services of other types for low-income persons. All of these activities support housing for low-income families, as well as transportation, safety, and the provision of other basic needs.

In addition, the city will continue to support and coordinate with local agencies that operate programs providing assistance to those living in poverty in Bend. Examples of such programs include Head Start and the Central Oregon Housing Stabilization Program operated by NeighborImpact (formerly the Central Oregon Community Action Agency Network), the Family Self-Sufficiency Program and the Section 8 Program operated by Housing Works (formerly the Central Oregon Regional Housing Authority), and various adult and youth employment and training programs offered by the Central Oregon Intergovernmental Council.

Foster and Maintain Affordable Housing

Through a number of activities, the city will seek to foster and maintain affordable housing. Efforts will include coordination with Low Income Housing Tax Credit projects, removing barriers to affordable housing, fostering public housing improvements and other actions. In addition to allocating CDBG funding to affordable housing projects, the city will undertake the following actions in 2010 to address affordable housing issues in Bend.

DRAFT

Table 3B ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: City of Bend Program Year: 2010	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	190		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	106		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	296		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	100		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	105		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	205		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	10		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	60		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	70		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	100		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	105		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	10		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	60		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	275		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	205		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	70		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	275		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Coordination with Low-Income Housing Tax Credit (LIHTC). In pursuing its affordable housing activities, the city will coordinate with and be supportive of LIHTC projects within its limits. This will include evaluating opportunities to support LIHTC projects with land subsidies, regular assessments of LIHTC awards in Oregon and consideration of LIHTC activity in promoting other affordable housing projects. Through its Affordable Housing Fee the City is supporting one application with leverage funding during this funding cycle at the State of Oregon. We will know by the middle of May whether this application was successful.

Remove barriers to affordable housing. The city will continue to implement an Affordable Housing Strategy. Opportunities to address affordable housing in 2010 include:

- **Analysis of impediments to fair housing.** The city has completed an Analysis of Impediments to Fair Housing. This study will assist identification of needs and obstacles and implementation of projects to address such needs and obstacles.
- **Subsidize land costs.** Land costs were identified as the single largest barrier to affordable housing in Bend. The city will support the implementation of a land trust to assist both affordable housing and economic development.
- **System Development Charge (SDC) Loan Program.** In interviews and public meetings, SDCs were identified as a significant barrier to the production of affordable housing. While SDCs cannot be subsidized with CDBG dollars, the city could use other funds to subsidize these charges and promote affordable housing. The city has established a loan program to facilitate affordable housing project SDC payments.
- **Provide incentives to developers for the creation of affordable housing.** The City of Bend has a Developer Incentive Program to assist affordable housing developers by removing some of the obstacles to creating affordable housing. Incentives currently offered include expedited processing and no interest SDC deferrals.
- **Explore and implement additional developer incentives.** The city will explore additional incentives that could be offered to developers, including incentives that address financial barriers, land use issues, and other obstacles to building affordable housing.
- **Provide property tax exemption for low-income rental housing.** In order to assist developers of affordable housing, the City of Bend has adopted a policy to provide property tax exemption for multi-family housing developments that are affordable to households earning up to 60% of Area Median Income. The exemptions are provided for 20 years, if approved by City Council.
- **Examine land use issues.** The city is currently revising its land use code, and city staff are developing recommendations for land use policy changes to facilitate the development of affordable housing. During the 2009 Program Year, city staff will continue to work with the code update process to ensure that affordable housing issues are considered and addressed in the new zoning code and in the annexation amendment that will be part of the expansion of the City's Urban Growth Boundary.

- **Examine city policies.** The city will examine its existing policies to identify where city 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.
- **Pursue/support property acquisition and disposition for affordable housing.** As CDBG and other funds are available, the city will pursue property acquisition to support the creation or preservation of affordable housing in Bend. The city will also explore the development of a policy on disposition of land that would require the city to consider affordable housing needs prior to disposing of city-owned land.
- **Work with affordable housing and service providers.** Numerous organizations produce affordable housing or provide supportive services to affordable housing properties in Bend. These include NeighborImpact, Housing Works, Cascade Community Development and others. The city will pursue increased communication and coordination with these nonprofit organizations and will work closely with them to remove barriers to affordable housing.

Foster public housing improvements. The city will work with Housing Works, formerly the Central Oregon Regional Housing Authority to identify ways in which the city can assist with public housing development, upgrades and activities. The City will encourage the involvement of public housing residents in the management of the facilities and the transition of public housing residents to homeownership. Currently, residents of Housing Works properties take part in voluntary family self-sufficiency activities as well as holding a position on Housing Works' governing board.

Other Actions to Address Community Needs

During the 2010 CDBG Program Year, the city will undertake the following actions to address community needs identified in the City of Bend Consolidated Plan:

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 2010 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 2009-2014 Consolidated Plan. In addition, the city will continue to seek ways to expand and refine the means by which those whose needs are underserved are informed about the financial and informational resources available to them in the community.

Evaluate and reduce lead-based paint hazards. The city will continue research on the lead-based paint hazard in Bend and will explore options for funding lead-based paint evaluation and abatement projects. Additionally the City will act 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.

Reduce the number of poverty level families. The city will actively work with housing and community development providers to help families move out of poverty through the

funding and implementation of public service activities, especially those that promote self-sufficiency, and 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.

Develop institutional structure. The city will offer technical assistance to agencies implementing projects with CDBG funds. This may include incorporating specific language from federal regulations into grant contracts, encouraging strategic plan development, providing staff training assistance, and implementing a City Risk Assessment and Monitoring Plan.

The Risk Assessment and Monitoring Plan outlines procedures the City will use to determine an organization's capacity to undertake a CDBG funded project. Project monitoring requirements for both city staff and the organization monitored are 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 Bend's 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's needs.

Enhance coordination between agencies. The city recognizes the importance of coordination among the city and the community's housing and social service providers in meeting the community's priority needs. Many of the actions outlined in this Action Plan call for the city to coordinate with local housing and social service providers in the identification, documentation and mitigation of community needs. This will result in a more streamlined and effective service delivery system. The City Affordable Housing Manager serves as a point of contact and to coordinate the city's role in addressing housing and community development needs. An Affordable Housing Advisory Committee reviews all CDBG applications. The Committee – which is composed of housing developers, social service professionals, 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. In addition to coordination with the housing and social service providers the City is working actively with Deschutes County to address the crisis facing residents of Mobile Home Parks who have been given eviction notices for the upcoming year. The City and the County are jointly coordinating efforts that include preservation and production of new facilities to address this vulnerable population.

Other Resources Available to Address Community Needs

The following resources are expected to be available to the City of Bend and other agencies and organizations in Bend during the 2010 CDBG Program Year to address the goals and objectives identified in the City of Bend's 2009 -- 2014 Consolidated Plan.

Federal Funding Resources

The following federal funding programs are expected to be available to the **City of Bend** in 2010 to address community needs identified in the City's 2009-2014 Consolidated Plan:

Community Development Block Grant (CDBG) Program. For the 2010 CDBG Program Year, the City of Bend will be receiving approximately \$480,539 in CDBG funds. The intended use of these funds is described in the "Actions to be Undertaken" section of the City's 2010 Action Plan.

Other CDBG Funds -- The City has not yet received any program income from its entitlement funding, however, up to nine projects that have an amortization schedule will start making monthly payments in the forthcoming year and will be reflected in the next Annual Plan. Although the City did investigate the possibility of utilizing the Section 108 Loan Guarantee program in previous years, there have not been sufficient projects identified that would utilize such funding.

The City of Bend will receive \$2.3 Million in Neighborhood Stabilization funding to be utilized in a three county area, of which the majority population is in the City of Bend.

CDBG Funds may be used in urban communities to address:

- Neighborhood revitalization
- Economic development
- Housing activities
- Provision of improved community facilities
- Prevention and elimination of slums or blight
- Activities aiding low- and moderate-income families

There is no match required for these funds.

The following federal funding programs are expected to be available to **other organizations and agencies** in Bend in 2010 to address community needs identified in the City's 2009 -- 2014 Consolidated Plan (*note*: federal funding that is administered through the State of Oregon is listed in the "Other Resources" section of this Appendix):

Section 8 Rental Voucher Program A HUD program that provides funding for rental assistance payments to private owners who lease their units to low-income families; administered through the Central Oregon Regional Housing Authority (CORHA).

Section 8 Moderate Rehabilitation Program A HUD program that provides funding for the provision of rental assistance in connection with the rehabilitation and operation of SRO dwellings; administered through CORHA.

Public Housing Development Program A HUD program that provides funding to local public housing authorities for the construction, acquisition and/or rehabilitation of affordable housing, as well as rental assistance and other supportive services.

Supportive Housing for the Elderly (Section 202) Program HUD program that provides funding to non-profit sponsors to finance the development of housing and supportive services for low-income seniors.

Supportive Housing for Persons with Disabilities (Section 811) Program HUD program that provides funding to non-profit sponsors for the development of group homes, independent living facilities and intermediate care facilities for persons with disabilities.

Comprehensive Grant Program A HUD program that provides funding to public housing authorities to correct physical and management deficiencies and keep their units safe and desirable places to live.

Surplus Housing for Use to Assist the Homeless A HUD-administered program that makes surplus federal properties available to non-profit organizations and government agencies for the purpose of assisting homeless individuals and families; the organizations/agencies must pay operating and repair costs.

Family Self-Sufficiency Program A HUD program that provides funding to public housing authorities to give participating families the skills and experience to enable them to obtain employment and develop independence and self-sufficiency; administered through the Central Oregon Regional Housing Authority.

Other Non-Federal Resources

The following non-federal public and private funding sources can reasonably be expected to be available to local organizations and agencies in 2010 to address the community needs outlined in the City's 2009-2014 Consolidated Plan.

State Programs

The State of Oregon administers a variety of programs with federal "pass through" funds and state appropriated funds. The programs listed below are available to project sponsors in Bend to address priority housing and community development needs in Bend:

Housing Programs

Rental Housing Assistance Programs The State's *Low-Income Rental Housing Assistance Program* and HUD's *HOME Tenant-Based Rental Assistance Program* allocate funding to local public housing authorities and local public service agencies to provide rental assistance to very low-income households.

Home Ownership Programs The *Home Ownership Assistance Grant Program* provides state grant funds to non-profit organizations and local government entities for downpayment assistance, homeownership training and activities that foster homeownership for low-income families and individuals. The *Residential Loan Program (Single Family Mortgage Program)* provides assistance to private lending institutions to provide below-market loans to low- and moderate-income first-time homebuyers.

Housing Development Programs HUD's *HOME Investment Partnerships Program* and the State's *Housing Development Grant ("Trust Fund") Program* are programs that provide funding in the form of loans or grants to local non-profits, for-profits, and government entities for the development and provision of affordable housing for low-income individuals and families.

Emergency Housing Shelter Programs The *Housing Stabilization Program*, the *Emergency Housing Account Program*, the *State Homeless Assistance Program*, the *Emergency Shelter Grant Program*, and the *Continuum of Care (Supportive Housing Grant Program)* allocate federal and state funds to local Community Action Agencies to provide emergency shelter, transitional housing services, and supportive services to households who are homeless or at risk of becoming homeless.

HELP Program A HUD program that provides funding to local non-profits, for-profits and government entities for the provision of decent, safe, and sanitary housing that is affordable to the homeless, victims of domestic violence, and farmworkers.

Housing Opportunities for People with AIDS (HOPWA) Program Allocates HUD grant funds to local agencies to address long-term housing and supportive services needs for persons with HIV/AIDS and their families.

Projects for Assistance to Transition from Homelessness (PATH) Grants Program A grant program through the US Department of Health and Human Services that provides funds to local agencies through state mental health departments to serve homeless persons who have serious mental illnesses, including those with concurrent substance abuse disorders.

Manufactured Home Park Purchase Program Provides technical and financial support to non-profit organizations to assist mobile home park residents with the purchase of mobile homes.

Low-Interest Loan and Tax Credit Programs

Elderly and Disabled Housing Loan Program A state-funded program that provides below-market interest rate permanent mortgage loans to for-profit, non-profit and government entity borrowers for construction or rehabilitation of housing for elderly and/or mentally and physically disabled persons.

Risk Sharing Program Multi-Family Rental Housing A partnership between HUD and Oregon Housing and Community Services to provide permanent first mortgage financing to non-profit, for-profit, or government entity borrowers for the construction or rehabilitation of affordable multi-family rental housing.

Pass-Through Revenue (Conduit) Bond Program Provides flexible financing options to fund the construction, rehabilitation or acquisition of affordable housing for low-income individuals and families.

Predevelopment Loan Program A partnership between Fannie Mae and Oregon Housing and Community Services to provide below-market financing and flexible terms to non-profit, for-profit, and government entity borrowers for site acquisition and predevelopment costs related to the development of low-income multi-family rental housing.

Seed Money Advance Loan Program A state-sponsored revolving loan fund used to provide loans to for-profit and non-profit housing developers for predevelopment costs associated with the production of housing for low-income households.

Loan Guarantee Program Provides guarantees to lenders to assist in financing the construction or rehabilitation of housing for low-income families.

Tax Credit Programs The *Low-Income Housing Tax Credit Program* and the *Oregon Affordable Housing Tax Credit Program* are the federal and state tax credit programs that offer tax credits to for-profit and non-profit organizations as an incentive for the construction or rehabilitation of housing that is affordable to low-income households.

Other Programs

Community Services Block Grant Program Provides federal funds from the Department of Health and Human Services to public and private non-profit organizations for programs that alleviate the causes and effects of poverty and to assist low-income Oregonians achieve self-reliance.

Food Programs Various programs provide federal and state funds through the Oregon Food Bank to local agencies for the provision of food assistance to low-income families and individuals.

Energy and Weatherization Programs Various programs provide funding to local community organizations to assist low-income households with home utility costs and weatherization and energy conservation services.

Local Resources

In addition to local use of the federal and state programs identified above, other local resources that are available to address the goals and objectives outlined in the 2004-2009 Consolidated Plan include:

Affordable Housing Fee. The City of Bend has adopted an Affordable Housing Fee of 1/3 of 1% of all building permit valuation. This fee started collecting in October, 2007 and to date has supplied over \$2,500,000 in funding for projects utilizing the priorities of the Consolidated Plan.

Low-income Rental Housing Tax Exemption. The City of Bend has adopted the provisions of the ORS 307.515 to 307.537 allowing exemptions from City property taxes for qualifying low-income rental housing projects. Under this program, property taxes are exempted for 20 years for rental housing projects that are affordable to residents earning 60% or less of area median income. If other taxing districts agree to allow tax exemption under the statute, projects may receive tax exemptions on their entire annual tax bill for the 20-year exemption period.

System Development Charge (SDC) Deferrals. The City of Bend adopted a program allowing one-year, interest-free SDC deferrals for qualifying housing projects that are affordable to low- and moderate-income residents.

Expedited Permitting and Review Processing. The City of Bend offers expedited land use and building review processes for qualified affordable housing projects. Through this program, permitting and review processes are completed in as much as half the usual time, shortening financing periods and translating into a direct cost savings for developers of affordable housing.

Volunteer Labor. Area providers of affordable housing, economic development opportunities, and public services and facilities have been successful in utilizing volunteer labor in their work. It is anticipated that volunteer labor will continue to be an important resource for non-profits and other providers of services and facilities for Bend's low- and moderate-income populations.

Private Resources. Cash and materials have been contributed in the past by private businesses, corporations, and foundations to assist with economic development opportunities, access to affordable housing, and the delivery of services for low- and moderate-income Bend residents. It is expected that future contributions from private sources will continue to provide needed assistance.

Urgent Need Activities

The most urgent need activity identified by the City of Bend is the Manufactured Home Park Relocation Assistance Program. This will hopefully prevent more individuals from becoming homeless in the next year.

Measurable Goals and Objectives

The following table shows the goals that the City of Bend hopes to achieve in 2010 through the implementation of the actions identified in this Action Plan, including the projects that will be funded with CDBG dollars and the other actions that will be undertaken by the city. The specific objectives listed in the table correspond with those listed in Exhibit VI-3 (HUD Table 2C) in Section VI of the City of Bend's 2009-2014 Consolidated Plan.

Measurable Goals and Objectives

Goal #	Objective #	Specific Objectives	Performance Measure	-2010 Goals
Affordable Housing Objectives				
1	1	Aid in the production/rehabilitation/preservation of affordable housing	Units created Units rehabilitated Units preserved	50 10 40
1	2	Support homeownership for Bend's workforce through homebuyer assistance	Persons assisted	60
1	3	Limit projects that require permanent displacement or relocation of occupants	Projects requiring displacement	0
Infrastructure Needs				
2	1	Support infrastructure projects to aid in the development/preservation of affordable housing	Units created or preserved	20
2	2	Support infrastructure projects to aid in the creation of living wage jobs	Jobs created	1
2	3	Provide assistance to homeowners who are required to purchase water meters	Households assisted	0
Economic Development Activities				
3	1	Support infrastructure and property acquisition / rehabilitation projects to aid projects that result in the creation of living wage jobs	Jobs created (infrastructure) Jobs created (property acquisition / rehab)	0 0
3	2	Provide business assistance that results in the creation of living wage jobs	Jobs created	0
3	3	Ensure that economic development projects result in the creation of living wage jobs	System designed	N/A
Homeless and Special Needs Services				
4	1	Support projects that tie services to affordable housing development and/or job creation	Persons served (affordable housing) Persons served (job creation)	30 0
4	2	Support services to homeless and special needs populations, especially those with the most urgent needs	Total persons served Persons served with substance abuse or mental illness Homeless families served	120 60 40
4	3	Ensure that programs utilize and do not duplicate existing services	System designed	System designed
Leveraging Allocation				
5	1,2,3	Analyze the value and feasibility of utilizing Section 108 funds	Completion of study	Study complete

Monitoring

The city's staff will monitor all projects by means of project site visits and through project reports provided by the organizations whose projects are funded by the city's CDBG funds.

Specifically, the city's CDBG/Housing Coordinator will programmatically review the records of all sub-recipients. This review will include analysis of goals, objectives, client files where appropriate, accuracy of reports and supporting documentation. Any deficiencies noted will be reported to the organization in writing. The organization will be required to remedy the deficiencies and provide documentation of the remedy to the CDBG/Housing Coordinator in a timely manner. The city's financial staff also will review and monitor sub-recipients' fiscal compliance with applicable guidelines and regulations.

In order to close out a project funded with CDBG funds, a final report, and an audit report, if applicable, will be required from the organization. The city will conduct an on-site monitoring visit and provide a final report to the organization.

The city will also obtain information on the number and categories of households served by HUD-assisted projects within its jurisdiction for inclusion in its annual performance report.

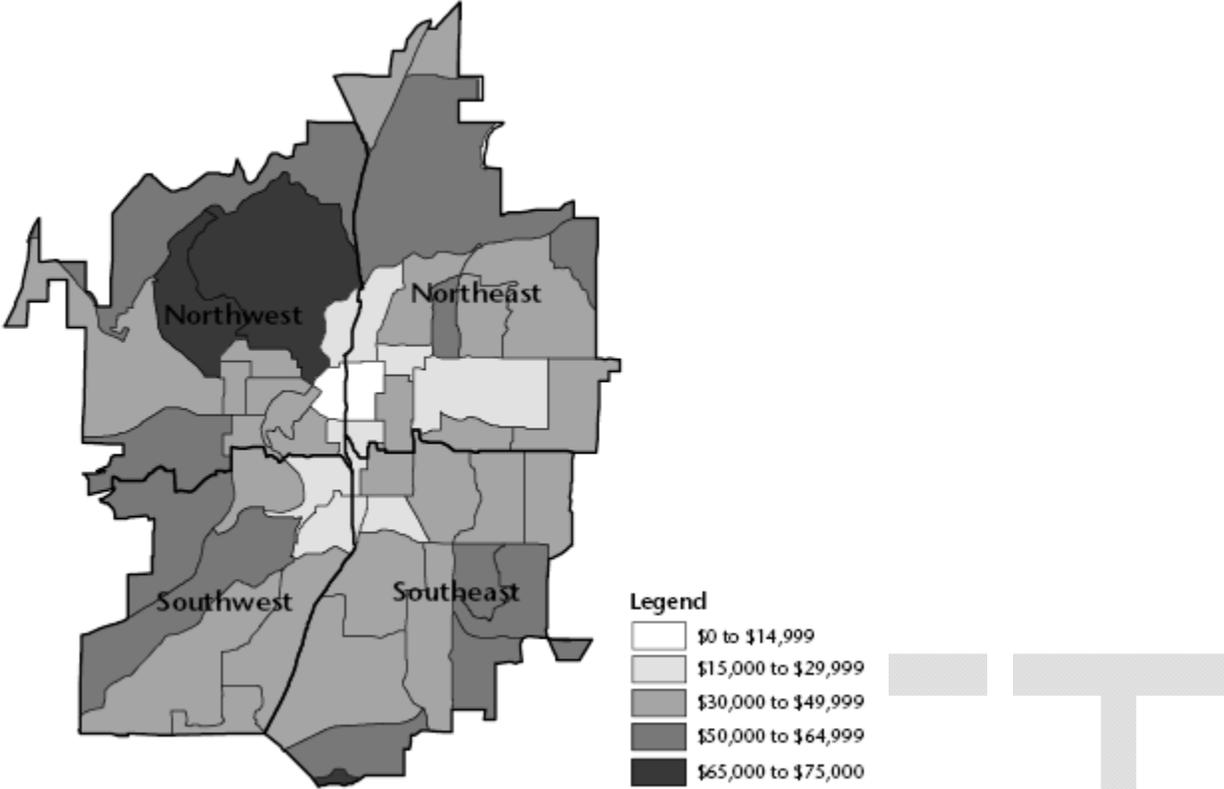
In order to monitor its own performance in meeting the goals and objectives outlined in the Consolidated Plan, the city will regularly review the Plan and assess the city's progress toward meeting these goals and objectives. In addition, in order to ensure the city's compliance with all CDBG program requirements, city staff will apply the same analysis to the city's use of funds and operation of the CDBG program as it does to the analysis of sub-recipient files, including review of project files and records, assessment of compliance with federal requirements, and documentation of the city's performance in meeting program regulations.

Summary of Funding to Benefit Low and Moderate Income Persons

In addition to the \$480,539 in CDBG entitlement funding, low and moderate income persons in Bend can expect to receive, as an estimate:

Section 8	\$3,600,000
Continuum of Care	135,000
McKinney Vento	26,600
City of Bend Affordable Housing Fee	1,500,000
Habitat for Humanity private funding	1,469,500
Total of other funding	\$16,731,500
CDBG Entitlement Funding	480,539
Total all Funding	\$23,943,139.00

Median Household Income by Block Group



Source: City of Bend, Engineering Division, U.S. Census Bureau, 2000 Census and BBC Research & Consulting.